



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.



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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.



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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.



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Table 2 is a summary of the anticipated capital renewal, replacement cost and current facility condition for the assessed facilities. 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 58 facilities assessed, fifteen (15) received a grade of "A"; sixteen (16) received a grade of "B"; twenty (20) received a grade of "C"; and seven (7) received a grade of "D"

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

County of Monterey							
Anticipated Capital Renewal, Replacement Cost, Current FCI Levels by Facility							
Department - Facility	Anticipated Capital Renewal	Sq. Ft.	Replacement Cost/ Sq. Ft.	Replacement Cost	FCI	Facility Grade	Condition Rating
Administration - Government Center	\$ 144,916	136,500	\$ 644.96	\$ 88,037,040	0.00	A	Good
Agricultural Commissioner - Administration	\$ 195,452	25,278	\$ 666.67	\$ 16,852,084	0.01	A	Good
Agricultural Commissioner - Coop Extension	\$ 163,758	8,949	\$ 687.96	\$ 6,156,554	0.02	A	Good
Agricultural Commissioner - King City Office	\$ 62,583	1,680	\$ 687.83	\$ 987,218	0.06	B	Fair
Agricultural Commissioner - King City Shop/Storage	\$ 735,983	4,300	\$ 351.15	\$ 1,509,945	0.49	D	Critical
Health - Animal Shelter (land leased from City of Salinas)	\$ 337,000	13,000	\$ 781.12	\$ 10,154,560	0.03	A	Good
Health - Behavioral Health (Marina Office)	\$ 283,958	23,400	\$ 687.96	\$ 16,098,264	0.02	A	Good
Health - Monterey Courthouse Annex	\$ 2,096,913	24,210	\$ 781.12	\$ 18,910,915	0.11	C	Poor
Health - New Administration Building	\$ 51,528	47,600	\$ 752.46	\$ 35,817,096	0.00	A	Good
Information Technology	\$ 1,635,589	31,980	\$ 687.96	\$ 22,000,961	0.07	B	Fair
Library - Big Sur (Modular)	\$ 81,042	816	\$ 673.63	\$ 549,682	0.15	C	Poor
Library - Castroville w/ District 2 Supervisor (New)	\$ 99,977	13,750	\$ 752.46	\$ 10,346,325	0.01	A	Good
Library - Greenfield	\$ 291,231	7,500	\$ 960.28	\$ 7,202,100	0.04	A	Good
Office of Emergency Services - 911	\$ 1,217,277	16,396	\$ 1,003.28	\$ 16,449,779	0.07	B	Fair
Parks - Headquarters	\$ 131,131	2,880	\$ 481.35	\$ 1,386,288	0.09	B	Fair
Parks - Jack's Peak Park (10 Buildings)	\$ 202,336	2,630	\$ 551.80	\$ 1,396,064	0.14	C	Poor
Parks - Laguna Seca (43 Buildings)	\$ 3,458,339	40,620	\$ 673.63	\$ 27,497,577	0.13	C	Poor
Parks - Manzanita Park (3 Buildings)	\$ 1,037,686	2,100	\$ 745.29	\$ 1,565,109	0.66	D	Critical
Parks - Royal Oaks Park (9 Buildings)	\$ 484,197	6,800	\$ 551.80	\$ 3,752,240	0.13	C	Poor
Parks - San Antonio Lake, North Shore (19 Building)	\$ 2,177,457	12,500	\$ 673.63	\$ 8,420,375	0.26	C	Poor
Parks - San Antonio Lake, South Shore (43 Buildings)	\$ 7,665,441	22,300	\$ 673.63	\$ 15,021,949	0.51	D	Critical
Parks - San Lorenzo Park (30 Buildings)	\$ 2,519,362	37,808	\$ 601.97	\$ 22,759,282	0.11	C	Poor
Parks - Toro Park (16 Buildings)	\$ 1,177,157	18,576	\$ 601.97	\$ 11,182,195	0.11	B	Fair
Parks - Lake Nacimiento Park (25 Buildings)	\$ 4,077,635	30,000	\$ 673.63	\$ 20,208,900	0.20	C	Poor
Probation - Headquarters & Adult Services	\$ 60,379	28,850	\$ 745.29	\$ 21,501,617	0.00	A	Good
Probation - Juvenile Services	\$ 3,189,218	22,566	\$ 687.96	\$ 15,523,817	0.21	C	Poor
Probation - Rancho Cielo (100 ac. lease)	\$ 246,636	22,483	\$ 687.96	\$ 15,467,405	0.02	A	Good
Probation - Silver Star Program	\$ 279,966	7,320	\$ 481.35	\$ 3,623,482	0.08	B	Fair
Probation - Youth Center	\$ 1,660,438	28,220	\$ 690.56	\$ 19,487,603	0.09	B	Fair
Probation - Youth Center (School)	\$ 5,200	5,400	\$ 573.30	\$ 3,095,820	0.00	A	Good
Public Works - Laurel Yard Campus	\$ 2,871,062	79,284	\$ 498.07	\$ 39,479,020	0.07	B	Fair
Public Works - Greenfield Yard (Office)	\$ 75,808	620	\$ 673.63	\$ 417,661	0.18	C	Poor
Public Works - Greenfield Yard (Shop & Storage)	\$ 51,581	3,960	\$ 351.15	\$ 1,390,554	0.04	A	Good
Public Works - King City Yard (Office)	\$ 164,827	310	\$ 888.62	\$ 275,472	0.60	D	Critical
Public Works - King City Yard (Shop & Storage)	\$ 1,729,208	3,240	\$ 580.47	\$ 1,880,723	0.92	D	Critical



