

# Santa Cruz Public Libraries

2013

## Facility Summary and FCI

Facility	Gross SQ FT	Yr. Built	Anticipated Renewal Costs FY2014-2023	Facility Condition Index (FCI)	
				5 Year 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 System FCI

System Summary	GSF	Average Building Age (Yrs)	Anticipated Renewal Costs FY2014-2023	System FCI	
				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.

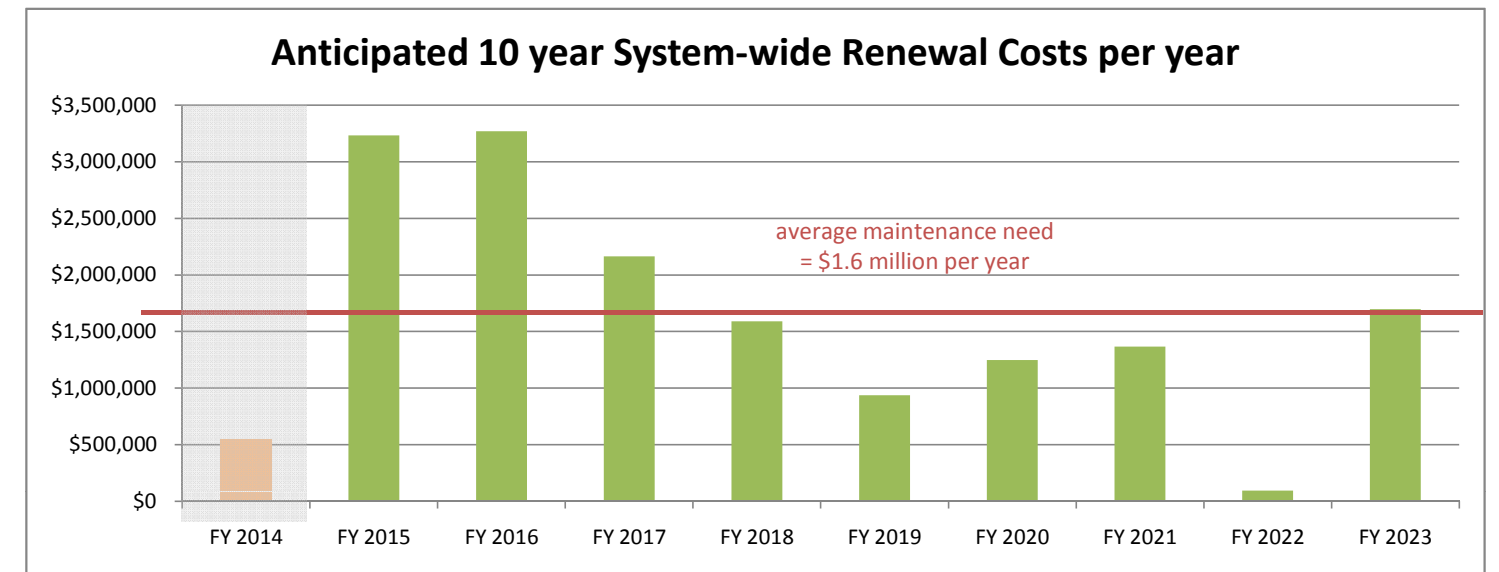
\* Capitola is presently in an aging modular facility that will only get selected capital maintenance scope as a bridge to an Attain level strategy.

\*\*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.

## 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.

# Aptos

## FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **8,000**  
 Stories: **1**  
 Year Built: **1975**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$3,880,000**

5 Year FCI: **0.38**  
 10Year FCI: **0.45**

### Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024-Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs			
													Quantity	Units	Unit Cost	Base Cost
<b>A. SUBSTRUCTURE</b>																
<b>B. SHELL</b>																
<b>B20 Exterior Closure</b>																
B2010	Exterior Walls	Stucco	Good.	Repaint	2	2	4	2020				2020	4,230 SF	\$2	\$8,460	\$13,418
B2010	Exterior Fascia	Wood	Fair	Repaint	3	2	5	2019				2019	425 LF	\$3	\$1,275	\$2,022
B2020	Exterior Windows	Metal framed	Good	None												
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				2014	8,000 SF	\$0	\$2,800	\$4,441
B3010	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey	3	3	6	2018				2018	800 SF	\$8	\$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
<b>C. Interiors</b>																
<b>C10 Interior Construction</b>																
C1010	Interior Construction	Restrooms 1st Fl (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
<b>C30 Interior Finishes</b>																
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	Floor Finishes	Tile	Fair	Entry, see Int.Restroom Construction for RR	3	2	5	2019				2019	350 SF	\$30	\$10,500	\$16,653
C3030	Ceiling Finishes	Painted Gyp Bd	Fair	None	2	2	4	2020				2020	8,800 SF	\$4	\$35,200	\$55,827
<b>D. Services</b>																
<b>D20 Plumbing</b>																
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
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
D2030	Sanitary Waste	Not Observed	Not Observed	Replace sanitary waste lines (per fixture)												
D2040	Rain Water Drainage	Roof Drainage	Not Observed	None												
<b>D30 HVAC</b>																
D3020	Heat Generating Systems	F-1 (Bryant #395-CAV-048091)	Fair	Replace at end of lifecycle				2021	2001	20		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	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	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	1 EA	\$2,500	\$2,500	\$3,965
D3030	Cooling Generating Systems	CU-1 (Bryant 561C060)	Fair	Replace at end of lifecycle				2021	2001	20		2021	1 EA	\$8,000	\$8,000	\$12,688
D3030	Cooling Generating Systems	EU-1 (Bryant CK58XA060)	Fair	Replace at end of lifecycle				2021	2001	20		2021	1 EA	\$3,500	\$3,500	\$5,551
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					2014	1975	20	1	2014	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	E-2, Custodial Exhaust Fan	Not Observed					2014	1975	20	1	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	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	E-4, Women's Restroom Exhaust Fan	Not Observed					2014	1975	20	1	2014	1 EA	\$4,000	\$4,000	\$6,344
D3060	Controls & Instrumentation	Not Observed	Not Observed													
D3080	Systems Testing & Balancing	None	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
<b>D50 Electrical</b>																
D5010	Electrical Service & Dist.	Original	Fair.	Replace switchgear and distribution panels	3	4	7	2017				2017	8,000 SF	\$20	\$160,000	\$253,760
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Poor	Replace with new fixtures in same location	4	4	8	2016				2016	7,750 SF	\$25	\$193,750	\$307,288
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>																

# Aptos

## FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **8,000**  
 Stories: **1**  
 Year Built: **1975**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**      5 Year FCI: **0.38**  
 Replacement Cost: **\$3,880,000**      10Year FCI: **0.45**

### Building Systems

#### Uniformat Category

#### Site Specific Description

#### Condition

#### Action

Current Physical Condition (CPC)

Operations Impact Assessment (IOA)

Priority

Priority Year  
(2024=Priority value if >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)
8,000	GSF	\$12	\$96,000	\$152,256
8,000	GSF	\$4	\$32,000	\$50,752
8,000	GSF	\$4	\$32,000	\$50,752
16,800	SF	\$3	\$50,400	\$79,934
45	EA	\$50	\$2,250	\$3,569
200	SF	\$40	\$8,000	\$12,688
<b>Totals:</b>				<b>\$1,548,087</b>

### F. Special Construction & Demolition

### G. Building Sitework

#### G20 Site Improvements

G2020 Parking Lots  
 G2020 Parking Lots  
 G2040 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

# Aptos

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Size (SF): **8,000**  
 Stories: **1**  
 Year Built: **1975**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
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5 Year FCI: **0.38**  
 10Year FCI: **0.45**

### Budget Planning Tool

#### 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Stucco	Good.										\$16,571
B2010	Exterior Fascia	Wood	Fair						\$2,431				
B2020	Exterior Windows	Metal framed	Good										
B2030	Exterior Doors	Metal	Good										
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A	\$4,574									
B3010	Roof Covering	Built Up Roof	Not Observed (1)					\$11,866					
B3010	Roof Covering	Asphalt Composition Shingle	Fair					\$144,058					
B3010	Roof Covering	Skylight	Not Observed (1)					\$66,745					
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Fair			\$152,194							
C1020	Interior Doors	Swinging Doors	Good						\$12,391				
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair										
C3020	Floor Finishes	Carpet	Poor			\$78,511	\$46,538						
C3020	Floor Finishes	Resilient	Fair					\$21,599					
C3020	Floor Finishes	Tile	Fair						\$20,017				
C3030	Ceiling Finishes	Painted Gyp Bd	Fair									\$68,947	
<b>D. Services</b>													
<b>D20 Plumbing</b>													
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Fair					\$5,562					
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair					\$5,562					
D2030	Sanitary Waste	Not Observed	Not Observed										
D2040	Rain Water Drainage	Roof Drainage	Not Observed										
<b>D30 HVAC</b>													
D3020	Heat Generating Systems	F-1 (Bryant #395-CAV-048091)	Fair										\$5,028
D3020	Heat Generating Systems	F-2 (Bryant #395-CAV-048091)	Fair										\$5,028
D3020	Heat Generating Systems	F-3 (Reznor HXE250)	Fair										\$5,028
D3020	Heat Generating Systems	F-4 (Bryant #395-CAV-060111)	Fair										\$5,028
D3030	Cooling Generating Systems	CU-1 (Bryant 561C060)	Fair										\$16,088
D3030	Cooling Generating Systems	EU-1 (Bryant CK58XA060)	Fair										\$7,039
D3040	Distribution Systems	Ductwork	Poor. Staff indicates ventilation issues										
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	\$6,534									
<b>D50 Electrical</b>													
D5010	Electrical Service & Dist.	Original	Fair.				\$288,271						
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Poor			\$338,938							
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope										
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													

