Santa Cruz Public Libraries

2013

Facility Summary and FCI					
Facility	Gross SQ FT	Yr. Built	Anticipated Renewal Costs FY2014-2023	Facility Condition	on Index (FCI) 10 Year FCI
Aptos	8,000	1975	\$1,755,000	38.4%	45.2%
Boulder Creek	4,600	1984	\$1,271,000	45.8%	51.7%
Branciforte	7,500	1967	\$1,127,000	28.2%	30.9%
Capitola	4,320	1999	\$368,000		
Downtown	44,000	1968	\$8,186,000	25.6%	38.4%
Felton	1,250	1892	\$56,000		
Garfield Park	2,340	1915	\$323,000	19.0%	25.9%
Headquarters	13,800	2008	\$724,000	5.5%	11.4%
La Selva Beach	2,200	1975	\$259,000	15.3%	22.0%
Live Oak	13,500	2006	\$1,130,000	8.5%	17.3%
Scotts Valley	13,150	2011	\$954,000	0.2%	15.0%

System Summary and Sy	stem FCI				
		Average	Anticipated		
System Summary	GSF	Building Age (Yrs)	Renewal Costs FY2014-2023	5 Year FCI	10 Year FCI
All Buildings	114,660	40	\$16,153,000	19.6%	29.0%

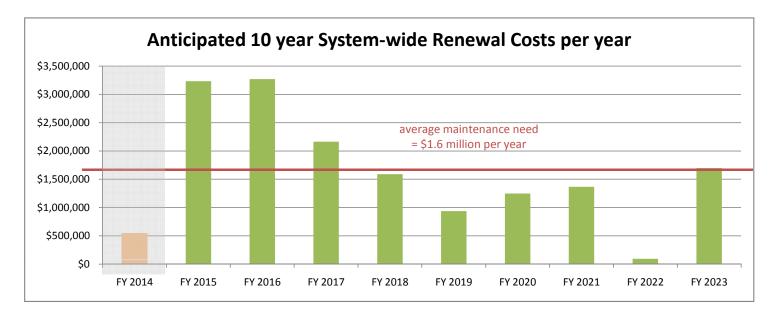
Notes:

Responsibility for capital maintenance varies by facility. Santa Cruz Public Libraries' responsibility is reflected in the above scope.

Renewal Item Budgeting Summary

Anticipated 10 year System-wide Renewal Costs per year

FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
\$546.000	\$3.233.000	\$3.269.000	\$2.165.000	\$1.589.000	\$938.000	\$1.249.000	\$1.367.000	\$97.000	\$1.699.000



Notes:

1. The first year of the renewal plan (2014) addresses only highest priority needs.

^{*} Capitola is presently in an aging modular facility that will only get selected capital maintenance scope as a bridge to an Attain level strategy.

^{**}Felton is presently in a leased historic structure of poor quality. Only limited capital maintenance scope is proposed as a bridge to an Attain level strategy.

Aptos					(cPC)	ŧ	value sed)			Life	ä	of				
	TION ASSESSMENT	Last Survey Date (Fiscal Ye	ar): FY 2013		_	ssment	riority		(Yrs)	eful Li	val Ye	r and rliest				
Size (SF):	8,000	Own	er: County of Santa Cruz		Conditio	t Asse	>2. If P ewal ye		e Life	ng Us	Renev	t Year wal Yea sing ea dates)				
Stories:	1	Replacement Unit Co	· · · · · · · · · · · · · · · · · · ·	5 Year FCI: 0.38	cal	padı	ue if :		ervic	aini	Next F	e ce et		Estimate	ed Costs	
Year Built:	1975	Replacement Co	ost: \$3,880,000	10Year FCI: 0.45	Physi	ns Irr	Year rity val	talled		al Rem	ted N	d Budg les Ren fear by possible				
Building Systems	S				rrent	Operatic (IOA)	riority riority ' 2024-Prio	ar Ins	ticipa	tentia 's)	nticipa	oposed conciles ority Ye two po				Estimated Cost with GC+OHP
Uniformat Categ	rory	Site Specific Description	Condition	Action	3	95	P (2 P 1	Ř	Ā	ع ≥	Ą	<u>ਸ</u> ਜੂ ਜੂ	Quantity Units	Unit Cost	Base Cost	(Jan, 2013 Cost)
A. SUBSTRUCTU	RE															
B. SHELL																
B20 Exterior																
B2010	Exterior Walls	Stucco	Good.	Repaint	2	2	4 2020					2020	4,230 SF	\$2	\$8,460	\$13,418
B2010 B2020	Exterior Fascia Exterior Windows	Wood Metal framed	Fair Good	Repaint None	3	2	5 2019					2019	425 LF	\$3	\$1,275	\$2,022
B2030	Exterior Doors	Metal	Good	None												
B30 Roofing		Roof condition survey	NI/A	Recommend performing a roof condition survey	5	5	10 2014					2014	9 000 55	ćo	¢2.800	\$4,441
B3010 B3010	Roof Covering Roof Covering	Built Up Roof	N/A Not Observed (1)	Recommend performing a roof condition survey	3	3	6 2018					2014 2018	8,000 SF 800 SF	\$0 \$8	\$2,800 \$6,400	\$10,150
B3010	Roof Covering	Asphalt Composition Shingle	Fair	Recommend performing a roof condition survey	3	3	6 2018					2018	11,100 SF	\$7	\$77,700	\$123,232
B3010	Roof Covering	Skylight	Not Observed (1)	Recommend performing a roof condition survey	3	3	6 2018					2018	120 SF	\$300	\$36,000	\$57,096
C. Interiors																
C10 Interior	Construction															
C1010	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Fair	Rebuild restrooms	4	4	8 2016					2016	290 SF	\$300	\$87,000	\$137,982
C1020	Interior Doors	Swinging Doors	Good	Repair	3	2	5 2019					2019	13 EA	\$500	\$6,500	\$10,309
C30 Interior	Finishes															
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required	4	3	7 2017					2017	8,610 SF	\$3	\$25,830	\$40,966
C3020	Floor Finishes	Carpet	Poor	Recarpet	4	4	8 2016					2016	5,610 SF	\$8	\$44,880	\$71,180
C3020	Floor Finishes	Resilient	Fair	None	3	3	6 2018					2018	1,165 SF	\$10	\$11,650	\$18,477
C3020 C3030	Floor Finishes Ceiling Finishes	Tile Painted Gyp Bd	Fair Fair	Entry, see Int.Restroom Construction for RR None	3 2	2	5 2019 4 2020					2019 2020	350 SF 8,800 SF	\$30 \$4	\$10,500 \$35,200	\$16,653 \$55,827
C3030	Celling Fithisties	гаштей дур ви	rdii	None	2	2	4 2020					2020	8,800 3F	, 44	\$33,200	333,627
D. Services																
D20 Plumbin	Domestic Water Distribution	Daniel Water Hanks	Fair	Dealers at and of life and	2	2	6 2010					2010	1.54	ć2 000	¢2.000	64.750
D2020 D2020	Domestic Water Distribution Domestic Water Distribution	Domestic Water Heater - gas Domestic Water Heater - electric	Fair Fair	Replace at end of lifecycle Replace at end of lifecycle	3	3	6 2018 6 2018					2018 2018	1 EA 1 EA	\$3,000 \$3,000	\$3,000 \$3,000	\$4,758 \$4,758
D2030	Sanitary Waste	Not Observed	Not Observed	Replace sanitary waste lines (per fixture)	3	3	0 2010					2010	1 270	\$3,000	\$3,000	үч,730
D2040	Rain Water Drainage	Roof Drainage	Not Observed	None												
D30 HVAC																
D3020	Heat Generating Systems	F-1 (Bryant #395-CAV-048091)	Fair	Replace at end of lifecycle			2021	2001	20		2021	2021	1 EA	\$2,500	\$2,500	\$3,965
D3020	Heat Generating Systems	F-2 (Bryant #395-CAV-048091)	Fair	Replace at end of lifecycle			2021	2001	20		2021	2021	1 EA	\$2,500	\$2,500	\$3,965
D3020	Heat Generating Systems	F-3 (Reznor HXE250)	Fair	Replace at end of lifecycle			2021	2001	20		2021	2021	1 EA	\$2,500	\$2,500	\$3,965
D3020	Heat Generating Systems	F-4 (Bryant #395-CAV-060111)	Fair	Replace at end of lifecycle			2021	2001	20		2021	2021	1 EA	\$2,500	\$2,500	\$3,965
D3030 D3030	Cooling Generating Systems Cooling Generating Systems	CU-1 (Bryant 561C060) EU-1 (Bryant CK58XA060)	Fair Fair	Replace at end of lifecycle Replace at end of lifecycle			2021 2021	2001 2001	20 20		2021 2021	2021 2021	1 EA 1 EA	\$8,000 \$3,500	\$8,000 \$3,500	\$12,688 \$5,551
D3040	Distribution Systems	Ductwork	Poor. Staff indicates ventilation issues	Perform TAB on existing system, see Test & Balance			2021	2001	20		2021	2021	ILA	73,300	\$3,300	\$3,331
D3040	Distribution Systems	E-1, Staff Lounge Exhaust Fan	Not Observed	, , ,			2014	1975	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	E-2, Custodial Exhaust Fan	Not Observed				2014	1975	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	E-3, Men's Restroom Exhaust Fan	Not Observed				2014	1975	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems Controls & Instrumentation	E-4, Women's Restroom Exhaust Fan	Not Observed				2014	1975	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3060 D3080	Controls & Instrumentation Systems Testing & Balancing	Not Observed None	Not Observed Last performed in 2001	Perform TAB on existing sys, make needed adjustments	5	5	10 2014					2014	4 EA	\$1,000	\$4,000	\$6,344
D50 Electrica		Orininal	Fair	Dealers withhouse and district	2		7 204-					2047	0.000.05	420	Ć4.C0.000	6252.760
D5010 D5020	Electrical Service & Dist. Lighting & Branch Wiring	Original Linear fluorescent light fixtures	Fair. Poor	Replace switchgear and distribution panels Replace with new fixtures in same location	3 4	4	7 2017 8 2016					2017 2016	8,000 SF 7,750 SF	\$20 \$25	\$160,000 \$193,750	\$253,760 \$307,288
D5020	Lighting & Branch Wiring Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope	4	5	9 2015					2015	7,730 35	323	γ±33,73U	9307,200
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope												
E. Equipment & E20 Furnishi	_															

Aptos					(CPC)	value sed)	_	<u>a</u>	ar	_ o				
FACILITY CONDIT	TION ASSESSMENT	Last Survey Date ((Fiscal Year): FY 2013		tion (C	Priority rear is u	e (Yrs)	seful L	wal Ye	ar and arliest				
Size (SF): Stories: Year Built:	8,000 1 1975	•	Owner: County of Santa Cruz nt Unit Cost: \$485/SF rement Cost: \$3,880,000	5 Year FCI: 0.38 10Year FCI: 0.45	physical Condi	ear ity value if >2. If I	alled ed Service Life	Remaining Us	ed Next Renev	d Budget Year es Renewal Ye ear by using ea oossible dates)		Estimat	ed Costs	
Building Systems Uniformat Categ		Site Specific Description	Condition	Action	Current F Operatio (IOA)	Priority Priority V (2024-Prior	Year Inst Anticipat	Potential (Yrs)	Anticipat	Proposec (reconcile Priority Y the two p	Quantity Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP (Jan, 2013 Cost)
E2010 E2010 E2010 E2010 E2020	Fixed Furnishings Fixed Furnishings Fixed Furnishings Fixed Furnishings Movable Furnishings	Library Furniture Office Furniture Custom Casework Metal Shelving Not part of survey scope	Ready for replacement Ready for replacement Ready for replacement Ready for replacement Not part of survey scope	Replace when flooring is replaced Replace when flooring is replaced Replace portion not included in 'Sustain' scope Replace as part of 'Sustain' or 'Attain' scope Not part of survey scope						2016 2016 2016	8,000 GSF 8,000 GSF 8,000 GSF	\$12 \$4 \$4	\$96,000 \$32,000 \$32,000	\$50,752
F. Special Constru	uction & Demolition													
G. Building Sitew G20 Site Imp														
G2020 G2020 G2040	Parking Lots Parking Lots Site Development	AC Paving Parking lot striping Parking lot retaining wall	Part. replaced in 2008, surface degradation Fair. Fair, paint is beginning to blister	Patch and repair cracking, reseal Restripe parking lot when it is resealed Repair water damage, repaint	2 3 2 3 4 3	5 2019 5 2019 7 2017				2019 2019 2017	16,800 SF 45 EA 200 SF	\$3 \$50 \$40	\$50,400 \$2,250 \$8,000	\$3,569
												•	Totals:	\$1,548,087

Aptos
FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

8,000 Owner: County of Santa Cruz Size (SF):

5 Year FCI: **0.38** Replacement Unit Cost: \$485/SF Stories: 1 1975 Replacement Cost: \$3,880,000 10Year FCI: **0.45** Year Built:

Building Systems

Building Systems														
Uniformat Category	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUR	RE													
B. SHELL														
B20 Exterior														
B2010	Exterior Walls	Stucco	Good.	Repaint							\$16,571			
B2010	Exterior Fascia	Wood	Fair	Repaint						\$2,431				
B2020	Exterior Windows	Metal framed	Good	None										
B2030	Exterior Doors	Metal	Good	None										
B30 Roofing														
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$4,574									
B3010	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey	ψ.,37.				\$11,866					
B3010	Roof Covering	Asphalt Composition Shingle	Fair	Recommend performing a roof condition survey					\$144,058					
	-								\$66,745					
B3010	Roof Covering	Skylight	Not Observed (1)	Recommend performing a roof condition survey					\$00,745					
C. Interiors														
C10 Interior (Construction													
C1010	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Fair	Rebuild restrooms			\$152,194							
C1020	Interior Doors	Swinging Doors	Good	Repair						\$12,391				
C30 Interior F	inishes													
		Painted Gun Pd Walls	Enir	Populat with minor natching where required				\$46,538						
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required			ć70 F11	\$40,538						
C3020	Floor Finishes	Carpet	Poor	Recarpet			\$78,511		40					
C3020	Floor Finishes	Resilient	Fair - ·	None					\$21,599	40001				
C3020	Floor Finishes	Tile	Fair	Entry, see Int.Restroom Construction for RR						\$20,017				
C3030	Ceiling Finishes	Painted Gyp Bd	Fair	None							\$68,947			
D. Services														
D20 Plumbing	g													
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Fair	Replace at end of lifecycle					\$5,562					
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	Replace at end of lifecycle					\$5,562					
D2030	Sanitary Waste	Not Observed	Not Observed	Replace sanitary waste lines (per fixture)					. ,					
D2040	Rain Water Drainage	Roof Drainage	Not Observed	None										
500 111/40														
D30 HVAC												4=		
D3020	Heat Generating Systems	F-1 (Bryant #395-CAV-048091)	Fair	Replace at end of lifecycle								\$5,028		
D3020	Heat Generating Systems	F-2 (Bryant #395-CAV-048091)	Fair	Replace at end of lifecycle								\$5,028		
D3020	Heat Generating Systems	F-3 (Reznor HXE250)	Fair	Replace at end of lifecycle								\$5,028		
D3020	Heat Generating Systems	F-4 (Bryant #395-CAV-060111)	Fair	Replace at end of lifecycle								\$5,028		
D3030	Cooling Generating Systems	CU-1 (Bryant 561C060)	Fair	Replace at end of lifecycle								\$16,088		
D3030	Cooling Generating Systems	EU-1 (Bryant CK58XA060)	Fair	Replace at end of lifecycle								\$7,039		
D3040	Distribution Systems	Ductwork	Poor. Staff indicates ventilation issues	Perform TAB on existing system, see Test & Balance										
D3040	Distribution Systems	E-1, Staff Lounge Exhaust Fan	Not Observed		\$6,534									
D3040	Distribution Systems	E-2, Custodial Exhaust Fan	Not Observed		\$6,534									
D3040	Distribution Systems	E-3, Men's Restroom Exhaust Fan	Not Observed		\$6,534									
D3040	Distribution Systems	E-4, Women's Restroom Exhaust Fan	Not Observed		\$6,534									
D3060	Controls & Instrumentation	Not Observed	Not Observed		+-,									
D3080	Systems Testing & Balancing	None	Last performed in 2001	Perform TAB on existing sys, make needed adjustments	\$6,534									
DE0 =1														
D50 Electrica								4000 07:						
D5010	Electrical Service & Dist.	Original	Fair.	Replace switchgear and distribution panels				\$288,271						
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Poor	Replace with new fixtures in same location			\$338,938							
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & F	-urnishings													
E20 Furnishin														
	-													

Budget Planning Tool

Aptos
FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

8,000 Owner: County of Santa Cruz Size (SF):

Replacement Unit Cost: \$485/SF 5 Year FCI: **0.38** Stories: 1 1975 Replacement Cost: \$3,880,000 10Year FCI: **0.45** Year Built:

Building Systems

Uniformat Category	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
E2010 Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced			\$167,938							
E2010 Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced			\$55,979							
E2010 Fixed Furnishings	Custom Casework	Ready for replacement	Replace portion not included in 'Sustain' scope			\$55,979							
E2010 Fixed Furnishings	Metal Shelving	Ready for replacement	Replace as part of 'Sustain' or 'Attain' scope										
E2020 Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Construction & Demolition G. Building Sitework													
G20 Site Improvements													
G2020 Parking Lots	AC Paving	Part. replaced in 2008, surface degradation	Patch and repair cracking, reseal						\$96,081				
G2020 Parking Lots	Parking lot striping	Fair.	Restripe parking lot when it is resealed						\$4,289				
G2040 Site Development	Parking lot retaining wall	Fair, paint is beginning to blister	Repair water damage, repaint				\$14,414						