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Public Works - San Ardo Yard	\$ 1,063,400	2,000	\$ 351.15	\$ 702,300	1.51	D	Critical
Public Works - San Miguel Canyon Road Yard	\$ 276,497	6,000	\$ 601.97	\$ 3,009,850	0.09	B	Fair
Public Works - Former Broadway Health Center (Vacant)	\$ 507,163	4,500	\$ 644.98	\$ 2,902,320	0.17	C	Poor
Public Works - Coastal Offices	\$ 1,193,790	13,300	\$ 687.98	\$ 9,149,888	0.13	C	Poor
Public Works - Former District Attorney Investigations	\$ 99,320	1,200	\$ 573.30	\$ 687,960	0.14	C	Poor
Public Works - Monterey Courthouse	\$ 5,448,724	57,300	\$ 1,103.80	\$ 63,236,280	0.09	B	Fair
Public Works - Parking Structure	\$ 142,038	34,200	\$ 265.15	\$ 9,086,130	0.02	A	Good
Public Works - Porter Vallejo Mansion	\$ 981,395	9,824	\$ 429.98	\$ 4,138,128	0.24	C	Poor
Public Works - Former GSD Printing/Mail Services (Vacant)	\$ 179,959	3,497	\$ 523.14	\$ 1,829,421	0.10	B	Fair
Public Works - Former Juvenile Center (Vacant)	\$ 1,463,339	3,884	\$ 706.97	\$ 2,746,871	0.53	D	Critical
Economic Development - Child & Family Resource Center	\$ 66,658	5,000	\$ 716.63	\$ 3,583,150	0.02	A	Good
Economic Development - Ord Market	\$ 614,298	4,700	\$ 673.63	\$ 3,166,061	0.19	C	Poor
Economic Development - Pajaro Community Center	\$ 254,059	3,385	\$ 637.80	\$ 2,158,953	0.12	C	Poor
Economic Development - Porter Vallejo Mansion (Water Tower)	\$ 14,134	324	\$ 859.96	\$ 278,624	0.06	B	Fair
Economic Development - Japanese School Site	\$ 72,917	1,600	\$ 644.96	\$ 1,031,936	0.07	B	Fair
Sheriff - Adult Rehabilitation Facility	\$ 4,143,945	41,000	\$ 931.61	\$ 38,196,010	0.11	B	Fair
Sheriff - Correctional Facility	\$ 8,783,838	38,700	\$ 1,003.28	\$ 38,826,936	0.23	C	Poor
Sheriff - King City Courthouse	\$ 1,469,204	12,500	\$ 1,074.94	\$ 13,436,750	0.11	C	Poor
Sheriff - New Jail	\$ 8,730,201	167,300	\$ 788.29	\$ 131,880,917	0.07	B	Fair
Sheriff - Public Safety Building	\$ 9,643,745	85,130	\$ 745.29	\$ 63,446,538	0.15	C	Poor
Sheriff - Storage Warehouse	\$ 80,505	4,300	\$ 673.63	\$ 2,896,609	0.03	A	Good
Social & Employment Services - Family Services	\$ 106,050	5,520	\$ 322.48	\$ 1,780,090	0.06	B	Fair
Social & Employment Services - Seaside District Office	\$ 1,063,758	10,888	\$ 773.96	\$ 8,426,876	0.13	C	Poor
Totals and average FCI rating	\$ 87,053,871	1,248,757	\$ 38,040.33	\$ 892,885,233	0.10	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): \$24,061,503**
2. **Critical (Priority 2): \$50,303,795**
3. **Impending (Priority 3): \$8,532,269**
4. **Necessary (Priority 4): \$3,431,183**
5. **Discretionary (Priority 5): \$11,857,594**