# Aptos

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **8,000**  
 Stories: **1**  
 Year Built: **1975**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$3,880,000**

5 Year FCI: **0.38**  
 10Year FCI: **0.45**

Budget Planning Tool

**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			\$167,938							
E2010	Fixed Furnishings	Office Furniture	Ready for replacement			\$55,979							
E2010	Fixed Furnishings	Custom Casework	Ready for replacement			\$55,979							
E2010	Fixed Furnishings	Metal Shelving	Ready for replacement										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope										
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
<b>G20 Site Improvements</b>													
G2020	Parking Lots	AC Paving	Part. replaced in 2008, surface degradation						\$96,081				
G2020	Parking Lots	Parking lot striping	Fair.						\$4,289				
G2040	Site Development	Parking lot retaining wall	Fair, paint is beginning to blister				\$14,414						
				<b>\$37,246</b>		<b>\$849,541</b>	<b>\$349,223</b>	<b>\$255,393</b>	<b>\$135,209</b>	<b>\$85,517</b>	<b>\$43,238</b>		

# Boulder Creek

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 4,600  
 Stories: 1  
 Year Built: 1984

Owner: County of Santa Cruz  
 Replacement Unit Cost: \$535/SF  
 Replacement Cost: \$2,460,000

5 Year FCI: 0.46  
 10Year FCI: 0.52

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CFC)	Operations Impact Assessment (IOA)	Priority	Priority Year (2024-Priority value if >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)
<b>A. SUBSTRUCTURE</b>																	
<b>B. SHELL</b>																	
<b>B10 Superstructure</b>																	
B1010	Exterior Wood Deck	Exterior 'trex' Deck	Good, replaced in 2008	None			2028	2008	20		2028	2028	750 SF	\$9	\$6,750	\$10,706	
<b>B20 Exterior Closure</b>																	
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	
<b>B30 Roofing</b>																	
B3010	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	Roof Covering	Built Up Roof	Not Observed (1)	Recommend performing a roof condition survey				2025	2005	20	2025	2025	2,600 SF	\$8	\$20,800	\$32,989	
B3010	Roof Covering	Asphalt Composition Shingle	Good	Recommend performing a roof condition survey				2025	2005	20	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	20	2025	2025	175 SF	\$300	\$52,500	\$83,265	
<b>C. Interiors</b>																	
<b>C10 Interior Construction</b>																	
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)	4	4	8	2016				2016	780 SF	\$300	\$234,000	\$371,124	
C1020	Interior Doors	Swinging Doors	Good	Repair	2	2	4	2020				2020	10 EA	\$500	\$5,000	\$7,930	
<b>C30 Interior Finishes</b>																	
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	
<b>D. Services</b>																	
<b>D20 Plumbing</b>																	
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	
<b>D30 HVAC</b>																	
D3010	Energy Supply	Not Observed	Not Observed	None				2014	1984	30	1	2014	2014	1 EA	\$5,000	\$5,000	\$7,930
D3020	Heat Generating Systems	F-1	Fair					2014	1984	30		2014	2014	1 EA	\$5,000	\$5,000	\$7,930
D3020	Heat Generating Systems	F-2	Fair					2014	1984	30		2014	2014	1 EA	\$5,000	\$5,000	\$7,930
D3020	Heat Generating Systems	F-3	Fair														
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					2014	1984	15	1	2014	2014	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	Ductwork	Not Observed	Repair as required by TAB				2014	1984	15	1	2014	2014	4,600 SF	\$5	\$23,000	\$36,478
D3060	Controls & Instrumentation	Not Observed	Not Observed														
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
<b>D50 Electrical</b>																	
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													
<b>E. Equipment &amp; Furnishings</b>																	
<b>E20 Furnishings</b>																	
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	

# Boulder Creek

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **4,600**  
 Stories: **1**  
 Year Built: **1984**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$535/SF**  
 Replacement Cost: **\$2,460,000**

5 Year FCI: **0.46**  
 10Year FCI: **0.52**

## Building Systems

### Uniformat Category

E2010 Fixed Furnishings  
 E2010 Fixed Furnishings  
 E2020 Movable Furnishings

### Site Specific Description

Custom Casework  
 Metal Shelving  
 Not part of survey scope

### Condition

Ready for replacement  
 Good  
 Not part of survey scope

### Action

Replace portion not included in 'Sustain' scope  
 Minor reorganization and repair  
 Not part of survey scope

Current Physical Condition (CPC)

Operations Impact Assessment (IOA)

Priority

Priority Year

(2024=Priority value if >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)
4,600	GSF	\$4	\$18,400	\$29,182
4,600	GSF	\$1	\$2,300	\$3,648
10,500	SF	\$3	\$31,500	\$49,959
1,000	SF	\$10	\$10,000	\$15,860
30	EA	\$50	\$1,500	\$2,379
2	EA	\$15,000	\$30,000	\$47,580
<b>Totals:</b>				<b>\$1,318,903</b>

## 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

2 1 3 2021  
 3 4 7 2017  
 2 1 3 2021

2021 10,500 SF \$3 \$31,500 \$49,959  
 2017 1,000 SF \$10 \$10,000 \$15,860  
 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

# Boulder Creek

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **4,600**  
 Stories: **1**  
 Year Built: **1984**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$535/SF**  
 Replacement Cost: **\$2,460,000**

5 Year FCI: **0.46**  
 10Year FCI: **0.52**

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B10 Superstructure</b>													
B1010	Exterior Wood Deck	Exterior 'trex' Deck	Good, replaced in 2008	None									
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Cedar	Good.	Restain/reseal shingles						\$15,905			
B2010	Exterior Fascia	Wood	Fair	Repaint					\$3,271				
<b>B30 Roofing</b>													
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									
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)						\$409,350			
C1020	Interior Doors	Swinging Doors	Good	Repair							\$9,794		
<b>C30 Interior Finishes</b>													
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			
<b>D. Services</b>													
<b>D20 Plumbing</b>													
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				
<b>D30 HVAC</b>													
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								
<b>D50 Electrical</b>													
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									
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
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**

Size (SF): **4,600**  
 Stories: **1**  
 Year Built: **1984**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$535/SF**  
 Replacement Cost: **\$2,460,000**

5 Year FCI: **0.46**  
 10Year FCI: **0.52**

Budget Planning Tool

## 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	Custom Casework	Ready for replacement	Replace portion not included in 'Sustain' scope		\$31,225								
E2010 Fixed Furnishings	Metal Shelving	Good	Minor reorganization and repair		\$3,903								
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>G20 Site Improvements</b>													
G2020 Parking Lots	AC Paving	Part. replaced in 2008, surface degradation	Patch and repair cracking, reseal								\$63,348		
G2020 Parking Lots	ADA Parking Grading	ADA parking stalls are non-conforming	Regrade, repave, restripe area around ADA parking				\$18,017						
G2020 Parking Lots	Parking lot striping	Fair.	Restripe parking lot when it is resealed								\$3,017		
<b>G30 Site Civil/Mechanical Utilities</b>													
G3020 Sanitary Sewer Systems	Septic Tank Inspection and Reseal	Performed in 2013	Reseal every 5 years					\$55,621					
				<b>\$112,243</b>	<b>\$204,016</b>	<b>\$710,248</b>	<b>\$18,017</b>	<b>\$82,783</b>	<b>\$22,335</b>	<b>\$55,079</b>	<b>\$66,365</b>		

# Branciforte

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): **7,500**  
 Stories: **1**  
 Year Built: **1967**

Owner: **City of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$3,640,000**

5 Year FCI: **0.28**  
 10Year FCI: **0.31**

## Building Systems

### Uniformat Category

### Site Specific Description

### Condition

### Action

### Current Physical Condition (CPC)

### Operations Impact Assessment (IOA)

### Priority

### Priority Year (2024-Priority value if >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)

## A. SUBSTRUCTURE

## B. SHELL

### B20 Exterior Closure

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year	Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP (Jan, 2013 Cost)
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	9	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	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	2	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 Construction

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	7	2017				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 Finishes

C3010	Wall Finishes	Painted Gyp Bd Walls	Fair	Repaint, with minor patching where required	3	2	5	2019				2019	8,200	SF	\$3	\$24,600	\$39,016
C3020	Floor Finishes	Carpet	Poor	Recarpet	4	4	8	2016				2016	6,300	SF	\$8	\$50,400	\$79,934
C3020	Floor Finishes	Resilient	Fair	Replace	3	3	6	2018				2018	165	SF	\$10	\$1,650	\$2,617
C3020	Floor Finishes	Tile	Fair	None at entry, see Interior Restroom Construction	2	3	5	2019				2019	150	SF	\$30	\$4,500	\$7,137

## D. Services

### D20 Plumbing

D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild	3	3	6	2018				2018					
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		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	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	5	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	5	2019				2019	1	EA	\$8,000	\$8,000	\$12,688
D3040	Distribution Systems	Ductwork	Poor. Staff indicates ventilation issues	Repair based on TAB report	3	4	7	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

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	6	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	2015				2015					

