Natividad Medical Center
Facility Assessment Report

Prepared by Kitchell
For

County of Monterey, California

FINAL REPORT

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KITCHELL

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1. EXECUTIVE SUMMARY

Monterey County
Facility Condition Assessment Report

Monterey County, CA

EXECUTIVE SUMMARY

In March 2015, Monterey County (County) selected Kitchell CEM to perform Facility Condition Assessments (FCA's) for 73 facilities located within the Greater Monterey area. The purpose of this assessment was to determine the condition of the facilities. In assessing their condition, our team of professional engineers and architects identified those items in need of repair and/or retrofit in order to preserve the existing facilities, enhance safety and longevity of the facilities for at least the next 20 years. The methodology used in this assessment included: a visual non-destructive inspection of the facilities using industry best-practices checklists; interview of maintenance personnel; and analysis based on the available documentation and visual inspection. The items recommended were then assigned a budget level construction/correction cost. This is then compared to the probable construction cost of similar facilities if constructed today on the same site. This yielded a "Facilities Cost Index" for each facility which provides a condition "rating" of each building for remodel/renovation decision making purposes.

Elements that were assessed/inspected include: roofing; exteriors (including fenestrations); interiors (walls, doors, flooring, finishes, painting); mechanical (HVAC); electrical (supply and limited areas of distribution and stand-alone site lighting; plumbing (visible supply and waste systems); fire/life safety protections systems; specialty systems (kitchen, laundry, and other specific-use capital equipment); and any conditions immediately dangerous to life or health. The following elements were excluded from this assessment: compliance with ADA; compliance with County or State codes such as building, mechanical, electrical, etc.; structural, seismic, or other engineering reports; site utilities (visible portions of water, gas, sewer); site (grounds, paving systems, drainage and landscape irrigation); obvious structural anomalies such as cracks in foundations, concrete or masonry walls and columns, wood rot, sagging structural members, extensive water damage, etc.; and environmental services including testing for mold, asbestos, lead, etc.

The assessment also prioritized the recommendations into six categories. These categories are intended to help those managing the facilities with the ability to plan repairs and the related expenditures over time and to begin the dialog of importance for each repair. The six categories are as follows:

1. **Immediate (Priority 1):** Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.
2. **Critical (Priority 2):** Conditions in this category require replacement in order to prevent intermittent operation and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 and 2.
3. **Impending (Priority 3):** Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 and 3.
4. **Necessary (Priority 4):** Conditions in this category are in need of improvement, but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

5. **Discretionary (Priority 5):** Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.
6. **Other (Priority 6):** Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

The following facility condition assessment report demonstrates Kitchell's method of facility analysis. Our findings and recommendations follow.

Current Facility Condition, Required and Targeted Capital Renewal Expenditures and Replacement Cost

The Facility Condition Index (FCI) is an industry standard asset management tool which measures the "constructed asset's condition at a specific point in time" (US Federal Real Property Council, 2008). It is a functional indicator resulting from an analysis of operational indicators (such as building repair needs) to obtain an overview of a building's condition as a numerical value.

The FCI as a facility replacement tool was first published in 1991 by the National Association of College and University Business (NACUBO) and quickly became the standard for post-secondary institutions across North America. Recently, condition index measures have been adopted by the US Federal Real Property Council, American Public Works Association, and other public agencies across North America.

FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a facility compared to the current replacement value of the facility components. It is the ratio of the estimated cost to repair the identified deficiencies and the estimated replacement value of the facility. The FCI describes the relative state of the physical condition of a facility versus a new facility with identical program and compliance with all current code requirements. Land value is not considered when evaluating FCI.

Table 1 provides current industry standard subjective benchmarks indicating condition ratings for facilities with various FCI ranges. A letter grade, "A", "B", "C" or "D", has been added as a benchmark associating the facility's condition with its respective FCI range.

Table 1. Facility Condition Index Levels and Impact to Component Failure Risk, Residents and Staff

Common Implications of FCI to Asset Portfolios				
FCI Levels	Impact to Facilities and Components	Examples of Component Issues	User Complaints and Morale	Maintenance Personnel Impact
A Grade Good (FCI 0 to 0.05)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.
B Grade Fair (FCI 0.05 to 0.10)	Facilities are beginning to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems, i.e. boiler, window replacements, interior renovations.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time may at times be diverted from regular scheduled maintenance.
C Grade Poor (FCI 0.11 to 0.30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage)	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
D Grade Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure occurring frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issue figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation of upper floor due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not able to provide regular scheduled maintenance due to high levels of “reactive” calls.

Table 2 is a summary of the anticipated capital renewal, replacement cost and current facility condition for the Natividad Medical Center. The replacement cost is based on Kitchell's experience constructing similar facilities and include the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, County/Client administration, etc. Of the 23 buildings, eight (8) received a grade of "A"; five (5) received a grade of "B"; and ten (10) received a grade of "C".

Table 2. Anticipated Capital Renewal, Replacement Cost, Current FCI Levels by Building

County of Monterey							
Anticipated Capital Renewal, Replacement Cost, Current FCI Levels by Building							
Construction Date - Building	**Anticipated Capital Renewal**	**Sq. Ft.**	**Replacement Cost/ Sq. Ft.**	**Replacement Cost**	**FCI**	**Facility Grade**	**Condition Rating**
Circa 1928: Building 740	$ 5,143,459	37,724	$ 895.78	$ 33,792,452	0.15	C	Poor
Circa 1956: Building 700	$ 9,499,230	95,000	$ 895.78	$ 85,099,219	0.11	C	Poor
Circa 1956: Building 900	$ 254,354	1,795	$ 644.96	$ 1,157,708	0.22	C	Poor
Circa 1960: Building 600B	$ 2,072,395	16,920	$ 573.30	$ 9,700,236	0.21	C	Poor
Circa 1960: Building 800	$ 2,224,455	15,510	$ 609.13	$ 9,447,626	0.24	C	Poor
Circa 1970: Building 700A	$ 650,455	5,000	$ 895.78	$ 4,478,906	0.15	C	Poor
Circa 1985: Building 940	$ 1,563,601	13,034	$ 752.46	$ 9,807,515	0.16	C	Poor
Circa 1987: Building 600A	$ 549,673	7,040	$ 573.30	$ 4,036,032	0.14	C	Poor
Circa 1988: Building 760	$ 208,989	2,347	$ 895.78	$ 2,102,399	0.10	B	Fair
Circa 1995: Building 980	$ 257,823	2,760	$ 788.29	$ 2,175,674	0.12	C	Poor
Circa 1995: Building 820, 840, 870	$ 170,892	4,766	$ 630.53	$ 3,005,095	0.06	B	Fair
Circa 1997: Building 100, 200, 300, 400, 500, 580	$ 9,615,230	227,213	$ 867.05	$ 197,004,728	0.05	A	Good
Circa 1999: Building 151	$ 715,579	13,365	$ 752.46	$ 10,056,578	0.07	B	Fair
Circa 2002: Building 880	$ 202,088	9,600	$ 551.80	$ 5,297,292	0.04	A	Good
Circa 2006: Building 830	$ 1,300	1,440	$ 551.80	$ 794,594	0.00	A	Good
Circa Pre-1928: Building 860	$ 349,365	2,000	$ 573.30	$ 1,146,600	0.30	C	Poor
Totals and average FCI rating	**$ 33,478,888**	**455,514**	**$ 11,451.50**	**$ 379,102,654**	**0.09**	**B**	**Fair**
Notes:							

The goal of the assessment was to document the condition of the facilities, identify current deficiencies and future needs, and prioritize corrective capital expenditures. The assessment identified the deficiencies in five categories as follows:

1. **Immediate (Priority 1): $20,255,749**
2. **Critical (Priority 2): $10,718,209**
3. **Impending (Priority 3): $1,417,513**
4. **Necessary (Priority 4): $277,430**
5. **Discretionary (Priority 5): $4,175,443**

The increased cost of construction during future priority periods is anticipated using escalation factors. These factors appear in the individual priority columns in Table 3 and the "Construction Increase – Cumulative Escalation" columns in the tables within each individual facility section within this report. It is expected that costs will substantially increase if similar work is not carried out simultaneously or projects are broken apart. Partial renovations will increase the unit

costs. Administrative soft costs for the County are captured through the application of a 30% cost increase factor. This factor appears in the "Non Construction Cost" columns within the individual facility deficiency tables within this report.

Table 3 presents the anticipated capital improvement expenditures by building and priority period. All detailed information related to these costs for each facility can be found within the remaining sections of this report.

Table 3. Anticipated Capital Improvement Expenditures by Building and Priority

County of Monterey					
Anticipated Capital Improvement Expenditures by Building and Priority					
Construction Date - Building	**Priority 1 5% Escalation**	**Priority 2 11% Escalation**	**Priority 3 16% Escalation**	**Priority 4 28% Escalation**	**Priority 5 35% Escalation**
Circa 1928: Building 740	$ 5,024,370.00	$ 288,600.00	$ 45,240.00	$ -	$ 80,116.00
Circa 1956: Building 700	$ 8,754,564.00	$ 305,916.00	$ -	$ -	$ 1,196,033.00
Circa 1956: Building 900	$ 25,560.00	$ 236,342.00	$ -	$ -	$ 23,073.00
Circa 1960: Building 600B	$ 649,604.00	$ 1,527,560.00	$ -	$ -	$ 104,686.00
Circa 1960: Building 800	$ 1,948,756.00	$ 70,058.00	$ -	$ -	$ 412,265.00
Circa 1970: Building 700A	$ 507,985.00	$ 4,329.00	$ -	$ -	$ 219,726.00
Circa 1985: Building 940	$ 47,707.00	$ 1,542,884.00	$ -	$ -	$ 173,043.00
Circa 1987: Building 600A	$ 12,422.00	$ 24,820.00	$ 583,898.00	$ -	$ 16,365.00
Circa 1988: Building 760	$ -	$ 78,644.00	$ 159,931.00	$ -	$ 362.00
Circa 1995: Building 980	$ 252,832.00	$ 11,544.00	$ -	$ 8,486.00	$ -
Circa 1995: Building 820, 840, 870	$ 45,045.00	$ 125,974.00	$ 16,648.00	$ -	$ 203.00
Circa 1997: Building 100, 200, 300, 400, 500, 580	$ 2,528,241.00	$ 6,211,033.00	$ 604,105.00	$ 21,840.00	$ 1,449,919.00
Circa 1999: Building 151	$ 248,805.00	$ 111,977.00	$ 3,167.00	$ 7,488.00	$ 498,367.00
Circa 2002: Building 880	$ 10,238.00	$ 1,039.00	$ 4,524.00	$ 239,616.00	$ 407.00
Circa 2006: Building 830	$ -	$ 1,443.00	$ -	$ -	$ -
Circa Pre-1928: Building 860	$ 199,620.00	$ 176,046.00	$ -	$ -	$ 878.00
Totals	**$ 20,255,749**	**$ 10,718,209**	**$ 1,417,513**	**$ 277,430**	**$ 4,175,443**

Notes:
1. Costs are to mid-point of Priority Period

Conclusion

The County of Monterey Facility Condition Assessment has identified that most of the buildings at Natividad Medical Center are in fair condition with a current facility grade of "B". It is recommended that the anticipated capital improvement expenditures shown in Table 3 be addressed to improve the facilities' systems and functionality.

2. Building 740: Monterey County Records Retention

1330 Natividad Road
Salinas, CA

Building 740: Monterey County Records Retention

I. General Facility Description

The building is a single story structure of approximately 37,724 square feet with a basement under part of the structure. Originally built in 1928, the building was the original hospital and now provides County records storage as well as storage for many items on the campus.

II. Site

A. General

The existing landscape around the building is well maintained and in good condition. The concrete and asphalt surrounding the building appears to be in fair condition.

III. Building

A. Architecture

1. Roof

The roof consists of clay tile and is original. Overall, it is in poor condition and is in need of replacement. All gutters and downspouts are worn and are ready for replacement.

2. Exterior
   The building's exterior consists of cement plaster, which appears to be in fair condition. The paint is also in fair condition. The exterior doors consist of hollow metal and are in fair condition. They are not original to the building. The exterior windows are wood framed. Most of the windows are single hung. All seem to be in fair condition.

3. Interiors
   The exposed wall finishes consist of gypsum board and are in fair condition. Paint and wall base are fair in some areas and heavily damaged in others.

   The floor finishes consist of VCT, in fair condition in spots and poor in others, and carpet in poor condition. There are also areas where the floor has been removed and the concrete slab is exposed.

   The ceiling finishes consist of glue-applied acoustic ceiling tile that are in fair condition and gypsum ceilings which are also in fair condition.

   Interior doors are made of wood and are in fair condition. The basement has an asbestos warning labeled on the entry doors.

   The floor of the basement has areas of standing water and walls that have had much of the original finishes and fixtures removed. There is also a second floor living quarters that has fallen into deep disrepair. All finishes are poor in this area.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC systems at the building consist of radiant wall heaters located in typical patient and office areas. This equipment is at the end of its expected useful life and will need to be replaced.

   Three heating hot water boilers are located in the Mechanical Room. Two of these boilers were installed in 1992 and appear to be in poor condition and will need to be replaced. The other boiler was installed in 1988 and appears to be in fair operational condition.

   Two expansion tanks located in the Mechanical Room are original to the building (1928) and appear to be in poor condition and will need to be replaced.

   A water softener system located in the Mechanical Room appears to be approximately 30 years old and is in poor condition and will need to be replaced.

   An elevator motor for the freight elevator located in the Elevator Mechanical Room is original to the building (1928) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

   Ceiling exhaust fans were not observed during the site walk.

C. Plumbing

1. Visible Supply and Waste System
   The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the buildings consist of water closets, bathtubs/showers, sinks, lavatories and floor drains. The plumbing system and plumbing fixtures appear to be in poor condition and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building.

2. Fire Alarm
   The building is equipped with a non-addressable fire alarm panel. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through panelboards. The building is equipped with a switchboard [480/277V, 1200A], two junction panels, and five transformers [75kVA].

   The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any

significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1928: Building 740

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	**Building System Class**	**Current**	**Priority 1**	**Priority 2**	**Priority 3**	**Priority 4**	**Priority 5**
B1020	Roof Construction	$ 343,288	$ 360,453	$ -	$ -	$ -	$ -
B2020	Exterior Windows	$ 980,720	$ 1,029,756	$ -	$ -	$ -	$ -
C3010	Wall Finishes	$ 187,749	$ 154,480	$ -	$ -	$ -	$ 54,844
C3020	Floor Finishes	$ 308,328	$ 315,008	$ -	$ -	$ -	$ 11,232
C3030	Ceiling Finishes	$ 10,400	$ -	$ -	$ -	$ -	$ 14,040
D1010	Elevators & Lifts	$ 260,000	$ -	$ 288,600	$ -	$ -	$ -
D2020	Domestic Water Distribution	$ 1,962,948	$ 2,061,095	$ -	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 109,200	$ 73,710	$ -	$ 45,240	$ -	$ -
D3040	Distribution Systems	$ 735,618	$ 772,399	$ -	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 237,311	$ 249,177	$ -	$ -	$ -	$ -
D5030	Communication & Security	$ 7,898	$ 8,292	$ -	$ -	$ -	$ -

Totals	Current	**$ 5,143,459**					
	Priority 1		**$ 5,024,370**				
	Priority 2			**$ 288,600**			
	Priority 3				**$ 45,240**		
	Priority 4					**$ 0**	
	Priority 5						**$ 80,116**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1928: Building 740

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1022.016	Existing clay tile roof is beyond it's useful life	Remove existing clay tile and substrate as required, install new clay tile	37,724	SF	$7.00	1.30	$343,288		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2020 - Exterior Windows	B2021.001	Exterior Window and Glazing have exceded their useful life.	Replace Exterior Windows and Glazing	7,544	SF	$100.00	1.30	$980,720		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3010 - Wall Finishes	C3012.025	Basement indicates a warning for the presence of Asbestos	Remove asbestos	37,724	SF	$3.00	1.30	$147,124		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3010 - Wall Finishes	C3012.006	Painted gypsum wallboard is showing signs of wear.	Patch and paint.	5,000	SF	$2.50	1.30	$16,250		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.020	Painted Gypsum Wallboard - is in poor condition.	Remove and replace existing gypsum board and replace with new gypsum board. Tape and paint.	3,000	SF	$6.25	1.30	$24,375		5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3024.012	VCT & resilient base are damaged or missing in several areas.	Replace damaged or missing VCT & resilient base.	36,924	SF	$6.25	1.30	$300,008		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3020 - Floor Finishes	C3025.001	Carpet is in poor condition.	Remove existing carpeting and replace with new 40 oz. Nylon	800	SF	$8.00	1.30	$8,320		5 - Discretionary: Replacement Recommended in Year 5.
C3030 - Ceiling Finishes	C3031.003	Peeling paint at ceiling.	Paint ceiling (prime + 2 finish coats).	3,000	SF	$2.10	1.30	$8,190		5 - Discretionary: Replacement Recommended in Year 5.
C3030 - Ceiling Finishes	C3033.001	Glue-On Acoustical Ceiling Tile is in poor condition.	Remove existing Glue-On Acoustical and replace with new Glue-On Acoustical Tiles.	200	SF	$8.50	1.30	$2,210		5 - Discretionary: Replacement Recommended in Year 5.
D1010 - Elevators & Lifts	D1011.007	Elevator for freight is at the end of its useful life.	Replace with new freight elevator in kind.	1	EA	$200,000.00	1.30	$260,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines	37,724	SF	$40.00	1.30	$1,961,648		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D2020 - Domestic Water Distribution	D2023.006	Small-sized water softener is at the end of its life.	Replace with new water softener.	1	EA	$1,000.00	1.30	$1,300		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

Circa 1928: Building 740

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3021.005	Existing small boiler is at the end of its service life.	Replace existing boiler.	2	EA	$10,000.00	1.30	$26,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3023.002	Expansion tank is at or approaching the end of its service life.	Replace with new expansion tank in kind.	2	EA	$2,000.00	1.30	$5,200		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3025.004	Radiant wall heater is at the end of its life.	Replace radiant wall heater.	60	EA	$500.00	1.30	$39,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3021.004	Existing boiler is at the end of its service life.	Replace existing boiler.	1	EA	$30,000.00	1.30	$39,000		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	37,724	SF	$15.00	1.30	$735,618		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.199	Conductors for for lighting and devices are or will be at end of their useful life.	Remove and replace the conductors for lighting and devices.	37,724	SF	$3.00	1.30	$147,124	Building 740	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.416	75kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	5	EA	$4,475.00	1.30	$29,088	Building 740	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.580	225A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	5	EA	$7,100.00	1.30	$46,150	Building 740	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.661	1200A, (main ckt breaker), switchboard is at or will approach the end of its expected useful service life.	Install/ replace switchboard	1	EA	$11,500.00	1.30	$14,950	Building 740	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898	Building 740	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

Appendix A – Building Deficiency Photos

Exterior photo showing roof, wall finish and windows

Exposed slab showing water damage / staining

The fire alarm panel is past its expected useful life.

All panels are past their expected useful lives.

All transformers are past their expected useful lives.

All transformers are past their expected useful lives.

Radiant wall heater is at the end of its expected useful life.

Heating hot water boilers are at the end of their expected useful lives.

Expansion tank is in poor condition and will need to be replaced.

Water softener system is in poor condition and will need to be replaced.

Plumbing system and plumbing fixtures are at the end of their expected useful lives.

3. Building 700: Monterey County Probation

1330 Natividad Road
Salinas, CA

Building 700: Monterey County Probation

I. General Facility Description

The building is a three story structure of approximately 95,000 square feet. Originally built in 1956, the facility is closed to the public.

II. Site

A. General

The existing landscape around the building has been maintained and in fair condition. The concrete and asphalt surrounding the building appear to be in fair condition.

III. Building

A. Architecture

1. Roof

The roof consists of built-up roofing. Overall, it is in poor condition and is in need of replacement. All roof drains are clogged and require maintenance.

2. Exterior

The building's exterior consists of painted concrete masonry units, which appears to be in fair condition. The exterior doors are in storefront systems and are in fair condition. The exterior windows are aluminum framed and have operable lower portions. All seem to be in fair condition except for windows that have been destroyed by vandals.

3. Interiors
   Excessive vandalism has occurred to all interior surfaces of this building. The exposed wall finishes consist of gypsum board and are in fair to poor condition. Paint and wall base are fair in some areas and heavily damaged in others. The floor finishes consist of VCT, in fair condition in spots and poor in others, and carpet in poor condition. Some areas show signs of water damage and staining, as other areas show evidence of fire extinguishers that have been emptied into the rooms. The ceiling finishes consist of glue-applied acoustic ceiling tile that are in poor condition and gypsum ceilings which are also in poor condition. Both ceiling systems show evidence of damage due to water intrusion and vandalism. Interior doors are made of wood and are in fair condition.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC system at the building consist of a Trane packaged DX cooling and gas heating air conditioning unit located outside adjacent to the building. This unit is original to the building (1956) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced. Other HVAC systems include a ground mounted Trane heating and ventilation unit. The unit is original to the building (1956) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced. There are four split air conditioning systems with outdoor condensing units and indoor fan coil units serving the spaces. Three of these units are original to the building (1956) and one was installed in 1994. The units appear to be in fair operational condition, however, they are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units. Two rooftop air cooled chillers are original to the building (1956) and appear to be in poor condition and will need to be replaced. A wall mounted air conditioner located in the Rehabilitation Services Room is original to the building (1956) and appears to be in poor condition and will need to be replaced. Baseboard heaters located in the corridors and in the Patient Rooms are original with the building (1956) and appear to be in poor condition and will need to be replaced.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major issues were noted during the survey or reported by maintenance personnel.

   Rooftop and ground mounted utility exhaust fans serve the general exhaust ventilation areas and restrooms. These units are original to the building (1956) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

   An elevator motor located in the Mechanical Room is original to the building (1956) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

C. Plumbing

1. Visible Supply and Waste System

The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restrooms, exam rooms, showers and janitor rooms consist of water closets, showers, sinks and lavatories with hot and cold water and floor drains. The plumbing system and plumbing fixtures appear to be in poor operational condition and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers

There is no fire sprinkler system in the building. Portable fire extinguishers are installed in recessed cabinets throughout the building.

2. Fire Alarm

The building is equipped with a Silent Knight addressable fire alarm panel located in the first floor communication room. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution

The building's electrical service is fed from the site's main switchboard and provided through wall recessed panelboards. The building is equipped with a switchboard [208/120V, 400A], panel "EL" [208/120V, 225A], panel "2A" [208/120V, 225A], panel "2B" [208/120V, 100A], panel "1A" [208/120V, 225A], panel "P2" [208/120V, 225A], panel "GD" [208/120V, 400A], panel "GDA" [208/120V, 400A], panel "P1" [208/120V, 225A], panel "P1A" [208/120V, 225A], panel "E2" [208/120V, 300A], panel "E1" [208/120V, 225A], panel "OB1" [208/120V, 225A], panel "CSR1" [208/120V, 400A], panel "CSR2" [208/120V, 400A], and panel "BE" [208/120V, 200A].

The building is also equipped with an enclosed NICU unit and a disconnect switch. Unfortunately the equipment was not accessible during the assessment.

