

# Downtown

## FACILITY 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** 5 Year FCI: **0.26**  
 Year Built: **1968** Replacement Cost: **\$21,340,000** 10Year FCI: **0.38**

### Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)		Operations Impact Assessment		Priority	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Estimated Costs				
				(OA)	Priority	(OA)	Priority						Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP (Jan, 2013 Cost)
<b>A. SUBSTRUCTURE</b>																	
<b>B. SHELL</b>																	
<b>B20 Exterior Closure</b>																	
B2010	Exterior Walls	Masonry	Good.	None													
B2020	Exterior Windows	Metal framed	Fair. Some interior window sills show evidence 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													
<b>B30 Roofing</b>																	
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5	5	10	2014									
B3010	Roof Covering	Built Up Roof	1st Fl roof observed via 2nd Fl. Windows	Recommend performing a roof condition survey	2	2	4	2020		8	2021	2014	44,000 SF	\$0	\$15,400	\$24,424	
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	9,100 SF	\$8	\$72,800	\$115,461
B3010	Roof Covering	Roof	Stained ceiling tiles indicate roof leak	Recommend performing a roof condition survey	5	5	10	2014				2023	2023	30,000 SF	\$20	\$600,000	\$951,600
B3020	Roof Openings		Not Observed (1)	Recommend performing a roof condition survey								2014					
<b>C. Interiors</b>																	
<b>C10 Interior Construction</b>																	
C1010	Partitions	Metal Stud with Gyp	Good	None													
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)	4	4	8	2016				2016	601 SF	\$300	\$180,300	\$285,956	
C1011	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	6	2018				2018	10 EA	\$500	\$5,000	\$7,930	
<b>C20 Staircases</b>																	
C2010	Stair Construction	Steel stringer with concrete treads	Good	None	1	1	2										
C2020	Stair Finishes	Carpet	Poor	Recarpet	5	4	9	2015	2000	10	2	2015	2015	320 SF	\$8	\$2,560	\$4,060
<b>C30 Interior Finishes</b>																	
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					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	30	2030	2030	1,063 SF	\$30	\$31,890	\$50,578	
C3030	Ceiling Finishes	ACT System	Fair	None					2020	20	2020	2020	38,500 SF	\$7	\$269,500	\$427,427	
<b>D. Services</b>																	
<b>D10 Conveying Systems</b>																	
D1010	Elevators	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
<b>D20 Plumbing</b>																	
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild	3	3	6	2018		30	2	2015	2015				
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Fair	Replace at end of lifecycle	3	3	6	2018				2018	1 EA	\$3,000	\$3,000	\$4,758	
D2030	Sanitary Waste	2nd Fl waste lines in 1st Fl ceiling	Poor, leaking (1)	Replace sanitary waste lines (per fixture)	5	5	10	2014	1967	50	1	2014	2014	18 EA	\$1,500	\$27,000	\$42,822
D2040	Rain Water Drainage	Roof Drainage	Not Observed	None													
<b>D30 HVAC</b>																	
D3010	Energy Supply	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	3	4	7	2017				2017	1 EA	\$8,000	\$8,000	\$12,688	
D3030	Cooling Generating Systems	Split System for Computer Room	Good	Replace at end of life	3	4	7	2017				2017	1 EA	\$8,000	\$8,000	\$12,688	
D3040	Distribution Systems	Articulating supply/return louver system	Poor. Staff indicates end of life	Replace with Supply Fans, including tie-in to control system.	4	4	8	2016				2016	250 SF	\$120	\$30,000	\$47,580	
D3040	Distribution Systems	Ductwork	Poor. Staff indicates ventilation issues	Repair as required by TAB	4	5	9	2015				2015	44,000 SF	\$5	\$220,000	\$348,920	
D3040	Distribution Systems	S-1, Main Supply Fan	Fair	Replace	4	4	8	2016				2016	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	20	1	2014	2014	1 EA	\$4,000	\$4,000	\$6,344

# Downtown

## FACILITY 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** 5 Year FCI: **0.26**  
 Year Built: **1968** Replacement Cost: **\$21,340,000** 10Year FCI: **0.38**

### Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year (2014 Priority value) (5-2, if Priority value <=2, then the next renewal year is used)	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year (Reconciles Renewal Year and Priority Year by using earliest of the two possible dates)	Estimated Costs				
													Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP (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	4	4	8	2016			1	2014	2014	33	EA	\$1,000	\$33,000	\$52,338
<b>D40 Fire Protection</b>																	
D4010	Fire Protection & Sprinkler Sys.	"deluge"-type system at Lobby	Not Observed	Recommend piping inspection and test	2	2	4	2020	1968	35	7	2020	2020				
<b>D50 Electrical</b>																	
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													
<b>E. Equipment &amp; Furnishings</b>																	
<b>E20 Furnishings</b>																	
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													
<b>F. Special Construction &amp; Demolition</b>																	
<b>G. Building Sitework</b>																	
												<b>Totals:</b>				<b>\$7,183,882</b>	