## E. Equipment & Furnishings

### E20 Furnishings

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 Construction & Demolition

## G. Building Sitework

### G20 Site Improvements

# Branciforte

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 7,500  
 Stories: 1  
 Year Built: 1967

Owner: City of Santa Cruz  
 Replacement Unit Cost: \$485/SF  
 Replacement Cost: \$3,640,000

5 Year FCI: 0.28  
 10Year FCI: 0.31

**Building Systems**

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024-Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs						
													Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP <small>(Jan, 2013 Cost)</small>		
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															
<b>G50 Other Site Construction</b>																			
G5020	Other Site Systems & Equipment	Public Telephone	Existing public telephone stand	Remove existing telephone stand	5	3	8	2016				2016	1	LS	\$300	\$300	\$476		
													<b>Totals:</b>						<b>\$1,243,147</b>

# Branciforte

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 7,500  
 Stories: 1  
 Year Built: 1967

Owner: City of Santa Cruz  
 Replacement Unit Cost: \$485/SF  
 Replacement Cost: \$3,640,000

5 Year FCI: 0.28  
 10Year FCI: 0.31

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Wood siding	Poor. Some of the siding has rot	Replace rotted siding	\$23,524								
B2011	Exterior Walls	Wood siding	Fair. Rotted siding areas need paint	Repaint areas with replacement siding	\$15,682								
B2010	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	Repair in place, repaint		\$1,697							
B2020	Exterior Windows	Wood, Single Paned	Fair. Some portions have graffiti damage	Replace lites that have been scratched			\$41,985						
B2030	Exterior Doors	Automatic front door	Poor	Repair door motor and electronic lock	\$3,267								
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	\$4,288								
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									
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
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					
<b>C30 Interior Finishes</b>													
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		
<b>D. Services</b>													
<b>D20 Plumbing</b>													
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		Not Observed	None									
<b>D30 HVAC</b>													
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							\$15,251		
D3040	Distribution Systems	Ductwork	Poor. Staff indicates ventilation issues	Repair based on TAB report			\$67,564						
D3040	Distribution Systems	Exhaust System with Rooftop fan	Not Observed					\$7,416					
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing system, make needed adjustments			\$5,405						
<b>D50 Electrical</b>													
D5010	Electrical Service & Dist.	Original	Fair.	Replace switchgear and distribution panels			\$270,254						
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Fair. Upgrade opportunity for efficiency	Institute lamp replacement with low-watt lamps				\$27,811					
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use	Additional outlets budgeted in 'Sustain' scope									
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
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		
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
<b>G20 Site Improvements</b>													

# Branciforte

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 7,500  
 Stories: 1  
 Year Built: 1967

Owner: City of Santa Cruz  
 Replacement Unit Cost: \$485/SF  
 Replacement Cost: \$3,640,000

5 Year FCI: 0.28  
 10Year FCI: 0.31

Budget Planning Tool

## 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					\$47,278					
G2020	Parking Lots	Parking Lot Striping	Fair					\$1,854					
G2030	Pedestrian Paving	Concrete walkways	Fair										
<b>G50 Other Site Construction</b>													
G5020	Other Site Systems & Equipment	Public Telephone	Existing public telephone stand			\$525							
				\$51,662	\$1,697	\$399,642	\$444,839	\$127,465	\$101,228				

# Capitola

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **4,320**  
 Stories: **1**  
 Year Built: **1999**

Owner: **City of Capitola**  
 Replacement Unit Cost: **\$535/SF**  
 Replacement Cost: **\$2,310,000**

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

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year (2024-Priority value if >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)
<b>A. SUBSTRUCTURE</b>																	
<b>B. SHELL</b>																	
<b>B10 Superstructure</b>																	
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	
<b>B20 Exterior Closure</b>																	
B2010	Exterior Walls	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	
<b>B30 Roofing</b>																	
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				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	4	2020	1999	20	2	2015	2015	400 SF	\$8	\$3,200	\$5,075
<b>C. Interiors</b>																	
<b>C10 Interior Construction</b>																	
C1010	Partitions	Metal Stud with Gyp	Good	None	1	1	2										
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Good	Replace finishes	2	2	4	2020	1999		5	2018	2018	240 SF	\$100	\$24,000	\$38,064
<b>C30 Interior Finishes</b>																	
C3010	Wall Finishes	Painted Gyp Bd	Fair	Repaint, with minor patching where required	3	2	5	2019				2019	6,150 SF	\$3	\$18,450	\$29,262	
C3020	Floor Finishes	Carpet	Fair	Recarpet	4	4	8	2016				2016	3,374 SF	\$8	\$26,992	\$42,809	
C3020	Floor Finishes	Resilient	Fair	None	2	2	4	2020				2020	706 SF	\$10	\$7,060	\$11,197	
<b>D. Services</b>																	
<b>D20 Plumbing</b>																	
D2010	Plumbing Fixtures	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	
<b>D30 HVAC</b>																	
D3020	Heat Generating Systems	HVAC-1	Fair				2014	1999	20	1	2014	2014	1 EA	\$4,500	\$4,500	\$7,137	
D3020	Heat Generating Systems	HVAC-2	Fair				2014	1999	20	1	2014	2014	1 EA	\$4,500	\$4,500	\$7,137	
D3020	Heat Generating Systems	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	Heat Generating Systems	HVAC-5	Fair	None			2014	1999	20	1	2014	2014	1 EA	\$4,500	\$4,500	\$7,137	
D3020	Heat Generating Systems	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	
<b>D50 Electrical</b>																	
D5020	Lighting & Branch Wiring	2x4 Fluorescent 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													
<b>E. Equipment &amp; Furnishings</b>																	
<b>E20 Furnishings</b>																	
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													
<b>F. Special Construction &amp; Demolition</b>																	
<b>G. Building Sitework</b>																	
<b>G20 Site Improvements</b>																	

# Capitola

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **4,320**  
 Stories: **1**  
 Year Built: **1999**

Owner: **City of Capitola**  
 Replacement Unit Cost: **\$535/SF**      5 Year FCI: **0.14**  
 Replacement Cost: **\$2,310,000**      10Year FCI: **0.16**

**Building Systems**

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024: Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs				
													Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP <small>(Jan, 2013 Cost)</small>
G2020 Parking Lots	AC Paving	Fair.	Patch and repair cracking, reseal (1)	3	3	6	2018					2018	21,500		\$3	\$64,500	\$102,297
G2020 Parking Lots	Parking lot striping	Fair.	Restripe parking lot when it is resealed (1)	3	3	6	2018					2018	60		\$50	\$3,000	\$4,758
												<b>Totals:</b>		<b>\$438,107</b>			

footnote 1: Parking lot work is the responsibility of the City of Capitola. Costs have been shown here for information, but excluded from the totals.

# Capitola

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **4,320**  
 Stories: **1**  
 Year Built: **1999**

Owner: **City of Capitola**  
 Replacement Unit Cost: **\$535/SF**  
 Replacement Cost: **\$2,310,000**

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

Budget Planning Tool

**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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B10 Superstructure</b>													
B1010	Exterior Wood Deck	Exterior Wood Deck	Fair, needs resurfacing and resealing	Resurface and reseal	\$11,027								
<b>B20 Exterior Closure</b>													
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					
<b>B30 Roofing</b>													
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							
<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)	Good	Replace finishes				\$44,497					
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd	Fair	Repaint, with minor patching where required					\$35,173				
C3020	Floor Finishes	Carpet	Fair	Recarpet		\$47,219							
C3020	Floor Finishes	Resilient	Fair	None						\$13,828			
<b>D. Services</b>													
<b>D20 Plumbing</b>													
D2010	Plumbing Fixtures	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					
<b>D30 HVAC</b>													
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		\$7,351								
D3020	Heat Generating Systems	HVAC-4	Fair	None	\$7,351								
D3020	Heat Generating Systems	HVAC-5	Fair	None	\$7,351								
D3020	Heat Generating Systems	HVAC-6	Fair	None	\$7,351								
D3080	Systems Testing & Balancing	None	None	Perform TAB on existing sys, make needed adjustments	\$9,801								
<b>D50 Electrical</b>													
D5020	Lighting & Branch Wiring	2x4 Fluorescent 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									
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
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									
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
<b>G20 Site Improvements</b>													



# Capitola

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **4,320**  
 Stories: **1**  
 Year Built: **1999**

Owner: **City of Capitola**  
 Replacement Unit Cost: **\$535/SF**  
 Replacement Cost: **\$2,310,000**

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

Budget Planning Tool

**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	Patch and repair cracking, reseal (1)					\$119,585					
G2020	Parking Lots	Parking lot striping	Restripe parking lot when it is resealed (1)					\$5,562					
Footnote 1: Parking lot work is the responsibility of the City of Capitola. Costs have been shown here for information, but excluded from the totals.				\$67,405	\$64,079	\$47,219	\$87,761	\$52,840	\$35,173	\$13,828			

# Downtown

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **44,000**  
 Stories: **2**  
 Year Built: **1968**

Owner: **City of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$21,340,000**

5 Year FCI: **0.26**  
 10Year FCI: **0.38**

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year (2024=Priority value if >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)
<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				2014	44,000 SF	\$0	\$15,400	\$24,424	
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	2021	9,100 SF	\$8	\$72,800	\$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	2023	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	10	2014				2014					
B3020	Roof Openings		Not Observed (1)	Recommend performing a roof condition survey													
<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				2020	2000	20		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	1,063 SF	\$30	\$31,890	\$50,578	
C3030	Ceiling Finishes	ACT System	Fair	None				2020	2000	20		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	1968	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**  
 Stories: **2**  
 Year Built: **1968**