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting

The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural

For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is

considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1956: Building 700

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	**Building System Class**	**Current**	**Priority 1**	**Priority 2**	**Priority 3**	**Priority 4**	**Priority 5**
B1020	Roof Construction	$ 622,440	$ 653,562	$ -	$ -	$ -	$ -
B2020	Exterior Windows	$ 374,660	$ 393,393	$ -	$ -	$ -	$ -
B2030	Exterior Doors	$ 3,120	$ 3,276	$ -	$ -	$ -	$ -
C3010	Wall Finishes	$ 73,125	$ -	$ -	$ -	$ -	$ 98,719
C3020	Floor Finishes	$ 771,875	$ -	$ -	$ -	$ -	$ 1,042,031
C3030	Ceiling Finishes	$ 40,950	$ -	$ -	$ -	$ -	$ 55,283
D1010	Elevators & Lifts	$ 45,500	$ -	$ 50,505	$ -	$ -	$ -
D2020	Domestic Water Distribution	$ 4,940,000	$ 5,187,000	$ -	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 118,300	$ -	$ 131,313	$ -	$ -	$ -
D3030	Cooling Generating System	$ 85,800	$ 54,600	$ 37,518	$ -	$ -	$ -
D3040	Distribution Systems	$ 1,898,000	$ 1,945,125	$ 50,505	$ -	$ -	$ -
D3050	Terminal & Package Units	$ 35,100	$ 2,730	$ 36,075	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 482,463	$ 506,586	$ -	$ -	$ -	$ -
D5030	Communication & Security	$ 7,898	$ 8,292	$ -	$ -	$ -	$ -

Totals						
Current	**$ 9,499,230**					
Priority 1		**$ 8,754,564**				
Priority 2			**$ 305,916**			
Priority 3				**$ 0**		
Priority 4					**$ 0**	
Priority 5						**$ 1,196,033**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1956: Building 700

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1021.001	Built-Up Roofing is beyond its useful life and needs replacement.	Remove existing roof and replace with similar roof	18,000	SF	$25.00	1.30	$585,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B1020 - Roof Construction	B1022.002	Sheet Metal Roofing is beyond its useful life and needs replacement.	Remove existing roof and replace with similar roof	1,600	SF	$18.00	1.30	$37,440		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2020 - Exterior Windows	B2021.001	Exterior Window and Glazing have exceded their useful life.	Replace Exterior Windows and Glazing	2,882	SF	$100.00	1.30	$374,660		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2030 - Exterior Doors	B2032.013	Hollow metal door is deteriorated or corroded.	Replace door.	2	EA	$1,200.00	1.30	$3,120		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3010 - Wall Finishes	C3012.010	The paint finish shows signs of damage & wear.	Clean, prep, & paint existing painted surfaces.	10,000	SF	$2.50	1.30	$32,500		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.020	Painted Gypsum Wallboard - is in poor condition.	Remove and replace existing gypsum board and replace with new gypsum board. Tape and paint.	5,000	SF	$6.25	1.30	$40,625		5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3024.001	VCT is in poor condition.	Remove existing VCT and replace with new VCT.	95,000	SF	$6.25	1.30	$771,875		5 - Discretionary: Replacement Recommended in Year 5.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1956: Building 700

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
C3030 - Ceiling Finishes	C3031.003	Peeling paint at ceiling.	Paint ceiling (prime + 2 finish coats).	15,000	SF	$2.10	1.30	$40,950		5 - Discretionary: Replacement Recommended in Year 5.
D1010 - Elevators & Lifts	D1011.006	Elevator motor for 3-story building is at the end of its useful life.	Replace with new elevator motor in kind.	1	EA	$35,000.00	1.30	$45,500		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	95,000	SF	$40.00	1.30	$4,940,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3025.002	Gas-fired packaged heating unit is at the end of its useful life.	Replace with new gas-fired packaged heating unit in kind.	1	EA	$6,000.00	1.30	$7,800		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3029.001	Electric duct heater is at the end of its service life.	Replace the existing unit with new hot water duct heater.	100	EA	$850.00	1.30	$110,500		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3034.007	Air cooled chiller is at or approaching the end of its industry standard useful life.	Replace air cooled chiller with new in-kind.	2	EA	$20,000.00	1.30	$52,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1956: Building 700

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3030 - Cooling Generating System	D3034.004	Split system (furnace heat/condensing unit) is at the end of its useful life.	Replace with a new split system unit (1-Ton to 3-Ton) in kind.	4	EA	$6,500.00	1.30	$33,800		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	95,000	SF	$15.00	1.30	$1,852,500		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3042.006	Utility building exhaust fan is at the end of its life.	Replace utility building exhaust fan.	7	EA	$5,000.00	1.30	$45,500		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.004	Window AC unit is in poor condition.	Replace window AC unit.	1	EA	$2,000.00	1.30	$2,600		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating (8-ton to 15-ton) is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	$25,000.00	1.30	$32,500		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.199	Conductors for for lighting and devices are or will be at end of their useful life.	Remove and replace the conductors for lighting and devices.	95,000	SF	$3.00	1.30	$370,500	Building 700	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1956: Building 700

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$3,100.00	1.30	$4,030	Building 700	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.576	200A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$5,025.00	1.30	$6,533	Building 700	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	8	EA	$5,025.00	1.30	$52,260	Building 700	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.577	300A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$6,300.00	1.30	$8,190	Building 700	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.577	400A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	5	EA	$6,300.00	1.30	$40,950	Building 700	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898	Building 700	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Building exterior, main entry.

Built-up roof.

Typical ceiling damage at gypsum ceiling in patient rooms

Typical floor damage at patient rooms

The fire alarm panel is past its expected useful life.

All panels are past their expected useful lives.

Packaged DX cooling with gas heating air conditioning unit is at the end of its expected useful life.

Heating and ventilation unit is at the end of its expected useful life.

Split air conditioning systems with outdoor condensing units and indoor fan coil units are at the end of their expected useful lives.

Rooftop air cooled chillers are at the end of their expected useful lives.

Wall mounted AC unit is at the end of its expected useful life.

Baseboard heater is at the end of its expected useful life.

Utility exhaust fan is at the end of its expected useful life.

Elevator motor is at the end of its expected useful life.

Plumbing system and plumbing fixtures are at the end of their expected useful life.

4. Building 900: Engineering

1330 Natividad Road
Salinas, CA

Building 900: Engineering

I. General Facility Description

The building is a single story structure of approximately 1,795 square feet. Originally built in 1956, the facility houses the engineering department for the campus.

II. Site

A. General

The existing landscape around the building has been maintained and is in fair condition. The concrete and asphalt surrounding the building appear to be in fair condition.

III. Building

A. Architecture

B.

1. Roof

   The roof consists of tar and gravel roofing. Overall, it is in poor condition and is in need of replacement. Much of the gravel has been displaced in areas and the gutters are full of gravel. Moss has developed in several areas. All gutters and downspouts are worn and should be replaced.

2. Exterior

   The building's exterior consists of painted concrete masonry units, which appears to be in fair condition. The exterior doors are hollow metal and are in fair condition. The exterior windows are aluminum framed and are operable. All seem to be in fair condition.

3. Interiors
   The interior of this building is old and worn and is ready for replacement. All walls are chipped, scratched and worn and require patching and paint. All wall base is damaged and should be replaced. All doors are in fair condition. All carpet is heavily worn and should be replaced. Ceiling tiles are in fair condition.

C. Mechanical
1. Heating, Ventilating, and Air Conditioning
   The HVAC system at the building consist of two Trane packaged rooftop DX cooling and gas heating air conditioning units. These units are original to the building (1956) and appear to be in fair operational condition. These units are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units. Standing water on the roof is causing the mounts to rot away. Suggest installing a 4" curb for both HVAC units to mitigate this.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the survey or reported by maintenance personnel.

   A ceiling exhaust fan serves the break room area. This unit appears to be original to the building (1956) and in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

D. Plumbing
1. Visible Supply and Waste System
   The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the break room consist of a sink with hot and cold water. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel. However, the plumbing system and plumbing fixtures are at the end of their expected useful lives and will need to be replaced.

   The domestic hot water is provided by an under-sink electric water heater. The water heater has an unknown installation date but appears to have been replaced approximately 10 years ago and is in fair operational condition.

E. Fire / Life Safety Protection Systems
1. Fire Sprinklers
   The building is not equipped with a fire sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building. The building is equipped with a fire hose.

2. Fire Alarm
   The building is not equipped with an addressable fire alarm panel. However the building is equipped with two pull stations.

F. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through a main panelboard. Panel "A" [120/240V, 150A] is wall recessed and located in the building's main hallway.

   The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboard did not have labels indicating it was thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. The fixtures appear to be in good condition.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1956: Building 900

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B1020	Roof Construction	$ 19,500	$ 20,475	$ -	$ -	$ -	$ -
C3010	Wall Finishes	$ 13,191	$ -	$ -	$ -	$ -	$ 17,808
C3020	Floor Finishes	$ 18,668	$ -	$ 20,721	$ -	$ -	$ -
D2020	Domestic Water Distribution	$ 93,340	$ -	$ 103,607	$ -	$ -	$ -
D2040	Rain Water Drainage	$ 1,950	$ 2,048	$ -	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 3,900	$ -	$ -	$ -	$ -	$ 5,265
D3040	Distribution Systems	$ 35,913	$ -	$ 39,863	$ -	$ -	$ -
D3050	Terminal & Package Units	$ 65,000	$ -	$ 72,150	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 2,893	$ 3,037	$ -	$ -	$ -	$ -

Totals							
	Current	**$ 254,354**					
	Priority 1		**$ 25,560**				
	Priority 2			**$ 236,342**			
	Priority 3				**$ 0**		
	Priority 4					**$ 0**	
	Priority 5						**$ 23,073**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1956: Building 900

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1022.015	(E) Tar & Gravel roof is beyond its useful life	Remove tar & gravel, replace in kind	2,500	SF	$6.00	1.30	$19,500		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3010 - Wall Finishes	C3012.001	Interior wall surfaces in poor condition	Clean, seal and repaint surfaces	1,795	SF	$2.10	1.30	$4,900		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.023	Painted gypsum wallboard has holes, tape damage and scratches.	Patch, prime and paint the affected areas.	1,795	SF	$2.50	1.30	$5,834		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.024	6" vinyl wall base is in poor condition	Remove and replace in kind	600	LF	$3.15	1.30	$2,457		5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3025.001	Carpet is in poor condition.	Remove existing carpeting and replace with new 40 oz. Nylon carpet.	1,795	SF	$8.00	1.30	$18,668	C3010	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	1,795	SF	$40.00	1.30	$93,340		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D2040 - Rain Water Drainage	D2043.007	Gutters in fair to poor condition	Replace gutters with scheduled roof replacement.	150	LF	$10.00	1.30	$1,950		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

Circa 1956: Building 900

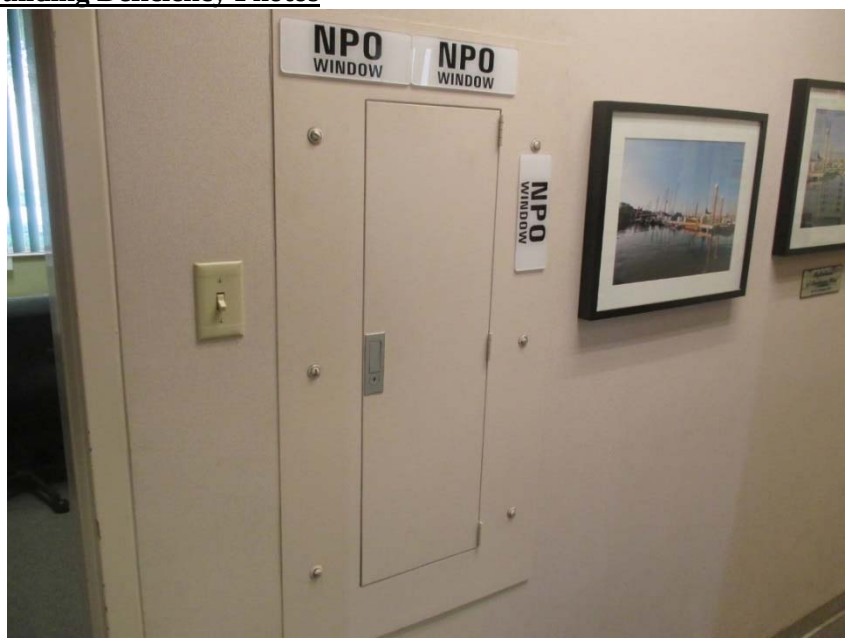
Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3026.003	Elec water heater less than 75 Gal is at the end of its service life.	Replace the electric water heater .	1	EA	$3,000.00	1.30	$3,900		5 - Discretionary: Replacement Recommended in Year 5.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	1,795	SF	$15.00	1.30	$35,003		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.001	Ceiling exhaust fan is at or approaching the end of its expected useful life.	Replace ceiling exhaust fan with in kind ceiling exhaust fan.	1	EA	$700.00	1.30	$910		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating (8-ton to 15-ton) is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit.	2	EA	$25,000.00	1.30	$65,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.596	150A (120/240V, 1P) all-in-one combination service entrance device is at or approaching the end of its expected useful service life.	Install/replace all-in-one combination service entrance device.	1	EA	$2,225.00	1.30	$2,893	Building 900	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

Appendix A – Building Deficiency Photos



Panel is past its expected useful life.

Packaged rooftop DX cooling with gas heating air conditioning unit is at the end of its expected useful life.

Standing water on the roof is causing the mounts to rot away. Suggest installing a 4" curb for both HVAC units to mitigate this.

Ceiling exhaust fan is at the end of its expected useful life.

Plumbing system and plumbing fixtures are the end of their expected useful lives.

5. Building 600B

1330 Natividad Road
Salinas, CA

Building 600B

I. General Facility Description

The building is a single story structure of approximately 16,920 square feet. It is located at 1330 Natividad Rd. Building # 600B, Salinas, CA. It was originally built in the 1960's.

II. Site

A. General

The existing landscape around the building has been maintained and is in fair condition. The concrete and asphalt surrounding the building appear to be in fair condition.

III. Building

A. Architecture

1. Roof

The existing TPO roof is less than 10 years old and is in good condition. The roof hatch is not to code and requires fall protection be installed.

2. Exterior

The building's exterior consists of exposed aggregate concrete walls, which appears to be in fair condition. The exterior doors are hollow metal and are in fair condition. The exterior windows are aluminum framed, and there are several storefront windows along the west elevation. All seem to

be in fair condition, with the exception of a few glazing panels in the storefronts that have been replaced and do not match the original glass.

3. Interiors
The exposed wall finishes consist of gypsum board and are in fair condition. Paint and wall base are fair in some areas and heavily damaged in others.

The floor finishes consist of VCT in fair condition and ceramic tile in fair to poor condition depending on the area. There are also areas where the floor has been removed and the concrete slab is exposed.

The ceiling finishes consist of glue-applied acoustic ceiling tile that are in fair condition, gypsum ceilings in fair condition and suspended acoustic ceiling tile in fair condition.

Interior doors are made of wood and are in fair condition.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
The HVAC system at the building consists of a built-up AHU (located in the Mechanical/Fan Room). The AHU unit is original to the building (approximately 1960) and appears to be in fair operational condition. However, this equipment is at the end of its expected useful life and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at this unit.

Conditioned air from these air conditioning units are distributed to the spaces via concealed and exposed hard duct above ceiling and diffusers. Zone control at the building is handled by multiple mixing boxes. Zone temperature control is completed with pneumatic controllers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

Rooftop exhaust fan will be removed and/or abandoned as the kitchen/dining areas have now been converted to storage spaces.

An expansion tank located in the Mechanical /Fan Room is original to the building (approximately 1960) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

C. Plumbing

1. Visible Supply and Waste System
The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the building consists of water closets, urinals, eyewash stations, sinks and lavatories with hot and cold water. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel. However, the plumbing system and plumbing fixtures are at the end of their expected useful lives and will need to be replaced.

The domestic hot water is provided by an electric water heater located in the Mechanical/Fan Room. The water heater was installed in approximately 2000 and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building. A fire protection back-flow preventer was observed and no issues were noted nor reported by maintenance personnel.

2. Fire Alarm
   The building is equipped with a Cerberus non-addressable fire alarm panel, located in the first floor communication room, which reports to the addressable panel. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through panelboards in the hallways. The biomedical department is equipped with a wall recessed panel "F" [208/120V, 100A]. The records department is equipped with five wall recessed panels: "A" [208/120V, 225A], "B" [208/120V, 225A], "E" [208/120V, 225A], "C" and "D." Unfortunately panels "C" and "D" were not accessible at the time of the assessment. The fan room is equipped with a panel [208/120V, 225A].

   The building is also equipped with a distribution panel "DK" [208/120V, 1200A] located outside.

   The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1960: Building 600B

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	**Building System Class**	**Current**	**Priority 1**	**Priority 2**	**Priority 3**	**Priority 4**	**Priority 5**
B2020	Exterior Windows	$ 517,920	$ 543,816	$ -	$ -	$ -	$ -
B3010	Roof Coverings	$ 11,700	$ 12,285	$ -	$ -	$ -	$ -
B3020	Roof Openings	$ 1,950	$ 2,048	$ -	$ -	$ -	$ -
C3010	Wall Finishes	$ 7,345	$ -	$ -	$ -	$ -	$ 9,916
C3020	Floor Finishes	$ 70,200	$ -	$ -	$ -	$ -	$ 94,770
D2010	Plumbing Fixtures	$ 650	$ -	$ 722	$ -	$ -	$ -
D2020	Domestic Water Distribution	$ 879,840	$ -	$ 976,622	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 3,900	$ -	$ 4,329	$ -	$ -	$ -
D3040	Distribution Systems	$ 448,565	$ -	$ 497,907	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 58,175	$ 15,698	$ 47,980	$ -	$ -	$ -
F1010	Special Structures	$ 72,150	$ 75,758	$ -	$ -	$ -	$ -

Totals	Current	**$ 2,072,395**					
	Priority 1		**$ 649,604**				
	Priority 2			**$ 1,527,560**			
	Priority 3				**$ 0**		
	Priority 4					**$ 0**	
	Priority 5						**$ 104,686**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1960: Building 600B

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B2020 - Exterior Windows	B2021.001	Exterior Window and Glazing have exceeded their useful life	Replace Exterior Windows and Glazing	3,984	SF	$100.00	1.30	$517,920		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B3010 - Roof Coverings	B3012.001	Rooftop walk pads are absent	Provide walk pads.	600	SF	$15.00	1.30	$11,700		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B3020 - Roof Openings	B3022.004	No fall protection at roof hatch.	Provide fall protection.	1	EA	$1,500.00	1.30	$1,950		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3010 - Wall Finishes	C3012.006	Painted gypsum wallboard is showing signs of wear.	Patch and paint.	1,000	SF	$2.50	1.30	$3,250		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.024	6" vinyl wall base is in poor condition	Remove and replace in kind	1,000	LF	$3.15	1.30	$4,095		5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3024.003	Ceramic Tile floor is in poor condition.	Remove existing Ceramic Tile floor with new Ceramic Tile flooring.	3,000	SF	$18.00	1.30	$70,200		5 - Discretionary: Replacement Recommended in Year 5.
D2010 - Plumbing Fixtures	D2016.001	Eyewash station is at or approaching the end of its useful life.	Replace with new eyewash station in kind.	1	EA	$500.00	1.30	$650		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1960: Building 600B

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	16,920	SF	$40.00	1.30	$879,840		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3026.003	Elec water heater less than 75 Gal is at the end of its service life.	Replace the electric water heater .	1	EA	$3,000.00	1.30	$3,900		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	16,920	SF	$15.00	1.30	$329,940		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.023	Air Handling Unit is at or approaching the end of its expected useful life.	Replace AHU with new unit in kind.	1	EA	$91,000.00	1.30	$118,300		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.019	Rooftop exhaust fan to be removed.	Remove rooftop exhaust fan.	1	EA	$250.00	1.30	$325		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.661	1200A, (main ckt breaker), switchboard is at or will approach the end of its expected useful service life.	Install/ replace switchboard	1	EA	$11,500.00	1.30	$14,950	Building 600B	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1960: Building 600B

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$3,100.00	1.30	$4,030	Building 600B	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	6	EA	$5,025.00	1.30	$39,195	Building 600B	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
F1010 - Special Structures	F1023.001	Restroom is not ADA compliant.	Remodel existing restroom to comply with ADA requirements.	300	SF	$185.00	1.30	$72,150		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Roof hatch requiring fall protection

Damaged floor tile

All wall recessed panels are approaching the end of their expected useful lives.

The main switchboard is past its expected useful life.

Built-up AHU is at the end of its expected useful life.

Rooftop exhaust fan to be removed and/or abandoned.

Expansion tank is at the end of its expected useful life.

Plumbing system and plumbing fixtures are at the end of their expected useful lives.

Electric water heater is at the end of its expected useful life.

6. Building 800: Monterey County Records Retention

1330 Natividad Road
Salinas, CA

Building 800: Monterey County Records Retention

I. General Facility Description

The building is a single story structure of approximately 15,510 square feet. Originally built in the 1960's, the facility provides records storage for the County.

II. Site

A. General

The existing concrete and asphalt surrounding the building appear to be in fair condition.

III. Building

A. Architecture

1. Roof

The roof consists of tar and gravel roofing. Overall, it is in poor condition and is in need of replacement. Much of the gravel has been displaced in areas and the roof drains are full of gravel. Moss has developed in several areas.

2. Exterior

The building's exterior consists of painted concrete tilt-up walls, which appears to be in fair condition. The exterior doors are hollow metal and are in fair to poor condition, some having glazing that is damaged. The exterior windows are aluminum framed and are fixed, some seem to be in fair condition with moderate wear, some are heavily damaged.

3. Interiors
   The interior of this building is old and heavily worn and would need substantial cosmetic correction if repurposed for use. All walls are heavily damaged and require patching and paint. All doors are in fair to poor condition. All flooring is exposed concrete. All ceilings are either exposed to the underside of the concrete roof or are heavily damaged ceiling tiles.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC system at the building consists of three split ductless air conditioning systems serving the office spaces. These units have an unknown installation date but appear to be approximately 15 years old and in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units. Other HVAC systems include an indoor gas furnace unit located in the corridor. Original to the building (1960), the furnace appears to be in poor condition and will need to be replaced. Baseboard heaters located in the office spaces and restrooms are original to the building (1960) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced. Ceiling hung gas unit heaters serve the open areas and corridor. The units are original to the building (1960) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced. A circulating fan serving the storage room is original to the building (1960) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

   The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

   Ceiling exhaust fans serve the restrooms. These fans are original to the building (1960) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced. A sidewall exhaust fan serves the Electrical Media room. Original to the building (1960), the fan appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

   Three heating hot water boilers located in the Storage/Boiler Room were installed in 1993 and appear to be in poor condition and will need to be replaced.

   A steam condensate vacuum pump unit located in the Storage/Boiler Room is original with the building (1960) and appears to be in poor condition and will need to be replaced.

   Two recirculating pumps located in the Storage/Boiler Room are original with the building (1960) and appear to be in poor condition and will need to be replaced.

   Four hot water storage tanks (three located outside and one located in the Storage/Boiler Room) are original with the building (1960) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

An expansion tank located in the Storage/Boiler Room is original to the building (1960) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

Two air compressors (one installed in 1990 and one installed in 1960) located in an outside storage area appear to be in poor condition and will need to be replaced.

Outside, a 1000 gallon aboveground diesel fuel tank was installed in approximately 1980 and appears to be in fair operational condition.

C. Plumbing

1. Visible Supply and Waste System

The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the lockers and restrooms consists of water closets, urinals, showers, sinks, lavatories with hot and cold water and floor drains. The plumbing system and plumbing fixtures appear to be in poor condition and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers

There is no fire sprinkler system in the building. Portable fire extinguishers are installed throughout the building.

2. Fire Alarm

The building is equipped with a Fire Lite addressable fire alarm panel located in the FACP closet. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution

The building's electrical service is fed from the site's main switchboard and provided throughout the building. The hallway is equipped with panel "H1-EL1" [208/120V, 100A], panel "H1-EL2" [208/120V, 125A] and panel "H1-EL3" [208/120V, 125A]. The boiler room is equipped with a "Motor panel" [208/120V, 225A], two panels whose names are covered in paint [208/120V, 100A], and a transfer switch whose nameplate is painted over. The records room is equipped with five panels: "A" [208/120V, 225A], panel "B" [208/120V, 225A], and three panels that were not accessible during the assessment.