\$37,246

\$849,541

\$349,223

\$255,393

\$135,209

Budget Planning Tool

\$43,238

\$85,517

Doulde	u Cuaals				.		<u>a</u>									
Boulde	er Creek				(CPC)	ent	y valu used)		•	Life	ear	d t of				
FACILITY CONDIT	TION ASSESSMENT	Last Survey Date (Fiscal Ye	ear): FY 2013		ition (ssm	riority ar is I		(Yrs)	Useful	/al ≺	r an				
C: (CE)	4.500				nditi	Asse	: If P		Life	g Us	suew	Year val Yea sing ea dates)				
Size (SF): Stories:	4,600 1	Owi Replacement Unit C	ner: County of Santa Cruz	5 Year FCI: 0.46	a C	ğ	if >2. renew		vice	i <u>r</u>	ct Re	et Yea ewal Y using e		Estimate	ed Costs	
Year Built:	1984	· ·	Cost: \$2,460,000	10Year FCI: 0.52	/sica	鱼	r value next r	5	Ser	ma	β	Budget ' s Renew ear by usi ossible d		Latimate	- CO313	
		4	, , ,		Ą	ions	Yea ority	stall	ated	ntial Re	ated	ed B iles Yea pos				stimated Cost
Building Systems	i e				rent	perati OA)	iority iority 24-Prid 2, then	Ę	ici	enti s)	icip	pos conc ority two				with GC+OHP
Uniformat Catego	ory	Site Specific Description	Condition	Action	Ē	<u> </u>	Pric Pric (202 <=2,	Yea	Ani	Pot 7.	Ani	Pro (red Pric	Quantity Units	Unit Cost	Base Cost (Jan, 2013 Cost)
A. SUBSTRUCTUR	RE															
B. SHELL																
B10 Superstri B1010		Exterior 'trex' Deck	Good, replaced in 2008	None			2028	2008	20		2028	2028	750 SF	\$9	\$6,750	\$10,706
B1010	exterior wood beck	exterior trex beck	Good, replaced in 2008	None			2028	2008	20		2028	2028	750 SF	ود	30,730	\$10,700
B20 Exterior	Closure															
B2010	Exterior Walls	Cedar	Good.	Restain/reseal shingles	2	2	4 2020					2020	4,060 SF	\$2	\$8,120	\$12,878
B2010	Exterior Fascia	Wood	Fair	Repaint	3	2	5 2019					2019	572 LF	\$3	\$1,716	\$2,722
B30 Roofing	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5	5	10 2014					2014	4,600 SF	\$0	\$1.610	\$2,553
B3010 B3010	Roof Covering	Roof condition survey Built Up Roof	N/A Not Observed (1)	Recommend performing a roof condition survey	5	э	2014	2005	20		2025	2014	4,600 SF 2,600 SF	\$0 \$8	\$1,610 \$20,800	\$2,553 \$32,989
B3010	Roof Covering	Asphalt Composition Shingle	Good	Recommend performing a roof condition survey			2025	2005			2025	2025	4,160 SF	\$7	\$29,120	\$46,184
B3010	Roof Covering	Skylight	Not Observed (1)	Recommend performing a roof condition survey			2025	2005			2025	2025	175 SF	\$300	\$52,500	\$83,265
C. Interiors																
C10 Interior C		0	D	0.1.31			0 2046					204.5	700.05	4200	\$224.000	6274 424
C1010 C1020	Interior Construction Interior Doors	Restrooms 1st FI (wall, floor, partitions)	Poor. Not ADA compliant Good	Rebuild restroom interior (walls, floor, partitions) Repair	4	4 2	8 2016 4 2020					2016 2020	780 SF 10 EA	\$300 \$500	\$234,000 \$5,000	\$371,124 \$7,930
C1020	interior boors	Swinging Doors	G000	керап	2	2	4 2020					2020	10 EA	\$500	\$5,000	\$7,930
C30 Interior F	Finishes															
C3010	Wall Finishes		Fair	Repaint, with minor patching where required	3	2	5 2019			3	2016	2016	10,335 SF	\$3	\$31,005	\$49,174
C3020	Floor Finishes	Carpet	Poor	Recarpet	4	4	8 2016			2	2015	2015	3,240 SF	\$8	\$25,920	\$41,109
C3020	Floor Finishes	Resilient	Fair	None	2	2	4 2020			5	2018	2018	1,165 SF	\$10	\$11,650	\$18,477
C3020	Floor Finishes	Tile	Fair	Entry, see Int.Restroom Construction for RR	2	2	4 2020			7	2020	2020	500 SF	\$30	\$15,000	\$23,790
C3030	Ceiling Finishes	Painted Gyp Bd	Fair	None	2	2	4 2020			3	2016	2016	6,500 SF	\$4	\$26,000	\$41,236
D. Services																
D20 Plumbing	g															
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	Replace at end of lifecycle	3	3	6 2018					2018	1 EA	\$3,000	\$3,000	\$4,758
D2050	Special Plumbing Systems	Septic System	Repaired in 2013	Monitor, reseal and check for cracks and settlement	3	2	5 2019					2019	2 EA	\$5,000	\$10,000	\$15,860
D30 HVAC	Fnorm: Cumple	Not Observed	Not Observed	None			2014	1004	20	1	2014	2014	1 []	¢F 000	¢r 000	ć 7 020
D3010 D3020	Energy Supply Heat Generating Systems	Not Observed F-1	Not Observed Fair	None			2014 2014	1984 1984	30 30	1	2014 2014	2014 2014	1 EA 1 EA	\$5,000 \$5,000	\$5,000 \$5,000	\$7,930 \$7,930
D3020	Heat Generating Systems	F-2	Fair				2014				2014	2014	1 EA	\$5,000	\$5,000	\$7,930
D3020	Heat Generating Systems	F-3	Fair											+-,	+=,===	41,722
D3030	Cooling Generating Systems	ACCU -1	Fair	None			2014	1984	30		2014	2014	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	ACCU -2	Fair	None			2014	1984	30		2014	2014	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	ACCU -3	Fair	None			2014	1984	30		2014	2014	1 EA	\$8,000	\$8,000	\$12,688
D3040	Distribution Systems	EF-1	Fair				2014	1984	15	1	2014	2014	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	EF-2	Fair				2014	1984	15	1	2014	2014	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	EF-3	Fair	Popair as required by TAD			2014	1984	15	1	2014	2014	1 EA	\$700	\$700 \$33,000	\$1,110
D3040 D3060	Distribution Systems Controls & Instrumentation	Ductwork Not Observed	Not Observed Not Observed	Repair as required by TAB			2014	1984	15	1	2014	2014	4,600 SF	\$5	\$23,000	\$36,478
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing sys, make needed adjustments			2014	1984		1	2014	2014	3 EA	\$1,000	\$3,000	\$4,758
	,			<u> </u>										, ,	, - /	. ,
D50 Electrical	I															
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Poor	Replace with new fixtures in same location	4	4	8 2016					2016	4,600 SF	\$25	\$115,000	\$182,390
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope	4	5	9 2015					2015				
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope												
E. Equipment & F	Furnishings															
E20 Furnishin	_															
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced								2015	4,600 GSF	\$12	\$55,200	\$87,547
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced								2015	4,600 GSF	\$4	\$18,400	\$29,182

Boulde	r Creek				(CPC)	value sed)		- ñ	Ĕ	of				
FACILITY CONDIT	ION ASSESSMENT	Last Survey Date (Fisc	cal Year): FY 2013		ition (C	Priority year is u		e (Yrs) seful Li	wal Ye	ar and arliest				
Size (SF): Stories:	4,600 1	Replacement U	Owner: County of Santa Cruz Init Cost: \$535/SF	5 Year FCI: 0.46	ical Condi	ilue if >2. If	75	ervice Lif	Vext Rene	dget Year enewal Ye by using e ible dates		Estimate	ed Costs	
Year Built: Building Systems Uniformat Catego		Replaceme Site Specific Description	ent Cost: \$2,460,000 Condition	10Year FCl: 0.52 Action	Current Phys Operations Ir	Priority Priority Year (2024-Priority va	Year Installec	Anticipated S Potential Rer	Anticipated N	Proposed Bu (reconciles Re Priority Year l	Quantity Units	Unit Cost		Estimated Cost with GC+OHP (Jan, 2013 Cost)
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace portion not included in 'Sustain' scope						2015	4,600 GSF	\$4	\$18,400	\$29,182
E2010	Fixed Furnishings	Metal Shelving	Good	Minor reorganization and repair						2015	4,600 GSF	\$1	\$2,300	\$3,648
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Constru	uction & Demolition													
G. Building Sitew	ork													
G20 Site Impr	ovements													
G2020	Parking Lots	AC Paving	Part. replaced in 2008, surface degradation	Patch and repair cracking, reseal	2 1	3 2021				2021	10,500 SF	\$3	\$31,500	\$49,959
G2020	Parking Lots	ADA Parking Grading	ADA parking stalls are non-conforming	Regrade, repave, restripe area around ADA parking	3 4	7 2017				2017	1,000 SF	\$10	\$10,000	\$15,860
G2020	Parking Lots	Parking lot striping	Fair.	Restripe parking lot when it is resealed	2 1	3 2021				2021	30 EA	\$50	\$1,500	\$2,379
G30 Site Civil,	/Mechanical Utilities													
G3020	Sanitary Sewer Systems	Septic Tank Inspection and Reseal	Performed in 2013	Reseal every 5 years						2018	2 EA	\$15,000	\$30,000	\$47,580
													Totals:	\$1,318,903

Boulder Creek

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

4,600 Owner: County of Santa Cruz Size (SF):

Replacement Unit Cost: \$535/SF 5 Year FCI: **0.46** Stories: 1 1984 Replacement Cost: \$2,460,000 Year Built:

10Year FCI: **0.52**

Budget Planning Tool

Building Systems

Uniformat Catego	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUR														
B. SHELL														
B10 Superstru	icture													
	Exterior Wood Deck	Exterior 'trex' Deck	Good, replaced in 2008	None										
B20 Exterior (Closure													
B2010	Exterior Walls	Cedar	Good.	Restain/reseal shingles							\$15,905			
B2010	Exterior Fascia	Wood	Fair	Repaint						\$3,271				
B30 Roofing														
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$2,630									
B3010	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey										
B3010	Roof Covering	Asphalt Composition Shingle	Good	Recommend performing a roof condition survey										
B3010	Roof Covering	Skylight	Not Observed (1)	Recommend performing a roof condition survey										
C. Interiors														
C10 Interior C	Construction													
C1010	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)			\$409,350							
C1020	Interior Doors	Swinging Doors	Good	Repair							\$9,794			
C30 Interior F	inishes													
C3010	Wall Finishes		Fair	Repaint, with minor patching where required			\$54,239							
C3020	Floor Finishes	Carpet	Poor	Recarpet		\$43,987								
C3020	Floor Finishes	Resilient	Fair	None					\$21,599					
C3020	Floor Finishes	Tile	Fair	Entry, see Int.Restroom Construction for RR							\$29,381			
C3030	Ceiling Finishes	Painted Gyp Bd	Fair	None			\$45,483							
D. Services														
D20 Plumbing	3													
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	Replace at end of lifecycle					\$5,562					
D2050	Special Plumbing Systems	Septic System	Repaired in 2013	Monitor, reseal and check for cracks and settlement						\$19,064				
D30 HVAC														
D3010	Energy Supply	Not Observed	Not Observed	None	\$8,168									
D3020	Heat Generating Systems	F-1	Fair		\$8,168									
D3020	Heat Generating Systems	F-2	Fair		\$8,168									
D3020	Heat Generating Systems	F-3	Fair											
D3030	Cooling Generating Systems	ACCU -1	Fair	None	\$13,069									
D3030	Cooling Generating Systems	ACCU -2	Fair	None	\$13,069									
D3030	Cooling Generating Systems	ACCU -3	Fair	None	\$13,069									
D3040	Distribution Systems	EF-1	Fair		\$1,144									
D3040	Distribution Systems	EF-2	Fair		\$1,144									
D3040	Distribution Systems	EF-3	Fair		\$1,144									
D3040	Distribution Systems	Ductwork	Not Observed	Repair as required by TAB	\$37,572									
D3060	Controls & Instrumentation	Not Observed	Not Observed											
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing sys, make needed adjustments	\$4,901									
D50 Electrical														
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Poor	Replace with new fixtures in same location			\$201,176							
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & F														
E20 Furnishin														
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced		\$93,676								
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced		\$31,225								

Boulder Creek

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

4,600 Owner: County of Santa Cruz Size (SF):

Replacement Unit Cost: \$535/SF 5 Year FCI: **0.46** Stories: 1 10Year FCI: **0.52** Year Built:

1984 Replacement Cost: \$2,460,000

Building Systems

Uniformat Category	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
E2010 Fixed Furnishings E2010 Fixed Furnishings E2020 Movable Furnishings	Custom Casework Metal Shelving Not part of survey scope	Ready for replacement Good Not part of survey scope	Replace portion not included in 'Sustain' scope Minor reorganization and repair Not part of survey scope		\$31,225 \$3,903								
F. Special Construction & Demolition													
G. Building Sitework G20 Site Improvements													
G2020 Parking Lots G2020 Parking Lots G2020 Parking Lots	AC Paving ADA Parking Grading Parking lot striping	Part. replaced in 2008, surface degradation ADA parking stalls are non-conforming Fair.	Patch and repair cracking, reseal Regrade, repave, restripe area around ADA parking Restripe parking lot when it is resealed				\$18,017				\$63,348 \$3,017		
G30 Site Civil/Mechanical Utilities G3020 Sanitary Sewer Systems	Septic Tank Inspection and Reseal	Performed in 2013	Reseal every 5 years					\$55,621					

\$112,243

\$204,016

\$710,248

\$18,017

\$82,783

\$22,335

\$55,079

\$66,365

Budget Planning Tool

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Brancif	orte				(CPC)	ent		y valu used)		(S	Life	'ear	id it of				
FACILITY CONDIT	ION ASSESSMENT	Last Survey Date (Fiscal Year	r): FY 2013		ion	essm		Priorit ear is		(Yrs)	eful	۸al ۲	ar and arliest				
Size (SF):	7,500	Owner	r: City of Santa Cruz		ondi	Ass		>2. If I ewal y		e Life	e U	ene	t Year wal Year Ising ear dates)				
Stories:	1	Replacement Unit Cos	-	5 Year FCI: 0.28	a Co	pact		rene		Zič	ië E	xt R	get Y sewa r usii le da		Estimate	ed Costs	
Year Built:	1967	Replacement Cos	st: \$3,640,000	10Year FCI: 0.31	ıysic	ıs Impa	a.	/ valu	ed ed	d Se	ě	g N	Budget s s Renew sar by us ossible d				
					it Phy	tion	y Yea	riority in the	Instal	cipate	ia E	pate	ء ۾ ۾ م			E	Stimated Cost
Building Systems		61. 6 . 15 . 5	0 100		urrent	Opera (IOA)	iority	024-P 2, the	ear Ir	ntici	oteni rs)	ntici	ropose econci iority ie two				with GC+OHP
Uniformat Catego		Site Specific Description	Condition	Action	ō	0 E	<u> </u>	(5	۶	∢	ح ت	∢	<u> </u>	Quantity Units	Unit Cost	Base Cost (Jan, 2013 Cost)
A. SUBSTRUCTUR	RE																
B. SHELL																	
B20 Exterior	Closure																
B2010	Exterior Walls	Wood siding	Poor. Some of the siding has rot	Replace rotted siding	5	5	10	2014					2014	800 SF	\$18	\$14,400	\$22,838
B2011	Exterior Walls	Wood siding	Fair. Rotted siding areas need paint	Repaint areas with replacement siding	5	5	10	2014					2014	3,200 SF	\$3	\$9,600	\$15,226
B2010	Exterior Eave	Wood fascia, painted	Poor. Fascia board damaged	Replace damaged fascia, repaint	5	5	10	2014					2014	200 LF	\$15	\$3,000	\$4,758
B2010	Exterior Eave	Wood soffit, painted	Fair. Some portions of eave damaged	Repair in place, repaint	5	4		2015					2015	50 SF	\$20	\$1,000	\$1,586
B2020	Exterior Windows	Wood, Single Paned	Fair. Some portions have graffiti damage	Replace lites that have been scratched	4	4	8 2	2016					2016	800 SF	\$30	\$24,000	\$38,064
B2030	Exterior Doors	Automatic front door	Poor	Repair door motor and electronic lock	5	5	10	2014					2014	1 EA	\$2,000	\$2,000	\$3,172
B30 Roofing																	
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5	5	10	2014					2014	7,500 SF	\$0	\$2,625	\$4,163
B3010	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey	1	1		2018	1998	20		2018	2018	1,700 SF	\$8	\$13,600	\$21,570
B3010	Roof Covering	Tile Roof	Not Observed (1)	Recommend performing a roof condition survey	1	1	2	2048	1998	50		2048	2048	7,700 SF	\$20	\$154,000	\$244,244
C. Interiors																	
C10 Interior C																	
C1010	Partitions	Wood Stud with Gyp	Good	None													
C1010	Interior Construction	Restroom (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)	3	4		2017	40.5		_		2017	188 SF	\$300	\$56,400	\$89,450
C1020	Interior Doors	Swinging Doors	Fair	Repair	3	3	6	2018	1967	50	5	2018	2018	10 EA	\$500	\$5,000	\$7,930
C30 Interior F	inishas																
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required	3	2	5 2	2019					2019	8,200 SF	\$3	\$24,600	\$39,016
C3020	Floor Finishes	Carpet	Poor	Recarpet	4	4		2016					2016	6,300 SF	\$8	\$50,400	\$79,934
C3020	Floor Finishes	Resilient	Fair	Replace	3	3		2018					2018	165 SF	\$10	\$1,650	\$2,617
C3020	Floor Finishes	Tile	Fair	None at entry, see Interior Restroom Construction	2	3	5 2						2019	150 SF	\$30	\$4,500	\$7,137
D. Services																	
D20 Plumbing	g																
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild	3	3		2018					2018				
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Fair	Replace at end of lifecycle	3	3		2018					2018	1 EA	\$3,000	\$3,000	\$4,758
D2030	Sanitary Waste		Not Observed	None			:	2028	1967	50	15	2028	2028				
D30 HVAC																	
D3020	Heat Generating Systems	Furnace, F-1	Good	Replace at end of life	2	3	5 2	2019					2019	1 EA	\$8,000	\$8,000	\$12,688
D3020	Heat Generating Systems	Furnace, F-2	Good	Replace at end of life	2	3		2019					2019	1 EA	\$8,000	\$8,000	\$12,688
D3020	Heat Generating Systems	Furnace, F-3	Good	Replace at end of life	2	3		2019					2019	1 EA	\$8,000	\$8,000	\$12,688
D3040	Distribution Systems	Ductwork	Poor. Staff indicates venitilation issues	Repair based on TAB report	3	4		2017					2017	7,500 SF	\$5	\$37,500	\$59,475
D3040	Distribution Systems	Exhaust System with Rooftop fan	Not Observed		3	3	6	2018					2018	1 EA	\$4,000	\$4,000	\$6,344
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing system, make needed adjustments	3	4	7	2017					2017	3 EA	\$1,000	\$3,000	\$4,758
D50 Electrical	l																
D5010	Electrical Service & Dist.	Original	Fair.	Replace switchgear and distribution panels	3	4	7	2017					2017	7,500 SF	\$20	\$150,000	\$237,900
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Fair. Upgrade opportunity for efficiency	Institute lamp replacement with low-watt lamps	3	3		2018					2018	7,500 SF	\$2	\$15,000	\$23,790
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope	4	5	9 2	2015					2015				
E. Equipment & F	Gurnishings																
E20 Furnishin	_																
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced									2016	7,500 GSF	\$12	\$90,000	\$142,740
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced									2016	7,500 GSF	\$4	\$30,000	\$47,580
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace portion not included in 'Sustain' scope									2016	7,500 GSF	\$4	\$30,000	\$47,580
E2010	Fixed Furnishings	Metal Shelving	Fair	Minor reorganization and repair									2016	7,501 GSF	\$1	\$3,751	\$5,948
F. Special Constru	uction & Demolition																
G. Building Sitew	ork																
G20 Site Impi																	