Owner: **City of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$21,340,000**

5 Year FCI: **0.26**  
 10Year FCI: **0.38**

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024-Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs				
													Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP <small>(Jan, 2013 Cost)</small>
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	Perform TAB on existing sys, make needed adjustments	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	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.	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	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	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	4	5	9	2015					2015					
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope														
<b>E. Equipment &amp; Furnishings</b>																	
<b>E20 Furnishings</b>																	
E2010	Fixed Furnishings	Library Furniture	Ready for replacement									2015	44,000	GSF	\$12	\$528,000	\$837,408
E2010	Fixed Furnishings	Office Furniture	Ready for replacement									2015	44,000	GSF	\$4	\$176,000	\$279,136
E2010	Fixed Furnishings	Custom Casework	Ready for replacement									2015	44,000	GSF	\$12	\$528,000	\$837,408
E2010	Fixed Furnishings	Metal Shelving	Fair														
E2020	Movable Furnishings	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>

# Downtown

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 44,000  
 Stories: 2  
 Year Built: 1968

Owner: City of Santa Cruz  
 Replacement Unit Cost: \$485/SF  
 Replacement Cost: \$21,340,000

5 Year FCI: 0.26  
 10Year FCI: 0.38

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Masonry	Good.										
B2020	Exterior Windows	Metal framed	Fair. Some interior window sills show evidence of water intrusion										
B2030	Exterior Doors	Metal	Good										
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A										
B3010	Roof Covering	Built Up Roof	1st Fl roof observed via 2nd Fl. Windows										
B3010	Roof Covering	Tile Roof	2nd Fl roof observed via 2nd Fl. Windows										
B3010	Roof Covering	Roof	Stained ceiling tiles indicate roof leak										
B3020	Roof Openings		Not Observed (1)										
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Partitions	Metal Stud with Gyp	Good										
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Poor. Not ADA compliant										
C1011	Interior Construction	Restrooms 2nd Fl (wall, floor, partitions)	Poor. Not ADA compliant										
C1020	Interior Doors	Swinging Doors	Good										
<b>C20 Staircases</b>													
C2010	Stair Construction	Steel stringer with concrete treads	Good										
C2020	Stair Finishes	Carpet	Poor										
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair										
C3020	Floor Finishes	Carpet	Poor										
C3020	Floor Finishes	Resilient	Fair										
C3020	Floor Finishes	Tile	Fair										
C3030	Ceiling Finishes	ACT System	Fair										
<b>D. Services</b>													
<b>D10 Conveying Systems</b>													
D1010	Elevators	Hydraulic (typ of 2 elevators)	Fair										
D1010	Elevators	Hydraulic (typ of 2 elevators)	Fair										
<b>D20 Plumbing</b>													
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair										
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Fair										
D2030	Sanitary Waste	2nd Fl waste lines in 1st Fl ceiling	Poor, leaking (1)										
D2040	Rain Water Drainage	Roof Drainage	Not Observed										
<b>D30 HVAC</b>													
D3010	Energy Supply	Not Observed	Not Observed										
D3020	Heat Generating Systems	Hot Water Boiler	Fair										
D3030	Cooling Generating Systems	HP-1 for Meeting Room	Good										
D3030	Cooling Generating Systems	Split System for Computer Room	Good										
D3040	Distribution Systems	Articulating supply/return louver system	Poor. Staff indicates end of life										
D3040	Distribution Systems	Ductwork	Poor. Staff indicates ventilation issues										
D3040	Distribution Systems	S-1, Main Supply Fan	Fair										
D3040	Distribution Systems	S-2, Mtg. Rm. Supply Fan	Fair										
D3040	Distribution Systems	R-1, Main Return Fan	Fair										
D3040	Distribution Systems	E-1, Staff, Graphics Exhaust Fan	Not Observed										

# Downtown

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **44,000**  
 Stories: **2**  
 Year Built: **1968**

Owner: **City of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$21,340,000**

5 Year FCI: **0.26**  
 10Year FCI: **0.38**

Budget Planning Tool

**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
D3040	Distribution Systems	E-2, RR Exhaust Fan	Not Observed	\$6,534									
D3040	Distribution Systems	E-3, 2nd Fl 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	Perform TAB on existing sys, make needed adjustments	\$53,908									
<b>D40 Fire Protection</b>													
D4010	Fire Protection & Sprinkler Sys.	"deluge"-type system at Lobby	Not Observed										
<b>D50 Electrical</b>													
D5010	Electrical Service & Dist.	Original	Fair. Difficult to get parts for primary sys.			\$227,417							
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures, 1st Fl	Fair. Upgrade opportunity for efficiency				\$576,543						
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures, 2nd Fl	Fair. Upgrade opportunity for efficiency				\$288,271						
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope										
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
E2010	Fixed Furnishings	Library Furniture	Ready for replacement						\$896,027				
E2010	Fixed Furnishings	Office Furniture	Ready for replacement						\$298,676				
E2010	Fixed Furnishings	Custom Casework	Ready for replacement						\$896,027				
E2010	Fixed Furnishings	Metal Shelving	Fair										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope										
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
				<b>\$155,844</b>	<b>\$2,861,583</b>	<b>\$938,531</b>	<b>\$1,190,921</b>	<b>\$311,478</b>	<b>\$571,912</b>	<b>\$739,864</b>	<b>\$146,404</b>		<b>\$1,269,434</b>

# Felton

## FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 1,250  
 Stories: 1  
 Year Built: 1892

Owner: Belardi Trust  
 Replacement Unit Cost: \$535/SF  
 Replacement Cost: \$670,000

5 Year FCI: 0.07  
 10Year FCI: 0.08

### Building Systems

#### Uniformat Category

Site Specific Description Condition Action

Current Physical Condition (CPC)  
 Operations Impact Assessment (IOA)  
 Priority  
 Priority Year (2024-Priority value if >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)

#### A. SUBSTRUCTURE

#### B. SHELL

##### B20 Exterior Closure

B2010	Exterior Walls	Wood siding	Poor	Repaint (1)	4	4	8	2016	2016	2,250 SF	\$3	\$6,750	\$10,706
B2011	Exterior Walls	Wood trim	Poor	Repaint (1)	4	4	8	2016	2016	2,250 SF	\$3	\$6,750	\$10,706
B2020	Exterior Windows	Wood, Single Paned	Poor	Repaint covered under wood trim (1)	4	4	8	2016	2016				
B2030	Exterior Doors	Wood	Poor	Repaint covered under wood trim (1)	4	4	8	2016	2016				

##### B30 Roofing

B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey	5	5	10	2014	2014	1,250 SF	\$0	\$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

##### C10 Interior Construction

C1010	Partitions	Wood Stud with Gyp	Fair	None									
C1010	Interior Construction	Restrooms	Poor. Not ADA compliant	Rebuild restroom interior (walls, floor, partitions)	4	4	8	2016	2015	30 SF	\$300	\$9,000	\$14,274
C1020	Interior Doors	Swinging Doors	Good	None	2	2	4	2020	2020				
C1030	Specialties	None	None	None									

##### C20 Staircases

C2010	Stair Construction	None	None	None									
C2020	Stair Finishes	None	None	None									

##### C30 Interior Finishes

C3010	Wall Finishes	Painted Gyp Bd Walls	New	Repaint, with minor patching where required				2022	2022	1,800 SF	\$3	\$5,400	\$8,564
C3010	Wall Finishes	Ceramic Tile in Restrooms	Poor	None	4	4	8	2016	2016	160 SF	\$25	\$4,000	\$6,344
C3020	Floor Finishes	Carpet	Poor	Recarpet	4	4	8	2016	2016	145 SF	\$8	\$1,160	\$1,840
C3030	Ceiling Finishes	Tin Ceiling	Good	None									

#### 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	2017	1 EA	\$700	\$700	\$1,110

##### D50 Electrical

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 & Furnishings

##### E20 Furnishings

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									

#### F. Special Construction & Demolition

#### G. Building Sitework

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.