The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting

The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1960: Building 800

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	**Building System Class**	**Current**	**Priority 1**	**Priority 2**	**Priority 3**	**Priority 4**	**Priority 5**
B1020	Roof Construction	$ 120,978	$ 127,027	$ -	$ -	$ -	$ -
B2020	Exterior Windows	$ 374,400	$ 393,120	$ -	$ -	$ -	$ -
B2030	Exterior Doors	$ 1,357	$ -	$ -	$ -	$ -	$ 1,832
C3010	Wall Finishes	$ 100,815	$ -	$ -	$ -	$ -	$ 136,100
C3030	Ceiling Finishes	$ 131,060	$ -	$ -	$ -	$ -	$ 176,930
D2020	Domestic Water Distribution	$ 806,520	$ 846,846	$ -	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 176,215	$ 161,070	$ 25,325	$ -	$ -	$ -
D3040	Distribution Systems	$ 308,685	$ 322,754	$ 1,443	$ -	$ -	$ -
D3050	Terminal & Package Units	$ 29,250	$ -	$ 32,468	$ -	$ -	$ -
D3090	Other HVAC Systems and Equipment	$ 19,500	$ 20,475	$ -	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 65,878	$ 69,171	$ -	$ -	$ -	$ -
D5030	Communication & Security	$ 7,898	$ 8,292	$ -	$ -	$ -	$ -
F1010	Special Structures	$ 72,150	$ -	$ -	$ -	$ -	$ 97,403
G3060	Fuel Distribution	$ 9,750	$ -	$ 10,823	$ -	$ -	$ -

Totals	Current	**$ 2,224,455**					
	Priority 1		**$ 1,948,756**				
	Priority 2			**$ 70,058**			
	Priority 3				**$ 0**		
	Priority 4					**$ 0**	
	Priority 5						**$ 412,265**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1960: Building 800

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1022.015	(E) Tar & Gravel roof is beyond its useful life	Remove tar & gravel, replace in kind	15,510	SF	$6.00	1.30	$120,978		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2020 - Exterior Windows	B2021.001	Exterior Window and Glazing have exceeded their useful life.	Replace Exterior Windows and Glazing	2,880	SF	$100.00	1.30	$374,400		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2030 - Exterior Doors	B2032.029	Exterior metal door needs to be repainted	Repaint Door	9	LS	$116.00	1.30	$1,357		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.023	Damaged walls	Patch, prime and paint the affected areas.	31,020	SF	$2.50	1.30	$100,815		5 - Discretionary: Replacement Recommended in Year 5.
C3030 - Ceiling Finishes	C3032.002	All exisiting ceiling systems need to be replaced	Install new ceiling grid including tiles	15,510	SF	$6.50	1.30	$131,060		5 - Discretionary: Replacement Recommended in Year 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	15,510	SF	$40.00	1.30	$806,520		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3021.004	Existing boiler is at the end of its service life.	Replace existing boiler.	3	EA	$30,000.00	1.30	$117,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1960: Building 800

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3023.002	Expansion tank is at or approaching the end of its service life.	Replace with new expansion tank in kind.	1	EA	$2,000.00	1.30	$2,600		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3025.002	Gas-fired furnace is at the end of its useful life.	Replace with new furnace.	1	EA	$6,000.00	1.30	$7,800		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3026.006	Large domestic hot water storage tank is at or approaching the end of its useful life.	Replace with new domestic hot water storage tank in kind.	4	EA	$5,000.00	1.30	$26,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3027.004	Gas fired unit heater at the end of its service life.	Replace the existing gas fired units with new gas fired unit heaters.	3	EA	$5,000.00	1.30	$19,500		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3029.001	Electric duct heater is at the end of its service life.	Replace the existing unit with new hot water duct heater.	3	EA	$850.00	1.30	$3,315		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	15,510	SF	$15.00	1.30	$302,445		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1960: Building 800

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3040 - Distribution Systems	D3042.001	Ceiling exhaust fan is at or approaching the end of its expected useful life.	Replace ceiling exhaust fan with in kind ceiling exhaust fan.	4	EA	$700.00	1.30	$3,640		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3044.006	Small domestic water circulating pump is at or approaching the end of its expected useful life.	Replace with new circulation pump in kind.	2	EA	$500.00	1.30	$1,300		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3042.009	Ventilation fan is at or approaching the end of its expected useful life.	Replace with new ventilation fan in kind.	1	EA	$500.00	1.30	$650		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.009	Roof or sidewall ventilator is at or approaching the end of its expected useful life.	Replace with new roof or sidewall ventilator in kind.	1	EA	$500.00	1.30	$650		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.008	Split ductless air conditioning unit is at or will approach end of its service life.	Replace split ductless air conditioning unit.	3	EA	$7,500.00	1.30	$29,250		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor is at or approaching end of useful life.	Replace air compressor with similar.	2	EA	$5,000.00	1.30	$13,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1960: Building 800

Monterey County

1330 Natividad Rd

Deficiency Table

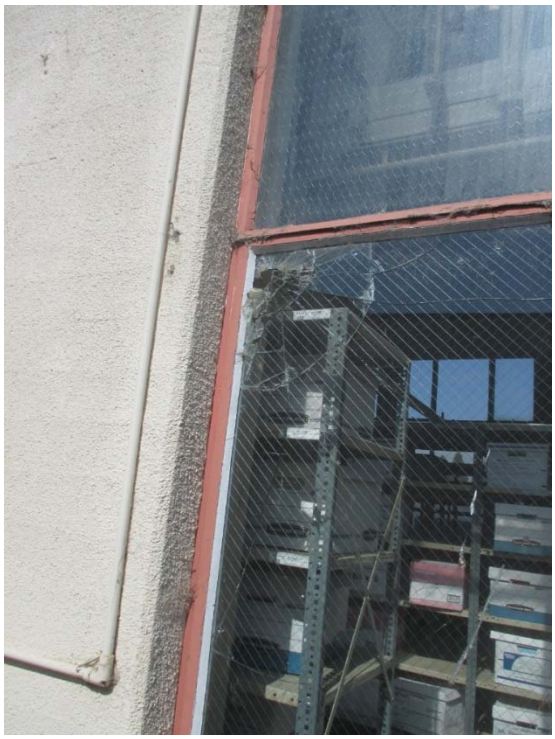
System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3090 - Other HVAC Systems and Equipment	D3097.005	Steam condensate vacuum pump unit is at or approaching end of useful life.	Replace steam condensate vacuum pump unit with similar.	1	EA	$5,000.00	1.30	$6,500		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	5	EA	$3,100.00	1.30	$20,150	Building 800	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	7	EA	$5,025.00	1.30	$45,728	Building 800	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
F1010 - Special Structures	F1023.001	Restrooms are not ADA compliant	Remodel existing restrooms to comply with ADA requirements	300	SF	$185.00	1.30	$72,150		5 - Discretionary: Replacement Recommended in Year 5.
G3060 - Fuel Distribution	G3063.005	1,000 gallon above-ground diesel fuel storage tank is at or will approach end of useful life.	Replace diesel fuel tank.	1	EA	$7,500.00	1.30	$9,750		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Worn gravel roof

Damaged roof drain



Damaged window frame / glazing

Damaged ceiling

Damaged walls

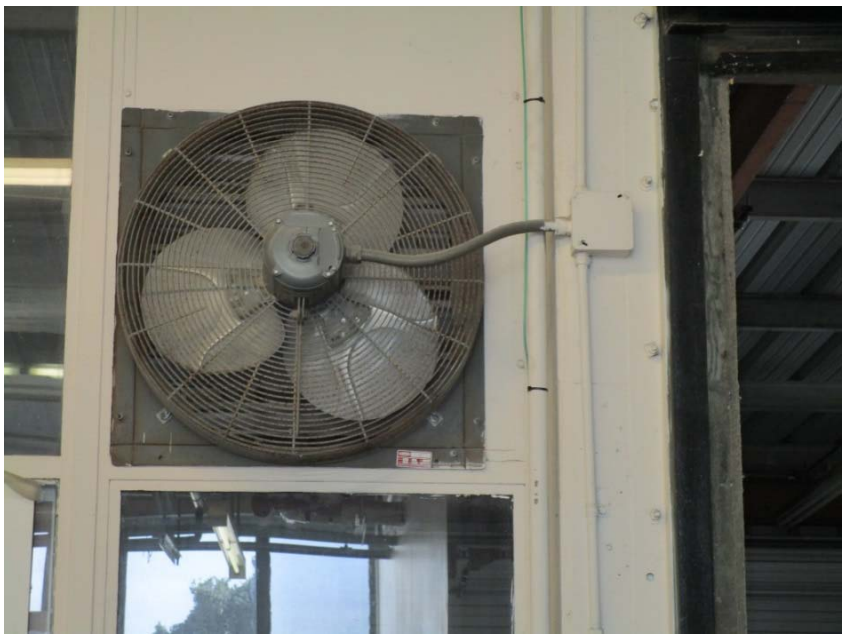
The panelboards are past their expected useful lives.

Split ductless air conditioning system is at the end of its expected useful life.

Gas furnace unit is at the end of its expected useful life.

Baseboard heater is at the end of its expected useful life.

Gas unit heater is at the end of its expected useful life.



Circulating fan is at the end of its expected useful life.

Ceiling exhaust fan is at the end of its expected useful life.

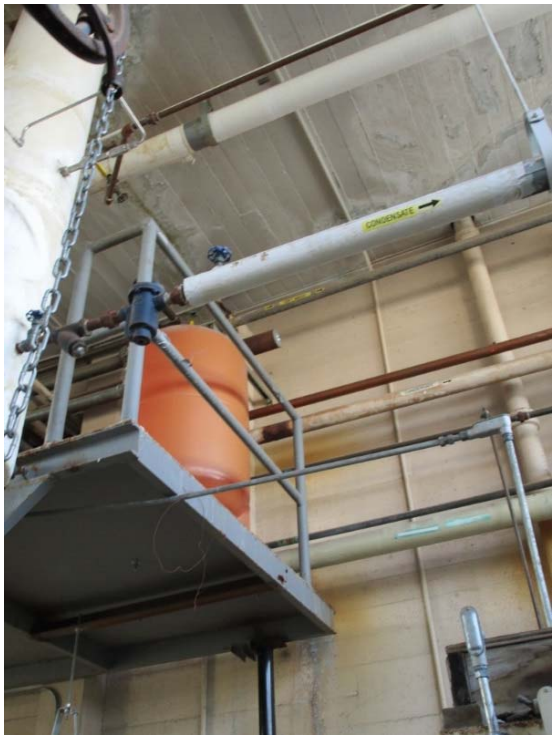
Sidewall exhaust fan is at the end of its expected useful life.

Heating hot water boilers are in poor condition and will need to be replaced.

Steam condensate vacuum pump unit is in poor condition and will need to be replaced.

Recirculating pumps are in poor condition and will need to be replaced.

Hot water storage tank is at the end of its expected useful life.



Expansion tank is at the end of its expected useful life.

Air compressor is at the end of its expected useful life.

Plumbing system and plumbing fixtures are at the end of their expected useful lives.

7. Building 700A: Old Emergency Department

1330 Natividad Road
Salinas, CA

Building 700A: Old Emergency Department

I. General Facility Description

The building is a single story structure of approximately 5,000 square feet. Originally built in the 1970's, the facility is not currently in use. It was once the emergency department.

II. Site

The existing concrete and asphalt surrounding the building appear to be in fair condition.

III. Building

A. Architecture

1. Roof

The roof consists of tar and gravel roofing. Overall, it is in poor condition and is in need of replacement. Much of the gravel has been displaced in areas and the roof drains are full of gravel. Moss has developed in several areas.

2. Exterior

The building's exterior consists of painted concrete tilt-up walls, which appears to be in fair condition. The exterior doors are in aluminum storefront and are in fair condition. The exterior windows are aluminum framed and are fixed, some seem to be in fair condition with moderate wear. Glazing is discolored in several areas.

3. Interiors
   The interior of this building is old and heavily worn and would need substantial cosmetic correction if repurposed for use. All walls are heavily damaged and require patching and paint. All doors are in fair condition. All flooring is VCT and in fair to poor condition. All ceilings are suspended ceiling tiles and are in fair to poor condition.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC system at the building consist of four heating hot water fan coil units located in the basement Mechanical Room. These units are original to the building (1970) and appear to be in poor condition and will need to be replaced. Other HVAC systems include two window mounted AC units. Original to the building (1970), the units appear to be in poor condition and will need to be replaced. Radiant wall heaters located in the restroom and critical care rooms are original to the building (1970) and appear to be in poor condition and will need to be replaced.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major issues were noted during the survey or reported by maintenance personnel.

   A utility exhaust fan serves the general exhaust ventilation areas and restrooms. The unit is original to the building (1970) and appear to be in poor condition and will need to be replaced.

   A vacuum pump system located in the basement Mechanical Room is original to the building (1970) and appears to be in poor condition and will need to be replaced.

   An expansion tank located in the basement Mechanical Room is original to the building (1970) and appears to be in poor condition and will need to be replaced.

   A pump for the steam piping system located in the basement Mechanical Room is original to the building (1970) and appears to be in poor condition and will need to be replaced. Three recirculating pumps located in the basement Mechanical Room are original to the building (1970) and appear to be in poor condition and will need to be replaced.

C. Plumbing

1. Visible Supply and Waste System
   The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restrooms and utility room consist of water closets, showers, sinks, lavatories with hot and cold water and floor drains. The plumbing system and plumbing fixtures appear to be in poor operational condition and will need to be replaced.

   The domestic hot water is provided by an electric water heater located in the utility room. The water heater was replaced approximately 15 years ago and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building.

2. Fire Alarm
   The building is equipped with a non-addressable fire alarm panel. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through wall recessed panelboards. The building is equipped with panel "IEC" [208/120V, 225A], panel "IHA" [208/120V, 225A], panel "1D" [208/120V, 100A] and panel "1B" [208/120V, 225A].

   The building is also equipped with two enclosed transformers and an enclosed panel. Unfortunately the equipment was not accessible during the assessment.

   The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1970: Building 700A

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B1020	Roof Construction	$ 39,000	$ 40,950	$ -	$ -	$ -	$ -
B2020	Exterior Windows	$ 91,260	$ -	$ -	$ -	$ -	$ 123,201
C3010	Wall Finishes	$ 3,250	$ -	$ -	$ -	$ -	$ 4,388
C3020	Floor Finishes	$ 40,625	$ -	$ -	$ -	$ -	$ 54,844
C3030	Ceiling Finishes	$ 27,625	$ -	$ -	$ -	$ -	$ 37,294
D2020	Domestic Water Distribution	$ 260,000	$ 273,000	$ -	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 10,400	$ 6,825	$ 4,329	$ -	$ -	$ -
D3030	Cooling Generating System	$ 18,200	$ 19,110	$ -	$ -	$ -	$ -
D3040	Distribution Systems	$ 106,600	$ 111,930	$ -	$ -	$ -	$ -
D3050	Terminal & Package Units	$ 5,200	$ 5,460	$ -	$ -	$ -	$ -
D3090	Other HVAC Systems and Equipment	$ 6,500	$ 6,825	$ -	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 41,795	$ 43,885	$ -	$ -	$ -	$ -

Totals							
	Current	**$ 650,455**					
	Priority 1		**$ 507,985**				
	Priority 2			**$ 4,329**			
	Priority 3				**$ 0**		
	Priority 4					**$ 0**	
	Priority 5						**$ 219,726**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1970: Building 700A

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1022.015	(E) Tar & Gravel roof is beyond its useful life	Remove tar & gravel, replace in kind	5,000	SF	$6.00	1.30	$39,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2020 - Exterior Windows	B2021.001	Exterior Window and Glazing have exceeded their useful life.	Replace Exterior Windows and Glazing	702	SF	$100.00	1.30	$91,260		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.010	The paint finish shows signs of damage & wear.	Clean, prep, & paint existing painted surfaces.	1,000	SF	$2.50	1.30	$3,250		5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3024.001	VCT is in poor condition.	Remove existing VCT and replace with new VCT.	5,000	SF	$6.25	1.30	$40,625		5 - Discretionary: Replacement Recommended in Year 5.
C3030 - Ceiling Finishes	C3032.001	Lay-in Acoustical Tile is in poor condition.	Remove existing Lay-in Acoustical Tiles and replace with new Lay-in Acoustical Tiles.	5,000	SF	$4.25	1.30	$27,625		5 - Discretionary: Replacement Recommended in Year 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	5,000	SF	$40.00	1.30	$260,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3023.002	Expansion tank is at or approaching the end of its service life.	Replace with new expansion tank in kind.	1	EA	$2,000.00	1.30	$2,600		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1970: Building 700A

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3025.004	Radiant wall heater is at the end of its life.	Replace radiant wall heater.	6	EA	$500.00	1.30	$3,900		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3020 - Heat Generating Systems	D3026.003	Elec water heater less than 75 Gal is at the end of its service life.	Replace the electric water heater .	1	EA	$3,000.00	1.30	$3,900		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3034.001	Fan coil unit is at the end of its useful life.	Replace fan coil unit.	4	EA	$3,500.00	1.30	$18,200		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	5,000	SF	$15.00	1.30	$97,500		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3042.006	Utility building exhaust fan is at the end of its life.	Replace utility building exhaust fan.	1	EA	$5,000.00	1.30	$6,500		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3044.006	Small domestic water circulating pump is at or approaching the end of its expected useful life.	Replace with new circulation pump in kind.	4	EA	$500.00	1.30	$2,600		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1970: Building 700A

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3050 - Terminal & Package Units	D3052.004	Window AC unit is in poor condition.	Replace window AC unit.	2	EA	$2,000.00	1.30	$5,200		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3090 - Other HVAC Systems and Equipment	D3097.004	Vacuum pump system is at or approaching end of useful life.	Replace vacuum pump system with similar.	1	EA	$5,000.00	1.30	$6,500		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.416	75kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	2	EA	$4,475.00	1.30	$11,635	Building 700A	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$3,100.00	1.30	$4,030	Building 700A	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.576	200A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	4	EA	$5,025.00	1.30	$26,130	Building 700A	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Worn roof with moss

Damaged ceiling tiles

Floor tile is damaged, debris present.

All panels are past their expected useful lives.

Two transformers are past their expected useful lives.

Heating hot water fan coil unit is at the end of its expected useful life.

Window mounted AC unit is at the end of its expected useful life.

Radiant wall heaters are at the end of their expected useful lives.

Utility exhaust fan is at the end of its expected useful life.

Vacuum pump system is at the end of its expected useful life.

Expansion tank is in poor condition and needs to be replaced.

Recirculating pumps are at the end of their expected useful lives.

Plumbing system and plumbing fixtures are at the end of their expected useful lives.

Electric water heater is at the end of its expected useful life.

8. Building 940: Inpatient Mental Health

1330 Natividad Road
Salinas, CA

Building 940: Inpatient Mental Health

I. General Facility Description

The building is a single story structure of approximately 13,034 square feet. Originally built in 1985, the facility provides inpatient mental health services.

II. Site

The existing landscaping surrounding the structure has been maintained and is in fair condition. The existing concrete and asphalt surrounding the building appear to be in fair condition. There is a metal screen wall surrounding a portion of the building which is worn and requires some maintenance and paint.

III. Building

A. Architecture

1. Roof

The roof consists of built-up roofing. Overall, it is in fair condition but is at the end of its useful life and should be considered for replacement. The metal screen wall that hides the mechanical units is of similar construction to the metal screen at ground level and is in the same condition, requiring paint. One skylight is severely damaged.

2. Exterior
The building's exterior consists of cement plaster walls, which appear to be in fair condition. The exterior doors are in aluminum storefront and are in fair condition. The exterior windows are aluminum framed and are fixed, some seem to be in fair condition with moderate wear.

3. Interiors
The interior of this building is in fair condition. The VCT flooring is in fair condition, as is the wall base. The carpet is in fair condition.

Walls are in fair condition, requiring only moderate painting and patching for correction. Interior doors are wood and in fair condition, most metal frames are worn and require paint.

The ceilings, some are glue applied acoustic ceiling tiles and others consisting of acoustic suspended tiles, are all in fair condition with few tiles requiring replacement.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
The HVAC system at the building consist of eight packaged rooftop DX cooling and gas heating air conditioning units. Four of these units were installed in 2007 and appear to be in good operational condition. Two of these units were installed in 2008 and appear to be in good operational condition. Two of these units are original to the building (1985) and appear to be in fair operational condition. However, these units are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the survey or reported by maintenance personnel.

Rooftop exhaust fans serve the general exhaust ventilation areas, restrooms, showers, and break rooms. Original to the building (1985) these units appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

The Data Room contains data equipment and gets very warm. Recommend installing a new split ductless HVAC system in this room to maintain proper room temperature.

The range hood for the oven/range is original to the building (1985) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

C. Plumbing

1. Visible Supply and Waste System
The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restrooms, showers, break rooms, janitor closet, laundry and treatment rooms consist of water closets, showers, sinks and lavatories with hot and cold water. The plumbing system and plumbing fixtures appear to be in good operational condition

and no issue was noted nor reported by the maintenance personnel. However, the plumbing system and plumbing fixtures are at the end of their expected useful lives and will need to be replaced.

A separate washer and dryer located in the laundry room was installed in approximately 2010 and appears to be in good operational condition.

The water heater was not observed during the site walk as the room was inaccessible.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   The building is not equipped with a fire sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building. The building is equipped with a fire hose.

2. Fire Alarm
   The building is equipped with a Silent Knight addressable fire alarm panel and two pull stations. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through panelboards. The building is equipped with panel "A" [208/120V, 225A], panel "B" [208/120V, 225A] and panel "C" [208/120V, 225A].

   The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. The fixtures appear to be in good condition.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A

reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1985: Building 940

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B1020	Roof Construction	$ 423,605	$ -	$ 470,202	$ -	$ -	$ -
B2010	Exterior Walls	$ 7,800	$ 8,190	$ -	$ -	$ -	$ -
B3020	Roof Openings	$ 390	$ 410	$ -	$ -	$ -	$ -
C3010	Wall Finishes	$ 7,930	$ -	$ -	$ -	$ -	$ 10,706
D2020	Domestic Water Distribution	$ 677,768	$ -	$ 752,322	$ -	$ -	$ -
D3040	Distribution Systems	$ 262,613	$ -	$ 291,500	$ -	$ -	$ -
D3050	Terminal & Package Units	$ 35,750	$ 10,238	$ 28,860	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 19,598	$ 20,577	$ -	$ -	$ -	$ -
D5030	Communication & Security	$ 7,898	$ 8,292	$ -	$ -	$ -	$ -
F1010	Special Structures	$ 120,250	$ -	$ -	$ -	$ -	$ 162,338

Totals							
	Current	**$ 1,563,601**					
	Priority 1		**$ 47,707**				
	Priority 2			**$ 1,542,884**			
	Priority 3				**$ 0**		
	Priority 4					**$ 0**	
	Priority 5						**$ 173,043**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1985: Building 940

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1021.001	Built-Up Roofing is beyond its useful life and needs replacement.	Remove existing roof and replace with similar roof	13,034	SF	$25.00	1.30	$423,605		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
B2010 - Exterior Walls	B2011.012	Caulking has failed at rooftop penetrations	Replace caulking and sealants.	1,000	LF	$6.00	1.30	$7,800		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B3020 - Roof Openings	B3021.003	Skylights are leaking, damaged and discolored	Remove existing skylight and replace with new skylight	4	SF	$75.00	1.30	$390		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3010 - Wall Finishes	C3012.010	Metal rooftop mechanical screen and ground level screen is weathered	Clean, prep, & paint existing painted surfaces.	2,440	SF	$2.50	1.30	$7,930		5 - Discretionary: Replacement Recommended in Year 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	13,034	SF	$40.00	1.30	$677,768		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	13,034	SF	$15.00	1.30	$254,163		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.007	Residential type kitchen exhaust hood near/or at the end of its useful life.	Replace exhaust hood with in kind.	1	EA	$500.00	1.30	$650		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

Circa 1985: Building 940

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3040 - Distribution Systems	D3042.008	Small roof exhaust fan is at or approaching the end of its expected useful life.	Replace roof exhaust fan with in kind roof exhaust fan.	4	EA	$1,500.00	1.30	$7,800		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.020	Split ductless HVAC system required to maintain proper ventilation.	Install new split ductless HVAC system.	1	EA	$7,500.00	1.30	$9,750		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3050 - Terminal & Package Units	D3052.010	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	2	EA	$10,000.00	1.30	$26,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating (8-ton to 15-ton) is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	N/A	1.30	N/A	Rooftop packaged dx air conditioning unit (8-ton to 15-ton) was installed in approximately 2007 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating (8-ton to 15-ton) is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	N/A	1.30	N/A	Rooftop packaged dx air conditioning unit (8-ton to 15-ton) was installed in approximately 2008 and will need to be replaced again in 2023.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.010	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	N/A	1.30	N/A	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) was installed in approximately 2007 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column

Circa 1985: Building 940

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3050 - Terminal & Package Units	D3052.010	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	N/A	1.30	N/A	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) was installed in approximately 2008 and will need to be replaced again in 2023.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.014	Rooftop packaged dx air conditioning unit (1-ton to 2.5-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	2	EA	N/A	1.30	N/A	Rooftop packaged dx air conditioning unit (1-ton to 2.5-ton) was installed in approximately 2007 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	3	EA	$5,025.00	1.30	$19,598	Building 940	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898	Building 940	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
E1090 - Other Equipment	E1094.002	Washer and dryer are in poor condition and at the end of its useful life	Replace washer and dryer with a residential model	1	EA	N/A	1.30	N/A	Washer and dryer were installed in approximately 2010 and will need to be replaced again in 2028.	6 - Other: For years 6 to 20. See "Comments/Source" Column
F1010 - Special Structures	F1023.001	Patient restroom are not ADA compliant.	Remodel existing patient restrooms to comply with ADA requirements.	500	SF	$185.00	1.30	$120,250		5 - Discretionary: Replacement Recommended in Year 5.