Brancif	orte					(CPC)	Ę		value ised)		<u> </u>	jį.	sar	d t of				
FACILITY CONDITI	ON ASSESSMENT	Last Survey Date (Fiscal Yo	ear): FY 2013			dition (lf Priority I year is u		e (Yr	Useful I	ewal Yo	i r 'ear anc earliest s)				
Size (SF):	7,500	Ow	ner: City of Santa Cruz			Š Š	ž		>2. ewa		ë E	g B	Ren	Yea /al Y ing late				
Stories:	1	Replacement Unit (Cost: \$485/SF	5 Year FCI: 0.28		<u> </u>	<u> </u>		ue if t ren		ž	ä.	ext	get new y us yle c		Estimat	ed Costs	
Year Built:	1967	Replacement (Cost: \$3,640,000	10Year FCI: 0.31	•	ASIC 4816	Ē		ar rvalı	eq	Š	E E	ž	3ud Rel ar b				
Building Systems Uniformat Catego	ory	Site Specific Description	Condition	Action	į	Current Ph	(IOA)	Priority	Priority Yes (2024-Priority <=2, then the	Year Install	Anticipated	Potential R (Yrs)	Anticipated	Proposed E (reconciles Priority Yea the two po	Quantity Units	Unit Cost		Estimated Cost with GC+OHP (Jan, 2013 Cost)
G2020	Parking Lots	AC Paving	Fair. Some cracking, surface degradation	Patch and repair cracking, reseal		3	3	6	2018					2018	8,500 SF	\$3	\$25,500	\$40,443
G2020	Parking Lots	Parking Lot Striping	Fair	Restripe parking lot when its resealed		3	3	6	2018					2018	20 EA	\$50	\$1,000	\$1,586
G2030	Pedestrian Paving	Concrete walkways	Fair	None														
G50 Other Sit G5020	e Construction Other Site Systems & Equipment	Public Telephone	Existing public telephone stand	Remove existing telephone stand		5	3	8	2016					2016	1 LS	\$300	\$300	\$476
																	Totals:	\$1,243,147

Branciforte

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

Size (SF): 7,500 Owner: City of Santa Cruz

 Stories:
 1
 Replacement Unit Cost: \$485/SF
 5 Year FCI: 0.28

 Year Built:
 1967
 Replacement Cost: \$3,640,000
 10 Year FCI: 0.31

Building Systems

Uniformat Catego	ry	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUR	E													
B. SHELL														
B20 Exterior C	losure													
B2010	Exterior Walls	Wood siding	Poor. Some of the siding has rot	Replace rotted siding	\$23,524									
B2010	Exterior Walls	Wood siding	Fair. Rotted siding areas need paint	Repaint areas with replacement siding	\$15,682									
B2011	Exterior Walls Exterior Eave	Wood fascia, painted	Poor. Fascia board damaged	Replace damaged fascia, repaint	\$4,901									
B2010	Exterior Eave	Wood soffit, painted	Fair. Some portions of eave damaged		34,301	\$1,697								
B2010 B2020	Exterior Windows	Wood, Single Paned	Fair. Some portions have graffiti damage	Repair in place, repaint Replace lites that have been scratched		\$1,097	\$41,985							
B2020	Exterior Doors	Automatic front door	Poor	Repair door motor and electronic lock	\$3,267		Ş41, 3 03							
_														
B30 Roofing					4									
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$4,288				40-01-					
B3010	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey					\$25,215					
B3010	Roof Covering	Tile Roof	Not Observed (1)	Recommend performing a roof condition survey										
C. Interiors														
C10 Interior C	onstruction													
C1010	Partitions	Wood Stud with Gyp	Good	None										
C1010	Interior Construction	Restroom (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)				\$101,616						
C1020	Interior Doors	Swinging Doors	Fair	Repair					\$9,270					
C30 Interior Fi	inishes													
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required						\$46,897				
C3020	Floor Finishes	Carpet	Poor	Recarpet			\$88,168							
C3020	Floor Finishes	Resilient	Fair	Replace					\$3,059					
C3020	Floor Finishes	Tile	Fair	None at entry, see Interior Restroom Construction						\$8,579				
D. Services														
D20 Plumbing	:													
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild										
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Fair	Replace at end of lifecycle					\$5,562					
D2030	Sanitary Waste	3	Not Observed	None					1-7					
D30 HVAC										4				
D3020	Heat Generating Systems	Furnace, F-1	Good	Replace at end of life						\$15,251				
D3020	Heat Generating Systems	Furnace, F-2	Good	Replace at end of life						\$15,251				
D3020	Heat Generating Systems	Furnace, F-3	Good	Replace at end of life				667.564		\$15,251				
D3040	Distribution Systems	Ductwork	Poor. Staff indicates venitilation issues	Repair based on TAB report				\$67,564	4					
D3040	Distribution Systems	Exhaust System with Rooftop fan	Not Observed	D (TAD :::				ć= 40=	\$7,416					
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing system, make needed adjustments				\$5,405						
D50 Electrical	51 16	0						6270.254						
D5010	Electrical Service & Dist.	Original	Fair.	Replace switchgear and distribution panels				\$270,254	627.044					
D5020 D5020	Lighting & Branch Wiring Lighting & Branch Wiring	Linear fluorescent light fixtures Not enough convenience pwr outlets	Fair. Upgrade opportunity for efficiency Fair. Lots of extension cords in use	Institute lamp replacement with low-watt lamps Additional outlets budgeted in 'Sustain' scope					\$27,811					
	-86													
E. Equipment & Fo	_													
	•	Library Eurnitura	Pondy for rapidson ant	Poplace when flooring is replaced			¢1E7 443							
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced			\$157,442							
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced			\$52,481							
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace portion not included in 'Sustain' scope			\$52,481							
E2010	Fixed Furnishings	Metal Shelving	Fair	Minor reorganization and repair			\$6,561							
F. Special Constru	ction & Demolition													
G. Building Sitewo	ork													
G20 Site Impr	ovements													

Budget Planning Tool

Branciforte
FACILITY CONDITION ASSESSMENT

CILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

Size (SF): 7,500 Owner: City of Santa Cruz

 Stories:
 1
 Replacement Unit Cost: \$485/SF
 5 Year FCI: 0.28

 Year Built:
 1967
 Replacement Cost: \$3,640,000
 10Year FCI: 0.31

Building Systems

Uniformat Category	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
G2020 Parking Lots	AC Paving	Fair. Some cracking, surface degradation	Patch and repair cracking, reseal					\$47,278					
G2020 Parking Lots	Parking Lot Striping	Fair	Restripe parking lot when its resealed					\$1,854					
G2030 Pedestrian Paving	Concrete walkways	Fair	None										
G50 Other Site Construction													
G5020 Other Site Systems & Equipment	Public Telephone	Existing public telephone stand	Remove existing telephone stand			\$525							
				\$51,662	\$1,697	\$399,642	\$444,839	\$127,465	\$101,228				

Budget Planning Tool

Capito	la				(CPC)	ŧ		value sed)			Life	ä	of				
_	TION ASSESSMENT	Last Survey Date (Fiscal Ye	ear): FY 2013		on (C	ssment		rity is u		(Yrs)	žel Li	al Ye	r and liest				
Size (SF):	4,320	Owr	ner: City of Capitola		Conditi	ct Asse		>2. If Prio iewal year		e Life	ing Use	Renew	Year val Year sing ear dates)				
Stories:	1	Replacement Unit C	Cost: \$535/SF	5 Year FCI: 0.14	cal	рас		ue if d ren		PZ	a.	ž	Budget s Renew ar by us		Estimate	ed Costs	
Year Built:	1999	Replacement C	Cost: \$2,310,000	10Year FCI: 0.16	Physi	ations Im	Year	ority val	talled	ted Se	I Rem	ted Ne	d Bud les Re rear b possik			_	
Building Systems					ırrent	₽ €	iority	2, then	ar Ins	ıticipat	tential rs)	ıticipa	opose econci iority '				Estimated Cost with GC+OHP
Uniformat Categ	ory	Site Specific Description	Condition	Action	ರ	å g	<u> </u>	(20	ž	Ā	& ≿	₹	<u>ក្</u> ភេដ	Quantity Units	Unit Cost	Base Cost (Jan, 2013 Cost)
A. SUBSTRUCTUE	RE																
B. SHELL																	
B10 Superstr	ructure																
B1010	Exterior Wood Deck	Exterior Wood Deck	Fair, needs resurfacing and resealing	Resurface and reseal				2014	1999	10	1	2014	2014	750 SF	\$9	\$6,750	\$10,706
B20 Exterior	Closure																
B2010		Wood siding	Fair, needs repainting	Repaint	4	3	7	2017					2017	4,400 SF	\$3	\$13,200	\$20,935
B2010	Exterior Fascia	Wood	Fair, needs repainting	Repaint	4	3	7	2017					2017	370 LF	\$3	\$1,110	\$1,760
B2010	Exterior 'Porch' and Trellis	Wood	Fair, needs repainting	Repaint	4	3	7	2017					2017	800 LF	\$3	\$2,400	\$3,806
P20 Poofing																	
B30 Roofing B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5	5	10	2014					2014	4,320 SF	\$0	\$1,512	\$2,398
B3010	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey	3	3		2015	1999	20	2	2015	2015	4,320 SF	\$8	\$34,560	\$54,812
B3010	Roof Covering	Metal roof over walkway	Fair	Recommend performing a roof condition survey	2	2		2020	1999	20	2	2015	2015	400 SF	\$8	\$3,200	\$5,075
C. Interiors																	
C. Interiors	Construction																
C1010		Metal Stud with Gyp	Good	None	1	1	2										
C1010		Restrooms 1st Fl (wall, floor, partitions)	Good	Replace finishes	2	2		2020	1999		5	2018	2018	240 SF	\$100	\$24,000	\$38,064
C30 Interior I		Painted Cup Pd	Enie	Panaint with minor natching whore required	2	2	_	2010					2010	6 1EO SE	ćo	¢19.4E0	\$20.262
C3010 C3020	Wall Finishes Floor Finishes	Painted Gyp Bd Carpet	Fair Fair	Repaint, with minor patching where required	3 4	2 4		2019 2016					2019 2016	6,150 SF 3,374 SF	\$3 \$8	\$18,450 \$26,992	\$29,262 \$42,809
C3020	Floor Finishes	Resilient	Fair	Recarpet None	2	2		2020					2010	706 SF	\$10	\$7,060	\$11,197
D. Services	_																
D20 Plumbin D2010	·	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild													
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	Replace at end of lifecycle	3	3	6	2018					2018	1 EA	\$3,000	\$3,000	\$4,758
D30 HVAC															4	4. = 00	4= 40=
D3020	Heat Generating Systems Heat Generating Systems	HVAC-1 HVAC-2	Fair Fair					2014		20 20	1	2014 2014	2014 2014	1 EA 1 EA	\$4,500 \$4,500	\$4,500 \$4,500	\$7,137 \$7,137
D3020	0 ,	HVAC-3	Fair					2014	1999	20	1	2014	2014	1 EA	\$4,500	\$4,500	\$7,137
D3020	Heat Generating Systems	HVAC-4	Fair	None				2014	1999	20	1	2014	2014	1 EA	\$4,500	\$4,500	\$7,137
D3020	- ·	HVAC-5	Fair	None				2014	1999	20	1	2014	2014	1 EA	\$4,500	\$4,500	\$7,137
D3020	- ·	HVAC-6	Fair	None				2014	1999	20	1	2014	2014	1 EA	\$4,500	\$4,500	\$7,137
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing sys, make needed adjustments				2014	1999		1	2014	2014	6 EA	\$1,000	\$6,000	\$9,516
D50 Electrica	ıl																
D5020		2x4 Flourescent troffers	Fair. Upgrade opportunity for efficiency	Replace troffers	3	4	7	2017					2017	40 SF	\$800	\$32,000	\$50,752
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope	4	5	9	2015					2015				
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope													
E. Equipment & F	Furnishings																
E20 Furnishir																	
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace as part of 'Attain' scope													
E2010	_	Office Furniture	Ready for replacement	Replace as part of 'Attain' scope													
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace as part of 'Attain' scope													
E2010		Metal Shelving	Fair	Replace as part of 'Attain' scope													
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope													
F. Special Constru	uction & Demolition																
G. Building Sitew G20 Site Imp																	

Capito	ola				CPC)	value sed)	ife	of _ of				
FACILITY COND	DITION ASSESSMENT	Last Survey Date (Fiscal Year): FY 2013		lition (G	f Priority year is u	ře (Yrs Jseful L	ewal Ye				
Size (SF): Stories: Year Built:	4,320 1 1999	·	Owner: City of Capitola nt Unit Cost: \$535/SF ement Cost: \$2,310,000	5 Year FCI: 0.14 10Year FCI: 0.16	nysical Cond s Impact Ass	i ar y value if >2. If g next renewal	lled d Service Lif	d Next Rene Budget Year Renewal Ye ar by using e		Estimate	ed Costs	
Building Syster Uniformat Cate		Site Specific Description	Condition	Action	Current Ph Operation (IOA)	Priority Priority Ye (2024-Priorit <=2, then the	Year Instal Anticipate Potential I (Yrs)	Anticipate Proposed (reconciles Priority Ye the two pc	Quantity Units	Unit Cost		Estimated Cost with GC+OHP (Jan, 2013 Cost)
G2020 G2020	•	AC Paving Parking lot striping	Fair. Fair.	Patch and repair cracking, reseal (1) Restripe parking lot when it is resealed (1)	3 3 3 3	6 2018 6 2018		2018 2018	21,500 60	\$3 \$50	\$64,500 \$3,000	
footnote 1: Pa	rking lot work is the responsibi	ility of the City of Capitola. Costs have been shown	here for information, but excluded from th	e totals.						•	Totals:	\$438,107

Capitola FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

4,320 Owner: City of Capitola Size (SF): Stories: Replacement Unit Cost: \$535/SF