Totals: \$92,024

# Felton

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 1,250  
 Stories: 1  
 Year Built: 1892

Owner: Belardi Trust  
 Replacement Unit Cost: \$535/SF  
 Replacement Cost: \$670,000

5 Year FCI: 0.07  
 10Year FCI: 0.08

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Wood siding	Poor							\$11,808			
B2011	Exterior Walls	Wood trim	Poor							\$11,808			
B2020	Exterior Windows	Wood, Single Paned	Poor										
B2030	Exterior Doors	Wood	Poor										
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A										
B3010	Roof Covering	Composition Shingle	Fair	\$715						\$22,960			
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Partitions	Wood Stud with Gyp	Fair										
C1010	Interior Construction	Restrooms	Poor. Not ADA compliant						\$15,273				
C1020	Interior Doors	Swinging Doors	Good										
C1030	Specialties	None	None										
<b>C20 Staircases</b>													
C2010	Stair Construction	None	None										
C2020	Stair Finishes	None	None										
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd Walls	New										\$11,142
C3010	Wall Finishes	Ceramic Tile in Restrooms	Poor							\$6,997			
C3020	Floor Finishes	Carpet	Poor							\$2,029			
C3030	Ceiling Finishes	Tin Ceiling	Good										
<b>D. Services</b>													
<b>D30 HVAC</b>													
D3020	Heat Generating Systems	FAU	Fair							\$13,995			
D3040	Distribution Systems	EF-1, Restroom	Not Observed						\$1,261				
<b>D50 Electrical</b>													
D5010	Electrical Service & Dist.	Unknown	Unknown										
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Good							\$4,450			
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope										
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
E2010	Fixed Furnishings	Library Furniture	Ready for replacement										
E2010	Fixed Furnishings	Office Furniture	Ready for replacement										
E2010	Fixed Furnishings	Custom Casework	Ready for replacement										
E2010	Fixed Furnishings	Metal Shelving	Fair										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope										
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
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.				\$490	\$15,273	\$23,022	\$1,261	\$4,450				\$11,142	



# Garfield Park

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): **2,340**  
 Stories: **1**  
 Year Built: **1915**

Owner: **City of Santa Cruz**  
 Replacement Unit Cost: **\$535/SF**  
 Replacement Cost: **\$1,250,000**

5 Year FCI: **0.19**  
 10Year FCI: **0.26**

## Building Systems

### Uniformat Category

### Site Specific Description

### Condition

### Action

### Current Physical Condition (CPC)

### Operations Impact Assessment (IOA)

### Priority

### Priority Year (2024-Priority value if >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

### Estimated Cost with GC+OHP (Jan, 2013 Cost)

Quantity Units Unit Cost Base Cost

## A. SUBSTRUCTURE

## B. SHELL

### B20 Exterior Closure

B2010	Exterior Walls	Stucco	Good. Repaired in 2002	Repaint				2018	2002	10	5	2018	2018	3,600 SF	\$2	\$7,200	\$11,419
B2011	Exterior Walls	Wood trim	Good. Repaired in 2002	Repaint				2018	2002	10	5	2018	2018	3,600 SF	\$3	\$10,800	\$17,129
B2020	Exterior Windows	Wood, Single Paned	Poor, Original windows are failing	Rebuild and reinstall	5	5	10	2014					2014	8 EA	\$3,000	\$24,000	\$38,064
B2030	Exterior Doors	Wood	Good. Repaired in 2002	Repaint covered under wood trim				2018	2002	10	5	2018	2018				

### 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	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	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	Resilient	Good	None				2022	2002	20			2022	2,000 SF	\$10	\$20,000	\$31,720
C3020	Floor Finishes	Tile	Good	None				2032	2002	30			2032	150 SF	\$30	\$4,500	\$7,137
C3030	Ceiling Finishes	Gyp.Bd	Good	Repaint, with minor patching where required				2015	2002	10	2	2015	2015	2,340 SF	\$3	\$7,020	\$11,134

## D. Services

### D20 Plumbing

D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Good	None				2032	2002	30			2032				
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair	None				2017	2002	10	4	2017	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	1 EA	\$2,000	\$2,000	\$3,172
D3040	Distribution Systems	EF-1, Custodial	Good	None				2017	2002	15			2017	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	EF-2, Restrooms	Good	None				2017	2002	15			2017	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	EF-3, Teen Space	Good	None				2017	2002	15			2017	1 EA	\$700	\$700	\$1,110
D3040	Distribution Systems	EF-4, Drinking Fountain	Good	None				2017	2002	15			2017	1 EA	\$700	\$700	\$1,110
D3060	Controls & Instrumentation	Not Observed	Not Observed	None				2017	2002	15			2017	1 EA	\$300	\$300	\$476

### D40 Fire Protection

D4010	Fire Protection & Sprinkler Sys.	Yes	Good	None				2037	2002	35			2037	2037			
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### D50 Electrical

D5010	Electrical Service & Dist.	Partial upgrade in 2002	Good	None	2	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	3	6	2018	2002		5	2018	2018	500 SF	\$2	\$1,000	\$1,586
D5020	Lighting & Branch Wiring	Partial upgrade in 2002	Good	None	1	1	2										
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	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	2,340 GSF	\$1	\$2,808	\$4,453
E2010	Fixed Furnishings	Custom Casework	Fair	Replace at end of service life				2017	2002	15			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: **\$306,474**



# Garfield Park

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 2,340  
 Stories: 1  
 Year Built: 1915

Owner: City of Santa Cruz  
 Replacement Unit Cost: \$535/SF  
 Replacement Cost: \$1,250,000

5 Year FCI: 0.19  
 10Year FCI: 0.26

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Stucco	Good. Repaired in 2002					\$13,349					
B2011	Exterior Walls	Wood trim	Good. Repaired in 2002					\$20,024					
B2020	Exterior Windows	Wood, Single Paned	Poor, Original windows are failing	\$39,206									
B2030	Exterior Doors	Wood	Good. Repaired in 2002										
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A	\$1,338									
B3010	Roof Covering	Composition Shingle	Good. Replaced in 2002									\$42,248	
<b>C. Interiors</b>													
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd Walls	Fair		\$64,147								
C3010	Wall Finishes	Ceramic Tile in Restrooms	Good										
C3020	Floor Finishes	Carpet	Poor	\$1,895									
C3020	Floor Finishes	Resilient	Good									\$41,268	
C3020	Floor Finishes	Tile	Good										
C3030	Ceiling Finishes	Gyp.Bd	Good		\$11,913								
<b>D. Services</b>													
<b>D20 Plumbing</b>													
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Good										
D2020	Domestic Water Distribution	Domestic Water Heater - electric	Fair										
D2040	Rain Water Drainage	Sheetmetal gutters	Not Observed									\$2,724	
<b>D30 HVAC</b>													
D3020	Heat Generating Systems	FAU, in attic	Good					\$3,603					
D3040	Distribution Systems	EF-1, Custodial	Good					\$1,261					
D3040	Distribution Systems	EF-2, Restrooms	Good					\$1,261					
D3040	Distribution Systems	EF-3, Teen Space	Good					\$1,261					
D3040	Distribution Systems	EF-4, Drinking Fountain	Good					\$1,261					
D3060	Controls & Instrumentation	Not Observed	Not Observed					\$541					
<b>D40 Fire Protection</b>													
D4010	Fire Protection & Sprinkler Sys.	Yes	Good										
<b>D50 Electrical</b>													
D5010	Electrical Service & Dist.	Partial upgrade in 2002	Good										
D5020	Lighting & Branch Wiring	Linear fluorescent light fixtures	Good					\$1,854					
D5020	Lighting & Branch Wiring	Partial upgrade in 2002	Good										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope										
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
E2010	Fixed Furnishings	Library Furniture	Good		\$9,928								
E2010	Fixed Furnishings	Office Furniture	Good					\$5,059					
E2010	Fixed Furnishings	Custom Casework	Fair					\$59,024					
E2010	Fixed Furnishings	Metal Shelving	Good										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope										
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
				\$42,439	\$85,988		\$73,271	\$35,227				\$86,239	

# Headquarters

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **13,800**  
 Stories: **1**  
 Year Built: **2008**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$459/SF**  
 Replacement Cost: **\$6,330,000**

5 Year FCI: **0.06**  
 10Year FCI: **0.11**

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024=Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs			
													Quantity	Units	Unit Cost	Base Cost
<b>A. SUBSTRUCTURE</b>																
<b>B. SHELL</b>																
<b>B20 Exterior Closure</b>																
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	\$3	\$150	\$238
<b>B30 Roofing</b>																
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			
<b>C. Interiors</b>																
<b>C10 Interior Construction</b>																
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Good	Rebuild 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	Rebuild restroom interior (walls, floor, partitions)			2023	2008	15		2023	2023	340 SF	\$100	\$34,000	\$53,924
<b>C30 Interior Finishes</b>																
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
<b>D. Services</b>																
<b>D10 Conveying Systems</b>																
D1010	Elevators	Hydraulic	Good	Perform elevator condition survey	2	3	5	2019				2019	1 EA	\$2,000	\$2,000	\$3,172
<b>D20 Plumbing</b>																
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Good	Replace at end of lifecycle			2018	2008	10		2018	2018	1 EA	\$3,000	\$3,000	\$4,758
<b>D30 HVAC</b>																
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	Cooling Generating Systems	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	Cooling Generating Systems	HP-9	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-10	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-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	EF-10	Not Observed	Replace at end of service life			2023	2008	15		2023	2023	1 EA	\$700	\$700	\$1,110
D3050	Terminal & Package Units	FC-8	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-2	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-3	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-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
<b>D50 Electrical</b>																

# Headquarters

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **13,800**  
 Stories: **1**  
 Year Built: **2008**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$459/SF**      5 Year FCI: **0.06**  
 Replacement Cost: **\$6,330,000**      10Year FCI: **0.11**

**Building Systems**

**Uniformat Category**

**Site Specific Description**

**Condition**

**Action**

**Current Physical Condition (CPC)**

**Operations Impact Assessment (IOA)**

**Priority**

**Priority Year**

(2024-Priority value if >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)
13,800	GSF	\$1	\$16,560	\$26,264

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	Office Furniture	Fair	Refurbish after 10 years			2023	2008	15	2023	2023			
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										
<b>F. Special Construction &amp; Demolition</b>														
<b>G. Building Sitework</b>														

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

**Totals: \$609,516**

# Headquarters

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 13,800  
 Stories: 1  
 Year Built: 2008

Owner: County of Santa Cruz  
 Replacement Unit Cost: \$459/SF  
 Replacement Cost: \$6,330,000