Appendix A – Building Deficiency Photos

Rooftop mechanical screen is worn

Damaged skylight

Worn ceiling tiles

The fire alarm is past its expected useful life.

All panels are past their expected useful life.

Packaged rooftop DX cooling with gas heating air conditioning unit is at the end of its expected useful life.

Rooftop exhaust fan is at the end of its expected useful life.

The Data Room contains data equipment and gets very warm. Recommend installing a new split ductless HVAC system in this room to maintain proper room temperature.

The range hood for the oven/range is at the end of its expected useful life.

The plumbing system and plumbing fixtures are at the end of their expected useful lives.

9. Building600A: Materials Management

1330 Natividad Road
Salinas, CA

Building 600A: Materials Management

I. General Facility Description

The building is one story structure with a mezzanine of approximately 7,040 square feet. Originally built in 1987, the building provides storage for the maintenance department.

II. Site

A. General

The concrete and asphalt surrounding the building appear to be in fair condition.

III. Building

A. Architecture

1. Roof

The existing TPO roof is less than 10 years old and is in good condition. The roof drains have sediment pooling around them and vegetation starting to grow.

2. Exterior

The building's exterior consists of cement plaster, which appears to be in fair condition. The exterior doors are hollow metal and are in fair condition. The exterior coiling overhead doors are in fair condition. The exterior windows are aluminum framed in fair condition.

3. Interiors

The interior of this building is open, similar to a warehouse. All flooring is exposed concrete and in fair condition. The linoleum on the floor in the restroom is in good condition.

The walls are CMU and painted, all in fair condition except for some major vertical cracks along the west wall in several locations.

Interior doors are made of wood and in fair condition.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
The HVAC system at the building consist of a Bryant packaged rooftop DX cooling with gas heating air conditioning unit serving the office spaces below. The unit was installed in 2010 and appears to be in good operational condition. Other HVAC systems include a rooftop Reznor heating and ventilation unit serving the other spaces below. The unit is original to the building (1987) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

Conditioned air from these air conditioning units are distributed to the spaces via concealed and exposed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the survey or reported by maintenance personnel.

Two utility exhaust fans serve the warehouse area below. The fans are original to the building (1987) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced. A ceiling exhaust fan serves the staff toilet. The exhaust fan is original to the building (1987) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

C. Plumbing

1. Visible Supply and Waste System
The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restroom consist of a water closet and a lavatory with hot and cold water. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel.

The domestic hot water is provided by an electric instantaneous water heater located under the sink. The water heater is original to the building (1987) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building. A fire protection back-flow preventer was observed and no issues were noted nor reported by maintenance personnel.

2. Fire Alarm
   The building is equipped with a non-addressable fire alarm panel, located in the first floor communication room, which reports to the addressable panel. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through panelboards in the electrical room. The electrical room is equipped with panel "F" [208/120V, 225A], panel "F1" [208/120V, 100A] and panel "V" [208/120V, 100A].

   The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1987: Building 600A

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	**Building System Class**	**Current**	**Priority 1**	**Priority 2**	**Priority 3**	**Priority 4**	**Priority 5**
B2010	Exterior Walls	$ 7,800	$ 8,190	$ -	$ -	$ -	$ -
B2030	Exterior Doors	$ 1,560	$ -	$ -	$ -	$ -	$ 2,106
D2020	Domestic Water Distribution	$ 366,080	$ -	$ -	$ 424,653	$ -	$ -
D3020	Heat Generating Systems	$ 8,450	$ -	$ 9,380	$ -	$ -	$ -
D3040	Distribution Systems	$ 151,190	$ -	$ 15,440	$ 159,245	$ -	$ -
D5010	Electrical Service & Distribution	$ 14,593	$ 4,232	$ -	$ -	$ -	$ 14,259

Totals						
Current	**$ 549,673**					
Priority 1		**$ 12,422**				
Priority 2			**$ 24,820**			
Priority 3				**$ 583,898**		
Priority 4					**$ 0**	
Priority 5						**$ 16,365**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1987: Building 600A

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B2010 - Exterior Walls	B2011.022	CMU structure damaged and in need of repair.	Repair CMU structure	200	SF	$30.00	1.30	$7,800		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2030 - Exterior Doors	B2032.013	Hollow metal door is deteriorated or corroded.	Replace door.	1	EA	$1,200.00	1.30	$1,560		5 - Discretionary: Replacement Recommended in Year 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	7,040	SF	$40.00	1.30	$366,080		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D3020 - Heat Generating Systems	D3025.002	Gas-fired packaged heating unit is at the end of its useful life.	Replace with new gas-fired packaged heating unit in kind.	1	EA	$6,000.00	1.30	$7,800		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3026.008	Under-sink instantaneous water heater is at the end of its service life.	Replace the instantaneous water heater in kind.	1	EA	$500.00	1.30	$650		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.001	Ceiling exhaust fan is at or approaching the end of its expected useful life.	Replace ceiling exhaust fan with in kind ceiling exhaust fan.	1	EA	$700.00	1.30	$910		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1987: Building 600A

Monterey County

1330 Natividad Rd

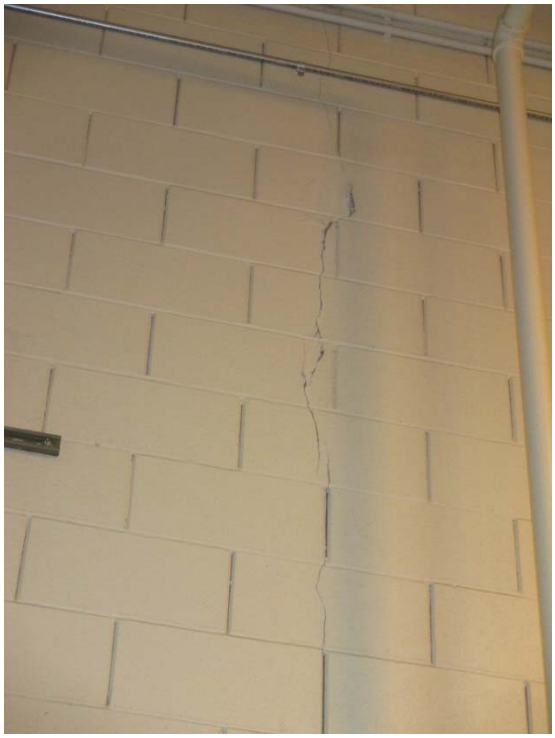
Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3040 - Distribution Systems	D3042.006	Utility building exhaust fan is at the end of its life.	Replace utility building exhaust fan.	2	EA	$5,000.00	1.30	$13,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	7,040	SF	$15.00	1.30	$137,280		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D3050 - Terminal & Package Units	D3052.014	Rooftop packaged dx air conditioning unit (1-ton to 2.5-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	N/A	1.30	N/A	Rooftop packaged dx air conditioning unit (1-ton to 2.5-ton) was installed in approximately 2010 and will need to be replaced again in 2025.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$3,100.00	1.30	$4,030	Building 600A, Panel "V"	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$3,100.00	1.30	$4,030	Building 600A	5 - Discretionary: Replacement Recommended in Year 5.
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	$5,025.00	1.30	$6,533	Building 600A	5 - Discretionary: Replacement Recommended in Year 5.

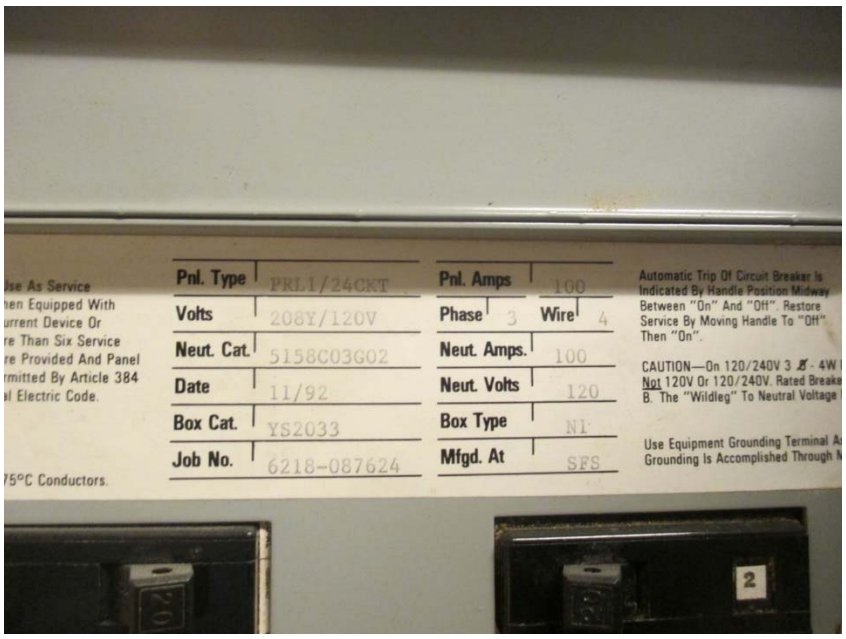
1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Roof drain with sediment and vegetation



Vertical cracks in CMU walls



Panel “V” is past its expected useful life.

Rooftop heating and ventilation unit is at the end of its expected useful life.

Ceiling exhaust fan is at the end of its expected useful life.

Electric instantaneous water heater is at the end of its expected useful life.

Utility exhaust fan is at the end of its expected useful life.

10. Building 760: NIDO Clinic

1330 Natividad Road
Salinas, CA

Building 760: NIDO Clinic

I. General Facility Description

The building is a one story structure of approximately 2,347 square feet. Originally built in 1988, this facility houses the NIDO clinic.

II. Site

A. General

The existing landscape around the facility is well maintained and in good condition. The concrete and asphalt surrounding the building appear to be in fair to good condition, including the ramp up to the entry.

III. Building

A. Architecture

1. Roof

The roof is a built-up roof with a short parapet at the building perimeter. It is in fair condition but nearing the end of its expected life and should be considered for replacement.

2. Exteriors

The exterior of the building is cement plaster and aside from some water staining at the parapet cap and trim it appears to be in fair condition. There are a few cracks in the cement plaster finish. The metal soffit / overhang is in fair condition. The exterior doors are hollow metal and are in fair condition.

3. Interiors
   The floors are VCT and carpet, all in fair condition. Walls are of gypsum finish and appear to be in good condition, as is the rubber wall base. Doors are made of wood and are in good condition. There is a hall handwash area that has damaged laminate that needs to be resurfaced. The ceilings are suspended acoustic ceiling tile and are in good condition.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC system at the building consists of a Carrier rooftop packaged DX cooling and gas heating air conditioning unit serving the spaces. The unit is original to the building (1988) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced. Other HVAC systems include a ground mounted Carrier heat pump unit. The unit is original to the building (1988) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the survey or reported by maintenance personnel.

   A rooftop exhaust fan serves the general exhaust ventilation areas and the restroom. The unit is original to the building (1988) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

C. Plumbing

1. Visible Supply and Waste System
   The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the exam areas and restroom consist of water closets, sinks, lavatories with hot and cold water and floor drains. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel.

   The domestic hot water is provided by an electric water heater with a small recirculation pump located in an outside storage room. The water heater and pump were installed in 2011 and appear to be in good operational condition. A small electric water heater original to the building (1988) located in the attic was noted by the maintenance personnel but was not accessible. No issues were reported by the maintenance personnel or staff.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed throughout the building. A fire protection back-flow preventer was observed and no issues were noted nor reported by maintenance personnel.

2. Fire Alarm
   The building is equipped with a non-addressable fire alarm panel. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through panelboards. The building's electrical room houses three panels: "LA" [208/120V, 400A], "LB" [208/120V, 40A] and "LC" [208/120V, 40A].

   The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1988: Building 760

Monterey County

1330 Natividad Rd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B1020	Roof Construction	$ 85,475	$ -	$ -	$ 99,151	$ -	$ -
B2010	Exterior Walls	$ 6,630	$ -	$ -	$ 7,691	$ -	$ -
D3020	Heat Generating Systems	$ 3,900	$ -	$ 4,329	$ -	$ -	$ -
D3040	Distribution Systems	$ 47,717	$ -	$ 2,165	$ 53,089	$ -	$ -
D3050	Terminal & Package Units	$ 65,000	$ -	$ 72,150	$ -	$ -	$ -
E2010	Fixed Furnishings	$ 268	$ -	$ -	$ -	$ -	$ 362
Totals	Current	**$ 208,989**					
	Priority 1		**$ 0**				
	Priority 2			**$ 78,644**			
	Priority 3				**$ 159,931**		
	Priority 4					**$ 0**	
	Priority 5						**$ 362**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1988: Building 760

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1021.001	Built-Up Roofing is beyond its useful life and needs replacement.	Remove existing roof and replace with similar roof	2,630	SF	$25.00	1.30	$85,475		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
B2010 - Exterior Walls	B2011.014	Exterior cement plaster is damaged in several areas.	Clean, patch, & repair the cement plaster finish	300	SF	$17.00	1.30	$6,630		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	2,347	SF	N/A	1.30	N/A	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines were installed in approximately 2000 and will need to be replaced again in 2030.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3020 - Heat Generating Systems	D3026.003	Elec water heater less than 75 Gal is at the end of its service life.	Replace the electric water heater .	1	EA	$3,000.00	1.30	$3,900	Location in attic.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3026.003	Elec water heater less than 75 Gal is at the end of its service life.	Replace the electric water heater .	1	EA	N/A	1.30	N/A	Elec water heater less than 75 Gal was installed in approximately 2011 and will need to be replaced again in 2023.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3040 - Distribution Systems	D3042.008	Small roof exhaust fan is at or approaching the end of its expected useful life.	Replace roof exhaust fan with in kind roof exhaust fan.	1	EA	$1,500.00	1.30	$1,950		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1988: Building 760

Monterey County

1330 Natividad Rd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	2,347	SF	$15.00	1.30	$45,767		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D3040 - Distribution Systems	D3044.006	Small domestic water circulating pump is at or approaching the end of its expected useful life.	Replace with new circulation pump in kind.	1	EA	N/A	1.30	N/A	Small domestic water circulating pump was installed in approximately 2011 and will need to be replaced again in 2026.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating (8-ton to 15-ton) is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit.	2	EA	$25,000.00	1.30	$65,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 760	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.577	400A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 760	6 - Other: For years 6 to 20. See "Comments/Source" Column
E2010 - Fixed Furnishings	E2012.002	Countertops are damaged and finish is delaminating	Remove existing countertops and replace with new countertops	4	LF	$51.50	1.30	$268		5 - Discretionary: Replacement Recommended in Year 5.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Damaged handwash station

Exterior finish has staining

Cement plaster cracking

Rooftop packaged DX cooling with gas heating air conditioning unit is at the end of its expected useful life.

Ground mounted heat pump unit is at the end of its expected useful life.

Rooftop exhaust fan is at the end of its expected useful life.

11. Building 980: Generator Building

1330 Natividad Road
Salinas, CA

Building 980: Generator Building

I. General Facility Description

The building is a single story structure of approximately 2,760 square feet. Originally built in 1995, the facility houses the generator for the campus.

II. Site

A. General

The existing landscape around the facility is well maintained and in good condition. Several asphalt paving areas are uneven and have multiple cracks that can be a trip hazard. The paving along the rear parking lot access gate has large mounds which render the parking spaces unusable. Most appear to be related to expansive tree roots.

III. Building

A. Architecture

1. Roof

   The roof was inaccessible at the time of the survey. No problems were reported by staff. The roof is 20 years old and if it's built-up roof, may need replacement in 10 years.

2. Exteriors

   The exterior is a cement plaster finish and is in good condition aside from a few horizontal cracks that should be filled and repainted. The hollow metal exterior doors are in good condition aside from some paint, as are the metal frames.

3. Interiors
   The interior of the building is open like a warehouse with limited finishes. All surfaces are in fair condition.

B. Mechanical
1. Heating, Ventilating, and Air Conditioning
   The HVAC system at the building consists of three packaged rooftop DX cooling and gas heating air conditioning units that are original to the building (approximately 1995). These rooftop units were not accessible. The condition of the units are unknown.

   Two diesel fuel day tanks located in the Generator Room were installed in approximately 1995 and appear to be in fair operational condition.

   Two booster pump controller systems for the diesel fuel daytank were installed in approximately 1995 and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

C. Plumbing
1. Visible Supply and Waste System
   The plumbing system at the buildings consists of domestic cold water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the building consist of an emergency eyewash/shower station. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel.

D. Fire / Life Safety Protection Systems
1. Fire Sprinklers
   There is not fire sprinkler system in the building. Portable fire extinguishers are installed throughout the building.

2. Fire Alarm
   The building is equipped with an addressable fire alarm panel. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical
1. Electrical Supply and Distribution
   The electrical utility service entrance is contained within the building's main electrical room. The main electrical room is equipped with switchboard [480/277V, 4000A], switchboard [480/277V, 1000A], panel "HH1-L1" [208/120V, 50A], panel "HH1-ELL1" [208/120V, 100A], panel "HH1-ECL1" [208/120V, 30A], transformer [3000kVA], transformer [2500kVA], transformer [15kVA], transformer [9kVA], transformer [6kVA], ten disconnects, ten automatic transfer switches and seven bypass transfer switches.

   The neighboring generator room is equipped with Caterpillar generator "GEN-1" [1750kW], Caterpillar generator "GEN-2" [1750kW], and panel [480/277V, 250A].

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1995: Building 980

Monterey County

1441 Constitution Blvd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B2010	Exterior Walls	$ 6,630	$ -	$ -	$ -	$ 8,486	$ -
D2030	Sanitary Waste	$ 10,400	$ -	$ 11,544	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 77,675	$ 81,559	$ -	$ -	$ -	$ -
D5030	Communication & Security	$ 7,898	$ 8,292	$ -	$ -	$ -	$ -
G4090	Other Site Electrical utilities	$ 155,220	$ 162,981	$ -	$ -	$ -	$ -

Totals							
	Current	**$ 257,823**					
	Priority 1		**$ 252,832**				
	Priority 2			**$ 11,544**			
	Priority 3				**$ 0**		
	Priority 4					**$ 8,486**	
	Priority 5						**$ 0**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1995: Building 980

Monterey County

1441 Constitution Blvd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B2010 - Exterior Walls	B2011.014	Horizontal cracking at exterior cement plaster system (stucco)	Clean, patch, & repair the cement plaster finish	300	SF	$17.00	1.30	$6,630		4 - Necessary: Needed, not yet critical. Will become Impending in Years 3 to 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	2,760	SF	N/A	1.30	N/A	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines were installed in approximately 1995 and will need to be replaced again in 2025.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D2030 - Sanitary Waste	D2031.007	Booster pump controller for diesel fuel tank is or at the end of its useful life.	Replace with new booster pump controller in kind.	2	EA	$4,000.00	1.30	$10,400		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.785	1000A Main switchboard (3P, 277/480) is at or will be approaching end of its expected useful life.	Install/ replace metered main.	1	EA	$7,550.00	1.30	$9,815	Building 980	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.790	4000A Main switchboard (3P, 277/480) is at or will be approaching end of its expected useful life.	Install/ replace metered main.	1	EA	$12,400.00	1.30	$16,120	Building 980	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5013.004	400A (600V, 3 Pole, fusible)	Install/ replace disconnect switch.	8	EA	$2,550.00	1.30	$26,520	Building 980	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1995: Building 980

Monterey County

1441 Constitution Blvd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5013.007	1000A (600V, 3 Pole, fusible)	Install/ replace disconnect switch.	2	EA	$9,700.00	1.30	$25,220	Building 980	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.411	6kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 980	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.412	9kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 980	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.413	15kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 980	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.420	250kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 980	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	3	EA	N/A	1.30	N/A	Building 980	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1995: Building 980

Monterey County

1441 Constitution Blvd

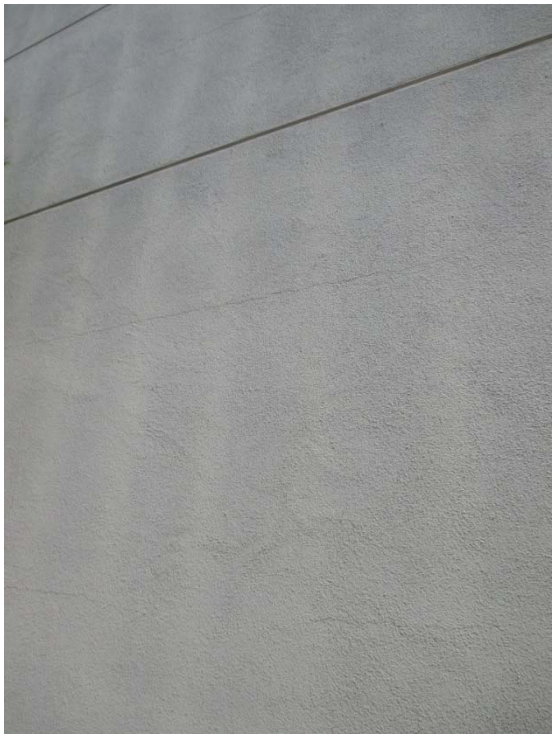
Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.580	250A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 980	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898	Building 980	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
G3060 - Fuel Distribution	G3063.003	Day tank for fuel is at or approaching the end of its useful life.	Replace with new day tank in kind.	2	EA	N/A	1.30	N/A	Day tank for fuel was installed in approximately 1995 and will need to be replaced again in 2025.	6 - Other: For years 6 to 20. See "Comments/Source" Column
G4090 - Other Site Electrical utilities	G4092.006	400A 3-pole automatic transfer switch (ATS) is at or will approach end of useful life.	Install/ replace 3-pole ATS.	8	EA	$7,775.00	1.30	$80,860	Building 980	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
G4090 - Other Site Electrical utilities	G4092.012	2000A 3-pole automatic transfer switch (ATS) is at or will approach end of useful life.	Install/ replace 3-pole ATS.	2	EA	$28,600.00	1.30	$74,360	Building 980	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Exterior door needs paint



Horizontal crack at exterior cement plaster

The automatic transfer switches have reached the end of their expected useful lives.

The main switchboards have reached the end of their expected useful lives.

The fire alarm has reached the end of their expected useful lives.