5 Year FCI: **0.14** 1 Year Built: 1999 Replacement Cost: \$2,310,000 10Year FCI: **0.16**

Budget Planning Tool

Building	Systems
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Building Systems	•													
Uniformat Categ	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUE	RE													
B. SHELL														
B10 Superstr	ucture													
B1010	Exterior Wood Deck	Exterior Wood Deck	Fair, needs resurfacing and resealing	Resurface and reseal	\$11,027									
B20 Exterior	Closure													
B2010	Exterior Walls	Wood siding	Fair, needs repainting	Repaint				\$23,782						
B2010	Exterior Fascia	Wood	Fair, needs repainting	Repaint				\$2,000						
B2010	Exterior 'Porch' and Trellis	Wood	Fair, needs repainting	Repaint				\$4,324						
B30 Roofing														
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$2,470									
B3010	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey		\$58,649								
B3010	Roof Covering	Metal roof over walkway	Fair	Recommend performing a roof condition survey		\$5,430								
C. Interiors														
C10 Interior (Construction													
C1010	Partitions	Metal Stud with Gyp	Good	None										
C1010	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Good	Replace finishes					\$44,497					
C30 Interior I		2:	<u>.</u> .							625.472				
C3010	Wall Finishes	Painted Gyp Bd	Fair	Repaint, with minor patching where required			647.240			\$35,173				
C3020	Floor Finishes	Carpet	Fair	Recarpet			\$47,219				¢12.020			
C3020	Floor Finishes	Resilient	Fair	None							\$13,828			
D. Services														
D20 Plumbin	g													
D2010		Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild										
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	Replace at end of lifecycle					\$5,562					
D30 HVAC					4									
D3020	Heat Generating Systems	HVAC-1	Fair		\$7,351									
D3020	Heat Generating Systems	HVAC-2	Fair		\$7,351									
D3020	Heat Generating Systems	HVAC-3	Fair	None	\$7,351									
D3020 D3020	Heat Generating Systems	HVAC-4 HVAC-5	Fair Fair	None None	\$7,351 \$7,351									
D3020	Heat Generating Systems Heat Generating Systems	HVAC-6	Fair	None	\$7,351									
D3020	Systems Testing & Balancing	None	None	Perform TAB on existing sys, make needed adjustments	\$9,801									
	-,g				72,232									
D50 Electrica	I													
D5020	Lighting & Branch Wiring	2x4 Flourescent troffers	Fair. Upgrade opportunity for efficiency	Replace troffers				\$57,654						
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E Equipment o F	Surnishings													
E. Equipment & F E20 Furnishir														
	Fixed Furnishings	Library Furniture	Ready for replacement	Replace as part of 'Attain' scope										
E2010		Office Furniture	Ready for replacement	Replace as part of 'Attain' scope										
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace as part of 'Attain' scope										
E2010	Fixed Furnishings	Metal Shelving	Fair	Replace as part of 'Attain' scope										
E2020		Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Constru	uction & Demolition													
G. Building Sitew														
G20 Site Imp	rovements													

Capitola
FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

4,320 Owner: City of Capitola Size (SF):

Replacement Unit Cost: \$535/SF Stories: 1 1999 Replacement Cost: \$2,310,000 Year Built:

5 Year FCI: **0.14** 10Year FCI: **0.16**

Building Systems

Uniformat Category	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
G2020 Parking Lots	AC Paving	Fair.	Patch and repair cracking, reseal (1)					\$119,585					
G2020 Parking Lots	Parking lot striping	Fair.	Restripe parking lot when it is resealed (1)					\$5,562					
footnote 1: Parking lot work is the responsibility of th	e City of Capitola. Costs have been shown here fo	r information, but excluded from the totals.		\$67,405	\$64,079	\$47,219	\$87,761	\$52,840	\$35,173	\$13,828			

Budget Planning Tool

Downto	own				Ō	٠		alue d)			o o	_	4 -				
	ION ASSESSMENT	Last Survey Date (Fiscal Ye	par): EV 2013		on (CPC)	ment		rity valu is used)		(Yrs)	ful Life	Yea	and est o				
TACILITY CONDITI	ION ASSESSIMENT	Last Survey Date (Fiscal Fe	2017. 11 2013		ij	sess		f Prio year		Life ()	Usefi	ewal	r ear a earlii s)				
Size (SF):	44,000	Own	ner: City of Santa Cruz		Conc	t As		>2. I		ce Li	ing (Ren	: Year wal Yea sing ea dates)				
Stories:	2	Replacement Unit C		5 Year FCI: 0.26		Impact		lue if xt ren	_	ervi	nain	Next	Budget ' ss Renew ear by usi ossible d		Estimate	d Costs	
Year Built:	1968	Replacement C	Cost: \$21,340,000	10Year FCI: 0.38	Physical		j	Year ority va the ne	alled	ed S	Ren	ed N	l Buc es Re ear b oossi				
Building Systems					ent P	ations)	<u>,</u>	onty Y 24-Prior , then th	Inst	ticipate	ential)	ipat	osed oncile ity Ye wo po				stimated Cost
Uniformat Catego		Site Specific Description	Condition	Action	J. D.	Opera (IOA)	Prior	2024 2024 =2, tl	rear	Antio	Pote (Yrs)	Anti	Prop frecc Prior the t	Quantity Units	Unit Cost		with GC+OHP an, 2013 Cost)
A. SUBSTRUCTUR									·								,
A. 30231110C1011																	
B. SHELL																	
B20 Exterior C B2010	Exterior Walls	Masonry	Good.	None													
B2010	Exterior wans	iviasorii y	Fair. Some interior window sills show eviden														
B2020	Exterior Windows	Metal framed	of water intrusion	Repair and reseal select windows (est. 8)	4	5	9	2015					2015	8 EA	\$1,500	\$12,000	\$19,032
B2030	Exterior Doors	Metal	Good	None													
B30 Roofing	Do of Councillan	Danf and dising a company	N/A	December of a section of a section of the section o	_	-	10	2014					2014	44,000,55	ćo	Ć15 400	624.424
B3010 B3010	Roof Covering Roof Covering	Roof condition survey Built Up Roof	N/A 1st Fl roof observed via 2nd Fl. Windows	Recommend performing a roof condition survey Recommend performing a roof condition survey	5 2	5 2	10 4	2014 2020			8	2021	2014 2021	44,000 SF 9,100 SF	\$0 \$8	\$15,400 \$72,800	\$24,424 \$115,461
B3010	Roof Covering	Tile Roof	2nd Fl roof observed via 2nd Fl. Windows	Recommend performing a roof condition survey	2	2	4	2020			10	2023	2021	30,000 SF	\$20	\$600,000	\$951,600
B3010	Roof Covering	Roof	Stained ceiling tiles indicate roof leak	Recommend performing a roof condition survey	5	5		2014			10	2025	2014	30,000 3.	\$20	φοσο,σσσ	ψ33 1 ,000
B3020	Roof Openings		Not Observed (1)	Recommend performing a roof condition survey													
C. Interiors	_																
C10 Interior C		Makal Charl with Con	Cond	Mana													
C1010 C1010	Partitions Interior Construction	Metal Stud with Gyp Restrooms 1st FI (wall, floor, partitions)	Good Poor. Not ADA compliant	None Rebuild restroom interior (walls, floor, partitions)	4	4	8	2016					2016	601 SF	\$300	\$180,300	\$285,956
C1010	Interior Construction	Restrooms 2nd Fl (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)	4	4	8	2016					2016	414 SF	\$300	\$124,200	\$196,981
C1020	Interior Doors	Swinging Doors	Good	None	3	3		2018					2018	10 EA	\$500	\$5,000	\$7,930
C20 Staircases																	
C2010	Stair Construction	Steel stringer with concrete treads	Good	None	1	1	2				_				40	40.000	4.000
C2020	Stair Finishes	Carpet	Poor	Recarpet	5	4	9	2015	2000	10	2	2015	2015	320 SF	\$8	\$2,560	\$4,060
C30 Interior F	inishes																
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required	3	3	6	2018					2018	52,000 SF	\$3	\$156,000	\$247,416
C3020	Floor Finishes	Carpet	Poor	Recarpet	5	4	9	2015					2015	27,460 SF	\$8	\$219,680	\$348,412
C3020	Floor Finishes	Resilient	Fair	None				2020	2000	20		2020	2020	10,823 SF	\$10	\$108,230	\$171,653
C3020	Floor Finishes	Tile	Fair	Entry, see Int.Restroom Construction for RR				2030	2000	30		2030	2030	1,063 SF	\$30	\$31,890	\$50,578
C3030	Ceiling Finishes	ACT System	Fair	None				2020	2000	20		2020	2020	38,500 SF	\$7	\$269,500	\$427,427
D. Services																	
D10 Conveyin	ng Systems																
D1010		Hydraulic (typ of 2 elevators)	Fair	Perform elevator condition survey	3	3	6	2018	1968	35	5	2018	2018	2 EA	\$2,000	\$4,000	\$6,344
D1010	Elevators	Hydraulic (typ of 2 elevators)	Fair	Elevator renewal	4	4	8	2016	1968	36	6	2019	2019	2 EA	\$150,000	\$300,000	\$475,800
D20 Plumbing	_	Dartina and Materia Classica and Laviation	Police.	Davida a wikk arakas ara wakwild	2	2		2010		20	2	2015	2015				
D2010	Plumbing Fixtures Domestic Water Distribution	Restroom Water Closets and Lavatories	Fair Fair	Replace with restroom rebuild Replace at end of lifecycle	3	3		2018 2018		30	2	2015	2015	1 54	¢3,000	\$3,000	\$4,758
D2020 D2030	Sanitary Waste	Domestic Water Heater - gas 2nd Fl waste lines in 1st Fl ceiling	Poor, leaking (1)	Replace sanitary waste lines (per fixture)	5	5 5	6 10	2018	1967	50	1	2014	2018 2014	1 EA 18 EA	\$3,000 \$1,500	\$3,000	\$4,758 \$42,822
D2040	Rain Water Drainage	Roof Drainage	Not Observed	None	3	3	10	2014	1507	30	-	2014	2014	10 27	Ψ1,500	Ų27,000	V-12,022
D30 HVAC																	
D3010	Energy Supply	Not Observed	Not Observed	None													
D3020	Heat Generating Systems	Hot Water Boiler	Fair	2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			_								A	4	4.6
D3030	Cooling Generating Systems	HP-1 for Meeting Room	Good	Replace at end of life	3	4		2017					2017	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	Split System for Computer Room	Good	Replace with Supply Fans, including tip in to control system	3	4		2017					2017	1 EA	\$8,000	\$8,000	\$12,688
D3040 D3040	Distribution Systems Distribution Systems	Articulating supply/return louver system Ductwork	Poor. Staff indicates end of life Poor. Staff indicates venitilation issues	Replace with Supply Fans, including tie-in to control system. Repair as required by TAB	4 4	4 5	8 9	2016 2015					2016 2015	250 SF 44,000 SF	\$120 \$5	\$30,000 \$220,000	\$47,580 \$348,920
D3040	Distribution Systems	S-1, Main Supply Fan	Fair	Replace	4	4		2015					2015	1 EA	\$40,000	\$40,000	\$63,440
D3040	Distribution Systems	S-2, Mtg. Rm. Supply Fan	Fair	Replace	4	4	8	2016					2016	1 EA	\$5,000	\$5,000	\$7,930
D3040	Distribution Systems	R-1, Main Return Fan	Fair	Replace	4	4	8	2016					2016	1 EA	\$27,000	\$27,000	\$42,822
D3040	Distribution Systems	E-1, Staff, Graphics Exhaust Fan	Not Observed					2014	1968	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344

Downt	own				(CPC)	ŧ	value red)			ā	ar	of				
FACILITY CONDIT	ION ASSESSMENT	Last Survey Date (Fiscal Ye	ear): FY 2013		Ę	ssme	riority ·		(Yrs)	eful L	val Ye	ır and ırliest				
Size (SF):	44,000	Own	ner: City of Santa Cruz		Conditic	ct Asse	'>2. If F		ce Life	ing Us	Renev	Year val Yea sing ea dates)				
Stories:	2	Replacement Unit C	Cost: \$485/SF	5 Year FCI: 0.26	<u> </u>	ba	ue if t ren		Ξ	ä.	ext	l get new ny us ole c		Estimat	ed Costs	
Year Built:	1968	Replacement C	Cost: \$21,340,000	10Year FCI: 0.38	hysi	ıs In	ear ty val ie ne)	ed	og pe	Ren	N P	Bud s Re sar b ossil				
Building Systems					ent P	atio.	iority iority Y 24-Priori 2, then th	Inst	cipat	ntial	cipat	osed oncile ity Ye wo p				Estimated Cost with GC+OHP
Uniformat Categ		Site Specific Description	Condition	Action	Curr	Opera (IOA)	Prior Prior (2024 <=2, t	Year	Antio	Pote (Yrs)	Antio	Prop (recc Prior the t	Quantity Units	Unit Cost	Base Cost	(Jan, 2013 Cost)
D3040	Distribution Systems	E-2, RR Exhaust Fan	Not Observed				2014	1968	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	E-3, 2nd Fl RR Exhaust Fan	Not Observed				2014	1968	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	E-4, TE and Elev. Mach. Rm. Exhaust Fan	Not Observed				2014	1968	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	E-5, Meeting Room Gravity Relief	Not Observed				2014	1968	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344
D3050	Terminal & Package Units	(33) Heating coils	Not Observed		3	4	7 2017					2017	33 EA	\$3,500	\$115,500	\$183,183
D3060	Controls & Instrumentation	Pneumatic	Not Observed		3	4	7 2017					2017	33 EA	\$1,500	\$49,500	\$78,507
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing sys, make needed adjustments	4	4	8 2016			1	2014	2014	33 EA	\$1,000	\$33,000	\$52,338
D40 Fire Prot	ection															
D4010		"deluge"-type system at Lobby	Not Observed	Recommend piping inspection and test	2	2	4 2020	1968	35	7	2020	2020				
D50 Electrica	I															
D5010	Electrical Service & Dist.	Original	Fair. Difficult to get parts for primary sys.	Replace, per estimate from TEGG Service	3	5	8 2016					2016	1 LS	\$130,000	\$130,000	\$206,180
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures, 1st Fl	Fair. Upgrade opportunity for efficiency	Replace troffers	3	4	7 2017					2017	400 EA	\$800	\$320,000	\$507,520
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures, 2nd Fl	Fair. Upgrade opportunity for efficiency	Replace troffers	3	4	7 2017					2017	200 EA	\$800	\$160,000	\$253,760
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope	4	5	9 2015					2015				
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope												
E. Equipment & F E20 Furnishir																
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced								2015	44,000 GSF	\$12	\$528,000	\$837,408
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced								2015	44,000 GSF	\$4	\$176,000	\$279,136
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace portion not included in 'Sustain' scope								2015	44,000 GSF	\$12	\$528,000	\$837,408
E2010	Fixed Furnishings	Metal Shelving	Fair	Replace as part of 'Sustain' or 'Attain' scope												
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope												
F. Special Constru	uction & Demolition															
G. Building Sitew	rork															
															Totals:	\$7,183,882
															i otals:	31,103,002

Downtown FACILITY CONDITION ASSESSMENT

ACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

Size (SF): 44,000 Owner: City of Santa Cruz

Stories: 2 Replacement Unit Cost: \$485/SF
Year Built: 1968 Replacement Cost: \$21,340,000

5 Year FCI: **0.26** 10Year FCI: **0.38** **Budget Planning Tool**

Building Systems

Building Systems	•													
Uniformat Catego	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUR	RE													
B. SHELL														
D. STIELE														
B20 Exterior (Closure													
B2010	Exterior Walls	Masonry	Good.	None										
			Fair. Some interior window sills show evidence	e										
B2020	Exterior Windows	Metal framed	of water intrusion	Repair and reseal select windows (est. 8)		\$20,364								
B2030	Exterior Doors	Metal	Good	None										
B30 Roofing														
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$25,157									
B3010	Roof Covering	Built Up Roof	1st FI roof observed via 2nd FI. Windows	Recommend performing a roof condition survey	, -, -							\$146,404		
B3010	Roof Covering	Tile Roof	2nd Fl roof observed via 2nd Fl. Windows	Recommend performing a roof condition survey								, ,		\$1,269,434
B3010	Roof Covering	Roof	Stained ceiling tiles indicate roof leak	Recommend performing a roof condition survey										
B3020	Roof Openings		Not Observed (1)	Recommend performing a roof condition survey										
C. Interiors	C													
C10 Interior C	Partitions	Metal Stud with Gyp	Good	None										
C1010 C1010	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Good Poor. Not ADA compliant	None Rebuild restroom interior (walls, floor, partitions)			\$315,409							
C1010	Interior Construction	Restrooms 2nd FI (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)			\$217,270							
C1020	Interior Doors	Swinging Doors	Good	None			7217,270		\$9,270					
C1020	interior boots	Swinging 20013	3000	None					75,270					
C20 Staircases	es													
C2010	Stair Construction	Steel stringer with concrete treads	Good	None										
C2020	Stair Finishes	Carpet	Poor	Recarpet		\$4,344								
C30 Interior F									4000 000					
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required					\$289,229					
C3020	Floor Finishes	Carpet	Poor	Recarpet		\$372,801					****			
C3020	Floor Finishes	Resilient	Fair	None							\$211,991			
C3020	Floor Finishes	Tile	Fair	Entry, see Int.Restroom Construction for RR							ć = 27 072			
C3030	Ceiling Finishes	ACT System	Fair	None							\$527,872			
D. Services														
D10 Conveyin	ng Systems													
D1010	Elevators	Hydraulic (typ of 2 elevators)	Fair	Perform elevator condition survey					\$7,416					
D1010	Elevators	Hydraulic (typ of 2 elevators)	Fair	Elevator renewal						\$571,912				
D20 Plumbing		Destruction Water Classics	Fair	Dealers with anteress are held										
	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild					¢5 563					
D2020 D2030	Domestic Water Distribution Sanitary Waste	Domestic Water Heater - gas 2nd Fl waste lines in 1st Fl ceiling	Fair Poor, leaking (1)	Replace at end of lifecycle Replace sanitary waste lines (per fixture)	\$44,107				\$5,562					
D2040	•	Roof Drainage	Not Observed	None	344,107									
D30 HVAC														
D3010		Not Observed	Not Observed	None										
D3020	Heat Generating Systems	Hot Water Boiler	Fair											
D3030	Cooling Generating Systems	HP-1 for Meeting Room	Good	Replace at end of life				\$14,414						
D3030	Cooling Generating Systems	Split System for Computer Room	Good	Replace at end of life				\$14,414						
D3040	Distribution Systems	Articulating supply/return louver system	Poor. Staff indicates end of life	Replace with Supply Fans, including tie-in to control system.		An	\$52,481							
D3040	Distribution Systems	Ductwork	Poor. Staff indicates venitilation issues	Repair as required by TAB		\$373,344	462.27							
D3040	Distribution Systems	S-1, Main Supply Fan	Fair	Replace			\$69,974							
D3040	Distribution Systems	S-2, Mtg. Rm. Supply Fan	Fair	Replace			\$8,747							
D3040	Distribution Systems	R-1, Main Return Fan E-1, Staff, Graphics Exhaust Fan	Fair Not Observed	Replace	\$6,534		\$47,233							
D3040	Distribution Systems	L-1, Starr, Graphics Extraust Pari	Not Observed		\$0,534									