5 Year FCI: 0.06  
 10Year FCI: 0.11

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Stucco	Good										
B2010	Exterior Fascia and Trim	Wood	Good										
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A										
B3010	Roof Covering	Foam	Good										
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Good										\$25,389
C1010	Interior Construction	Restrooms 2nd Fl (wall, floor, partitions)	Good										\$71,935
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd	Good										
C3020	Floor Finishes	Carpet	Fair										
C3020	Floor Finishes	Resilient	Good										
<b>D. Services</b>													
<b>D10 Conveying Systems</b>													
D1010	Elevators	Hydraulic	Good										
<b>D20 Plumbing</b>													
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Good										
<b>D30 HVAC</b>													
D3030	Cooling Generating Systems	HP-1	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-2	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-3	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-4	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-5	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-9	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-10	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-11	Not Observed										\$16,926
D3030	Cooling Generating Systems	HP-12	Not Observed										\$16,926
D3030	Cooling Generating Systems	CU-1	Not Observed										\$16,926
D3040	Distribution Systems	EF-1	Not Observed										\$1,481
D3040	Distribution Systems	EF-2	Not Observed										\$1,481
D3040	Distribution Systems	EF-7	Not Observed										
D3040	Distribution Systems	EF-8	Not Observed										
D3040	Distribution Systems	EF-9	Not Observed										\$1,481
D3040	Distribution Systems	EF-10	Not Observed										\$1,481
D3050	Terminal & Package Units	FC-8	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-2	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-3	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-4	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-5	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-9	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-10	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-11	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-12	Not Observed										\$6,347
D3050	Terminal & Package Units	FC-13	Not Observed										\$6,347
<b>D50 Electrical</b>													

# Headquarters

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **13,800**  
 Stories: **1**  
 Year Built: **2008**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$459/SF**  
 Replacement Cost: **\$6,330,000**

5 Year FCI: **0.06**  
 10Year FCI: **0.11**

Budget Planning Tool

**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											
<b>E. Equipment &amp; Furnishings</b>														
<b>E20 Furnishings</b>														
E2010	Fixed Furnishings	Office Furniture	Fair										\$35,036	
E2010	Fixed Furnishings	Metal Shelving	Good											
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope											
<b>F. Special Construction &amp; Demolition</b>														
<b>G. Building Sitework</b>														
									<b>\$348,836</b>	<b>\$3,813</b>				<b>\$371,013</b>

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

# La Selva Beach

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 2,200  
 Stories: 1  
 Year Built: 1975

Owner: City of Santa Cruz  
 Replacement Unit Cost: \$535/SF  
 Replacement Cost: \$1,180,000

5 Year FCI: 0.15  
 10Year FCI: 0.22

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024-Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs				
													Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP <small>(Jan, 2013 Cost)</small>
<b>A. SUBSTRUCTURE</b>																	
<b>A10 Foundations</b>																	
<b>B. SHELL</b>																	
<b>B20 Exterior Closure</b>																	
B2010	Exterior Walls	Wood siding	Fair	Repaint (1)	4	4	8	2016				2016	1,500 SF	\$3	\$4,500	\$7,137	
B2010	Exterior Fascia	Wood	Fair	Repaint (1)	4	4	8	2016				2016	275 LF	\$3	\$825	\$1,308	
<b>B30 Roofing</b>																	
B3010	Roof Covering	Roof condition survey	N/A	Recommend performing a roof condition survey (1)	5	5	10	2014				2014	2,200 SF	\$0	\$770	\$1,221	
B3010	Roof 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
<b>C. Interiors</b>																	
<b>C10 Interior Construction</b>																	
C1010	Interior Construction	Restrooms 1st Fl (wall, floor)	Good	Replace finishes	2	2	4	2020				2020	50 SF	\$100	\$5,000	\$7,930	
C1020	Interior Doors	Swinging Doors	Good	None	3	3	6	2018				2018	2 EA	\$500	\$1,000	\$1,586	
<b>C30 Interior Finishes</b>																	
C3010	Wall Finishes	Painted Gyp Bd	Fair	Repaint, with minor patching where required	3	2	5	2019				2019	6,150 SF	\$3	\$18,450	\$29,262	
C3020	Floor Finishes	Carpet	Fair	Recarpet	4	4	8	2016				2016	3,374 SF	\$8	\$26,992	\$42,809	
C3020	Floor Finishes	Resilient	Fair	None	3	2	5	2019				2019	706 SF	\$10	\$7,060	\$11,197	
C3030	Ceiling Finishes	Painted Gyp Bd and Wood Decking	Good	None	2	1	3	2021		6	2019	2019	2,600 SF	\$4	\$10,400	\$16,494	
<b>D. Services</b>																	
<b>D20 Plumbing</b>																	
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair	Replace with restroom rebuild													
D2020	Domestic Water Distribution	Instant Hot Water Heater - electric	Fair	Replace at end of lifecycle	3	3	6	2018				2018	1 EA	\$700	\$700	\$1,110	
D2020	Domestic Water Distribution	Instant Hot Water Heater - electric	Fair	Replace at end of lifecycle	3	3	6	2018				2018	1 EA	\$700	\$700	\$1,110	
<b>D30 HVAC</b>																	
D3020	Heat Generating Systems	Recessed Wall Heater in Office	Good	None				2018	1992	20	5	2018	2018	1 EA	\$1,500	\$1,500	\$2,379
D3020	Heat Generating Systems	Suspended Gas-fired space heater	Good	None				2018	1992	20	5	2018	2018	1 EA	\$1,500	\$1,500	\$2,379
<b>D50 Electrical</b>																	
D5010	Electrical Service & Dist.	Original	Fair.	None													
D5020	Lighting & 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	
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								2016	2,200 GSF	\$12	\$26,400	\$41,870	
E2010	Fixed Furnishings	Office Furniture	Ready for replacement	Replace when flooring is replaced								2016	2,200 GSF	\$4	\$8,800	\$13,957	
E2010	Fixed Furnishings	Custom Casework	Ready for replacement	Replace when flooring is replaced								2016	2,200 GSF	\$14	\$30,800	\$48,849	
E2010	Fixed Furnishings	Metal Shelving	Fair	Supplement with 'Sustain' 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>																	

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

**Totals: \$276,657**

# La Selva Beach

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 2,200  
 Stories: 1  
 Year Built: 1975

Owner: City of Santa Cruz  
 Replacement Unit Cost: \$535/SF  
 Replacement Cost: \$1,180,000

5 Year FCI: 0.15  
 10Year FCI: 0.22

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>A10 Foundations</b>													
<b>B. SHELL</b>													
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	Wood siding	Fair										
B2010	Exterior Fascia	Wood	Fair										
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A										
B3010	Roof Covering	Asphalt Composition Shingle	Not Observed										
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Interior Construction	Restrooms 1st Fl (wall, floor)	Good										
C1020	Interior Doors	Swinging Doors	Good										
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd	Fair										
C3020	Floor Finishes	Carpet	Fair										
C3020	Floor Finishes	Resilient	Fair										
C3030	Ceiling Finishes	Painted Gyp Bd and Wood Decking	Good										
<b>D. Services</b>													
<b>D20 Plumbing</b>													
D2010	Plumbing Fixtures	Restroom Water Closets and Lavatories	Fair										
D2020	Domestic Water Distribution	Instant Hot Water Heater - electric	Fair										
D2020	Domestic Water Distribution	Instant Hot Water Heater - electric	Fair										
<b>D30 HVAC</b>													
D3020	Heat Generating Systems	Recessed Wall Heater in Office	Good										
D3020	Heat Generating Systems	Suspended Gas-fired space heater	Good										
<b>D50 Electrical</b>													
D5010	Electrical Service & Dist.	Original	Fair.										
D5020	Lighting & Branch Wiring	2x4 Fluorescent troffers	Fair. Upgrade opportunity for efficiency										
D5020	Lighting & Branch Wiring	Not enough convenience pwr outlets	Fair. Lots of extension cords in use										
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope										
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
E2010	Fixed Furnishings	Library Furniture	Ready for replacement										
E2010	Fixed Furnishings	Office Furniture	Ready for replacement										
E2010	Fixed Furnishings	Custom Casework	Ready for replacement										
E2010	Fixed Furnishings	Metal Shelving	Fair										
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope										
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													

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

\$162,676      \$18,170      \$68,458      \$9,794



# Live Oak

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): **13,500**  
 Stories: **1**  
 Year Built: **2006**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$6,550,000**