Booster pump controller system for the diesel fuel daytank is at the end of its expected useful life.

12. Buildings 820: Foundation
Building 840: Monterey County Training Center
Building 870: Managed Care/Computer Training Center

1330 Natividad Road
Salinas, CA

Building 820: Foundation, Building 840: Monterey County Training Center, Building 870: Managed Care/Computer Training Center

I. General Facility Description

These building are portable / modular single story structures. Building 820 is 960 square feet, building 840 is 1,440 square feet, and building 870 is 2,366 square feet. Each house a variety of programs and were constructed in 1995.

II. Site

A. General

The existing landscape around the facility is well maintained and in good condition. Several asphalt paving areas are uneven and have multiple cracks that can be a trip hazard. The paving along the rear parking lot access gate has large mounds which render the parking spaces unusable. Most appear to be related to expansive tree roots.

III. Building

A. Architecture

1. Roof

Building 820 has a single-ply roof and buildings 840 & 870 have built-up roofing. All are approaching their useful life and should be considered for replacement.

2. Exteriors
   Each structure's exterior finish is T1-11 plywood. The soffit at Building 820 is severely deteriorated and should be replaced immediately. The plywood at all other areas of these buildings is also worn and should be considered for replacement of siding then repainted. Exterior doors are made from storefront and hollow metal and are all in fair condition.

3. Interiors
   The interiors of these buildings are all in good to fair condition. All have carpet that is in good condition, walls with gypsum finish and rubber base are all in good condition, and suspended acoustic ceiling tiles are all in good condition, with the exception of a few tiles that need replacement.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   Building 820
   The HVAC system at the building consists of two Bard wall mounted air conditioning units. Original to the building (1995) these units appear to be in fair operational condition, however, they are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

   There is currently no means of ventilation in the restroom. A ceiling exhaust fan will need to be installed to maintain proper ventilation.

   Building 840
   The HVAC system at the building consists of three packaged rooftop DX cooling and gas heating air conditioning units. Original to the building (1995) these units appear to be in fair operational condition, however, they are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

   Ceiling exhaust fans serve the restroom areas. These units are original to the building (1995) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

   Building 870
   The HVAC system at the building consists of three Bard wall mounted air conditioning units. Original to the building (1995) these units appear to be in fair operational condition, however, they

are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

Ceiling exhaust fans serve the restroom areas. These units are original to the building (1995) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

C. Plumbing

1. Visible Supply and Waste System

Buildings 820, 840, 870

The plumbing system at the buildings consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the buildings consist of water closets and lavatories with hot and cold water. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel.

Buildings 820, 840

The domestic hot water is provided by under-sink electric instantaneous water heaters. Original to the building (1995) the water heaters appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

Building 870

The domestic hot water is provided by an electric water heater located in the attic space. Original to the building (1995) the water heater appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers

Buildings 820, 870

There is no fire sprinkler system in the building. Portable fire extinguishers are installed throughout the building.

Building 840

The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed throughout the building. A fire protection back-flow preventer was observed and no issues were noted nor reported by maintenance personnel.

2. Fire Alarm

Buildings 820, 840, 870

The building is equipped with a non-addressable fire alarm panel located in the FACP closet. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution

   Buildings 820, 840 and 870

   The building's electrical service is fed from the site's main switchboard and provided to a panel mounted on the rear of the building. The building is solely powered by this panel [208/120V, 125A].

   The electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboard did not have labels indicating it was thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting

   Buildings 820, 840 and 870

   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural

   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing

   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1995: Buildings 820, 840, and 870

Monterey County

1441 Constitution Blvd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	**Building System Class**	**Current**	**Priority 1**	**Priority 2**	**Priority 3**	**Priority 4**	**Priority 5**
B1020	Roof Construction	$ 14,352	$ -	$ -	$ 16,648	$ -	$ -
B2010	Exterior Walls	$ 39,000	$ 40,950	$ -	$ -	$ -	$ -
C3030	Ceiling Finishes	$ 150	$ -	$ -	$ -	$ -	$ 203
D3020	Heat Generating Systems	$ 5,850	$ -	$ 6,494	$ -	$ -	$ -
D3040	Distribution Systems	$ 7,540	$ 4,095	$ 4,040	$ -	$ -	$ -
D3050	Terminal & Package Units	$ 104,000	$ -	$ 115,440	$ -	$ -	$ -

Totals						
Current	**$ 170,892**					
Priority 1		**$ 45,045**				
Priority 2			**$ 125,974**			
Priority 3				**$ 16,648**		
Priority 4					**$ 0**	
Priority 5						**$ 203**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1995: Buildings 820, 840, and 870

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1021.002	Bldg 820 - Single-ply roof is beyond its useful life and needs replacement	Remove existing roof and replace with similar roof	960	SF	$11.50	1.30	$14,352		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
B1020 - Roof Construction	B1021.001	Bldg 840 & 870 - Built-up roof is beyond it's useful life and needs replacement	Remove existing roof and replace with similar roof	3,806	SF	N/A	3806.00	N/A		6 - Other: For years 6 to 20. See "Comments/Source" Column
B2010 - Exterior Walls	B2011.001	Existing T1-11 siding has deteriorated and requires replacement	Remove & replace existing T1-11 siding and replace with new T1-11 siding. Prime and paint	6,000	SF	$5.00	1.30	$39,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3030 - Ceiling Finishes	C3032.004	Existing suspended ceiling tile is damaged and needs to be replaced	Replace ceiling tile	30	LS	$3.85	1.30	$150		5 - Discretionary: Replacement Recommended in Year 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	4,766	SF	N/A	1.30	N/A	Deficiency occurs at Buildings 820, 840, 870: Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines were installed in approximately 1995 and will need to be replaced again in 2025.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3020 - Heat Generating Systems	D3026.003	Elec water heater less than 75 Gal is at the end of its service life.	Replace the electric water heater.	1	EA	$3,000.00	1.30	$3,900	Deficiency occurs at Building 870.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1995: Buildings 820, 840, and 870

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3026.008	Under-sink instantaneous water heater is at the end of its service life.	Replace the instantaneous water heater in kind.	3	EA	$500.00	1.30	$1,950	Deficiency occurs at Building 820 and Building 840.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.002	Exhaust fan required.	Add new exhaust fan with duct work and electrical.	1	EA	$3,000.00	1.30	$3,900	Deficiency occurs at Building 820.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3042.001	Ceiling exhaust fan is at or approaching the end of its expected useful life.	Replace ceiling exhaust fan with in kind ceiling exhaust fan.	4	EA	$700.00	1.30	$3,640	Deficiency occurs at Building 840 and Building 870.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	4,766	SF	N/A	1.30	N/A	Deficiency occurs at Buildings 820, 840 870: Ductowrk, insulation and air inlets and outlets were installed in approximately 1995 and will need to be replaced again in 2025.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.010	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	3	EA	$10,000.00	1.30	$39,000	Deficiency occurs at Building 840.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.013	Wall AC unit is at or will approach end of its service life.	Replace wall AC unit.	5	EA	$10,000.00	1.30	$65,000	Deficiency occurs at Building 820 and Building 870.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1995: Buildings 820, 840, and 870

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.575	125A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 870	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	125A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 820	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 840	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	N/A	1.30	N/A	Building 840	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Typical deteriorated plywood siding.

Typical ceiling tile needing replacement

Buildings 820 and 870 Bard wall mounted AC units are at the end of their expected useful lives.

Building 820 currently no means of ventilation in the restroom. A ceiling exhaust fan will need to be installed to maintain proper ventilation.

Building 840 packaged rooftop DX cooling with gas heating air conditioning units are at the end of their expected useful lives.

Buildings 840 and 870 ceiling exhaust fans are at the end of their expected useful lives.

Buildings 820 and 840 under-sink electric instantaneous water heaters are at the end of their expected useful lives.

13. Building 100: Acute Rehabilitation Center
Building 200: Barnet J. Segal Outpatient Clinic Services
Building 300: Administrative Services/Business Office
Building 400: Natividad Professional Center
Building 500: Emergency Room/Main Hospital
Building 580: Food Services/Central Plant/Records/Pediatrics

1441 Constitution Blvd.
Salinas, CA

Building 100: Acute Rehabilitation Center, Building 200: Barnet J. Segal Outpatient Clinic Services, Building 300: Administrative Services/Business Office, Building 400: Natividad Professional Center, Building 500: Emergency Room/Main Hospital, Building 580: Food Services/Central Plant/Records/Pediatrics

I. General Facility Description

These buildings comprise the main hospital of the current Natividad campus. Building 100 is one story and is 21,309 square feet, Building 200 is two stories and is 33,635 square feet, Building 300 is two stories and is 34,500 square feet, Building 400 is 3 stories and is 37,533 square feet, Building 500 is three stories and is 33,811 square feet and Building 580 is three stories and is 66,425 square feet. All were constructed around 1997.

II. Site

A. General

The existing landscape around the facility is well maintained and in good condition.

B. Mechanical

The lift station located near Building 400 was installed in approximately 1994 and appears to be in fair operational condition. Maintenance personnel note that the system can clog up at times due to flushing of large items by the inmates.

III. Building

A. Architecture

1. Roof

   Each building has a built-up roof that appears in good condition. The expected life of these roofs is 30 years and should be targeted for replacement around 2027. Each roof also lacks enough rooftop walk pads for servicing each piece of equipment or area.

2. Exteriors

   Each building's exterior finish is cement plaster that seems to be in good condition. A few areas have cracked over time and should be filled with sealant and painted to avoid moisture penetration. Some vertical penetrations (louvers, windows, doors, etc) have caulking and sealant that has failed over time that should be replaced. Most hollow metal and storefront doors are in good condition, ten are recommended for replacement within five years.

3. Interiors

   Interior finishes (walls, floors & ceilings) within these buildings seem to be in good overall condition with the exception of the following:

   - VCT flooring is failing in several areas and should be replaced
   - A door in Building 200 has non-compliant panic hardware and should be replaced
   - Several areas have gypsum wallboard that is worn and requires patching and painting
   - Ceramic floor tile is damaged in several areas and requires replacement
   - Several metal doors and frames require repainting
   - Suspended acoustic ceiling tile is damaged in several areas requiring new tiles
   - Sheet vinyl flooring in Building 500 is failing and requires replacement
   - Building 300 has carpet that requires replacement

B. Mechanical

1. Heating, Ventilating, and Air Conditioning

   Building 100

   The HVAC system at the building consists of a built-up AHU (located in the rooftop Mechanical Room) with a heating hot water boilers with circulating pumps (located in the Boiler Room of Building 580). The AHU unit is original to the building (1997). This equipment is at the end of their expected useful lives and will need to be replaced. A York air conditioning unit located outside provides backup heating and cooling to the building. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. Zone control at the building is handled by multiple mixing boxes. Zone temperature control is completed with pneumatic controllers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

   Rooftop exhaust fans and utility exhaust fans serve the general exhaust ventilation areas, restrooms, kitchen areas and isolation rooms. These units are original to the building (1997) with the exception

of one exhaust fan, which appears to have been replaced approximately five years ago. These units appear to be in fair operational condition.

The range hood for the oven/range located in the Kitchen is original to the building (1997) and appears to be in fair operational condition.

Building 200

The HVAC system at the building consists of two built-up AHU's (located in the rooftop Mechanical Room) with heating hot water boilers with circulating pumps (located in the Boiler Room of Building 580). The AHU units are original to the building (1997). This equipment is at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. Zone control at the building is handled by multiple mixing boxes. Zone temperature control is completed with pneumatic controllers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

Rooftop exhaust fans and utility exhaust fans serve the general exhaust ventilation areas and restrooms. These units are original to the building (1997) and appear to be in fair operational condition.

Building 300

The HVAC system at the building consists of a built-up AHU (located in the Mechanical Room) with a heating hot water boilers and circulating pumps (located in the Boiler Room of Building 580). The AHU unit is original to the building (1997). This equipment is at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units. Other HVAC systems include two split air conditioning systems with outdoor condensing units and indoor fan coil units. Installed in 2008, these units appear to be in good operational condition.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. Zone control at the building is handled by multiple mixing boxes. Zone temperature control is completed with pneumatic controllers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

Rooftop exhaust fans serve the general exhaust ventilation areas and restrooms. These units are original to the building (1997) and appear to be in fair operational condition.

Two elevator motors located in the Elevator Machinery Room are original with the building (1997) and appear to be in fair operational condition.

Building 400

The HVAC system at the building consists of four rooftop AHU's with two heating hot water boilers and circulating pumps. Three of these units are original to the building (1997) and appear to be in fair operational condition. The second stage of the cooling coil on one of the units has

burned out and is running on the primary cooling coil only. These units are at the end of their expected useful lives and will need to be replaced. The fourth AHU was replaced two months ago and appears to be in good operational condition. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units. One of the boilers is original to the building (1997) and is in fair operational condition. The other boiler was installed in approximately 2013 and is in good operational condition. A Carrier chiller located in the storage room is original to the building (1997) and appears to be in fair operational condition. Two chilled water recirculation pumps located in the storage room are original to the building (1997) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced. The cooling tower and sand filter located on the rooftop are original with the building (1997) and currently are non-operational and will need to be replaced. The air compressor system located in the rooftop Mechanical Room was installed in 2014 and appears to be in good operational condition. However, maintenance personnel noted that the compressor is undersized for its application. The vacuum pump system located in the storage room was installed in 2003 and appears to be in good operational condition.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. Zone control at the building is handled by multiple mixing boxes. Zone temperature control is completed with pneumatic controllers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel. The thermostat located in the Communications Room is broken and will need to be replaced.

Rooftop exhaust fans and utility exhaust fans serve the general exhaust ventilation areas and restrooms. These units are original to the building (1997) and appear to be in fair operational condition.

The two elevator motors located in the Elevator Machinery Room are original to the building (1997) and appear to be in fair operational condition. However, maintenance personnel noted that these motors frequently go down and will eventually need to be replaced.

Building 500

The HVAC system at the building consists of four built-up AHU's (located in the rooftop Penthouse Mechanical Rooms) with heating hot water boiler and a circulating pumps (located in the Boiler Room of Building 580). The AHU units are original to the building (1997). This equipment is at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units. Other HVAC systems include a Carrier packaged rooftop DX cooling and gas heating air conditioning unit. The unit is original to the building (1997) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. Zone control at the building is handled by multiple mixing boxes. Zone temperature control is completed with pneumatic controllers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

Rooftop utility exhaust fans serve the general exhaust ventilation areas, restrooms and isolation rooms. These units are original to the building (1997) and appear to be in fair operational condition.

The four elevator motors located in the Elevator Room are original to the building (1997) and appear to be in fair operational condition.

The pneumatic tube motor located in the rooftop Penthouse Mechanical Room is original to the building (1997) and appears to be in fair operational condition.

The rooftop refrigeration condensing unit and indoor evaporator for the walk-in refrigeration system is original to the building (1997) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

Building 580

The HVAC system at the building consists of four built-up AHU's (located in the rooftop Penthouse Mechanical Room) with heating hot water boilers with a circulating pumps (located in the Boiler Room). The AHU units are original to the building (1997). This equipment is at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. Zone control at the building is handled by multiple mixing boxes. Zone temperature control is completed with pneumatic controllers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

Rooftop exhaust fans and utility exhaust fans serve the general exhaust ventilation areas, kitchens, isolation rooms and restrooms. These units are original to the building (1997) and appear to be in fair operational condition.

Four kitchen exhaust hoods with fire suppression systems serving the kitchen area were installed in approximately 1997 and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced. The rooftop refrigeration condensing unit and four indoor evaporators for the walk-in refrigeration system are original to the building (1997) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

The three chillers and compressors located in the Chiller Room are original to the building (1997) and appear to be in fair operational condition. The chiller is coupled with the two rooftop cooling towers to provide chilled water to the AHUs. The cooling towers are original to the building (1997) and appear to be in poor operational condition and will need to be replaced. The two condenser water pumps and the two chilled water pumps for the chillers are original to the building (1997) and appear to be in fair operational condition. However, the pumps are at the end of their expected useful lives and will need to be replaced. The rooftop sand filter for the cooling tower is non-operational and will need to be replaced.

Three rooftop make-up air handling units for the kitchen are original to the building and appear to be in fair operational condition. However, maintenance personnel note that calcium deposits from

the cooling towers settle on the rooftop and eventually get pulled into the make-up air units contaminating the air and food. Suggest that these units be installed further away from the cooling towers where contaminants will not be able to get sucked into these units.

There are six refrigerated air dryer systems located in the Medical Gas Pump Room and two refrigerated air dryer systems located in the Chiller Room. These systems were installed in approximately 1997 and appear to be in fair operational condition. However, these systems are at the end of their expected useful lives and will need to be replaced.

Two medical vacuum systems and an air compressor system located in the Medical Gas Pump Room are original to the building (1997) and appear to be in fair operational condition. However, the medical vacuum systems are at the end of their expected useful lives and will need to be replaced.

Thirteen heating hot water boilers with circulating pumps located in the Boiler Room are original to the building (1997) and appear to be in fair operational condition. However, the circulating pumps are at the end of their expected useful lives and will need to be replaced.

A diesel fuel day tank located in the Boiler Room is original to the building (1997) and appears to be in fair operational condition.

C. Plumbing

1. Visible Supply and Waste System

The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the buildings consist of water closets, urinals, bathtubs/showers, sinks, lavatories, eye wash stations and floor drains. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel. At building 500 the plumbing system and plumbing fixtures appear to be in poor operational condition. Maintenance personnel notes that piping leaks throughout the building are common because of the hard water that "eats" away at the pipes. Two feedwater tanks located in the Boiler Room are original to the building (1997) and appear to be in fair operational condition. Five water chemical treatment systems (three located in the Boiler Room and two located in the Chiller Room) are original to the building (1997) and appear to be in fair operational condition. A chemical feeder located in the Boiler Room is original to the building (1997) and appears to be in fair operational condition.

Building 100

The backflow preventer for the domestic water system was observed and no issue was noted nor reported by the maintenance personnel.

Building 200

The heat exchanger and steam condensate vacuum pump system located in the Pump Room is original to the building (1997) and appears to be in fair operational condition.

Building 400
The hot water storage tank for the domestic hot water system located in the rooftop Mechanical Room is original to the building (1997) and appears to be in fair operational condition.

Two chemical feeders (one located in the rooftop Mechanical Room and one located in the storage room) are original to the building (1997) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

The domestic hot water is provided by an electric water heater located in the storage room. The water heater is original to the building (1997) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced. The domestic hot water for the third floor restrooms is provided by electric instantaneous water heaters located under each sink. The water heaters are original to the building (1997) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

Building 500

The backflow preventer for the domestic water system was observed and no issue was noted nor reported by the maintenance personnel.

The steam condensate vacuum pump system located in the Mechanical Room is original to the building (1997) and appears to be in fair operational condition.

Building 580
A small condensate pump located in the Chiller Room is original to the building (1997) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

Two water softener systems located in the Boiler Room are original to the building (1997) and appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

Nine domestic hot water pumps located in the Boiler Room are original to the building (1997) and appear to be in fair operational condition. However, these pumps are at the end of their expected useful lives and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   Buildings 100, 200, 300, 400, 500, and 580
   The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building. A fire protection back-flow preventer was observed and no issues were noted nor reported by maintenance personnel.

2. Fire Alarm

Building 100

The building is equipped with a non-addressable fire alarm panel "HE2-ELL3" [208/120V] that reports to the main addressable fire alarm panel. At the time of assessment, no troubled conditions were indicated on the panel.

Building 200

The building is equipped with an addressable fire alarm panel located in the first floor electrical room. The second floor has a non-addressable fire alarm panel that reports to the addressable panel. At the time of assessment, no troubled conditions were indicated on the panel.

Building 300

The building is equipped with a Cerberus addressable fire alarm panel located in the first floor IT room. The second floor has a non-addressable fire alarm panel that reports to the addressable panel. At the time of assessment, no troubled conditions were indicated on the panel. However the fire alarm panels are past their expected useful lives.

Building 400

The building is equipped with an AFP-200 Notifier addressable fire alarm panel located in the first floor communication room. The second floor telecommunications room has a non-addressable fire alarm panel that reports to the addressable panel. At the time of assessment, no troubled conditions were indicated on the panel. However the fire alarm system is past its expected useful life.

Building 500

The building is equipped with a Cerberus addressable fire alarm panel located in the first floor communication room. The second and third floor telecommunication rooms have a non-addressable fire alarm panel that reports to the addressable panel. At the time of assessment, no troubled conditions were indicated on the panel.

Building 580

The building is equipped with a Cerberus addressable fire alarm panel located in the first floor communication room. The second and third floor telecommunication rooms have a non-addressable fire alarm panel that reports to the addressable panel. At the time of assessment, no troubled conditions were indicated on the panel. However the fire alarm panel is past its expected useful life.

E. Electrical

1. Electrical Supply and Distribution

Building 100

The building's electrical service is fed from the site's main switchboard and provided in an electrical room. The electrical room is equipped with panel "ELL5" [480/277V, 100A], panel "ECH5" [480/277V, 225A], panel "H6" [480/277V, 225A], panel "ELL3" [208/120V, 100A], panel "ECL6" [208/120V, 150A], panel "HCL6" [208/120V, 150A], panel "L7" [208/120V, 250A], transformer "ET-5" [45kVA], transformer "ET-L4" [6kVA], and transformer "T1" [75kVA].

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

Building 200

The building's electrical service is fed from the site's main switchboard and provided in an electrical room on each floor. The electrical room on the first floor is equipped with panel "CJ2-ECH1" [480/277V, 50A], panel "CJ2-ELH1" [480/277V, 100A], panel "CJ2-H1" [480/277V, 100A], panel "CJ2-L1" [208/120V, 225A] and panel "CJ2-ECL1" [208/120V, 225A. The electrical room on the second floor is equipped with panel "CJ1-H1" [480/277V, 100A] and panel "CJ2-H1" [480/277V, 225A].

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

Building 300

The building's electrical service is fed from the site's main switchboard and provided through panelboards in electrical/IT rooms. The first floor electrical room is equipped with panel "CK1-ELH2" [480/277V, 100A], panel "CK1-H2" [480/277V, 125A], panel "CK1-DH2" [480/277V, 125A], panel "CK1-ECDH4" [480/277V, 250A], panel "CK1-ECH2" [480/277V, 30A], panel "CK1-DL2" [208/120V, 500A], panel "CK1-L3" [208/120V, 225A], panel "CK1-ECL2" [208/120V, 150A], transformer "T5" [150kVA] and transformer "ETL" [45kVA]. The first floor IT room is equipped with panel "CK1-L5-U5A" [480/277V, 225A], panel "CK1-ECH2" [480/277V, 30A], panel "CK1-L5" [208/120V, 225A], panel "PRL3A" [208/120V, 250A], and two Uninterruptable Power Supply [40kVA].

The second floor electrical room is equipped with panel "CK2-ELH2" [480/277V, 30A], panel "CK2-ECH2" [480/277V, 30A], panel "CK2-H2" [480/277V, 100A], panel "CK2-ECL2" [208/120V, 100A], panel "CK2-L3" [208/120V, 225A] and panel "CK2-L4" [208/120V, 225A]. The second floor mechanical room is equipped with panel "CK2-H3" [480/277V, 400A].

The third floor/ roof electrical room is equipped with panel "HCP-L1" [208/120V, 100A], panel "HCP-EEL1" [480/277V, 150A], and transformer "ET-C1" [45kVA].

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment. However the uninterruptable power supply is past due for new 40kVA batteries.