Downtown

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

44,000 Owner: City of Santa Cruz Size (SF):

5 Year FCI: **0.26** 2 Replacement Unit Cost: \$485/SF Stories: 1968 Replacement Cost: \$21,340,000 10Year FCI: **0.38** Year Built:

Building Systems

Uniformat Catego	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
D3040	Distribution Systems	E-2, RR Exhaust Fan	Not Observed		\$6,534									
D3040	Distribution Systems	E-3, 2nd FI RR Exhaust Fan	Not Observed		\$6,534									
D3040	Distribution Systems	E-4, TE and Elev. Mach. Rm. Exhaust Fan	Not Observed		\$6,534									
D3040	Distribution Systems	E-5, Meeting Room Gravity Relief	Not Observed		\$6,534									
D3050	Terminal & Package Units	(33) Heating coils	Not Observed					\$208,096						
D3060	Controls & Instrumentation	Pneumatic	Not Observed					\$89,184						
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing sys, make needed adjustments	\$53,908									
D40 Fire Prot	ection													
D4010	Fire Protection & Sprinkler Sys.	"deluge"-type system at Lobby	Not Observed	Recommend piping inspection and test										
D50 Electrica	I													
D5010	Electrical Service & Dist.	Original	Fair. Difficult to get parts for primary sys.	Replace, per estimate from TEGG Service			\$227,417							
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures, 1st Fl	Fair. Upgrade opportunity for efficiency	Replace troffers				\$576,543						
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures, 2nd Fl	Fair. Upgrade opportunity for efficiency	Replace troffers				\$288,271						
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & F E20 Furnishin														
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced		\$896,027								
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced		\$298,676								
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace portion not included in 'Sustain' scope		\$896,027								
E2010	Fixed Furnishings	Metal Shelving	Fair	Replace as part of 'Sustain' or 'Attain' scope										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Constru	uction & Demolition													
G. Building Sitew	vork													
					\$155,844	\$2,861,583	\$938,531	\$1,190,921	\$311,478	\$571,912	\$739,864	\$146,404		\$1,269,434

Budget Planning Tool

Page 23 of 41 Printed on 5/7/2013

Felton					(CPC)	±		alue ed)			ور	<u> </u>	of				
	TON ASSESSMENT	Last Survey Date (Fiscal Ye	ar): FY 2013		9	men		rity v is use		(Yrs)	ful Life	l Yea	and iest c				
		zast salve, sate (vistal ve	s.,		nditio	sess		lf Prio I year		Life (Usef	ewa					
Size (SF):	1,250	Own	er: Belardi Trust		Conc	ct As		: >2. newa		G Li	in g	Ren	l Budget Year ss Renewal Yea ear by using ea ossible dates)				
Stories:	1	Replacement Unit Co	•	5 Year FCI: 0.07	E	ηba		lue if xt ren	_	ēŽ	nair	lext	dget enev by us ible o		Estimat	ed Costs	
Year Built:	1892	Replacement Co	ost: \$670,000	10Year FCI: 0.08	Physi	n sr		ear ty va e ne;	talled	Š	Ren	D D	ed Buc iles Re Year k possil				
					nt P	ţi	≥	riorif	nsta	pate	ntial	pate	osed oncile ity Ye wo po				Estimated Cost
Building Systems					īrē	pera OA)	riority	riority 2024-Pric =2, then	ar	ntici	oten rs)	ntici	opo ecor iorit e tw				with GC+OHP
Uniformat Catego	ory	Site Specific Description	Condition	Action	ರ	ōΞ	<u>.</u>	Pr (2(×	Ā	ے 2	₹	<u>ਰ</u> ਦੂ ਦੂ ਜੁ	Quantity Units	Unit Cost	Base Cost	(Jan, 2013 Cost)
A. SUBSTRUCTUR	RE																
B. SHELL																	
B20 Exterior																	
B2010	Exterior Walls	Wood siding	Poor	Repaint (1)	4	4		2016					2016	2,250 SF	\$3	\$6,750	\$10,706
B2011	Exterior Walls	Wood trim	Poor	Repaint (1)	4	4		2016					2016	2,250 SF	\$3	<i>\$6,750</i>	\$10,706
B2020	Exterior Windows	Wood, Single Paned	Poor	Repaint covered under wood trim (1)	4		8						2016				
B2030	Exterior Doors	Wood	Poor	Repaint covered under wood trim (1)	4	4	8	2016					2016				
200 5 5																	
B30 Roofing		- 6 101			_	_									40	4.00	450.
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5			2014					2014	1,250 SF	\$0 67	\$438	\$694
B3010	Roof Covering	Composition Shingle	Fair	Replace at end of life (1)	4	4	8	2016					2016	1,875 SF	\$7	\$13,125	\$20,816
C. Interiors																	
	Company sations																
C10 Interior (Wood Stud with Cup	Foir	Nana													
C1010	Partitions	Wood Stud with Gyp	Fair	None				2016			2	2015	2015	30 SF	\$300	¢0.000	614.274
C1010	Interior Construction	Restrooms	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)	4		8				2	2015	2015	30 SF	\$300	\$9,000	\$14,274
C1020	Interior Doors	Swinging Doors	Good	None	2	2	4	2020					2020				
C1030	Specialities	None	None	None													
C20 Staircase	e.																
C20 Stancase C2010	Stair Construction	None	None	None													
C2020	Stair Finishes	None	None	None													
62020	Stall Tillishes	None	Hone	None													
C30 Interior F	inishes																
C3010	Wall Finishes	Painted Gyp Bd Walls	New	Repaint, with minor patching where required				2022	2012	10		2022	2022	1,800 SF	\$3	\$5,400	\$8,564
C3010	Wall Finishes	Ceramic Tile in Restrooms	Poor	None	4	4	8						2016	160 SF	\$25	\$4,000	\$6,344
C3020	Floor Finishes	Carpet	Poor	Recarpet	4		8						2016	145 SF	\$8	\$1,160	\$1,840
C3030	Ceiling Finishes	Tin Ceiling	Good	None											,,,	¥-,	7-,0:0
	0	3															
D. Services																	
D30 HVAC																	
D3020	Heat Generating Systems	FAU	Fair	Replace	4	4	8	2016					2016	1 EA	\$8,000	\$8,000	\$12,688
D3040	Distribution Systems	EF-1, Restroom	Not Observed	None	4	3	7						2017	1 EA	\$700	\$700	\$1,110
D50 Electrica	I																
D5010	Electrical Service & Dist.	Unknown	Unknown	None													
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Good	Institute lamp replacement with low-watt lamps	3	3	6	2018					2018	1,200 SF	\$2	\$2,400	\$3,806
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope	4	5	9	2015					2015				
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope													
E. Equipment & F																	
E20 Furnishin																	
E2010	Fixed Furnishings	Library Furniture	Ready for replacement	Replace as part of 'Attain' scope													
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace as part of 'Attain' scope													
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace as part of 'Attain' scope													
E2010	Fixed Furnishings	Metal Shelving	Fair	Replace as part of 'Attain' scope													
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope													
E Special Constan	uction & Domolition																
r. speciai Constri	uction & Demolition																
G. Building Sitew	ork																
_		nsibility of the Owner. Costs have been show	vn here for information, but excluded from the	e totals.												Totals:	\$92,024
	3	,	,														

Felton

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

 Size (SF):
 1,250
 Owner: Belardi Trust

 Stories:
 1
 Replacement Unit Cost: \$535/SF

 Year Built:
 1892
 Replacement Cost: \$670,000

5 Year FCI: **0.07** 10Year FCI: **0.08** **Budget Planning Tool**

Built: 1892 Replacement Cost: \$670,000

footnote 1: Work on the building exterior is the responsibility of the Owner. Costs have been shown here for information, but excluded from the totals.

Building Systems	5													
Uniformat Categ	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUE	RE													
B. SHELL														
B20 Exterior														
B2010		Wood siding	Poor	Repaint (1)			\$11,808							
B2011	Exterior Walls	Wood trim	Poor	Repaint (1)			\$11,808							
B2020	Exterior Windows	Wood, Single Paned	Poor	Repaint covered under wood trim (1)										
B2030	Exterior Doors	Wood	Poor	Repaint covered under wood trim (1)										
B30 Roofing														
B3010		Roof condition survey	N/A	Recommend performing a roof condition survey	\$715									
B3010		Composition Shingle	Fair	Replace at end of life (1)			\$22,960							
C. Interiors														
C10 Interior (
C1010		Wood Stud with Gyp	Fair	None										
C1010		Restrooms	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)		\$15,273								
C1020	Interior Doors	Swinging Doors	Good	None										
C1030	Specialities	None	None	None										
C20 Staircase	es													
C2010		None	None	None										
C2020		None	None	None										
C30 Interior I	Finishes													
C3010	Wall Finishes	Painted Gyp Bd Walls	New	Repaint, with minor patching where required									\$11,142	
C3010	Wall Finishes	Ceramic Tile in Restrooms	Poor	None			\$6,997							
C3020	Floor Finishes	Carpet	Poor	Recarpet			\$2,029							
C3030	Ceiling Finishes	Tin Ceiling	Good	None										
D. Comisso														
D. Services														
D30 HVAC														
D3020	Heat Generating Systems	FAU	Fair	Replace			\$13,995							
D3040	Distribution Systems	EF-1, Restroom	Not Observed	None				\$1,261						
D50 Electrica	ıl													
D5010		Unknown	Unknown	None										
D5020		Linear fluorescent light fixtures	Good	Institute lamp replacement with low-watt lamps					\$4,450					
D5020		Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & F	Furnishings													
E20 Furnishir														
	Fixed Furnishings	Library Furniture	Ready for replacement	Replace as part of 'Attain' scope										
E2010		Office Furniture	Ready for replacement	Replace as part of 'Attain' scope										
E2010	_	Custom Casework	Ready for replacement	Replace as part of 'Attain' scope										
E2010		Metal Shelving	Fair	Replace as part of 'Attain' scope										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Constru	uction & Demolition													
G. Building Sitew	vork													

\$490

\$15,273

\$23,022

\$1,261

\$4,450

\$11,142

Garfield Park				∂ .		alue ed)			0	Ĺ	<u>.</u>				
FACILITY CONDITION ASSESSMENT	Last Survey Date (Fiscal Yea	r): FY 2013		on (CPC)	sment	ority va r is use		(Yrs)	E E	al Year	and liest of				
Size (SF): 2,340	Owne	r: City of Santa Cruz		onditic	Asses	>2. If Pri ewal yea		Life	ig Use	Renew	t Year wal Year sing earl dates)				
Stories: 1	Replacement Unit Co	•	5 Year FCI: 0.19	al Cc	pact	ue if >		rvice	ainir	ext	get Ye newal y using		Estimate	d Costs	
Year Built: 1915	Replacement Co	st: \$1,250,000	10Year FCI: 0.26	hysic m	E SI	ear ity valu	alled	ed Se	Rem	P S	ed Budget iles Renew Year by us possible c				
Building Systems				rent F	eratio A)	ority Y ority Y 24-Prior , then th	r Inst	icipat	ential s)	ticipat	Proposec (reconcile Priority Y the two p				stimated Cost with GC+OHP
Uniformat Category	Site Specific Description	Condition	Action	j č	(io A	Pric Pric (202 <=2,	Yea	Ant	Pot Grs	Ant	Pro (red Pric the	Quantity Units	Unit Cost	Base Cost (J	lan, 2013 Cost)
A. SUBSTRUCTURE															
B. SHELL															
B20 Exterior Closure									_				40	4= 000	4
B2010 Exterior Walls	Stucco	Good. Repaired in 2002	Repaint			2018	2002 2002	10 10	5	2018	2018	3,600 SF	\$2 \$3	\$7,200	\$11,419
B2011 Exterior Walls B2020 Exterior Windows	Wood trim Wood, Single Paned	Good. Repaired in 2002 Poor, Original windows are failing	Repaint Rebuild and reinstall	5	5	2018 10 2014	2002	10	5	2018	2018 2014	3,600 SF 8 EA	\$3,000	\$10,800 \$24,000	\$17,129 \$38,064
B2030 Exterior Doors	Wood	Good. Repaired in 2002	Repaint covered under wood trim			2018	2002	10	5	2018	2018		7-7	7-1,000	700,000
B30 Roofing															
B3010 Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5	5	10 2014					2014	2,340 SF	\$0	\$819	\$1,299
B3010 Roof Covering	Composition Shingle	Good. Replaced in 2002	Replace at end of life			2022	2002	20		2022	2022	2,925 SF	\$7	\$20,475	\$32,473
C. Interiors															
C30 Interior Finishes															
C3010 Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required			2015	2002	10	2	2015	2015	12,600 SF	\$3	\$37,800	\$59,951
C3010 Wall Finishes	Ceramic Tile in Restrooms	Good	None			2027	2002	25		2027	2027	425 SF	\$25	\$10,625	\$16,851
C3020 Floor Finishes	Carpet	Poor	Recarpet			2014	2002	10	1	2014	2014	145 SF	\$8	\$1,160	\$1,840
C3020 Floor Finishes C3020 Floor Finishes	Resilient Tile	Good Good	None			2022 2032	2002 2002	20 30		2022 2032	2022 2032	2,000 SF 150 SF	\$10 \$30	\$20,000	\$31,720 \$7,137
C3020 Floor Finishes C3030 Ceiling Finishes	Gyp.Bd	Good	None Repaint, with minor patching where required			2015	2002	10	2	2032	2032	2,340 SF	\$30 \$3	\$4,500 \$7,020	\$11,134
	5,6.55											2,2 10 01	,-	¥*,,===	¥==,== :
D. Services															
D20 Plumbing	Postroom Water Clasets and Laurteries	Cood	None			2022	2002	30		2022	2022				
D2010 Plumbing Fixtures D2020 Domestic Water Distribution	Restroom Water Closets and Lavatories Domestic Water Heater - electric	Good Fair	None None			2032 2017	2002 2002	10	4	2032 2017	2032 2017	1 EA	\$3,000		
D2040 Rain Water Drainage	Sheetmetal gutters	Not Observed	Replace with roof			2022	2002	30	9	2022	2022	220 LF	\$6	\$1,320	\$2,094
D30 HVAC															
D3020 Heat Generating Systems	FAU, in attic	Good	None			2017	2002	15		2017	2017	1 EA	\$2,000	\$2,000	\$3,172
D3040 Distribution Systems	EF-1, Custodial	Good	None			2017	2002	15		2017	2017	1 EA	\$700	\$700	\$1,110
D3040 Distribution Systems	EF-2, Restrooms	Good	None			2017	2002	15		2017	2017	1 EA	\$700	\$700	\$1,110
D3040 Distribution Systems	EF-3, Teen Space	Good	None			2017	2002	15		2017	2017	1 EA	\$700	\$700	\$1,110
D3040 Distribution Systems	EF-4, Drinking Fountain	Good	None			2017	2002	15		2017	2017	1 EA	\$700	\$700	\$1,110
D3060 Controls & Instrumentation	Not Observed	Not Observed	None			2017	2002	15		2017	2017	1 EA	\$300	\$300	\$476
D40 Fire Protection															
D4010 Fire Protection & Sprinkler Sys.	Yes	Good	None			2037	2002	35		2037	2037				
D50 Electrical															
D5010 Electrical Service & Dist.	Partial upgrade in 2002	Good	None		2	4 2020	2002	30	19	2032	2032				
D5020 Lighting & Branch Wiring	Linear fluorescent light fixtures	Good	Institute lamp replacement with low-watt lamps		3	6 2018	2002		5	2018	2018	500 SF	\$2	\$1,000	\$1,586
D5020 Lighting & Branch Wiring D5030 Communication & Security Sys.	Partial upgrade in 2002 Telephone and Data	Good Not part of survey scope	None Not part of survey scope	1	1	2									
23030 Communication & Security 3ys.	receptione and Data	Not part or survey scope	Not part of survey scope												
E. Equipment & Furnishings															
E20 Furnishings E2010 Fixed Furnishings	Library Furniture	Good	Refurbish after 10 years (from 2002)			2015	2002	10	2	2015	2015	2,340 GSF	\$3	\$5,850	\$9,278
E2010 Fixed Furnishings	Office Furniture	Good	Refurbish after 10 years (from 2002)			2017	2002	15	_	2017	2017	2,340 GSF	\$3 \$1	\$2,808	\$4,453
E2010 Fixed Furnishings	Custom Casework	Fair	Replace at end of service life			2017	2002	15		2017	2017	2,340 GSF	\$14	\$32,760	\$51,957
E2010 Fixed Furnishings	Metal Shelving	Good	None, supplement with 'Sustain' scope												
E2020 Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope												
F. Special Construction & Demolition															
G. Building Sitework															
														Totals	\$206.474