5 Year FCI: **0.08**  
 10Year FCI: **0.17**

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year (2024-Priority value if >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)	
<b>A. SUBSTRUCTURE</b>																		
<b>B. SHELL</b>																		
<b>B10 Superstructure</b>																		
B1010	Floor Constructions	Raised access floor (ground floor)	Not Observed	None			2081	2006	75		2081	2081						
B1010	Floor Constructions	Wood floor (second floor)	Not Observed	None			2081	2006	75		2081	2081						
B1020	Roof Construction	Wood	Not Observed	None			2081	2006	75		2081	2081						
<b>B20 Exterior Closure</b>																		
B2010	Exterior Walls	Stucco	Good.	Repaint			2016	2006	10		2016	2016	6,800 SF	\$2	\$13,600	\$21,570		
B2010	Exterior Walls	Wood siding	Good.	Repaint			2016	2006	10		2016	2016	2,200 SF	\$2	\$4,400	\$6,978		
B2010	Exterior Fascia and Trim	Wood	Good	Repaint			2016	2006	10		2016	2016	1,400 SF	\$3	\$4,200	\$6,661		
<b>B30 Roofing</b>																		
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		
B3010	Roof Covering	Asphalt Composition Shingle	Good	Recommend performing a roof condition survey	1	1	2	2026	2006	20	2026	2026	17,030 SF	\$7	\$119,210	\$189,067		
<b>C. Interiors</b>																		
<b>C10 Interior Construction</b>																		
C1010	Interior Construction	Restrooms 1st Fl (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		
<b>C20 Staircases</b>																		
C2010	Stair Construction	Interior, steel	Good	None														
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														
<b>C30 Interior Finishes</b>																		
C3010	Wall Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required	2	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	2	4	2020				2020	16,300 SF	\$3	\$48,900	\$77,555		
C3020	Floor Finishes	Carpet	Fair	Recarpet	3	3	6	2018				2018	8,200 SF	\$8	\$65,600	\$104,042		
C3020	Floor Finishes	Resilient	Good	None	2	2	4	2020				2020	3,250 SF	\$10	\$32,500	\$51,545		
C3020	Floor Finishes	Tile	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	Repaint, with minor patching where required	2	2	4	2020				2020	10,920 SF	\$4	\$43,680	\$69,276		
<b>D. Services</b>																		
<b>D10 Conveying Systems</b>																		
D1010	Elevators	Hydraulic	Good	Perform elevator condition survey	2	2	4	2020				2020	1 EA	\$2,000	\$2,000	\$3,172		
<b>D20 Plumbing</b>																		
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		
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														
<b>D30 HVAC</b>																		
D3030	Cooling Generating Systems	AHU-1	Not Observed	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		
D3030	Cooling Generating Systems	FCU-4 and CU-4	Not Observed	Replace at end of service life			2021	2006	15		2021	2021	1 EA	\$8,000	\$8,000	\$12,688		
D3040	Distribution Systems	EF-1	Not Observed	Replace at end of service life			2021	2006	15		2021	2021	1 EA	\$700	\$700	\$1,110		
D3040	Distribution Systems	EF-2	Not Observed	Replace at end of service life			2021	2006	15		2021	2021	1 EA	\$700	\$700	\$1,110		
D3040	Distribution Systems	EF-3	Not Observed	Replace at end of service life			2021	2006	15		2021	2021	1 EA	\$700	\$700	\$1,110		
D3040	Distribution Systems	EF-4	Not Observed	Replace at end of service life			2021	2006	15		2021	2021	1 EA	\$700	\$700	\$1,110		
D3040	Distribution Systems	EF-5	Not Observed	Replace at end of service life			2021	2006	15		2021	2021	1 EA	\$700	\$700	\$1,110		
D3040	Distribution Systems	EF-6	Not Observed	Replace at end of service life			2021	2006	15		2021	2021	1 EA	\$700	\$700	\$1,110		



# Live Oak

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): **13,500**  
 Stories: **1**  
 Year Built: **2006**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**      5 Year FCI: **0.08**  
 Replacement Cost: **\$6,550,000**      10Year FCI: **0.17**

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024-Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs				
													Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP <small>(Jan, 2013 Cost)</small>
D3040	Distribution Systems	EF-7	Replace at end of service life				2021	2006	15		2021	2021	1	EA	\$700	\$700	\$1,110
D3050	Terminal & Package Units	VAV boxes	Replace at end of service life				2031	2006	25		2031	2031	13	EA	\$2,000	\$26,000	\$41,236
D3080	Systems Testing & Balancing	Retrocommissioning for energy efficiency	Commission study, retrocommission HVAC	5	5	10	2014					2014	13,500	SF	\$2	\$27,000	\$42,822
D3090	Other HVAC Equipment	VFD-AC1S (AHU-1 Supply Fan, 20HP)	Replace at end of service life				2023	2006	17		2023	2023	1	EA	\$10,000	\$10,000	\$15,860
D3090	Other HVAC Equipment	VFD-AC1S (AHU-1 Exhaust Fan, 7.5HP)	Replace at end of service life				2023	2006	17		2023	2023	1	EA	\$6,500	\$6,500	\$10,309
D3090	Other HVAC Equipment	VFD-AC1S (HWP-1, 5HP)	Replace at end of service life				2023	2006	17		2023	2023	1	EA	\$5,500	\$5,500	\$8,723
D3090	Other HVAC Equipment	VFD-AC1S (HWP-2, 5HP)	Replace at end of service life				2023	2006	17		2023	2023	1	EA	\$5,500	\$5,500	\$8,723
<b>D50 Electrical</b>																	
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope														
<b>E. Equipment &amp; Furnishings</b>																	
<b>E20 Furnishings</b>																	
E2010	Fixed Furnishings	Library Furniture	Refurbish after 10years (from 2006)									2018	13,500	GSF	\$3	\$33,750	\$53,528
E2010	Fixed Furnishings	Office Furniture	Refurbish after 10years (from 2006)				2021	2006	15		2021	2021	13,500	GSF	\$1	\$16,200	\$25,693
E2010	Fixed Furnishings	Custom Casework	Refurbish portion not included in 'Sustain' scope									2018	13,500	GSF	\$6	\$81,000	\$128,466
E2010	Fixed Furnishings	Metal Shelving	Minor reorganization and repair									2018	13,500	GSF	\$1	\$6,750	\$10,706
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope														
<b>F. Special Construction &amp; Demolition</b>																	
<b>G. Building Sitework</b>																	
<b>G20 Site Improvements</b>																	
G2020	Parking Lots	AC Paving	Patch and repair cracking, reseal				2016	2006	10		2016	2016	18,000	SF	\$3	\$54,000	\$85,644
G2020	Parking Lots	Parking lot striping	Restripe parking lot when it is resealed				2016	2006	10		2016	2016	60	EA	\$50	\$3,000	\$4,758
												<b>Totals:</b>				<b>\$1,273,265</b>	

# Live Oak

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 13,500  
 Stories: 1  
 Year Built: 2006

Owner: County of Santa Cruz  
 Replacement Unit Cost: \$485/SF  
 Replacement Cost: \$6,550,000

5 Year FCI: 0.08  
 10Year FCI: 0.17

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B10 Superstructure</b>													
B1010	Floor Constructions	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									
<b>B20 Exterior Closure</b>													
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					
<b>B30 Roofing</b>													
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									
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Good	Rebuild restroom interior (walls, floor, partitions)							\$64,152		
<b>C20 Staircases</b>													
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									
<b>C30 Interior Finishes</b>													
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					
C3020	Floor Finishes	Resilient	Good	None							\$63,658		
C3020	Floor Finishes	Tile	Good	Entry, see Int.Restroom Construction for RR	\$11,272								
C3030	Ceiling Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required							\$85,556		
<b>D. Services</b>													
<b>D10 Conveying Systems</b>													
D1010	Elevators	Hydraulic	Good	Perform elevator condition survey							\$3,917		
<b>D20 Plumbing</b>													
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									
D2050	Special Plumbing Systems	None	None	None									
<b>D30 HVAC</b>													
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**  
 Stories: **1**  
 Year Built: **2006**

Owner: **County of Santa Cruz**  
 Replacement Unit Cost: **\$485/SF**  
 Replacement Cost: **\$6,550,000**

5 Year FCI: **0.08**  
 10Year FCI: **0.17**

Budget Planning Tool

**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
D3040	Distribution Systems	EF-7	Replace at end of service life								\$1,408		
D3050	Terminal & Package Units	VAV boxes	Replace at end of service life										
D3080	Systems Testing & Balancing	Retrocommissioning for energy efficiency	Commission study, retrocommission HVAC	\$44,107									
D3090	Other HVAC Equipment	VFD-AC1S (AHU-1 Supply Fan, 20HP)	Replace at end of service life										\$21,157
D3090	Other HVAC Equipment	VFD-AC1S (AHU-1 Exhaust Fan, 7.5HP)	Replace at end of service life										\$13,752
D3090	Other HVAC Equipment	VFD-AC1S (HWP-1, 5HP)	Replace at end of service life										\$11,636
D3090	Other HVAC Equipment	VFD-AC1S (HWP-2, 5HP)	Replace at end of service life										\$11,636
<b>D50 Electrical</b>													
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope										
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
E2010	Fixed Furnishings	Library Furniture	Refurbish after 10years (from 2006)					\$62,574					
E2010	Fixed Furnishings	Office Furniture	Refurbish after 10years (from 2006)								\$32,579		
E2010	Fixed Furnishings	Custom Casework	Refurbish portion not included in 'Sustain' scope					\$150,177					
E2010	Fixed Furnishings	Metal Shelving	Minor reorganization and repair					\$12,515					
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope										
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
<b>G20 Site Improvements</b>													
G2020	Parking Lots	AC Paving	Patch and repair cracking, reseal			\$94,465							
G2020	Parking Lots	Parking lot striping	Restripe parking lot when it is resealed			\$5,248							
				<b>\$63,097</b>		<b>\$138,549</b>		<b>\$352,452</b>		<b>\$344,694</b>	<b>\$173,352</b>		<b>\$58,182</b>

# Scotts Valley

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 13,150  
 Stories: 1  
 Year Built: 2011

Owner: City of Scotts Valley  
 Replacement Unit Cost: \$485/SF  
 Replacement Cost: \$6,380,000