Building 400

The building's electrical service is fed from the site's main switchboard and provided through panelboards in electrical/IT rooms. The first floor main electrical room is equipped with a switchboard [480/277V, 2000A], two automatic transfer switches [480V, 2000A], and a transformer [112.5kVA]. The first floor contains two more electrical rooms, each of which provides power to their side of the building respectively. The first electrical room (on the side with the fire alarm panel) is equipped with panel "AC" [480/277V, 225A], panel "N" [208/120V, 400A], panel "E" [208/120V, 100A] and panel "O" [208/120V, 125A]. The second electrical room is equipped with panel "MM1-ELH1" [480/277V, 50A], panel "MM1-ECDH" [480/277V, 400A], panel "MM1-ECH1" [480/277V, 50A], panel "MM1-H1" [480/277V, 100A], panel "MM1-ELL1" [208/120V, 25A], panel "MM1-ECL1" [208/120V, 150A], panel "MM1-L1" [208/120V, 400A], transformer "ET-EC1" [45kVA], transformer "T-1" [112.5kVA], and transformer "E" [45kVA]. The first floor elevator mechanical room is equipped with panel "MM1-EEH1" [480/277V, 400A].

The second floor also contains two electrical rooms, each of which provides power to their side of the building respectively. The first electrical room (on the side with the fire alarm panel) is equipped with panel "MM2-ELH1" [480/277V, 100A], panel "MM2-ECH1" [480/277V, 50A], panel "MM2-H1" [480/277V, 100A], panel "MM2-ECL1" [208/120V, 150A], panel "MM2-L1" [208/120V, 400A], transformer "ET-EC2" [45kVA] and transformer "T-2" [112.5kVA]. The second electrical room is equipped with panel "MM3-ELH1" [480/277V, 50A], panel "MM3-ECH1" [480/277V, 50A], panel "MM3-H1" [480/277V, 100A], panel "MM3-L1" [208/120V, 400A], panel "MM3-L1" [208/120V, 400A], panel "MM3-ELC1" [208/120V, 150A], transformer "ET-EC3" [45kVA] and transformer "T-3" [112.5kVA]. The hallway is equipped with three wall recessed panels: "MM2-HA" [480/277V, 100A], "MM2-L1A" [208/120V, 225A] and "MM2-L1A-Sec2" [208/120V, 225A].

The roof is equipped with panel "MMP-L1" [208/120V, 70A]. The building is also equipped with a fenced off Caterpillar [250kW] Generator.

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment. However the main switchboard and is approaching its expected useful life.

Building 500

The building's electrical service is fed from the site's main switchboard and provided through panelboards in electrical/IT rooms. The first floor contains two electrical rooms, each of which provides power to their side of the building respectively. The first electrical room (on the side with the fire alarm panel) is equipped with panel "HA1-ECDH1" [480/277V, 600A], panel "HA1-ECD21" [208/120V, 700A], panel "HA1-ECL4" [208/120V, 225A], and panel "HA1-L5" [208/120V, 225A]. The second electrical room is equipped with panel "HB1-H5" [480/277V, 100A], panel "HB1-H6" [480/277V, 400A], panel "HB1-L6" [208/120V, 225A], panel "HB1-ECL5" [208/120V, 225A], panel "HB1-L7" [208/120V, 150A], and transformer "ET-4" [225kVA]. The first floor hallway is equipped with two wall recessed panels: "HA1-H4" [480/277V, 100A] and "HA1-ECL4" [208/120V, 225A].

The second floor also contains two electrical rooms, each of which provides power to their side of the building respectively. The first electrical room (on the side with the fire alarm panel) is equipped with panel "HA2-ELH4" [480/277V, 35A], panel "HA2-DH3" [480/277V, 600A], panel "HA2-H4" [480/277V, 100A], panel "HA2-ECH4" [480/277V, 50A], panel "HA2-DL3" [208/120V, 700A], panel "HA2-ECL4" [208/120V, 225A], panel "HA2-L5" [208/120V, 225A], panel "HA2-HCL4B" [208/120V, 225A] and transformer "T-3" [225kVA]. The second electrical room is equipped with panel "HB2-H5" [480/277V, 100A], panel "HB2-DH4" [208/120V, 700A], panel "HB2-ECL5" [208/120V, 225A], panel "HB2-L6" [208/120V, 225A] and transformer "T-4" [225kVA].

The third floor also contains two electrical rooms, each of which provides power to their side of the building respectively. The first electrical room (on the side with the fire alarm panel) is equipped with panel "HA3-ELH2" [480/277V, 35A], panel "HA3-H2" [480/277V, 100A], panel "HA3-ECH2" [480/277V, 50A], panel "HA3-ECL2" [208/120V, 225A], and panel "HA3-L2" [208/120V, 225A]. The second electrical room is equipped with panel "HB3-H3" [480/277V, 100A], panel "HB3-L3" [208/120V, 225A], and panel "HA3-ECL3" [208/120V, 225A].

The roof is equipped with panel "HAP-EER" [480/277V, 400A] and six cab lighting disconnect switches [120V].

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

Building 580

The building's electrical service is fed from the site's main switchboard and provided through panelboards in electrical/IT rooms. The main electrical room is equipped with switchboard "HD1-EEDH1" [480/277V, 1600A], switchboard "HD1-DL2" [480/277V, 2000A], panel "HD1-ECDH2" [480/277V, 800A], panel "HD1-ELH3" [480/277V, 40A], panel "HD1-H3" [480/277V, 100A], panel "HD1-ECH3" [480/277V, 50A], panel "HD1-ELL2" [208/120V, 100A], panel "HD1-DL2" [208/120V, 700A], panel "HD1-EL4" [208/120V, 100A], panel "HD1-L4" [208/120V, 225A], panel "HD1-ECL3" [208/120V, 225A], transformer "ET-L2" [30kVA], transformer "T-2" [225kVA], and two automatic transfer switches [1200A].

The roof is equipped with panel "ABP-EEH2" [480/277V, 400A].

The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   Buildings 100, 200, 400, 500, and 580
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

   Building 300
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. The fixtures recessed into the overhang (near the entrance to the building) are yellowing and will eventually need to be replaced. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Specialty Systems

1. Food Service Equipment
   Building 580
   All of the food service equipment located in the kitchen is original with the building (approximately 1997) and appear to be in fair operational condition. However, they are all at the end of their expected useful lives and will need to be replaced.

G. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

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			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B2010	Exterior Walls	$ 221,424	$ 186,085	$ 49,062	$ -	$ -	$ -
B2030	Exterior Doors	$ 19,494	$ 921	$ -	$ -	$ -	$ 25,132
C3010	Wall Finishes	$ 231,129	$ -	$ -	$ -	$ -	$ 312,024
C3020	Floor Finishes	$ 884,963	$ 94,185	$ -	$ -	$ -	$ 1,073,605
C3030	Ceiling Finishes	$ 25,106	$ -	$ -	$ -	$ -	$ 33,893
D1010	Elevators & Lifts	$ 338,000	$ 95,550	$ -	$ 286,520	$ -	$ -
D2020	Domestic Water Distribution	$ 1,784,172	$ 1,846,081	$ 28,860	$ -	$ -	$ -
D2090	Other Plumbing Systems	$ 19,500	$ 6,825	$ 14,430	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 560,950	$ -	$ 622,655	$ -	$ -	$ -
D3030	Cooling Generating System	$ 2,468,050	$ 84,630	$ 2,347,040	$ 316,680	$ -	$ -
D3040	Distribution Systems	$ 2,335,060	$ 129,675	$ 2,454,832	$ -	$ -	$ -
D3050	Terminal & Package Units	$ 84,500	$ -	$ 93,795	$ -	$ -	$ -
D3060	Controls & Instruments	$ 260	$ 273	$ -	$ -	$ -	$ -
D3090	Other HVAC Systems and Equipment	$ 149,500	$ -	$ 158,730	$ -	$ 8,320	$ -
D5010	Electrical Service & Distribution	$ 79,983	$ -	$ 77,056	$ -	$ 13,520	$ -
D5020	Lighting & Branch Wiring	$ 780	$ -	$ -	$ 905	$ -	$ -
D5030	Communication & Security	$ 21,775	$ 22,864	$ -	$ -	$ -	$ -
E1090	Other Equipment	$ 328,445	$ -	$ 364,574	$ -	$ -	$ -
G3060	Fuel Distribution	$ 3,900	$ -	$ -	$ -	$ -	$ 5,265
G4090	Other Site Electrical utilities	$ 58,240	$ 61,152	$ -	$ -	$ -	$ -

Totals							
	Current	**$ 9,615,230**					
	Priority 1		**$ 2,528,241**				
	Priority 2			**$ 6,211,033**			
	Priority 3				**$ 604,105**		
	Priority 4					**$ 21,840**	
	Priority 5						**$ 1,449,919**

Notes:
1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:
Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.
Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.
Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.
Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.
Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.
Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1021.012	Built up roof is beyond it serviceable life and is failing	R/R built up roof	114,663	SF	N/A	1.30	N/A		6 - Other: For years 6 to 20. See "Comments/Source" Column
B2010 - Exterior Walls	B2011.012	Exterior walls surfaces have failing caulking and sealants	Replace caulking and sealants.	22,721	LF	$6.00	1.30	$177,224		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2010 - Exterior Walls	B2011.014	Exterior cement plaster is damaged in several areas.	Clean, patch, & repair the cement plaster finish	2,000	SF	$17.00	1.30	$44,200		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
B2030 - Exterior Doors	B2032.012	Panic hardware does not conform to current codes. - Bldg 200	Replace existing panic hardware.	1	EA	$675.00	1.30	$878		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2030 - Exterior Doors	B2032.013	Hollow metal door is deteriorated or corroded.	Replace door.	10	EA	$1,200.00	1.30	$15,600		5 - Discretionary: Replacement Recommended in Year 5.
B2030 - Exterior Doors	B2032.029	Metal door needs to be repainted	Repaint Door	20	LS	$116.00	1.30	$3,016		5 - Discretionary: Replacement Recommended in Year 5.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B3010 - Roof Coverings	B3012.001	Rooftop walk pads are absent or poorly located to service mechanical equipment and protect roofing.	Relocate and replace or provide walk pads.	3,000	SF	N/A	1.30	N/A		6 - Other: For years 6 to 20. See "Comments/Source" Column
C3010 - Wall Finishes	C3012.006	Painted gypsum wallboard is showing signs of wear.	Patch and paint.	56,803	SF	$2.50	1.30	$184,610		5 - Discretionary: Replacement Recommended in Year 5.
C3010 - Wall Finishes	C3012.024	6" vinyl wall base is in poor condition	Remove and replace in kind	11,360	LF	$3.15	1.30	$46,519		5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3025.001	Carpet is in poor condition.	Remove existing carpeting and replace with new 40 oz. Nylon carpet.	8,625	SF	$8.00	1.30	$89,700	Bldg 300	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3020 - Floor Finishes	C3024.001	VCT is in poor condition.	Remove existing VCT and replace with new VCT.	20,000	SF	$6.25	1.30	$162,500		5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3024.002	Sheet Vinyl is in poor condition.	Remove existing Sheet Vinyl and replace with new Sheet Vinyl.	6,762	SF	$11.50	1.30	$101,092	Bldg 500	5 - Discretionary: Replacement Recommended in Year 5.
C3020 - Floor Finishes	C3024.003	Ceramic Tile floor is in poor condition.	Remove existing Ceramic Tile floor with new Ceramic Tile flooring.	22,721	SF	$18.00	1.30	$531,671		5 - Discretionary: Replacement Recommended in Year 5.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

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C3030 - Ceiling Finishes	C3032.001	Lay-in Acoustical Tile is in poor condition.	Remove existing Lay-in Acoustical Tiles and replace with new Lay-in Acoustical Tiles.	4,544	SF	$4.25	1.30	$25,106		5 - Discretionary: Replacement Recommended in Year 5.
D1010 - Elevators & Lifts	D1011.006	Elevator motor for 3-story building is at the end of its useful life.	Replace with new elevator motor in kind.	2	EA	$35,000.00	1.30	$91,000	Deficiency occurs at Building 400.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D1010 - Elevators & Lifts	D1011.006	Elevator motor for 3-story building is at the end of its useful life.	Replace with new elevator motor in kind.	4	EA	$35,000.00	1.30	$182,000	Deficiency occurs at Building 500.	3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D1010 - Elevators & Lifts	D1011.008	Elevator motor for 2-story building is at the end of its useful life.	Replace with new elevator motor in kind.	2	EA	$25,000.00	1.30	$65,000	Deficiency occurs at Building 300.	3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D1090 - Other Conveying Systems	D1092.002	Pneumatic tube motor is at or will approach its useful life.	Replace new pneumatic tube motor with in kind.	1	LS	N/A	1.30	N/A	Deficiency occurs at Building 500: Pneumatic tube system was installed in approximately 1997 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	33,811	SF	$40.00	1.30	$1,758,172	Deficiency occurs at Building 500.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

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D2020 - Domestic Water Distribution	D2023.005	Large-sized water softener is at the end of its life.	Replace with new water softener.	2	EA	$10,000.00	1.30	$26,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	193,402	SF	N/A	1.30	N/A	Deficiency occurs at Buildings 100, 200, 300, 400 and 580: Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines were installed in approximately 1997 and will need to be replaced again in 2027.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D2020 - Domestic Water Distribution	D2023.010	Backflow preventer 4" is or at the end of its life.	Replace with new backflow preventer 4" in kind.	2	EA	N/A	1.30	N/A	Deficiency occurs at Buildings 100, 500: Backflow preventer 4" was installed in approximately 1997 and will need to be replaced again in 2027.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D2030 - Sanitary Waste	D2031.006	Lift station is or at the end of its useful life.	Replace with new lift station in kind.	1	EA	N/A	1.30	N/A	Deficiency occurs at Building 400: Lift station was installed in approximately 1994 and will need to be replaced again in 2024.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D2090 - Other Plumbing Systems	D2099.002	Sand filter tank is at or approaching the end of its service life.	Replace new sand filter tank with in kind.	1	EA	$5,000.00	1.30	$6,500	Deficiency occurs at Building 400.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D2090 - Other Plumbing Systems	D2099.002	Sand filter tank is at or approaching the end of its service life.	Replace new sand filter tank with in kind.	2	EA	$5,000.00	1.30	$13,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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D3020 - Heat Generating Systems	D3021.004	Existing boiler is at the end of its service life.	Replace existing boiler.	11	EA	$30,000.00	1.30	$429,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3021.006	Existing medium boiler is at the end of its service life.	Replace existing boiler.	2	EA	$35,000.00	1.30	$91,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3023.001	Chemical pot feeder is at or approaching the end of its service life.	Replace with new chemical pot feeder.	10	EA	$1,000.00	1.30	$13,000	Deficiency occurs at Buildings 400 and 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3026.007	Elec water heater more than 75 Gal is at the end of its service life.	Replace the electric water heater .	1	EA	$8,000.00	1.30	$10,400	Deficiency occurs at Building 400.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3026.008	Under-sink instantaneous water heater is at the end of its service life.	Replace the instantaneous water heater in kind.	3	EA	$500.00	1.30	$1,950	Deficiency occurs at Building 400.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3028.002	Air dryer is at the end of its life.	Replace air dryer in kind.	8	EA	$1,500.00	1.30	$15,600	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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D3020 - Heat Generating Systems	D3021.006	Existing small boiler is at the end of its service life.	Replace existing boiler.	1	EA	N/A	1.30	N/A	Deficiency occurs at Building 400: Existing small boiler was installed in approximately 1997 and will need to be replaced again in 2027.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3020 - Heat Generating Systems	D3026.010	Heat exchanger is at the end of its service life.	Replace the heat exchanger in kind.	1	EA	N/A	1.30	N/A	Deificiency occurs at Building 200: Heat exchanger was installed in approximately 1997 and will need to be replaced again in 2027.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3030 - Cooling Generating System	D3031.006	Cooling tower (250-ton) at end of its service life.	Replace cooling tower with new in kind.	1	EA	$62,000.00	1.30	$80,600	Deficiency occurs at Building 400.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3030 - Cooling Generating System	D3031.003	Cooling tower (400-ton) at end of its service life.	Replace cooling tower with new in kind.	2	EA	$80,000.00	1.30	$208,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3031.004	Large chiller system at end of its service life.	Replace chiller system with new in kind.	4	EA	$300,000.00	1.30	$1,560,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3031.005	Small chiller system at end of its service life.	Replace chiller system with new in kind.	1	EA	$210,000.00	1.30	$273,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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D3030 - Cooling Generating System	D3034.005	Condensing unit for cold box system is at or approaching the end of its expected useful life.	Replace existing condensing unit with new in kind unit.	1	EA	$6,500.00	1.30	$8,450	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3034.009	Refrigeration system for walk-in cooler/freezer is at or approaching the end of its expected useful life.	Replace existing refrigeration system with new in kind unit.	1	EA	$10,000.00	1.30	$13,000	Deficiency occurs at Building 500.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3034.009	Refrigeration system for walk-in cooler/freezer is at or approaching the end of its expected useful life.	Replace existing refrigeration system with new in kind unit.	4	EA	$10,000.00	1.30	$52,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3031.005	Small chiller system at end of its service life.	Replace chiller system with new in kind.	1	EA	$210,000.00	1.30	$273,000	Deficiency occurs at Building 400.	3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D3040 - Distribution Systems	D3041.020	Air Handling Unit (60-ton) is at or approaching the end of its expected useful life.	Replace AHU wih new unit in kind.	1	EA	$80,000.00	1.30	$104,000	Deficiency occurs at Building 400.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3041.022	Make Up Air Unit (MAU) is intaking calcium deposits from rooftop cooling tower.	Relocate MAU away from cooling tower.	3	EA	$5,000.00	1.30	$19,500	Deficiency occurs at Building 580.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

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D3040 - Distribution Systems	D3041.020	Air Handling Unit (60-ton) is at or approaching the end of its expected useful life.	Replace AHU wih new unit in kind.	1	EA	$80,000.00	1.30	$104,000	Deficiency occurs at Building 400.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.021	Make Up Air Unit (MAU) is at or approaching the end of its expected useful life.	Replace MAU with new unit in kind.	3	EA	$13,000.00	1.30	$50,700	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.024	Air Handling Unit (110-ton) is at or approaching the end of its expected useful life.	Replace AHU with new unit in kind.	12	EA	$115,000.00	1.30	$1,794,000	Deficiency occurs at Buildings 100, 200, 300, 500 and 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.006	Utility building exhaust fan is at the end of its life.	Replace utility building exhaust fan.	35	EA	$5,000.00	1.30	$227,500	Deficiency occurs at Buildings 100, 200, 400, 500 and 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.008	Small roof exhaust fan is at or approaching the end of its expected useful life.	Replace roof exhaust fan with in kind roof exhaust fan.	1	EA	$1,500.00	1.30	$1,950	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3044.005	Circulation pump is at or approaching the end of its expected useful life.	Replace with new circulation pump in kind.	2	EA	$10,000.00	1.30	$26,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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D3040 - Distribution Systems	D3044.006	Small domestic water circulating pump is at or approaching the end of its expected useful life.	Replace with new circulation pump in kind.	11	EA	$500.00	1.30	$7,150	Deficiency occurs at Building 400 and 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3045.003	Condensate pump is at/near or not working.	Replace condensate pump.	1	EA	$200.00	1.30	$260	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	160,788	SF	N/A	1.30	N/A	Deficiency occurs at Buildings 100, 200, 300, 400, 500: Ductwork, insulation and air inlets and outlets were installed in approximately 1997 and will need to be replaced again in 2027.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3040 - Distribution Systems	D3041.023	Air Handling Unit (75-ton) is at or approaching the end of its expected useful life.	Replace AHU wih new unit in kind.	1	EA	N/A	1.30	N/A	Deficiency occurs at Building 400: Air Handling Unit (75-ton) was installed in approximately 2015 and will need to be replaced again in 2030.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3040 - Distribution Systems	D3042.008	Small roof exhaust fan is at or approaching the end of its expected useful life.	Replace roof exhaust fan with in kind roof exhaust fan.	6	EA	N/A	1.30	N/A	Deficiency occurs at Buildings 100, 200, 300, 400: Small roof exhaust fan was installed in approximately 1997 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3040 - Distribution Systems	D3042.008	Small roof exhaust fan is at or approaching the end of its expected useful life.	Replace roof exhaust fan with in kind roof exhaust fan.	1	EA	N/A	1.30	N/A	Deficiency occurs at Building 100: Small roof exhaust fan was installed in approximately 2010 and will need to be replaced again in 2035.	6 - Other: For years 6 to 20. See "Comments/Source" Column

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D3040 - Distribution Systems	D3044.006	Small domestic water circulating pump is at or approaching the end of its expected useful life.	Replace with new circulation pump in kind.	1	EA	N/A	1.30	N/A	Deficiency occurs at Building 400: Small domestic water circulating pump was installed in approximately 2013 and will need to be replaced again in 2028.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating (8-ton to 15-ton) is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	$25,000.00	1.30	$32,500	Deficiency occurs at Building 500.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.011	Rooftop packaged dx air conditioning unit (15-ton to 25-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	1	EA	$40,000.00	1.30	$52,000	Deficiency occurs at Building 400.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.021	Split AC Unit (10-Ton) with outdoor condensing unit and indoor furnace is at or will approach end of its service life.	Replace split AC unit (10-Ton) with new outdoor condensing unit and new indoor furnace.	2	EA	N/A	1.30	N/A	Deficiency occurs at Building 300: Split AC Unit (10-Ton) with outdoor condensing unit and indoor furnace was installed in approximately 2008 and will need to be replaced again in 2023.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3060 - Controls & Instruments	D3069.004	Thermostat is in poor condition and needs replacement.	Replace with new thermostat in kind.	1	EA	$200.00	1.30	$260	Deficiency occurs at Building 400.	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3090 - Other HVAC Systems and Equipment	D3097.004	Medical vacuum pump is at or approaching end of useful life.	Replace medical vacuum pump with similar.	2	EA	$5,000.00	1.30	$13,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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D3090 - Other HVAC Systems and Equipment	D3097.006	Medical air compressor is at or approaching end of useful life.	Replace medical air compressor with similar.	1	EA	$100,000.00	1.30	$130,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3090 - Other HVAC Systems and Equipment	D3097.004	Vacuum pump system is at or approaching end of useful life.	Replace vacuum pump system with similar.	1	EA	$5,000.00	1.30	$6,500	Deficiency occurs at Building 400.	4 - Necessary: Needed, not yet critical. Will become Impending in Years 3 to 5.
D3090 - Other HVAC Systems and Equipment	D3097.005	Steam condensate vacuum pump unit is at or approaching end of useful life.	Replace steam condensate vacuum pump unit with similar.	2	EA	N/A	1.30	N/A	Deficiency occurs at Building 200, 500: Large condensate pump was installed in approximately 1997 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5092.993	UPS batteries are at or will approach end of useful lives.	Install/ replace UPS batteries.	40	KW	$0.00	1.30	$0	Building 300	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.662	1600A, (main ckt breaker), switchboard is at or will approach the end of its expected useful service life.	Install/ replace switchboard	1	EA	$17,000.00	1.30	$22,100	Building 580	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.663	2000A, (main ckt breaker), switchboard is at or will approach the end of its expected useful service life.	Install/ replace switchboard	2	EA	$18,200.00	1.30	$47,320	Building 580	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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D5010 - Electrical Service & Distribution	D5012.788	2000A Main switchboard (3P, 277/480) is at or will be approaching end of its expected useful life.	Install/ replace metered main.	1	EA	$8,125.00	1.30	$10,563	Building 400	4 - Necessary: Needed, not yet critical. Will become Impending in Years 3 to 5.
D5010 - Electrical Service & Distribution	D5012.411	6kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 100	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.414	30kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.414	30kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.415	45kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 100	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.415	45kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	2	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column

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D5010 - Electrical Service & Distribution	D5012.415	45kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	3	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.416	75kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 100	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.417	112.5kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	4	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.418	150kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	2	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.419	225kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	3	EA	N/A	1.30	N/A	Building 500	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.419	225kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column

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D5010 - Electrical Service & Distribution	D5012.575	150A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	3	EA	N/A	1.30	N/A	Building 100	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	4	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	8	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 500	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.576	250A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 100	6 - Other: For years 6 to 20. See "Comments/Source" Column