Totals:

\$306,474

Garfield Park

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

Size (SF): 2,340 Owner: City of Santa Cruz

 Stories:
 1
 Replacement Unit Cost: \$535/SF
 5 Year FCI: 0.19

 Year Built:
 1915
 Replacement Cost: \$1,250,000
 10Year FCI: 0.26

Building Systems

Uniformat Catego	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUR	RE													
B. SHELL														
B20 Exterior (Closure													
B2010	Exterior Walls	Stucco	Good. Repaired in 2002	Repaint					\$13,349					
B2011	Exterior Walls	Wood trim	Good. Repaired in 2002	Repaint					\$20,024					
B2020	Exterior Windows	Wood, Single Paned	Poor, Original windows are failing	Rebuild and reinstall	\$39,206									
B2030	Exterior Doors	Wood	Good. Repaired in 2002	Repaint covered under wood trim										
B30 Roofing														
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$1,338									
B3010	Roof Covering	Composition Shingle	Good. Replaced in 2002	Replace at end of life	, ,								\$42,248	
C Intovious														
C. Interiors C30 Interior F	inishes													
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required		\$64,147								
C3010	Wall Finishes	Ceramic Tile in Restrooms	Good	None		704,147								
C3020	Floor Finishes	Carpet	Poor	Recarpet	\$1,895									
C3020	Floor Finishes	Resilient	Good	None	71,033								\$41,268	
C3020	Floor Finishes	Tile	Good	None									341,208	
C3020	Ceiling Finishes	Gyp.Bd	Good	Repaint, with minor patching where required		\$11,913								
	0 1 11	-76		, , , , , , , , , , , , , , , , , , ,		, ,								
D. Services														
D20 Plumbing	B													
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Good	None										
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	None										
D2040	Rain Water Drainage	Sheetmetal gutters	Not Observed	Replace with roof									\$2,724	
D30 HVAC														
D3020	Heat Generating Systems	FAU, in attic	Good	None				\$3,603						
D3040	Distribution Systems	EF-1, Custodial	Good	None				\$1,261						
D3040	Distribution Systems	EF-2, Restrooms	Good	None				\$1,261						
D3040	Distribution Systems	EF-3, Teen Space	Good	None				\$1,261						
D3040	Distribution Systems	EF-4, Drinking Fountain	Good	None				\$1,261						
D3060	Controls & Instrumentation	Not Observed	Not Observed	None				\$541						
D40 Fire Prot	ection													
D4010		Yes	Good	None										
DE051														
D50 Electrical		Partial ungrado in 2002	Good	None										
D5010	Electrical Service & Dist.	Partial upgrade in 2002	Good	None					Ć4 0E4					
D5020 D5020	Lighting & Branch Wiring Lighting & Branch Wiring	Linear fluorescent light fixtures Partial upgrade in 2002	Good Good	Institute lamp replacement with low-watt lamps None					\$1,854					
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
			,,											
E. Equipment & F	-													
E20 Furnishin	=													
E2010	-	Library Furniture	Good	Refurbish after 10 years (from 2002)		\$9,928								
E2010	Fixed Furnishings	Office Furniture	Good	Refurbish after 10 years (from 2002)				\$5,059						
E2010	Fixed Furnishings	Custom Casework	Fair	Replace at end of service life				\$59,024						
E2010	Fixed Furnishings	Metal Shelving	Good	None, supplement with 'Sustain' scope										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Constru	uction & Demolition													
G. Building Sitew	ork				643.433	éar aga		A72 274	ćar 227				Anc 222	
					\$42,439	\$85,988		\$73,271	\$35,227				\$86,239	

Budget Planning Tool

Headq	uarters				ç		alue			.ق	_	<u>~</u>				
	TION ASSESSMENT	Last Survey Data /Fiscal Ve	nor), FV 2012		(CPC)	nen	ity va is use		(Yrs)	<u>=</u>	Yea	nd est o				
FACILITY CONDIT	TION ASSESSMENT	Last Survey Date (Fiscal Ye	ear): FY 2013		ţi	essr	Prior year i			Useful	wal	ara arlie				
Size (SF):	13,800	Owr	ner: County of Santa Cruz		Conditi	Ass	.2. If		e Life	J gr	ene	t Year wal Yea Ising ea dates)				
Stories:	1	Replacement Unit C	•	5 Year FCI: 0.06	a C	pact	ie if >		ξ	ä	Next R	io io ⊃ o		Estimate	ed Costs	
Year Built:	2008	Replacement C	Cost: \$6,330,000	10Year FCI: 0.11	ıysic	프	ar valu	led	d Se	Rem	ž	Budg Ren ar by ssibl				
					r Ph	tion	y y Ye riority n the	ıstal	icipate		ate	sed I			ı	Stimated Cost
Building Systems	s				rrent	Operat (IOA)	iority iority 24-Pric 2, then	ar T	ţġ	tential 's)	ţiġ	ority				with GC+OHP
Uniformat Categ	gory	Site Specific Description	Condition	Action	3	<u>9</u> S	Pri (20 (=2	, Ye	Ā	ع ۾	Ā	re Pri	Quantity Units	Unit Cost	Base Cost	Jan, 2013 Cost)
A. SUBSTRUCTUI	RE															
B. SHELL																
B20 Exterior B2010	Exterior Walls	Stucco	Good.	Repaint			2018	2008	10		2018	2018	2,700 SF	\$2	\$5,400	\$8,564
B2010	Exterior Fascia and Trim	Wood	Good.	Repaint			2018	2008	10		2018	2018	50 LF	\$2 \$3	\$3,400 \$150	\$238
52010	Exterior ruseia ana rrim		0000	перин			2010	2000	10		2010	2010	30 21	Ţ3	Ģ130	<i>\$250</i>
B30 Roofing																
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5	5	10 2014					2014	15,000 SF	\$0	\$5,250	\$8,327
B3010	Roof Covering	Foam	Good	Recommend performing a roof condition survey			2028	2008	20		2028	2028	15,000 SF			
C. Interiors																
C10 Interior (C1010	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Good	Pobuild restroom interior (walls floor partitions)			2023	2008	15		2023	2023	120 SF	\$100	\$12,000	\$19,032
C1010	Interior Construction	Restrooms 2nd Fl (wall, floor, partitions)	Good Good	Rebuild restroom interior (walls, floor, partitions) Rebuild restroom interior (walls, floor, partitions)			2023	2008	15		2023	2023	340 SF	\$100	\$12,000	\$53,924
C1010	interior construction	Restrooms 2nd 11 (wall, noor, partitions)	0000	Resulta restroom interior (walls, moor, partitions)			2023	2008	13		2023	2023	340 31	\$100	334,000	333,324
C30 Interior	Finishes															
C3010	Wall Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required			2018	2008	10		2018	2018	24,750 SF	\$3	\$74,250	\$117,761
C3020	Floor Finishes	Carpet	Fair	Recarpet			2018	2008	10		2018	2018	8,050 SF	\$8	\$64,400	\$102,138
C3020	Floor Finishes	Resilient	Good	None			2018	2008	10		2018	2018	4,650 SF	\$10	\$46,500	\$73,749
D. Services																
D10 Conveyi					_									40.000	40.000	40.400
D1010	Elevators	Hydraulic	Good	Perform elevator condition survey	2	3	5 2019					2019	1 EA	\$2,000	\$2,000	\$3,172
D20 Plumbin	ng															
D2020	-	Domestic Water Heater - gas	Good	Replace at end of lifecycle			2018	2008	10		2018	2018	1 EA	\$3,000	\$3,000	\$4,758
		3												, .,	, -,	, ,
D30 HVAC																
D3030	Cooling Generating Systems	HP-1	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	HP-2	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	HP-3	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3030		HP-4	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	HP-5	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3030 D3030	Cooling Generating Systems Cooling Generating Systems	HP-9 HP-10	Not Observed Not Observed	Replace at end of service life Replace at end of service life			2023 2023	2008 2008	15 15		2023 2023	2023 2023	1 EA 1 EA	\$8,000 \$8,000	\$8,000 \$8,000	\$12,688 \$12,688
D3030	Cooling Generating Systems Cooling Generating Systems	HP-11	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	HP-12	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	CU-1	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$8,000	\$8,000	\$12,688
D3040	Distribution Systems	EF-1	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	EF-2	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	EF-7	Not Observed	Replace at end of service life			2028	2008	20		2028	2028	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	EF-8	Not Observed	Replace at end of service life			2028	2008	20		2028	2028	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	EF-9	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems Terminal & Package Units	EF-10	Not Observed	Replace at end of service life			2023	2008	15		2023 2023	2023	1 EA	\$700	\$700 \$2,000	\$1,110
D3050 D3050	Terminal & Package Units Terminal & Package Units	FC-8 FC-2	Not Observed Not Observed	Replace at end of service life Replace at end of service life			2023 2023	2008 2008	15 15		2023	2023 2023	1 EA 1 EA	\$3,000 \$3,000	\$3,000 \$3,000	\$4,758 \$4,758
D3050	Terminal & Package Units	FC-2 FC-3	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758 \$4,758
D3050	Terminal & Package Units	FC-4	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758
D3050	Terminal & Package Units	FC-5	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758
D3050	Terminal & Package Units	FC-9	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758
D3050	Terminal & Package Units	FC-10	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758
D3050	Terminal & Package Units	FC-11	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758
D3050	Terminal & Package Units	FC-12	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758
D3050	Terminal & Package Units	FC-13	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$3,000	\$3,000	\$4,758

D50 Electrical

FACILITY CONDITION Size (SF): Stories: Year Built:		· ·	Owner: County of Santa Cruz Unit Cost: \$459/SF nent Cost: \$6,330,000	5 Year FCI: 0.06 10Year FCI: 0.11	Physical Condition (CPC) ons Impact Assessment	fear rity value if>2. If Priority value the next renewal year is used)	talled	ted Service Life (Yrs) I Remaining Useful Life	ted Next Renewal Year	d Budget Year es Renewal Year and ear by using earliest of possible dates)		Estimat	ed Costs	
Building Systems Uniformat Catego		Site Specific Description	Condition	Action	Current Operatic (IOA)	Priority Priority (2024-Prio	Year Inst	Anticipa Potentia (Yrs)	Anticipa	Propose (reconcil Priority \ the two	Quantity Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP (Jan, 2013 Cost)
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & F E20 Furnishin, E2010 E2010 E2020		Office Furniture Metal Shelving Not part of survey scope	Fair Good Not part of survey scope	Refurbish after 10 years None Not part of survey scope		2023	2008	15	2023	2023	13,800 GSF	\$1	\$16,560	\$26,264
F. Special Constru	ction & Demolition													
G. Building Sitewo	ork													
footnote 1: Work	on the building exterior is the respons	sibility of the City of Santa Cruz. Costs have	e been shown here for information, but exclude	d from the totals.									Totals:	\$609,516

Headquarters

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

13,800 Owner: County of Santa Cruz Size (SF):

Stories: Replacement Unit Cost: \$459/SF 5 Year FCI: **0.06** 1 Year Built: 10Year FCI: **0.11**

2008 Replacement Cost: \$6,330,000

Building	Systems
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Uniformat Catego	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTUR														
a. SUBSTRUCTUR	ic.													
B. SHELL														
B20 Exterior C	Closure													
B2010	Exterior Walls	Stucco	Good.	Repaint					\$10,012					
B2010	Exterior Fascia and Trim	Wood	Good	Repaint					\$278					
				·										
B30 Roofing														
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$8,576									
B3010	Roof Covering	Foam	Good	Recommend performing a roof condition survey										
C. Interiors														
C10 Interior C		5												ć25 200
C1010	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Good	Rebuild restroom interior (walls, floor, partitions)										\$25,389
C1010	Interior Construction	Restrooms 2nd FI (wall, floor, partitions)	Good	Rebuild restroom interior (walls, floor, partitions)										\$71,935
C30 Interior F	inishes													
C3010	Wall Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required					\$137,662					
C3020	Floor Finishes	Carpet	Fair	Recarpet					\$119,400					
C3020	Floor Finishes	Resilient	Good	None					\$86,213					
									, ,					
D. Services														
D10 Conveyin	ng Systems													
	Elevators	Hydraulic	Good	Perform elevator condition survey						\$3,813				
D20 Plumbing	3													
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Good	Replace at end of lifecycle					\$5,562					
D20 LIVA C														
D30 HVAC D3030	Cooling Generating Systems	HP-1	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-2	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-3	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-4	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-5	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-9	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-10	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-11	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	HP-12	Not Observed	Replace at end of service life										\$16,926
D3030	Cooling Generating Systems	CU-1	Not Observed	Replace at end of service life										\$16,926
D3040	Distribution Systems	EF-1	Not Observed	Replace at end of service life										\$1,481
D3040	Distribution Systems	EF-2	Not Observed	Replace at end of service life										\$1,481
D3040	Distribution Systems	EF-7	Not Observed	Replace at end of service life										
D3040	Distribution Systems	EF-8	Not Observed	Replace at end of service life										
D3040	Distribution Systems	EF-9	Not Observed	Replace at end of service life										\$1,481
D3040	Distribution Systems	EF-10	Not Observed	Replace at end of service life										\$1,481
D3050	Terminal & Package Units	FC-8	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-2	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-3	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-4	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-5	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-9	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-10	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-11	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-12	Not Observed	Replace at end of service life										\$6,347
D3050	Terminal & Package Units	FC-13	Not Observed	Replace at end of service life										\$6,347
D3030														
D3030														

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Budget Planning Tool

Headquarters

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

13,800 Owner: County of Santa Cruz Size (SF):

Replacement Unit Cost: \$459/SF 5 Year FCI: **0.06** Stories: 1 10Year FCI: **0.11** Year Built:

2008 Replacement Cost: \$6,330,000

Building Systems

Uniformat Category	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
D5030 Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & Furnishings E20 Furnishings													
E2010 Fixed Furnishings	Office Furniture	Fair	Refurbish after 10 years										\$35,036
E2010 Fixed Furnishings	Metal Shelving	Good	None										
E2020 Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Construction & Demolition													
G. Building Sitework													
footnote 1: Work on the building exterior is the responsi	ibility of the City of Santa Cruz. Costs have be	en shown here for information, but excluded from	the totals.					\$348,836	\$3,813				\$371,013

Budget Planning Tool

La Selva	Beach				Ç ţ	value sed)		.u	<u>_</u>	of				
FACILITY CONDITION		Last Survey Date (Fiscal Ye	ar): FY 2013		tion (CPC)	Priority va		(Yrs) seful Life	val Yea	ar and irliest				
, ,	,200		ner: City of Santa Cruz	F Voor FCh 0.4F	l Condii act Asso	if >2. If I		rvice Life aining Use	t Renev	et Year wal Year using ea dates)		Fatimat.	ad Costs	
Stories: 1 Year Built: 19	975	Replacement Unit C Replacement C		5 Year FCI: 0.15 10Year FCI: 0.22	Physical ons Impa	ear ity value ne next rr	alled	ž ž	ed Next	d Budget les Renew fear by us possible c		Estimate	ed Costs	
Building Systems					Current Phy Operations (IOA)	iority iority Y 324-Priori 2, then th	ear Inst	nticipated otential Re rs)	nticipat	oposec econcile iority Y ie two p				Estimated Cost with GC+OHP
Uniformat Category		Site Specific Description	Condition	Action	3 5 5	<u>7</u> 7	×	4 8 S	Ā	<u>ਸ਼ਿੰ</u> ਸਦ	Quantity Units	Unit Cost	Base Cost	Jan, 2013 Cost)
A. SUBSTRUCTURE A10 Foundations														
B. SHELL														
B20 Exterior Closu	ure													
B2010 Ex	xterior Walls	Wood siding	Fair	Repaint (1)	4 4	8 2016				2016	1,500 SF	\$3	\$4,500	\$7,137
B2010 Ex	xterior Fascia	Wood	Fair	Repaint (1)	4 4	8 2016				2016	275 LF	\$3	\$825	\$1,308
B30 Roofing														
	oof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey (1)	5 5	10 2014	4000			2014	2,200 SF	\$0	\$770	\$1,221
B3010 R	oof Covering	Asphalt Composition Shingle	Not Observed	Recommend performing a roof condition survey (1)		2015	1992	20 2	2015	2015	3,080 SF	\$8	\$24,640	\$39,079
C. Interiors														
C10 Interior Const		5		0.1.6.1		4 2020				2020	50.05	ć400	45.000	47.000
	nterior Construction nterior Doors	Restrooms 1st Fl (wall, floor) Swinging Doors	Good Good	Replace finishes None	2 2 3 3	4 2020 6 2018				2020 2018	50 SF 2 EA	\$100 \$500	\$5,000 \$1,000	\$7,930 \$1,586
C30 Interior Finish	h													
	vall Finishes	Painted Gyp Bd	Fair	Repaint, with minor patching where required	3 2	5 2019				2019	6,150 SF	\$3	\$18,450	\$29,262
	loor Finishes	Carpet	Fair	Recarpet	4 4	8 2016				2016	3,374 SF	\$8	\$26,992	\$42,809
	loor Finishes	Resilient	Fair	None	3 2	5 2019				2019	706 SF	\$10	\$7,060	\$11,197
C3030 Ce	eiling Finishes	Painted Gyp Bd and Wood Decking	Good	None	2 1	3 2021		6	2019	2019	2,600 SF	\$4	\$10,400	\$16,494
D. Services														
D20 Plumbing														
	lumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild								4=00	4=00	44.440
	omestic Water Distribution omestic Water Distribution	Instant Hot Water Heater - electric Instant Hot Water Heater - electric	Fair Fair	Replace at end of lifecycle Replace at end of lifecycle	3 3	6 2018 6 2018				2018 2018	1 EA 1 EA	\$700 \$700	\$700 \$700	\$1,110 \$1,110
D2020 D1	official water distribution	instant not water neater - electric	ı alı	Replace at end of mecycle	3 3	0 2018				2018	I LA	\$700	<i>\$700</i>	\$1,110
D30 HVAC												4	4	4
	leat Generating Systems leat Generating Systems	Recessed Wall Heater in Office Suspended Gas-fired space heater	Good Good	None None		2018 2018	1992 1992	20 5 20 5	2018 2018	2018 2018	1 EA 1 EA	\$1,500 \$1,500	\$1,500 \$1,500	\$2,379 \$2,379
D3020 Fi	leat Generating Systems	Suspended das-med space neater	Good	None		2016	1992	20 3	2016	2016	I EA	\$1,500	\$1,500	32,379
D50 Electrical														
	lectrical Service & Dist.	Original	Fair.	None										
	ighting & Branch Wiring	2x4 Fluorescent troffers	Fair. Upgrade opportunity for efficiency	Institute lamp replacement with low-watt lamps	3 3	6 2018				2018	2,200 SF	\$2	\$4,400	\$6,978
	ighting & Branch Wiring ommunication & Security Sys.	Not enough convenience pwr outlets Telephone and Data	Fair. Lots of extension cords in use Not part of survey scope	Additional outlets budgeted in 'Sustain' scope Not part of survey scope	4 5	9 2015				2015				
E. Equipment & Furnis	ishings													
E20 Furnishings														
_	ixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced						2016	2,200 GSF	\$12	\$26,400	\$41,870
	ixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced						2016	2,200 GSF	\$4	\$8,800	\$13,957
	ixed Furnishings	Custom Casework	Ready for replacement	Replace when flooring is replaced						2016	2,200 GSF	\$14	\$30,800	\$48,849
	ixed Furnishings 1ovable Furnishings	Metal Shelving Not part of survey scope	Fair Not part of survey scope	Supplement with 'Sustain' scope Not part of survey scope										
	-	part of sarvey scope		The part of survey scope										
F. Special Constructio	on & Demolition													
G. Building Sitework														

footnote 1: Work on the building exterior is the responsibility of Owner. Costs have been shown here for information, but excluded from the totals.