5 Year FCI: 0.00  
 10Year FCI: 0.15

## Building Systems

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CFC)	Operations Impact Assessment (IOA)	Priority	Priority Year (2024-Priority value if >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
<b>A. SUBSTRUCTURE</b>																
<b>B. SHELL</b>																
<b>B10 Superstructure</b>																
B1010	Floor Constructions	None	Not Observed	None												
B1020	Roof Construction	Wood	Good	None												
<b>B20 Exterior Closure</b>																
B2010	Exterior Walls	CMU	Good.	Repaint			2021	2011	10		2021	2021	8,500 SF	\$2	\$17,000	\$26,962
<b>B30 Roofing</b>																
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
<b>C. Interiors</b>																
<b>C10 Interior Construction</b>																
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Good	Rebuild restroom interior (walls, floor, partitions)	1	1	2	2026	2011	15	2026	2026	600 SF	\$100	\$60,000	\$95,160
<b>C20 Staircases</b>																
C2020	Stair Finishes	None	None	None				2021	2006	15	2021	2021	120 SF	\$10	\$1,200	\$1,903
<b>C30 Interior Finishes</b>																
C3010	Wall Finishes	Painted Gyp Bd	Good	Repaint, with minor patching where required				2021	2011	10	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	Painted Gyp Bd	Good	Repaint, with minor patching where required				2021	2011	10	2021	2021	1,400 SF	\$4	\$5,600	\$8,882
C3030	Ceiling Finishes	Painted Existing Clg	Good	Repaint, with minor patching where required				2021	2011	10	2021	2021	9,500 SF	\$4	\$38,000	\$60,268
<b>D. Services</b>																
<b>D10 Conveying Systems</b>																
D1010	Elevators	None	None	None												
<b>D20 Plumbing</b>																
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	2041	2041	1 EA	\$800	\$800	\$1,269
<b>D30 HVAC</b>																
D3030	Cooling Generating Systems	AHU-1 Package Unit	Fair	Replace at end of service life				2027	2002	25	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	25	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	25	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	25	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	25	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	25	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	25	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	EF-1	Not Observed	Replace at end of service life				2031	2011	20	2031	2031	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	EF-2	Not Observed	Replace at end of service life				2031	2011	20	2031	2031	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	EF-3	Not Observed	Replace at end of service life				2031	2011	20	2031	2031	1 EA	\$4,000	\$4,000	\$6,344
D3040	Distribution Systems	EF-4	Not Observed	Replace at end of service life				2031	2011	20	2031	2031	1 EA	\$700	\$700	\$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
<b>D50 Electrical</b>																
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

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **13,150**  
 Stories: **1**  
 Year Built: **2011**

Owner: **City of Scotts Valley**  
 Replacement Unit Cost: **\$485/SF**      5 Year FCI: **0.00**  
 Replacement Cost: **\$6,380,000**      10Year FCI: **0.15**

**Building Systems**

Uniformat Category	Site Specific Description	Condition	Action	Current Physical Condition (CPC)	Operations Impact Assessment (IOA)	Priority	Priority Year <small>(2024-Priority value if &gt;2. If Priority value &lt;=2, then the next renewal year is used)</small>	Year Installed	Anticipated Service Life (Yrs)	Potential Remaining Useful Life (Yrs)	Anticipated Next Renewal Year	Proposed Budget Year <small>(reconciles Renewal Year and Priority Year by using earliest of the two possible dates)</small>	Estimated Costs					
													Quantity	Units	Unit Cost	Base Cost	Estimated Cost with GC+OHP <small>(Jan, 2013 Cost)</small>	
D5030	Communication & Security Sys.	Telephone and Data	Not part of survey scope															
D5040	Special Electrical Systems	None	None															
D5090	Other Electrical Systems	None	None															
<b>E. Equipment &amp; Furnishings</b>																		
<b>E20 Furnishings</b>																		
E2010	Fixed Furnishings	Library Furniture	Good	Refurbish after 10 years (from 2011)			2021	2011	10		2021	2021	13,150	GSF	\$3	\$32,875	\$52,140	
E2010	Fixed Furnishings	Office Furniture	Good	Refurbish after 10 years (from 2011)			2021	2011	10		2021	2021	13,150	GSF	\$1	\$15,780	\$25,027	
E2010	Fixed Furnishings	Custom Casework	Good	Refurbish after 10 years (from 2011)			2021	2011	10		2021	2021	13,150	GSF	\$1	\$15,780	\$25,027	
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														
<b>F. Special Construction &amp; Demolition</b>																		
<b>G. Building Sitework</b>																		
<b>G20 Site Improvements</b>																		
G2020	Parking Lots	AC Paving	Good	Patch and repair cracking, reseal			2021	2011	10		2021	2021	9,900	SF	\$3	\$29,700	\$47,104	
G2020	Parking Lots	Parking lot striping	Good	Restripe parking lot when it is resealed			2021	2011	10		2021	2021	60	EA	\$50	\$3,000	\$4,758	
													<b>Totals:</b>					<b>\$993,292</b>

# Scotts Valley

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): FY 2013

Size (SF): 13,150  
 Stories: 1  
 Year Built: 2011

Owner: City of Scotts Valley  
 Replacement Unit Cost: \$485/SF  
 Replacement Cost: \$6,380,000

5 Year FCI: 0.00  
 10Year FCI: 0.15

Budget Planning Tool

## 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
<b>A. SUBSTRUCTURE</b>													
<b>B. SHELL</b>													
<b>B10 Superstructure</b>													
B1010	Floor Constructions	None	Not Observed										
B1020	Roof Construction	Wood	Good										
<b>B20 Exterior Closure</b>													
B2010	Exterior Walls	CMU	Good.										\$34,188
<b>B30 Roofing</b>													
B3010	Roof Covering	Roof condition survey	N/A										
B3010	Roof Covering	Single-Ply Roofing	Fair										\$185,117
<b>C. Interiors</b>													
<b>C10 Interior Construction</b>													
C1010	Interior Construction	Restrooms 1st Fl (wall, floor, partitions)	Good										
<b>C20 Staircases</b>													
C2020	Stair Finishes	None	None										\$2,413
<b>C30 Interior Finishes</b>													
C3010	Wall Finishes	Painted Gyp Bd	Good										\$180,994
C3010	Wall Finishes	Painted CMU	Good										\$12,066
C3020	Floor Finishes	Carpet	Good										\$168,928
C3020	Floor Finishes	Rubber Flooring	Good										\$65,359
C3030	Ceiling Finishes	Painted Gyp Bd	Good										\$11,262
C3030	Ceiling Finishes	Painted Existing Clg	Good										\$76,420
<b>D. Services</b>													
<b>D10 Conveying Systems</b>													
D1010	Elevators	None	None										
<b>D20 Plumbing</b>													
D2020	Domestic Water Distribution	Domestic Water Heater - gas	Good										\$6,033
D2020	Domestic Water Distribution	Domestic Water - HW pump	Good										
<b>D30 HVAC</b>													
D3030	Cooling Generating Systems	AHU-1 Package Unit	Fair										
D3030	Cooling Generating Systems	AHU-2 Package Unit	Fair										
D3030	Cooling Generating Systems	AHU-3 Package Unit	Fair										
D3030	Cooling Generating Systems	AHU-4 Package Unit	Fair										
D3030	Cooling Generating Systems	AHU-5 Package Unit	Fair										
D3030	Cooling Generating Systems	AHU-6 Package Unit	Fair										
D3030	Cooling Generating Systems	FC-1 Split System	Good										
D3030	Cooling Generating Systems	FC-2 Split System	Good										
D3040	Distribution Systems	EF-1	Not Observed										
D3040	Distribution Systems	EF-2	Not Observed										
D3040	Distribution Systems	EF-3	Not Observed										
D3040	Distribution Systems	EF-4	Not Observed										
D3040	Distribution Systems	EF-5	Not Observed										
<b>D50 Electrical</b>													
D5010	Electrical Service & Dist.	Rooftop Panel for AHU	Poor										\$8,168
D5010	Electrical Service & Dist.	Rooftop wiring for AHU	Fair, Alum wiring has some issues										
D5020	Lighting & Branch Wiring	Fluorescent light fixtures	Good										
D5020	Lighting & Branch Wiring	Convenience Power	Good										

# Scotts Valley

FACILITY CONDITION ASSESSMENT

Last Survey Date (Fiscal Year): **FY 2013**

Size (SF): **13,150**  
Stories: **1**  
Year Built: **2011**

Owner: **City of Scotts Valley**  
Replacement Unit Cost: **\$485/SF**  
Replacement Cost: **\$6,380,000**

5 Year FCI: **0.00**  
10Year FCI: **0.15**

### Budget Planning Tool

#### 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										
D5040	Special Electrical Systems	None	None										
D5090	Other Electrical Systems	None	None										
<b>E. Equipment &amp; Furnishings</b>													
<b>E20 Furnishings</b>													
E2010	Fixed Furnishings	Library Furniture	Good										
E2010	Fixed Furnishings	Office Furniture	Good										\$66,113
E2010	Fixed Furnishings	Custom Casework	Good										\$31,734
E2010	Fixed Furnishings	Metal Shelving	Good										\$31,734
E2020	Movable Furnishings	Not part of survey scope	Not part of survey scope										
<b>F. Special Construction &amp; Demolition</b>													
<b>G. Building Sitework</b>													
<b>G20 Site Improvements</b>													
G2020	Parking Lots	AC Paving	Good										\$59,728
G2020	Parking Lots	Parking lot striping	Good										\$6,033
												<b>\$15,686</b>	<b>\$938,124</b>