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	4	EA	N/A	1.30	N/A	Building 200	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	5	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	14	EA	N/A	1.30	N/A	Building 500	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.577	400A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	4	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.578	600A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.578	700A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	3	EA	N/A	1.30	N/A	Building 500	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.578	700A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.579	100A (30 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 100	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.579	100A (30 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	3	EA	N/A	1.30	N/A	Building 200, One panel board has a 50A mainbreaker.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.579	100A (30 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	4	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.579	100A (30 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	9	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column

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Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.579	100A (30 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	9	EA	N/A	1.30	N/A	Building 500	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.579	100A (30 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.580	225A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 100	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.580	225A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.580	225A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	3	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.581	400A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 300	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.581	400A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.581	400A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 500	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.581	400A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.582	600A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	N/A	1.30	N/A	Building 500	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.582	800A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	3	EA	N/A	1.30	N/A	Building 580	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5020 - Lighting & Branch Wiring	D5022.987	Exterior lighting fixture lens is yellowing or is in poor condition.	Install/ replace lighting fixture lense.	12	EA	$50.00	1.30	$780	Building 300	3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5030 - Communication & Security	D5037.005	12 zone, Fire alarm control panel (excluding wire and conduit)	Install/ replace Fire alarm control system	1	EA	$4,600.00	1.30	$5,980	Building 300	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898	Building 400	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898	Building 580	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
E1090 - Other Equipment	E1093.004	Kitchen hood w/ ansul system needs to be provided above the gas-fired range	Install a kitchen hood w/ ansul system	4	EA	$16,800.00	1.30	$87,360	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.008	Gas griddle at or approaching end-of-life.	Replacement of gas griddle when existing unit reaches end-of-life.	1	EA	$3,500.00	1.30	$4,550	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.009	Gas charbroiler at or approaching end-of-life.	Replacement of gas charbroiler when existing unit reaches end-of-life.	1	EA	$3,000.00	1.30	$3,900	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
E1090 - Other Equipment	E1093.020	Kettle at or approaching end-of-life.	Replacement of kettle when existing unit reaches end-of-life.	1	EA	$8,550.00	1.30	$11,115	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.021	Gas tilt skillet at or approaching end-of-life.	Replacement of gas tilt skillet when existing unit reaches end-of-life.	1	EA	$12,000.00	1.30	$15,600	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.023	Gas fryer at or approaching end-of-life.	Replacement of gas fryer when existing unit reaches end-of-life.	1	EA	$2,700.00	1.30	$3,510	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.026	Electric single stacked steamer at or approaching end-of-life.	Replacement of electric single stacked steamer when existing unit reaches end-of-life.	3	EA	$10,000.00	1.30	$39,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.033	Slicer at or approaching end-of-life.	Replacement of slicer when existing unit reaches end-of-life.	1	EA	$1,500.00	1.30	$1,950	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.035	Dishwasher at or approaching end-of-life.	Replacement of dishwasher when existing unit reaches end-of-life.	1	EA	$20,000.00	1.30	$26,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
E1090 - Other Equipment	E1093.036	Ice machine at or approaching end-of-life.	Replacement of ice machine when existing unit reaches end-of-life.	3	EA	$5,600.00	1.30	$21,840	Deficiency occurs at Building 400 and 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.045	1-door refrigerator at or approaching end-of-life.	Replacement of 1-door refrigerator when existing unit reaches end-of-life.	2	EA	$2,000.00	1.30	$5,200	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.046	2-door refrigerator at or approaching end-of-life.	Replacement of 2-door refrigerator when existing unit reaches end-of-life.	1	EA	$6,000.00	1.30	$7,800	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.046	2-door refrigerator at or approaching end-of-life.	Replacement of 2-door refrigerator when existing unit reaches end-of-life.	1	EA	$6,000.00	1.30	$7,800	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.047	3-door refrigerator at or approaching end-of-life.	Replacement of 3-door refrigerator when existing unit reaches end-of-life.	1	EA	$8,000.00	1.30	$10,400	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.055	Garbage disposal at kitchen sink is at or approaching the end industry standard useful life.	Replace/provide garbage disposal.	2	EA	$500.00	1.30	$1,300	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
E1090 - Other Equipment	E1093.057	Gas double oven at or approaching end-of-life.	Replacement of gas double oven when existing unit reaches end-of-life.	2	EA	$10,000.00	1.30	$26,000	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.058	Stand up mixer at or approaching end-of-life.	Replacement of stand up mixer when existing unit reaches end-of-life.	1	EA	$600.00	1.30	$780	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.060	Gas range/oven combo at or approaching end-of-life.	Replacement of gas range/oven combo when existing unit reaches end-of-life.	1	EA	$8,000.00	1.30	$10,400	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.065	1 door food warmer at or approaching end-of-life.	Replacement of food wamer when existing unit reaches end-of-life.	1	EA	$300.00	1.30	$390	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.065	Food warmer at or approaching end-of-life.	Replacement of food wamer when existing unit reaches end-of-life.	1	EA	$300.00	1.30	$390	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.067	Food warmer display cabinet at or approaching end-of-life.	Replacement of food wamer display cabinet when existing unit reaches end-of-life.	1	EA	$1,000.00	1.30	$1,300	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
E1090 - Other Equipment	E1093.077	Food processor is at or approaching end-of life.	Replace food processor unit when existing unit reaches end-of-life.	1	EA	$1,100.00	1.30	$1,430	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.078	Commercial blender is at or approaching end-of life.	Replace commercial blender unit when existing unit reaches end-of-life.	1	EA	$400.00	1.30	$520	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.079	5-drawer warmer is at or approaching end-of life.	Replace 5-drawer warmer unit when existing unit reaches end-of-life.	1	EA	$7,500.00	1.30	$9,750	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.080	Large stand up mixer is at or approaching end-of-life.	Replace stand-up mixer unit when existing unit reaches end of life.	1	EA	$5,000.00	1.30	$6,500	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.081	Heat well is at or approaching end of life.	Replace heat well unit when existing unit reaches end of life.	3	EA	$1,500.00	1.30	$5,850	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.082	2-drawer food warmer is at or approaching end of life.	Replace 2-drawer food warmer unit when existing unit reaches end of life.	2	EA	$1,800.00	1.30	$4,680	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
E1090 - Other Equipment	E1093.083	Cold well is at or approaching end of life.	Replace cold well unit when existing unit reaches end of life.	2	EA	$1,500.00	1.30	$3,900	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1093.085	Self serve yogurt machine is at or approaching end of life.	Replace yogurt machine unit when existing unit reaches end of life.	1	EA	$5,000.00	1.30	$6,500	Deficiency occurs at Building 580.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1094.002	Washer and dryer are in poor condition and at the end of its useful life	Replace washer and dryer with a residential model	1	EA	$2,100.00	1.30	$2,730	Deficiency occurs at Building 100.	2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
E1090 - Other Equipment	E1094.001	Residential type kitchen hood is at the end of its useful life	Replace kitchen hood	1	EA	N/A	1.30	N/A	Deficiency occurs at Building 100: Residential type kitchen hood eas installed in approximately 1997 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column
G3060 - Fuel Distribution	G3063.003	Day tank for fuel is at or approaching the end of its useful life.	Replace with new day tank in kind.	1	EA	$3,000.00	1.30	$3,900	Deficiency occurs at Building 580.	5 - Discretionary: Replacement Recommended in Year 5.
G4090 - Other Site Electrical utilities	G4092.010	1200A 3-pole automatic transfer switch (ATS) is at or will approach end of useful life.	Install/ replace 3-pole ATS.	2	EA	$22,400.00	1.30	$58,240	Building 580	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

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Circa 1997: Buildings 100, 200, 300, 400, 500 and 580

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
G4090 - Other Site Electrical utilities	G4092.012	2000A 3-pole automatic transfer switch (ATS) is at or will approach end of useful life.	Install/ replace 3-pole ATS.	2	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column
G4090 - Other Site Electrical utilities	G4092.016	100kW Deisel engine, including battery, charger, muffler, day tank	Install/ replace generator.	1	EA	N/A	1.30	N/A	Building 400	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

VCT flooring is failing

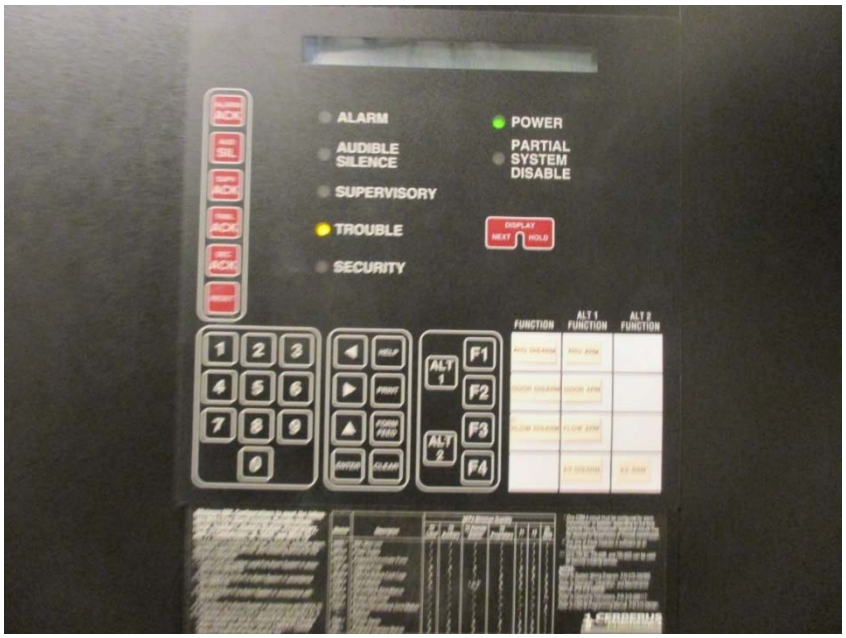
Buildings 100, 200, 300, 500 and 580 built-up AHUs are at the end of their expected useful lives.

Building 300

Carpet requiring replacement.

Exterior lighting fixtures are yellowing and should be replaced.

Uninterruptable Power Supply (UPS) is due for a battery replacement.

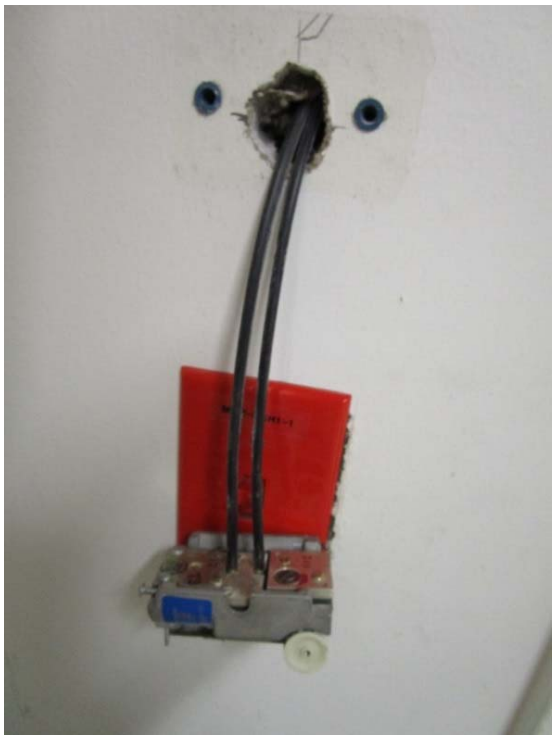


Fire alarm control panel is past its expected useful life.

Building 400

The fire alarm panel is past its expected useful life.

The main switchboard is approaching its expected useful life.



Communications Room thermostat is broken and will need to be replaced.

Cooling tower and sand filter are not working and will need to be replaced.

Elevator motors frequently go down and will eventually need to be replaced.

Recirculation pumps are at the end of their expected useful lives.

Rooftop AHUs are at the end of their expected useful lives.

Electric water heater is at the end of its expected useful life.

Electric instantaneous water heaters are at the end of their expected useful lives.

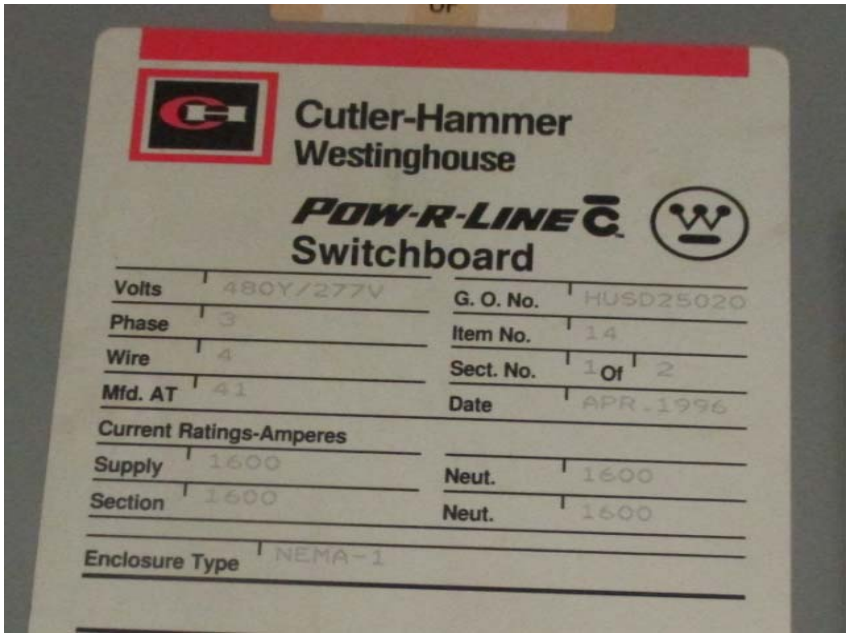
Building 500

Rooftop refrigeration condensing unit and indoor evaporator for the walk-in refrigeration system is at the end of its expected useful life.

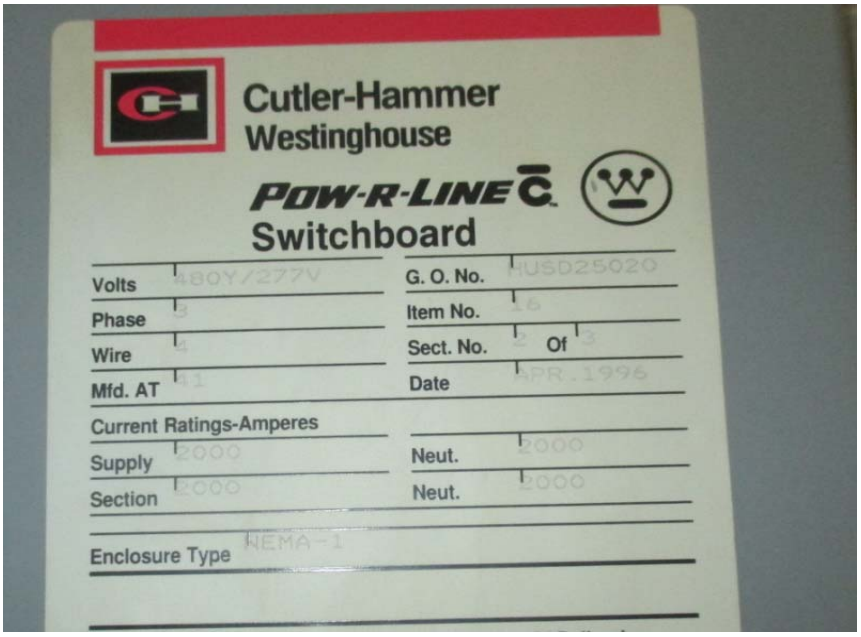
Damaged wall base.

Packaged rooftop DX cooling with gas heating air conditioning unit is at the end of its expected useful life.

Building 580



1600A Switchboard is approaching its expected useful life.



2000A Switchboard is approaching its expected useful life

Two 1200A ATS are past their expected useful lives.

1600A Switchboard is past its expected useful life.

Kitchen exhaust hood with fire suppression systems are at the end of their expected useful lives.

Rooftop refrigeration condensing unit and indoor evaporators for the walk-in refrigeration system are at the end of their expected useful lives.

Cooling towers are in poor condition and will need to be replaced.

Condenser water pumps are at the end of their expected useful lives.

Chilled water pumps are at the end of their expected useful lives.

Rooftop sand filter is no longer working and will need to be replaced.

Make-up air handling units pulls in calcium deposits from the cooling towers and contaminates the air and food in the kitchen.

Refrigerated air dryer systems are at the end of their expected useful lives.

Medical vacuum systems are at the end of their expected useful lives.

Medical air compressor system is at the end of its expected useful life.


Circulating pumps are at the end of their expected useful lives.

Condensate pump is at the end of its expected useful life.

Water softener system is at the end of its expected useful life.

Chemical feeder is at the end of its expected useful life.

The food service equipment located in the kitchen are at the end of their expected useful lives.

14. Building 151: Clinic Services

1441 Constitution Blvd.
Salinas, CA

Building 151: Clinical Services

I. General Facility Description

The building is a single story structure of approximately 13,365 square feet. Originally built in 1999, the facility provides daycare.

II. Site

A. General

The existing landscape around the facility is well maintained and in good condition. The concrete paving around the building appears in good working condition.

III. Building

A. Architecture

1. Roof

The existing built-up roof is in fair condition. It lacks walk pads for foot traffic. The roof hatch needs fall protection to be installed. The areas of metal roofing are starting to rust and will require replacement before the built-up areas. Several areas with caulking and sealant are failing and should be replaced to prevent water intrusion.

2. Exteriors
   The building has cement plaster as a finish which is in good condition. Exterior windows are made of wood and appear to be in good condition. Exterior doors are within storefront systems and appear in good condition.

3. Interiors
   The VCT flooring within the building is in fair condition in most areas and in poor condition in others. Areas with carpeting appear in fair condition. Gypsum and suspended acoustic ceiling tiles all appear in fair to good condition with little damage. Gypsum walls and rubber base are in good condition.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC systems at the building consist of seven Carrier packaged rooftop DX cooling and gas heating air conditioning units. These units are original to the building (1999) and appear to be in fair operational condition. One of the units has a nonfunctional economizer and will need to be replaced. These units are at the end of their expected useful lives and will need to be replaced. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed and exposed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the survey or reported by maintenance personnel.

   Rooftop exhaust fans serve the general exhaust ventilation areas and restrooms. These units are original to the building (1999) and appear to be in fair operational condition.

   The Electrical Room gets very warm. Recommend installing a new split ductless HVAC system in this room to maintain proper room temperature.

C. Plumbing

1. Visible Supply and Waste System
   The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restrooms and Janitor Closet consist of water closets, sinks and lavatories with hot and cold water. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel.

   The domestic hot water is provided by a gas water heater located in the Janitor Closet. The water heater is original to the building (1999) and appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building. A fire protection back-flow preventer was observed and no issues were noted nor reported by maintenance personnel.

2. Fire Alarm
   The building is equipped with a Cerberus addressable fire alarm panel. At the time of assessment, no troubled conditions were indicated on the panel. However, the fire alarm system is past its rated usable lifetime.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through panelboards in an electrical room. The electrical room is equipped with panel "L1-ELH1" [480/277V, 30A], panel "L1-H1" [480/277V, 500A], panel "L1-ELH1" [208/120V, 20A], panel "L1-L1" [208/120V, 400A], panel "L1-L2" [208/120V, 100A], and transformer "TF" [112.5kVA].

   The majority of the electrical equipment appears original to the building. The equipment is located in dedicated, conditioned electrical rooms which has protected the equipment over the years. The electrical equipment appears to be in good condition. The panelboards and transformers did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 1999: Building 151

Monterey County

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			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B1020	Roof Construction	$ 410,761	$ 132,678	$ -	$ -	$ -	$ 383,941
B2010	Exterior Walls	$ 780	$ -	$ 866	$ -	$ -	$ -
B3010	Roof Coverings	$ 1,950	$ -	$ -	$ -	$ -	$ 2,633
B3020	Roof Openings	$ 1,950	$ 2,048	$ -	$ -	$ -	$ -
C3010	Wall Finishes	$ 1,560	$ -	$ -	$ -	$ -	$ 2,106
C3020	Floor Finishes	$ 81,250	$ -	$ -	$ -	$ -	$ 109,688
D3020	Heat Generating Systems	$ 9,100	$ -	$ 10,101	$ -	$ -	$ -
D3040	Distribution Systems	$ 5,850	$ -	$ -	$ -	$ 7,488	$ -
D3050	Terminal & Package Units	$ 100,750	$ 10,238	$ 101,010	$ -	$ -	$ -
D5030	Communication & Security	$ 7,898	$ 8,292	$ -	$ -	$ -	$ -
E1090	Other Equipment	$ 2,730	$ -	$ -	$ 3,167	$ -	$ -
F1010	Special Structures	$ 91,000	$ 95,550	$ -	$ -	$ -	$ -

Totals							
	Current	**$ 715,579**					
	Priority 1		**$ 248,805**				
	Priority 2			**$ 111,977**			
	Priority 3				**$ 3,167**		
	Priority 4					**$ 7,488**	
	Priority 5						**$ 498,367**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 1999: Building 151

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1022.002	Sheet Metal Roofing is startng to fail	Remove existing roof and replace with similar roof	5,400	SF	$18.00	1.30	$126,360		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B1020 - Roof Construction	B1021.001	Built-up roofing is starting to fail	Remove existing roof and replace with similar roof	8,740	SF	$25.00	1.30	$284,050		5 - Discretionary: Replacement Recommended in Year 5.
B1020 - Roof Construction	B1023.002	Exterior transulent canopy requires pressure washing	Pressure wash canopy	270	SF	$1.00	1.30	$351		5 - Discretionary: Replacement Recommended in Year 5.
B2010 - Exterior Walls	B2011.012	Caulking at vents requires replacement	Replace caulking and sealants.	100	LF	$6.00	1.30	$780		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
B3010 - Roof Coverings	B3012.001	No walk pads present	Install walk pads	100	SF	$15.00	1.30	$1,950		5 - Discretionary: Replacement Recommended in Year 5.
B3020 - Roof Openings	B3022.004	No fall protection at roof hatch.	Provide fall protection.	1	EA	$1,500.00	1.30	$1,950		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
C3010 - Wall Finishes	C3012.002	Wall tile has missing pieces	Remove all tile in area and replace so it looks consistent.	60	SF	$20.00	1.30	$1,560		5 - Discretionary: Replacement Recommended in Year 5.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1999: Building 151

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
C3020 - Floor Finishes	C3024.001	VCT is in poor condition.	Remove existing VCT and replace with new VCT.	10,000	SF	$6.25	1.30	$81,250		5 - Discretionary: Replacement Recommended in Year 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	13,365	SF	N/A	1.30	N/A	Plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines were installed in approximately 1999 and will need to be replaced again in 2029.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3020 - Heat Generating Systems	D3026.005	Gas fired water heater more than 75 Gal is at the end of it's service life.	Replace the gas fired water heater .	1	EA	$7,000.00	1.30	$9,100		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.008	Small roof exhaust fan is at or approaching the end of its expected useful life.	Replace roof exhaust fan with in kind roof exhaust fan.	3	EA	$1,500.00	1.30	$5,850		4 - Necessary: Needed, not yet critical. Will become Impending in Years 3 to 5.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	13,365	SF	N/A	1.30	N/A	Ductwork, insulation and air inlets and outlets were installed in approximately 1999 and will need to be replaced again in 2029.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.020	Split ductless air conditioning unit is required.	Install new split ductless air conditioning unit.	1	EA	$7,500.00	1.30	$9,750		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

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Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3050 - Terminal & Package Units	D3052.010	Rooftop packaged dx air conditioning unit (5-ton to 8.5-ton) with one economizer is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit and economizer.	7	EA	$10,000.00	1.30	$91,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.417	112.5kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 151	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 151	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.575	20A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 151	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.577	400A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 151	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.579	30A (30 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 151	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 1999: Building 151

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.582	500A (42 ckts, 277/480, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	1	EA	N/A	1.30	N/A	Building 151	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	$6,075.00	1.30	$7,898	Building 151	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
E1090 - Other Equipment	E1094.002	Washer and dryer are in poor condition and at the end of its useful life	Replace washer and dryer with a residential model	1	EA	$2,100.00	1.30	$2,730		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
F1010 - Special Structures	F1023.011	Four (E) restroom facilities are not accessible.	Provide a new disabled accessible restroom on the "public" floor level.	140	SF	$500.00	1.30	$91,000		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

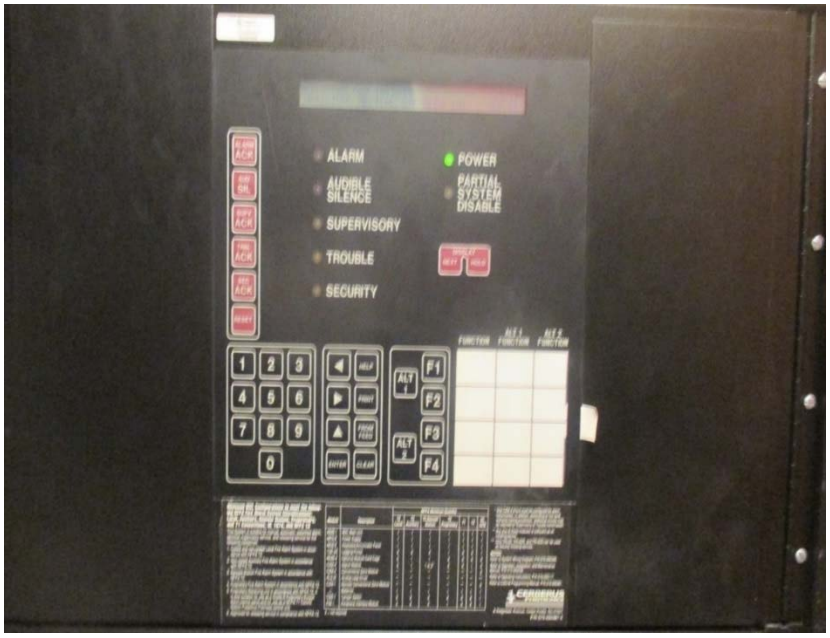
1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Metal roofing is rusting and starting to fail

Roof hatch with no fall protection

Failing VCT flooring



The fire alarm system is past its expected useful life.