\$276,657

Totals:

La Selva Beach

Last Survey Date (Fiscal Year): FY 2013

Owner: City of Santa Cruz Size (SF): 2,200

footnote 1: Work on the building exterior is the responsibility of Owner. Costs have been shown here for information, but excluded from the totals.

5 Year FCI: **0.15** Replacement Unit Cost: \$535/SF Stories: 1 1975 Replacement Cost: \$1,180,000 10Year FCI: **0.22** Year Built:

Building Systems			6 Inc		51/ 204 4	FV 204F	FV 204.6	EV 2047	EV 2040	FV 2040	5V 2020	EV 2024	FV 2022	EV 2022
Uniformat Category		Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTURE														
A10 Foundations	S													
D CHEH														
B. SHELL B20 Exterior Clos	suro													
	Exterior Walls	Wood siding	Fair	Repaint (1)			\$7,872							
	Exterior Fascia	Wood	Fair	Repaint (1)			\$1,443							
							7-7:10							
B30 Roofing														
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey (1)	\$1,258									
B3010	Roof Covering	Asphalt Composition Shingle	Not Observed	Recommend performing a roof condition survey (1)		\$41,815								
C. Interiors														
C10 Interior Con														
	Interior Construction	Restrooms 1st Fl (wall, floor)	Good	Replace finishes					44.054		\$9,794			
C1020 I	Interior Doors	Swinging Doors	Good	None					\$1,854					
C30 Interior Finis	shas													
	Wall Finishes	Painted Gyp Bd	Fair	Repaint, with minor patching where required						\$35,173				
	Floor Finishes	Carpet	Fair	Recarpet			\$47,219			<i>333,173</i>				
	Floor Finishes	Resilient	Fair	None			Ų-1, L 13			\$13,459				
	Ceiling Finishes	Painted Gyp Bd and Wood Decking	Good	None						\$19,826				
	<u> </u>	,,												
D. Services														
D20 Plumbing														
D2010 I	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild										
	Domestic Water Distribution	Instant Hot Water Heater - electric	Fair	Replace at end of lifecycle					\$1,298					
D2020 I	Domestic Water Distribution	Instant Hot Water Heater - electric	Fair	Replace at end of lifecycle					\$1,298					
D30 HVAC	Heat Congrating Systems	Pagassad Wall Hapter in Office	Cond	Nama					ć2 7 01					
	Heat Generating Systems	Recessed Wall Heater in Office	Good Good	None None					\$2,781 \$2,781					
D3020 I	Heat Generating Systems	Suspended Gas-fired space heater	G000	None					\$2,761					
D50 Electrical														
	Electrical Service & Dist.	Original	Fair.	None										
	Lighting & Branch Wiring	2x4 Fluorescent troffers	Fair. Upgrade opportunity for efficiency	Institute lamp replacement with low-watt lamps					\$8,158					
	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & Furr	-													
E20 Furnishings														
	Fixed Furnishings	Library Furniture	Ready for replacement	Replace when flooring is replaced			\$46,183							
	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced			\$15,394 \$53,880							
	Fixed Furnishings Fixed Furnishings	Custom Casework Metal Shelving	Ready for replacement Fair	Replace when flooring is replaced Supplement with 'Sustain' scope			223,000							
	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
22020														
F. Special Constructi	on & Demolition													
G. Building Sitework	(
							64.53.535		640 470	600 450	40.704			

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Budget Planning Tool

\$162,676

\$18,170

\$68,458

\$9,794

Live Oak FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013 enewal Y by using ible date Size (SF): 13,500 Owner: County of Santa Cruz 5 Year FCI: 0.08 **Estimated Costs** Stories: 1 Replacement Unit Cost: \$485/SF 2006 Replacement Cost: \$6,550,000 10Year FCI: **0.17** Year Built: **Estimated Cost Building Systems** with GC+OHP **Uniformat Category** Site Specific Description Condition Action Quantity Units Unit Cost Base Cost (Jan, 2013 Cost) A. SUBSTRUCTURE B. SHELL B10 Superstructure B1010 Floor Constructions Raised access floor (ground floor) Not Observed 2081 2006 75 2081 2081 None B1010 Floor Constructions Wood floor (second floor) Not Observed None 2081 2006 75 2081 2081 B1020 Roof Construction 2081 2006 75 2081 2081 Wood Not Observed None **B20 Exterior Closure** B2010 Exterior Walls Stucco Good. Repaint 2016 2006 10 2016 2016 6,800 SF \$2 \$13,600 \$21,570 2006 \$2 B2010 Exterior Walls Wood siding Good. Repaint 2016 10 2016 2016 2,200 SF \$4,400 \$6,978 2006 10 \$3 B2010 Good 2016 2016 1,400 SF \$4,200 \$6,661 Exterior Fascia and Trim Wood Repaint 2016 **B30** Roofing B3010 **Roof Covering** Roof condition survey N/A Recommend performing a roof condition survey 5 5 10 2014 2014 13,500 SF \$0 \$4,725 \$7,494 Roof Covering 17,030 SF \$119,210 \$189,067 B3010 1 1 2 2026 2006 20 2026 2026 \$7 Asphalt Composition Shingle Good Recommend performing a roof condition survey C. Interiors **C10 Interior Construction** C1010 Interior Construction Restrooms 1st FI (wall, floor, partitions) Good Rebuild restroom interior (walls, floor, partitions) 1 1 2 2021 2006 15 2021 2021 319 SF \$100 \$31,900 \$50.593 C20 Staircases C2010 Stair Construction Interior, steel Good C2010 Stair Construction Exterior, concrete Good None C2020 Stair Finishes Interior resilient Good None 2021 2006 15 2021 2021 120 SF \$10 \$1.200 \$1,903 C2020 Stair Finishes Exterior, concrete Good None **C30 Interior Finishes** C3010 Wall Finishes Painted Gyp Bd Good Repaint, with minor patching where required 2 4 2020 2020 16,300 SF \$3 \$48,900 \$77,555 C3010 Wall Finishes Stained Wood Trim Good Refinish, with minor patching where required 2 4 2020 2020 16,300 SF \$3 \$48,900 \$77,555 C3020 Fair 6 2018 2018 8,200 SF \$8 \$65,600 \$104,042 Floor Finishes Carpet Recarpet 3 C3020 Floor Finishes Resilient Good 2 2 4 2020 2020 3,250 SF \$10 \$32,500 \$51,545 C3020 Floor Finishes Good Entry, see Int.Restroom Construction for RR 1 1 2 230 SF \$30 \$6,900 \$10,943 C3030 Ceiling Finishes Painted Gyp Bd Good 2 2 4 2020 2020 10,920 SF \$4 \$43,680 \$69,276 Repaint, with minor patching where required D. Services **D10 Conveying Systems** D1010 Elevators Hvdraulic Good Perform elevator condition survey 2 2 4 2020 2020 1 EA \$2,000 \$2,000 \$3,172 D20 Plumbing D2020 **Domestic Water Distribution** Domestic Water Heater - electric Fair Replace at end of lifecycle 6 2018 2018 1 EA \$3,000 \$3,000 \$4,758 D2030 Sanitary Waste Not Observed Not Observed Replace sanitary waste lines (per fixture) D2040 Rain Water Drainage Roof Drainage Not Observed None D2050 Special Plumbing Systems None None None D30 HVAC Not Observed D3030 Cooling Generating Systems AHU-1 Replace at end of service life 2031 2006 25 2031 2031 1 EA \$60,000 \$60,000 \$95,160 D3030 **Cooling Generating Systems** FCU-1 and CU-1 Not Observed Replace at end of service life 2021 2006 15 2021 2021 1 EA \$8,000 \$8,000 \$12,688 D3030 **Cooling Generating Systems** FCU-2 and CU-2 Not Observed Replace at end of service life 2021 2006 15 2021 2021 1 EA \$8,000 \$8,000 \$12,688 D3030 **Cooling Generating Systems** FCU-3 and CU-3 Not Observed Replace at end of service life 2021 2006 15 2021 2021 1 EA \$8,000 \$8,000 \$12,688 FCU-4 and CU-4 2021 2006 15 2021 \$8,000 \$12,688 D3030 **Cooling Generating Systems** Not Observed Replace at end of service life 2021 1 EA \$8,000 D3040 Distribution Systems EF-1 Not Observed Replace at end of service life 2021 2006 15 2021 2021 1 EA \$700 \$700 \$1.110 2006 D3040 **Distribution Systems** EF-2 Not Observed Replace at end of service life 2021 15 2021 2021 1 EA \$700 \$700 \$1,110

Replace at end of service life

2021

2021

2021

2021

2006

2006

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2021

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\$700

\$1,110

\$1,110

\$1 110

\$1,110

Distribution Systems

Distribution Systems

Distribution Systems

Distribution Systems

EF-3

EF-4

EF-5

EF-6

Not Observed

Not Observed

Not Observed

Not Observed

D3040

D3040

D3040

D3040

FACILITY CONDITORSIZE (SF): Stories: Year Built:	13,500 1 2006	Last Survey Date (Fiscal Ye Own Replacement Unit Co Replacement Co	er: County of Santa Cruz ost: \$485/SF	5 Year FCI: 0.08 10Year FCI: 0.17	ysical Condition (CPC) s Impact Assessment	ar y value if >2. If Priority value : next renewal year is used)	pel	d Service Life (Yrs) Remaining Useful Life	d Next Renewal Year	Budget Year Senewal Year and ar by using earliest of ossible dates)		Estimate	d Costs	
Building Systems Uniformat Catego		Site Specific Description	Condition	Action	Current Ph Operation (IOA)	Priority Priority Yea (2024-Priority <-=2, then the r	Year Insta	Anticipate Potential I (Yrs)	Anticipate	Proposed E (reconciles Priority Yea the two po	Quantity Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP (Jan, 2013 Cost)
D3040 D3050 D3080 D3090 D3090 D3090 D50 Electrica D5030 E. Equipment & F E20 Furnishin E2010 E2010 E2010 E2010 E2010	Communication & Security Sys.	EF-7 VAV boxes Retrocommissioning for energy efficiency VFD-AC1S (AHU-1 Supply Fan, 20HP) VFD-AC1S (AHU-1 Exhaust Fan, 7.5HP) VFD-AC1S (HWP-1, 5HP) VFD-AC1S (HWP-2, 5HP) Telephone and Data Library Furniture Office Furniture Custom Casework Metal Shelving Not part of survey scope	Not Observed Not Observed HVAC expensive to operate Not Observed Not Observed Not Observed Not Observed Not Observed Not part of survey scope Fair Good Fair Good Not part of survey scope	Replace at end of service life Replace at end of service life Commission study, retrocommission HVAC Replace at end of service life Not part of survey scope Refurbish after 10years (from 2006) Refurbish portion not included in 'Sustain' scope Minor reorganization and repair Not part of survey scope	5 5	2021 2031 10 2014 2023 2023 2023 2023 2023	2006 2006 2006 2006 2006 2006 2006	15 25 17 17 17 17	2021 2031 2023 2023 2023 2023 2023	2021 2031 2014 2023 2023 2023 2023 2023 2023 2018 2018 2018	1 EA 13 EA 13,500 SF 1 EA 1 EA 1 EA 1 EA 1 EA 1 EA	\$700 \$2,000 \$2,000 \$6,500 \$5,500 \$5,500 \$1,500	\$700 \$26,000 \$27,000 \$10,000 \$6,500 \$5,500 \$5,500 \$16,200 \$81,000 \$6,750	\$41,236 \$42,822 \$15,860 \$10,309 \$8,723 \$8,723 \$53,528 \$25,693 \$128,466
F. Special Constru G. Building Sitew G20 Site Impi G2020 G2020		AC Paving Parking lot striping	Fair Fair	Patch and repair cracking, reseal Restripe parking lot when it is resealed		2016 2016	2006 2006	10 10	2016 2016	2016 2016	18,000 SF 60 EA	\$3 \$50	\$54,000 \$3,000 Totals:	. ,

Live Oak

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

Size (SF): 13,500 Owner: County of Santa Cruz

 Stories:
 1
 Replacement Unit Cost: \$485/\$F
 5 Year FCI: 0.08

 Year Built:
 2006
 Replacement Cost: \$6,550,000
 10 Year FCI: 0.17

FCI: 0.08 Budget Planning Tool

Building	Systems
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Uniformat Catego		Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
	•	Site Specific Description	Condition	ACTOR	112014	11 2013	112010	112017	112010	112013	11 2020	112021	11 2022	11 2023
A. SUBSTRUCTUR	RE													
B. SHELL														
B10 Superstr	ucture													
B1010		Raised access floor (ground floor)	Not Observed	None										
B1010	Floor Constructions	Wood floor (second floor)	Not Observed	None										
B1020	Roof Construction	Wood	Not Observed	None										
B20 Exterior	Closure													
B2010	Exterior Walls	Stucco	Good.	Repaint			\$23,791							
B2010	Exterior Walls	Wood siding	Good.	Repaint			\$7,697							
B2010	Exterior Fascia and Trim	Wood	Good	Repaint			\$7,347							
B30 Roofing	D (0 :	D (19)	21/2		ć7.740									
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$7,719									
B3010	Roof Covering	Asphalt Composition Shingle	Good	Recommend performing a roof condition survey										
C. Interiors														
C10 Interior (Construction													
	Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Good	Rebuild restroom interior (walls, floor, partitions)								\$64,152		
C20 Staircase	es													
C2010	Stair Construction	Interior, steel	Good	None										
C2010	Stair Construction	Exterior, concrete	Good	None										
C2020	Stair Finishes	Interior, resilient	Good	None								\$2,413		
C2020	Stair Finishes	Exterior, concrete	Good	None										
C30 Interior F														
C3010	Wall Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required							\$95,781			
C3010	Wall Finishes	Stained Wood Trim	Good	Refinish, with minor patching where required							\$95,781			
C3020	Floor Finishes	Carpet	Fair	Recarpet					\$121,625		¢62.650			
C3020	Floor Finishes	Resilient	Good	None	Ć11 272						\$63,658			
C3020 C3030	Floor Finishes Ceiling Finishes	Tile	Good Good	Entry, see Int.Restroom Construction for RR	\$11,272						\$85,556			
C3030	Cennig Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required							\$65,550			
D. Services														
D10 Conveyir	ng Systems													
	Elevators	Hydraulic	Good	Perform elevator condition survey							\$3,917			
D20 Plumbin	g													
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	Replace at end of lifecycle					\$5,562					
D2030	Sanitary Waste	Not Observed	Not Observed	Replace sanitary waste lines (per fixture)										
	Rain Water Drainage	Roof Drainage	Not Observed	None										
D2050	Special Plumbing Systems	None	None	None										
D20111/40														
D30 HVAC D3030	Cooling Generating Systems	AHU-1	Not Observed	Replace at end of service life										
D3030	Cooling Generating Systems	FCU-1 and CU-1	Not Observed	Replace at end of service life								\$16,088		
D3030	Cooling Generating Systems	FCU-2 and CU-2	Not Observed	Replace at end of service life								\$16,088		
D3030	Cooling Generating Systems	FCU-3 and CU-3	Not Observed	Replace at end of service life								\$16,088		
D3030	Cooling Generating Systems	FCU-4 and CU-4	Not Observed	Replace at end of service life								\$16,088		
D3040	Distribution Systems	EF-1	Not Observed	Replace at end of service life								\$1,408		
D3040	Distribution Systems	EF-2	Not Observed	Replace at end of service life								\$1,408		
D3040	Distribution Systems	EF-3	Not Observed	Replace at end of service life								\$1,408		
D3040	Distribution Systems	EF-4	Not Observed	Replace at end of service life								\$1,408		
D3040	Distribution Systems	EF-5	Not Observed	Replace at end of service life								\$1,408		
D3040	Distribution Systems	EF-6	Not Observed	Replace at end of service life								\$1,408		
	,											. ,		

Live Oak

FACILITY CONDITION ASSESSMENT Last Survey Date (Fiscal Year): FY 2013

Size (SF): 13,500 Owner: County of Santa Cruz

 Stories:
 1
 Replacement Unit Cost: \$485/\$F
 5 Year FCI: 0.08

 Year Built:
 2006
 Replacement Cost: \$6,550,000
 10 Year FCI: 0.17

Building Systems

Uniformat Catego	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
D3040	Distribution Systems	EF-7	Not Observed	Replace at end of service life								\$1,408		
D3050	Terminal & Package Units	VAV boxes	Not Observed	Replace at end of service life										
D3080	Systems Testing & Balancing	Retrocommissioning for energy efficiency	HVAC expensive to operate	Commission study, retrocommission HVAC	\$44,107									
D3090	Other HVAC Equipment	VFD-AC1S (AHU-1 Supply Fan, 20HP)	Not Observed	Replace at end of service life										\$21,157
D3090	Other HVAC Equipment	VFD-AC1S (AHU-1 Exhaust Fan, 7.5HP)	Not Observed	Replace at end of service life										\$13,752
D3090	Other HVAC Equipment	VFD-AC1S (HWP-1, 5HP)	Not Observed	Replace at end of service life										\$11,636
D3090	Other HVAC Equipment	VFD-AC1S (HWP-2, 5HP)	Not Observed	Replace at end of service life										\$11,636
D50 Electrical	I													
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
E. Equipment & F	urnishings													
E20 Furnishin	ngs													
E2010	Fixed Furnishings	Library Furniture	Fair	Refurbish after 10years (from 2006)					\$62,574					
E2010	Fixed Furnishings	Office Furniture	Good	Refurbish after 10years (from 2006)								\$32,579		
E2010	Fixed Furnishings	Custom Casework	Fair	Refurbish portion not included in 'Sustain' scope					\$150,177					
E2010	Fixed Furnishings	Metal Shelving	Good	Minor reorganization and repair					\$12,515					
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Constru	uction & Demolition													
G. Building Sitew	ork													
G20 Site Impi	rovements													
G2020	Parking Lots	AC Paving	Fair	Patch and repair cracking, reseal			\$94,465							
G2020	Parking Lots	Parking lot striping	Fair	Restripe parking lot when it is resealed			\$5,248							
					\$63,097		\$138,549		\$352,452		\$344,694	\$173,352		\$58,182

Budget Planning Tool

Cootto Vollor					ā								
Scotts Valley				on (CPC)	ty valu	ē	Life	rear	nd st of				
FACILITY CONDITION ASSESSMENT	Last Survey Date (Fiscal Ye	ear): FY 2013		tion	Priori	(Vrs.		wal	ar ar arliee				
Size (SF): 13,150	Owi	ner: City of Scotts Valley		Condi ct Ass	>2. If ewal y	<u> </u>	n gu	Rene	Year val Yea sing ea dates)				
Stories: 1	Replacement Unit C	Cost: \$485/SF	5 Year FCI: 0.00	pad pad	ue if:		aini	Next F	e us e		Estimat	ed Costs	
Year Built: 2011	Replacement C	Cost: \$6,380,000	10Year FCI: 0.15	Physic ons Im	ear ty valu	lled &	Rem		Bu s R sar				
Building Systems				at iž	ority ority Yo 24-Priori , then th	Insta	ntial	ticipated	osed incile ity Ye wo po				Estimated Cost
Uniformat Category	Site Specific Description	Condition	Action	Curre Opera (IOA)	Priority Priority (2024-Pric	Year	Pote (Yrs)	Antio	Prop (recc Prior the t	Quantity Units	Unit Cost		with GC+OHP (Jan, 2013 Cost)
A. SUBSTRUCTURE													
B. SHELL													
B10 Superstructure	Name	Not Observed	Mana										
B1010 Floor Constructions	None	Not Observed	None										
B1020 Roof Construction	Wood	Good	None										
B20 Exterior Closure													
B2010 Exterior Walls	CMU	Good.	Repaint		2021	2011 10)	2021	2021	8,500 SF	\$2	\$17,000	\$26,962
B30 Roofing													
B3010 Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5 5	10 2014				2014	13,150 SF	\$0	\$4,603	\$7,300
B3010 Roof Covering	Single-Ply Roofing	Fair	Recommend performing a roof condition survey		2021	2001 20)	2021	2021	13,150 SF	\$7	\$92,050	\$145,991
C Interior													
C. Interiors C10 Interior Construction													
C1010 Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Good	Rebuild restroom interior (walls, floor, partitions)	1 1	2 2026	2011 1	5	2026	2026	600 SF	\$100	\$60,000	\$95,160
GIGIO III.CENON GONDAI GONON	nestrooms 130 m (wan, noon, partitions,	3004	nesana restroom meeror (mans, neer, parations,		2 2020	2011		2020		555 5.	Ų100	ψου,ουσ	\$33,200
C20 Staircases													
C2020 Stair Finishes	None	None	None		2021	2006 1	5	2021	2021	120 SF	\$10	\$1,200	\$1,903
C30 Interior Finishes													
C3010 Wall Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required		2021	2011 1		2021	2021	30,000 SF	\$3	\$90,000	\$142,740
C3010 Wall Finishes	Painted CMU	Good	Repaint, with minor patching where required		2021	2011 10		2021	2021	2,000 SF	\$3	\$6,000	\$9,516
C3020 Floor Finishes	Carpet	Good	Recarpet		2021	2011 10		2021	2021	10,500 SF	\$8	\$84,000	\$133,224
C3020 Floor Finishes	Rubber Flooring	Good	Replace at end of lifecycle		2021	2011 10		2021	2021	3,250 SF	\$10	\$32,500	\$51,545
C3030 Ceiling Finishes C3030 Ceiling Finishes	Painted Gyp Bd Painted Existing Clg	Good Good	Repaint, with minor patching where required Repaint, with minor patching where required		2021 2021	2011 10 2011 10		2021 2021	2021 2021	1,400 SF 9,500 SF	\$4 \$4	\$5,600 \$38,000	\$8,882 \$60,268
C3030 Ceiling Fillisties	rainted Existing Cig	Good	Repairt, with minor patering where required		2021	2011 10	,	2021	2021	3,300 31	74	338,000	300,208
D. Services													
D10 Conveying Systems													
D1010 Elevators	None	None	None										
D20 Plumbing											40.000	40.000	4. ==0
D2020 Domestic Water Distribution	Domestic Water Heater - gas	Good	Replace at end of lifecycle		2021	2011 10		2021	2021	1 EA	\$3,000	\$3,000	\$4,758
D2020 Domestic Water Distribution	Domestic Water - HW pump	Good	Replace at end of lifecycle		2041	2011 30	J	2041	2041	1 EA	\$800	\$800	\$1,269
D30 HVAC													
D3030 Cooling Generating Systems	AHU-1 Package Unit	Fair	Replace at end of service life		2027	2002 2	5	2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3030 Cooling Generating Systems	AHU-2 Package Unit	Fair	Replace at end of service life		2027	2002 2		2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3030 Cooling Generating Systems	AHU-3 Package Unit	Fair	Replace at end of service life		2027	2002 2	5	2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3030 Cooling Generating Systems	AHU-4 Package Unit	Fair	Replace at end of service life		2027	2002 2	5	2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3030 Cooling Generating Systems	AHU-5 Package Unit	Fair	Replace at end of service life		2027	2002 2	5	2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3030 Cooling Generating Systems	AHU-6 Package Unit	Fair	Replace at end of service life		2027	2002 2		2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3030 Cooling Generating Systems	FC-1 Split System	Good	Replace at end of service life		2027	2002 2		2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3030 Cooling Generating Systems	FC-2 Split System	Good	Replace at end of service life		2027	2002 25		2027	2027	1 EA	\$8,000	\$8,000	\$12,688
D3040 Distribution Systems D3040 Distribution Systems	EF-1 EF-2	Not Observed Not Observed	Replace at end of service life Replace at end of service life		2031 2031	2011 20 2011 20		2031 2031	2031 2031	1 EA 1 EA	\$4,000 \$4,000	\$4,000 \$4,000	\$6,344 \$6,344
D3040 Distribution Systems D3040 Distribution Systems	EF-2 EF-3	Not Observed Not Observed	Replace at end of service life Replace at end of service life		2031	2011 20		2031	2031	1 EA 1 EA	\$4,000	\$4,000 \$4,000	\$6,344 \$6,344
D3040 Distribution Systems D3040 Distribution Systems	EF-4	Not Observed Not Observed	Replace at end of service life Replace at end of service life		2031	2011 20		2031	2031	1 EA	\$4,000 \$700	\$4,000 \$700	\$6,344 \$1,110
D3040 Distribution Systems	EF-5	Not Observed	Replace at end of service life		2031	2011 20		2031	2031	1 EA	\$700	\$700	\$1,110
,			,								,	,	. , ==
D50 Electrical													
D5010 Electrical Service & Dist.	Rooftop Panel for AHU	Poor	Replace	5 5	10 2014				2014	1 EA	\$5,000	\$5,000	\$7,930
D5010 Electrical Service & Dist.	Rooftop wiring for AHU	Fair, Alum wiring has some issues	Replace with AHU	3 3	6 2018		14	2027	2027	6 EA	\$2,000	\$12,000	\$19,032
D5020 Lighting & Branch Wiring	Fluorescent light fixtures	Good	None										
D5020 Lighting & Branch Wiring	Convenience Power	Good	None										

Scotts	Valley				(CPC)	y value used)		s) Life	ē	of				
FACILITY CONDIT	ION ASSESSMENT	Last Survey Date (I	Fiscal Year): FY 2013		lition (C	f Priority year is u		Life (Yrs) g Useful Li	ewal Ye	r ear and earliest				
Size (SF): Stories: Year Built:	13,150 1 2011	'	Owner: City of Scotts Valley at Unit Cost: \$485/SF ement Cost: \$6,380,000	5 Year FCI: 0.00 10Year FCI: 0.15	hysical Conc Is Impact As	ear :y value if >2. I e next renewal	lled	d Service Li	d Next Ren	Budget Year s Renewal Yerar sar by using e		Estimate	ed Costs	
Building Systems Uniformat Categ		Site Specific Description	Condition	Action	Current Pl Operation (IOA)	Priority Priority Ye (2024-Priorit <=2, then th	Year Insta	Anticipate Potential (Yrs)	Anticipate	Proposed (reconcile: Priority Ye the two po	Quantity Units	Unit Cost		Estimated Cost with GC+OHP (Jan, 2013 Cost)
D5030 D5040	Communication & Security Sys. Special Electrical Systems	Telephone and Data None	Not part of survey scope None	Not part of survey scope None										
D5090	Other Electrical Systems	None	None	None										
E. Equipment & F	· ·													
E20 Furnishir E2010 E2010 E2010 E2010 E2020	Fixed Furnishings Fixed Furnishings Fixed Furnishings Fixed Furnishings Fixed Furnishings Movable Furnishings	Library Furniture Office Furniture Custom Casework Metal Shelving Not part of survey scope	Good Good Good Not part of survey scope	Refurbish after 10 years (from 2011) Refurbish after 10 years (from 2011) Refurbish after 10 years (from 2011) None Not part of survey scope		2021 2021 2021	2011 2011 2011	10 10 10	2021 2021 2021	2021 2021 2021	13,150 GSF 13,150 GSF 13,150 GSF	\$3 \$1 \$1	\$32,875 \$15,780 \$15,780	\$25,027
F. Special Constru	uction & Demolition													
G. Building Sitew G20 Site Imp	rovements													
G2020 G2020	Parking Lots Parking Lots	AC Paving Parking lot striping	Good Good	Patch and repair cracking, reseal Restripe parking lot when it is resealed		2021 2021	2011 2011	10 10	2021 2021	2021 2021	9,900 SF 60 EA	\$3 \$50	\$29,700 \$3,000	
												_	Totals:	\$993,292

Scotts Valley FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Owner: City of Scotts Valley Size (SF): 13,150

5 Year FCI: **0.00** Replacement Unit Cost: \$485/SF Stories: 1

2011 Replacement Cost: \$6,380,000 10Year FCI: **0.15** Year Built:

Building Systems	Site Specific Description	Condition	Action	EV 2014	EV 2015	EV 2016	EV 2017	EV 2010	EV 3010	EV 2020	EV 2024	EV 2022	EV 2022
Uniformat Category	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
A. SUBSTRUCTURE													
B. SHELL													
B10 Superstructure													
B1010 Floor Constructions	None	Not Observed	None										
B1020 Roof Construction	Wood	Good	None										
B20 Exterior Closure													
B2010 Exterior Walls	CMU	Good.	Repaint								\$34,188		
											75 1,255		
B30 Roofing													
B3010 Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$7,519									
B3010 Roof Covering	Single-Ply Roofing	Fair	Recommend performing a roof condition survey								\$185,117		
C. Interiors													
C10 Interior Construction													
C1010 Interior Construction	Restrooms 1st FI (wall, floor, partitions)	Good	Rebuild restroom interior (walls, floor, partitions)										
C20 Staircases													
C2020 Stair Finishes	None	None	None								\$2,413		
C30 Interior Finishes													
C3010 Wall Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required								\$180,994		
C3010 Wall Finishes	Painted CMU	Good	Repaint, with minor patching where required								\$12,066		
C3020 Floor Finishes	Carpet	Good	Recarpet								\$168,928		
C3020 Floor Finishes	Rubber Flooring	Good	Replace at end of lifecycle								\$65,359		
C3030 Ceiling Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required								\$11,262		
C3030 Ceiling Finishes	Painted Existing Clg	Good	Repaint, with minor patching where required								\$76,420		
D. Comisso													
D. Services D10 Conveying Systems													
D1010 Elevators	None	None	None										
D20 Plumbing													
D2020 Domestic Water Distribution	Domestic Water Heater - gas	Good	Replace at end of lifecycle								\$6,033		
D2020 Domestic Water Distribution	Domestic Water - HW pump	Good	Replace at end of lifecycle										
D30 HVAC													
D3030 Cooling Generating Systems	AHU-1 Package Unit	Fair	Replace at end of service life										
D3030 Cooling Generating Systems	AHU-2 Package Unit	Fair	Replace at end of service life										
D3030 Cooling Generating Systems	AHU-3 Package Unit	Fair	Replace at end of service life										
D3030 Cooling Generating Systems	AHU-4 Package Unit	Fair	Replace at end of service life										
D3030 Cooling Generating Systems	AHU-5 Package Unit	Fair	Replace at end of service life										
D3030 Cooling Generating Systems	AHU-6 Package Unit	Fair	Replace at end of service life										
D3030 Cooling Generating Systems	FC-1 Split System	Good	Replace at end of service life										
D3030 Cooling Generating Systems	FC-2 Split System	Good	Replace at end of service life										
D3040 Distribution Systems	EF-1	Not Observed	Replace at end of service life										
D3040 Distribution Systems	EF-2	Not Observed	Replace at end of service life										
D3040 Distribution Systems	EF-3	Not Observed	Replace at end of service life										
D3040 Distribution Systems	EF-4	Not Observed	Replace at end of service life										
D3040 Distribution Systems	EF-5	Not Observed	Replace at end of service life										
D50 Electrical													
555 Electrical													

Replace

None

None

Replace with AHU

Fair, Alum wiring has some issues

Good

Good

\$8,168

D5010 Electrical Service & Dist.

D5010 Electrical Service & Dist.

D5020 Lighting & Branch Wiring

D5020 Lighting & Branch Wiring

Rooftop Panel for AHU

Rooftop wiring for AHU

Fluorescent light fixtures

Convenience Power

Budget Planning Tool

Scotts Valley
FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

13,150 Owner: City of Scotts Valley Size (SF):

5 Year FCI: **0.00** Replacement Unit Cost: \$485/SF Stories: 1 10Year FCI: **0.15** Year Built:

2011 Replacement Cost: \$6,380,000

Building Systems

Uniformat Catego	ory	Site Specific Description	Condition	Action	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope	Not part of survey scope										
D5040	Special Electrical Systems	None	None	None										
D5090	Other Electrical Systems	None	None	None										
E. Equipment & F	urnishings													
E20 Furnishin	gs													
E2010	Fixed Furnishings	Library Furniture	Good	Refurbish after 10 years (from 2011)								\$66,113		
E2010	Fixed Furnishings	Office Furniture	Good	Refurbish after 10 years (from 2011)								\$31,734		
E2010	Fixed Furnishings	Custom Casework	Good	Refurbish after 10 years (from 2011)								\$31,734		
E2010	Fixed Furnishings	Metal Shelving	Good	None										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope	Not part of survey scope										
F. Special Constru	uction & Demolition													
G. Building Sitew	ork													
G20 Site Impr	rovements													
G2020	Parking Lots	AC Paving	Good	Patch and repair cracking, reseal								\$59,728		
G2020	Parking Lots	Parking lot striping	Good	Restripe parking lot when it is resealed								\$6,033		

\$15,686

Budget Planning Tool

\$938,124

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Page 41 of 41 Printed on 5/7/2013