Packaged rooftop AC unit is at the end of its expected useful life.

Recommend installing a new split ductless HVAC system in Electrical Room to maintain proper room temperature.

Gas water heater is at the end of its expected useful life.

15. Building 880: Education Trailer

1441 Constitution Blvd.
Salinas, CA

Building 880: Education Trailer

I. General Facility Description

The building is a single story modular / portable structure of approximately 9,600 square feet. Originally built in 2002, the facility provides education services.

II. Site

A. General

The asphalt and concrete surrounding the structure appear to be in good condition. The steel ramps and stairs for entry into the facility also are in good condition.

III. Building

A. Architecture

1. Roof

The roof is a standing seam metal style and shows little signs of wear. Areas where penetrations have been caulked and sealed are starting to wear. Gutter and downspouts appear in good working order but could use a cleaning.

2. Exteriors

The exterior finish of the structure is T1-11 plywood siding which is in good condition. All aluminum window frames appear in good condition. Storefront door systems are also in good condition.

3. Interiors
   The interior of this building was remodeled in March of 2015 and is in very good condition with the exception of the following:

   - Several suspended acoustic ceiling tiles show signs of water standing along the perimeter of the building. There appears to be a water intrusion problem.
   - Metal doors at the restroom need touch up paint

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC systems at the building consist of six Day & Night packaged rooftop DX cooling and gas heating air conditioning units. These units were installed in 2013 and appear to be in good operational condition. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

   Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the survey or reported by maintenance personnel.

   Ceiling exhaust fans serve the restrooms. Original to the building (2002) these units appear to be in good operational condition.

   The FACP Room contains data equipment and gets very warm. Recommend installing a new split ductless HVAC system in this room to maintain proper room temperature.

C. Plumbing

1. Visible Supply and Waste System
   The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restrooms, exam rooms, janitor closet and break room consists of water closets, urinals, sinks and lavatories with hot and cold water. The plumbing system and plumbing fixtures appear to be in good operational condition and no issue was noted nor reported by the maintenance personnel.

   The domestic hot water is provided by an electric water heater located in the Janitor Closet. The water heater was installed in 2006 and appears to be in good operational condition.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
   The building's fire sprinkler system is provided by a wet pipe sprinkler system. Portable fire extinguishers are installed in recessed cabinets throughout the building. A fire protection back-flow preventer was observed and no issues were noted nor reported by maintenance personnel.

2. Fire Alarm
   The building is equipped with a Fire Lite addressable fire alarm panel located in the FACP closet. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
   The building's electrical service is fed from the site's main switchboard and provided through a main panelboard. Unfortunately the building's panelboard was not accessible at the time of the assessment. However the building is equipped with ten recessed panels mounted along the exterior of the building [120/240V, 100A].

   The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. The fixtures appear to be in good condition.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 2002: Building 880

Monterey County

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			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B1020	Roof Construction	$ 187,200	$ -	$ -	$ -	$ 239,616	$ -
B2010	Exterior Walls	$ 936	$ -	$ 1,039	$ -	$ -	$ -
B2030	Exterior Doors	$ 302	$ -	$ -	$ -	$ -	$ 407
D3020	Heat Generating Systems	$ 3,900	$ -	$ -	$ 4,524	$ -	$ -
D3050	Terminal & Package Units	$ 9,750	$ 10,238	$ -	$ -	$ -	$ -
Totals	Current	**$ 202,088**					
	Priority 1		**$ 10,238**				
	Priority 2			**$ 1,039**			
	Priority 3				**$ 4,524**		
	Priority 4					**$ 239,616**	
	Priority 5						**$ 407**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 2002: Building 880

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1021.007	Roof leaks in isolated areas. Ceiling is discolored.	Repair leak and ceiling.	9,600	SF	$15.00	1.30	$187,200		4 - Necessary: Needed, not yet critical. Will become Impending in Years 3 to 5.
B2010 - Exterior Walls	B2011.012	Roof-Top Unit curbs have caulk that is failing on all sides	Recaulk all RTU curbs	120	LF	$6.00	1.30	$936		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
B2030 - Exterior Doors	B2032.029	Metal door needs to be repainted	Repaint Door	2	LS	$116.00	1.30	$302		5 - Discretionary: Replacement Recommended in Year 5.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	9,600	SF	N/A	1.30	N/A	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines were installed in approximately 2002 and will need to be replaced again in 2032.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3020 - Heat Generating Systems	D3026.003	Elec water heater less than 75 Gal is at the end of its service life.	Replace the electric water heater .	1	EA	$3,000.00	1.30	$3,900		3 - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	9,600	SF	N/A	1.30	N/A	Ductwork, insulation and air inlets and outlets were installed in approximately 2002 and will need to be replaced again in 2032.	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa 2002: Building 880

Monterey County

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3040 - Distribution Systems	D3042.001	Ceiling exhaust fan is at or approaching the end of its expected useful life.	Replace ceiling exhaust fan with in kind ceiling exhaust fan.	2	EA	N/A	1.30	N/A	Ceiling exhaust fans were installed in approximately 2002 and will need to be replaced again in 2022.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.020	Split ductless air conditioning unit is required.	Install new split ductless air conditioning unit.	1	EA	$7,500.00	1.30	$9,750		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3050 - Terminal & Package Units	D3052.010	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) is at or will approach end of its expected useful service life.	Replace packaged dx cooling and gas heating air conditioning unit.	6	EA	N/A	1.30	N/A	Rooftop packaged dx air conditioning unit (3-ton to 6-ton) was installed in approximately 2013 and will need to be replaced again in 2028.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.596	100A (120/240V, 1P) all-in-one combination service entrance device is at or approaching the end of its expected useful service life.	Install/replace all-in-one combination service entrance device.	10	EA	N/A	1.30	N/A	Building 880	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5030 - Communication & Security	D5037.006	Fire alarm command center [adressable without voice] (excluding wire and conduit)	Install/ replace Fire alarm command center	1	EA	N/A	1.30	N/A	Building 880	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

Stained ceiling tiles

Restroom doors need paint

The FACP Room contains data equipment and gets very warm. Recommend installing a new split ductless HVAC system in this room to maintain proper room temperature.

16. Building 830: CHAMACOS Office

1441 Constitution Blvd.
Salinas, CA

Building 830: CHAMACOS Office

I. General Facility Description

The building is a single story modular / portable structure of approximately 1,440 square feet. Originally built in 2006, the facility currently houses the Chamacos office.

II. Site

A. General

The asphalt and concrete surrounding the structure appear to be in good condition. The steel ramps and stairs for entry into the facility also are in good condition.

III. Building

A. Architecture

1. Roof
   The roof is a standing seam metal style and shows little signs of wear.

2. Exteriors
   The exterior finish of the structure is T1-11 plywood siding which is in good condition. All aluminum window frames appear in good condition. The entry doors are also in good condition.

3. Interiors
   All interior surfaces (floors, walls, ceilings, doors) with this building are in very good condition.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
The HVAC system at the building consists of three Bard wall mounted air conditioning units. Original to the building (2006) these units appear to be in good operational condition. No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.

Conditioned air from these air conditioning units are distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

Ceiling exhaust fans serve the restroom areas. These units are original to the building (2006) and appear to be in good operational condition.

C. Plumbing

1. Visible Supply and Waste System
The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restrooms consist of water closets and lavatories with hot and cold water. The plumbing system and plumbing fixtures appear to be in good operational condition and no issue was noted nor reported by the maintenance personnel.

The domestic hot water is provided by under-sink electric instantaneous water heaters. Original to the building (2006) the water heaters appear to be in fair operational condition. However, they are at the end of their expected useful lives and will need to be replaced.

D. Fire / Life Safety Protection Systems

1. Fire Sprinklers
There is no fire sprinkler system in the building. Portable fire extinguishers are installed throughout the building.

2. Fire Alarm
The building is equipped with a non-addressable fire alarm panel located in the FACP closet. At the time of assessment, no troubled conditions were indicated on the panel.

E. Electrical

1. Electrical Supply and Distribution
The building's electrical service is fed from the site's main switchboard and provided to a utility yard in front of the building. The utility yard is equipped with transformer "T-2" [225kVA] and switchboard "ITE" [208/120V, 800A].

The majority of the electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboard and transformer did not have labels indicating they were thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

2. Exterior Lighting
   The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures

1. Architectural
   For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

2. Mechanical and Plumbing
   Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa 2006: Building 830

Monterey County

1441 Constitution Blvd

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
D3020	Heat Generating Systems	$ 1,300	$ -	$ 1,443	$ -	$ -	$ -

Totals							
	Current	**$ 1,300**					
	Priority 1		**$ 0**				
	Priority 2			**$ 1,443**			
	Priority 3				**$ 0**		
	Priority 4					**$ 0**	
	Priority 5						**$ 0**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa 2006: Building 830

Monterey County

1441 Constitution Blvd

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3026.008	Under-sink instantaneous water heater is at the end of its service life.	Replace the instantaneous water heater in kind.	2	EA	$500.00	1.30	$1,300		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.001	Ceiling exhaust fan is at or approaching the end of its expected useful life.	Replace ceiling exhaust fan with in kind ceiling exhaust fan.	2	EA	N/A	1.30	N/A	Ceiling exhaust fans were installed in approximately 2006 and will need to be replaced again in 2026.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D3050 - Terminal & Package Units	D3052.013	Wall AC unit is at or will approach end of its service life.	Replace wall AC unit.	3	EA	N/A	1.30	N/A	Wall AC unit was installed in approximately 2006 and will need to be replaced again in 2021.	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.419	225kVA Transformer (3P dry-type, 480-120/208V) is or is approaching the end of its useful life.	Install/ replace transformer.	1	EA	N/A	1.30	N/A	Building 830	6 - Other: For years 6 to 20. See "Comments/Source" Column
D5010 - Electrical Service & Distribution	D5012.660	800A, (main ckt breaker), switchboard is at or will approach the end of its expected useful service life.	Install/ replace switchboard	1	EA	N/A	1.30	N/A	Building 830	6 - Other: For years 6 to 20. See "Comments/Source" Column

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

17. Building 860: Volunteers

1330 Natividad Road
Salinas, CA

Building 860: Volunteers

I. General Facility Description

The building is a single story structure of approximately 2,000 square feet. The structure is the oldest on the campus, built sometime before the original hospital in 1928. Currently the facility houses the hospital volunteer programs.

II. Site

A. General

The existing landscape around the facility has been maintained and is in fair condition. The concrete ramp at the rear of the building is in good condition, the concrete stairs to the main entry are in fair condition. There is a brick step entry at the side of the building that is in need of repair.

III. Building

A. Architecture

1. Roof

The existing tar and gravel roof is very old and ready for complete replacement. The parapet caps along the roof perimeter is worn and needs replacement. Gravel is bare in spots and moss is growing in portions of the gravel.

2. Exteriors
   The existing cement plaster system along the exterior is very old and should be replaced in its entirety. Substantial cracking, especially along the perimeter near the foundation, has opened up sizeable penetrations in the walls. Removing the exterior surface could uncover substantial rot and water damage of the framing for the exterior walls. Window frames, constructed of wood, show wear and rot and are ready to be replaced. Exterior doors are in fair condition.

3. Interiors
   The interior finishes within the building seem to have been well maintained and are in fair condition. All carpet, gypsum walls, wall base and ceilings are in fair to good condition. Restrooms do not meet current accessibility code.

B. Mechanical

1. Heating, Ventilating, and Air Conditioning
   The HVAC system at the building consists of an indoor gas furnace unit located in the storage closet. The unit has an unknown installation date, but appears to have been replaced approximately 15 years ago and is in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced. Other HVAC systems include a portable air conditioning unit located in the office area. Installed in 1995, the unit appears to be in fair operational condition, however, it is at the end of its expected useful life and will need to be replaced. The exhaust duct for this unit is installed improperly and should be corrected.

   Conditioned air from the air conditioning unit is distributed to the spaces via concealed hard duct above ceiling and diffusers. The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.

   There is currently no means of ventilation in one of the restrooms. A ceiling exhaust fan will need to be installed to maintain proper ventilation.

2. Plumbing

1. Visible Supply and Waste System
   The plumbing system at the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping. Plumbing fixtures at the restrooms consist of water closets, bathtubs/showers, and lavatories with hot and cold water. The plumbing system and plumbing fixtures appear to be in fair operational condition and no issue was noted nor reported by the maintenance personnel. However, the plumbing system is at the end of its expected useful life and will need to be replaced.

   The domestic hot water is provided by a gas water heater located in the storage closet. The water heater has an unknown installation date, but appears to have been replaced approximately 15 years ago and is in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.

3. Fire / Life Safety Protection Systems
   1. Fire Sprinklers
      There is no fire sprinkler system in the building. Portable fire extinguishers are installed throughout the building.

   2. Fire Alarm
      The building is equipped with a non-addressable fire alarm panel located in the FACP closet. At the time of assessment, no troubled conditions were indicated on the panel.

4. Electrical
   1. Electrical Supply and Distribution
      The building's electrical service is fed from the site's main switchboard and provided to a panel mounted on the rear of the building. The building is equipped with an outdoor panel [208/120V, 125A] and a wall recessed indoor panel [208/120V, 125A].

      The electrical equipment appears original to the building. The electrical equipment appears to be in good condition. The panelboards did not have labels indicating it was thermally scanned. Thermal scanning can reveal overloading conditions and bad connections. No issues were reported concerning failures or specific problems with the equipment.

   2. Exterior Lighting
      The exterior lighting consists of incandescent fixtures and poles that appear to be original to the building. According to maintenance personnel, a select few of the light poles malfunction from time to time.

F. Energy Conservation Measures
   1. Architectural
      For repair work that does not increase the pre-existing energy consumption of the repaired component system, or equipment the Standards do not apply; otherwise the replacement is considered to be an alteration. This rule applies to roofs, exterior building envelope components such as doors, and windows and insulation in exterior walls and roof. For reroof projects that involve areas greater than 2,000 square feet or 50% of the roof area (whichever is smaller) for conditioned buildings the roof must be certified and labeled by CRRC for nonresidential roofs.

   2. Mechanical and Plumbing
      Newly adopted 2013 California Title 24 requirements require energy saving measures that include energy efficient HVAC systems (including air handling units, chillers, boilers, water heaters, motors and pumps), demand control ventilation measures, and energy monitoring. When any significant work is done to the main HVAC systems, this new requirement will be enforceable. A reconfigured HVAC system will provide the County the opportunity to improve building energy efficiency and reduce power consumption.

   3. Newly adopted 2013 California Title 24 requirements require the disaggregation of electrical loads in order to allow for the measurement and monitoring of various load types. When any significant work is done to the main electrical service panel, feeders or conductors, this new requirement will be enforceable. A reconfigured electrical system will provide Monterey County the opportunity to audit power usage at the facility by load type and possibly identify potential opportunities to reduce power consumption.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all equipment was calculated using two independent industry sources, Whitestone Research and American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE).

Circa Pre-1928: Building 860

Monterey County

1330 Natividad Rd.

			Construction Increase - Cumulative Escalation				
			1.05	1.11	1.16	1.28	1.35
Uniformat II Code	Building System Class	Current	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
B1020	Roof Construction	$ 15,600	$ 16,380	$ -	$ -	$ -	$ -
B2010	Exterior Walls	$ 92,602	$ 97,232	$ -	$ -	$ -	$ -
B2020	Exterior Windows	$ 54,080	$ 56,784	$ -	$ -	$ -	$ -
D2020	Domestic Water Distribution	$ 104,000	$ -	$ 115,440	$ -	$ -	$ -
D3020	Heat Generating Systems	$ 13,000	$ -	$ 14,430	$ -	$ -	$ -
D3030	Cooling Generating System	$ 2,600	$ -	$ 2,886	$ -	$ -	$ -
D3040	Distribution Systems	$ 42,900	$ 4,095	$ 43,290	$ -	$ -	$ -
D5010	Electrical Service & Distribution	$ 8,060	$ 8,463	$ -	$ -	$ -	$ -
F1010	Special Structures	$ 15,873	$ 16,667	$ -	$ -	$ -	$ -
G2030	Pedestrian Paving	$ 650	$ -	$ -	$ -	$ -	$ 878

Totals							
	Current	**$ 349,365**					
	Priority 1		**$ 199,620**				
	Priority 2			**$ 176,046**			
	Priority 3				**$ 0**		
	Priority 4					**$ 0**	
	Priority 5						**$ 878**

Notes:

1. Costs are to mid-point of Priority Period. Current dollar totals do not contain escalation (Construction Increase - Cumulative Escalation), dollar totals in Priorities 1-5 do contain escalation.
2. The Estimated Useful Life of the Building System in this table was determined using two independent industry sources: Whitestone Research and American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE).
3. Total cost of elements to repair and refurbish the existing buildings are categorized by the following Priorities and timeframes:

Immediate (Priority 1) - Conditions in this category require improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies should be addressed within Year 1.

Critical (Priority 2) – Conditions in this category require replacement in order to prevent intermittent operations and rapid deterioration, and alleviate potential life safety hazards. Deficiencies should be addressed in Years 1 to 2.

Impending (Priority 3) – Conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies should be addressed in Years 2 to 3.

Necessary (Priority 4) – Conditions in this category are in need of improvement but are not yet critical. They include sensible improvements to existing conditions that are not required for the basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies should be addressed in Years 3 to 5.

Discretionary (Priority 5) – Conditions in this category include cyclical maintenance, physical and cosmetic improvements. Deficiencies should be addressed in Year 5.

Other (Priority 6) – Conditions in this category reflect other observations which should be addressed Years 6 through 20. Costs were not provided for this category to refrain from predicting escalation beyond 5 years.

Circa Pre-1928: Building 860

Monterey County

1330 Natividad Rd.

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1022.015	(E) Tar & Gravel roof is beyond its useful life	Remove tar & gravel, replace in kind	2,000	SF	$6.00	1.30	$15,600		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2010 - Exterior Walls	B2011.004	Lath and plaster is in poor condition.	Remove and replace existing Lath and Plaster with new Lath and Plaster.	2,544	SF	$28.00	1.30	$92,602		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2020 - Exterior Windows	B2021.001	Exterior Window and Glazing have exceded their useful life.	Replace Exterior Windows and Glazing	388	SF	$100.00	1.30	$50,440		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
B2020 - Exterior Windows	B2021.006	Wood window sill has deteriorated	Remove and replace existing wood sill with new wood sill	14	EA	$200.00	1.30	$3,640		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Replace existing plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	2,000	SF	$40.00	1.30	$104,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3025.002	Gas-fired furnace is at the end of its useful life.	Replace with new furnace.	1	EA	$6,000.00	1.30	$7,800		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa Pre-1928: Building 860

Monterey County

1330 Natividad Rd.

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3026.002	Gas fired water heater less than 75 Gal is at the end of its service life.	Replace the gas fired water heater .	1	EA	$4,000.00	1.30	$5,200		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3052.004	Portable AC unit is at or approaching the end of its industry standard useful life.	Replace portable AC unit.	1	EA	$2,000.00	1.30	$2,600		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3040 - Distribution Systems	D3042.002	Exhaust fan required.	Add new exhaust fan with duct work and electrical.	1	EA	$3,000.00	1.30	$3,900		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D3040 - Distribution Systems	D3041.011	Ductwork, insulation and air inlets and outlets is at or approaching the end of its expected useful life.	Replace ductwork, insulation and air inlets and outlets.	2,000	SF	$15.00	1.30	$39,000		2 - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D5010 - Electrical Service & Distribution	D5012.575	125A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	$3,100.00	1.30	$8,060	Building 860	1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
F1010 - Special Structures	F1023.001	Restroom is not ADA compliant.	Remodel existing restroom to comply with ADA requirements.	66	SF	$185.00	1.30	$15,873		1 - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Circa Pre-1928: Building 860

Monterey County

1330 Natividad Rd.

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost [1]	Extended	Comments/ Source	Priority
G2030 - Pedestrian Paving	G2033.002	Brick stairs need to be fixed	Repair stairs	20	SF	$25.00	1.30	$650		5 - Discretionary: Replacement Recommended in Year 5.

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, County/Client Administration, etc.

Appendix A – Building Deficiency Photos

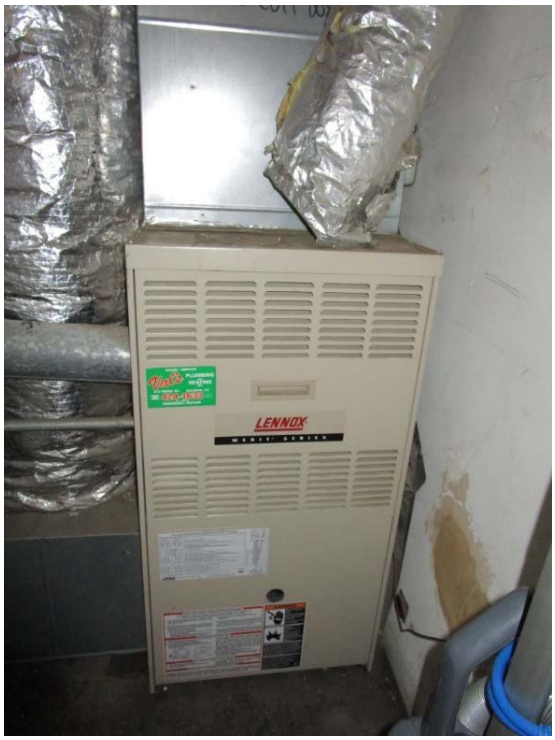
Exterior steps require correction

Failing cement plaster

Exterior windows are ready for replacement

Gravel roof and parapet caps are beyond useful life

Two panels are past their rated usable lifetime and should be replaced.



Indoor gas furnace unit is at the end of its expected useful life.

Portable air conditioning unit is at the end of its expected useful life.

Exhaust duct for portable air conditioning unit is improperly installed.

There is currently no means of ventilation in the restroom. A ceiling exhaust fan will need to be installed to maintain proper ventilation.

Gas water heater is at the end of its expected useful life.