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.



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Table 3 presents the anticipated capital improvement expenditures by facility 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 Facility and Priority

County of Monterey					
Anticipated Capital Improvement Expenditures by Facility and Priority					
Department - Facility	Priority 1 5% Escalation	Priority 2 11% Escalation	Priority 3 16% Escalation	Priority 4 26% Escalation	Priority 5 35% Escalation
Administration - Government Center	\$ -	\$ 12,073.58	\$ 3,845.40	\$ 4,867.52	\$ 171,554.76
Agricultural Commissioner - Administration	\$ -	\$ 130,414.73	\$ 1,432.60	\$ 20,259.20	\$ 82,212.98
Agricultural Commissioner - Coop Extension	\$ -	\$ 148,051.80	\$ 14,137.50	\$ -	\$ 11,056.50
Agricultural Commissioner - King City Office	\$ -	\$ -	\$ 87,294.50	\$ 5,824.00	\$ -
Agricultural Commissioner - King City Shop/Storage	\$ 527,846.87	\$ 258,931.92	\$ -	\$ -	\$ -
Health - Animal Shelter (land leased from City of Salinas)	\$ -	\$ 692.64	\$ 5,881.20	\$ 155,584.00	\$ 283,171.01
Health - Behavioral Health (Marina Office)	\$ 24,808.88	\$ 1,875.90	\$ 28,275.00	\$ -	\$ 318,258.02
Health - Monterey Courthouse Annex	\$ 227,354.40	\$ 2,087,227.35	\$ -	\$ -	\$ -
Health - New Administration Building	\$ 136.50	\$ -	\$ -	\$ -	\$ 69,387.44
Information Technology	\$ 18,891.60	\$ 228,659.23	\$ 35,890.40	\$ 140,838.88	\$ 1,717,779.96
Library - Big Sur (Modular)	\$ 13,553.09	\$ 57,966.75	\$ 18,457.92	\$ -	\$ -
Library - Castroville w/ District 2 Supervisor (New)	\$ 2,600.33	\$ 1,443.00	\$ 9,048.00	\$ -	\$ 119,340.00
Library - Greenfield	\$ 125,169.14	\$ 103,210.58	\$ 4,222.40	\$ 69,056.00	\$ 28,957.50
Office of Emergency Services - 911	\$ 13,688.10	\$ 132,178.80	\$ 199,167.59	\$ -	\$ 1,233,331.62
Parks - Headquarters	\$ 30,971.86	\$ 59,740.20	\$ -	\$ -	\$ 64,548.90
Parks - Jack's Peak Park (10 Buildings)	\$ 42,032.45	\$ 143,939.25	\$ 37,096.80	\$ 832.00	\$ -
Parks - Leguna Seca (43 Buildings)	\$ 1,097,099.98	\$ 2,022,595.38	\$ 431,891.20	\$ 48,588.80	\$ 244,410.08
Parks - Manzanita Park (3 Buildings)	\$ 258,858.60	\$ 830,129.04	\$ 31,868.00	\$ 7,155.20	\$ 14,040.00
Parks - Royal Oaks Park (9 Buildings)	\$ 188,202.13	\$ 300,265.21	\$ 26,917.80	\$ 7,488.00	\$ 32,994.00
Parks - San Antonio Lake, North Shore (19 Building) ²	\$ 940,546.00	\$ 681,601.00	\$ 259,145.00	\$ 56,576.00	\$ 540,057.00
Parks - San Antonio Lake, South Shore (43 Buildings)	\$ 3,684,599.12	\$ 3,765,219.90	\$ 279,666.14	\$ 530,483.20	\$ 172,428.76
Parks - San Lorenzo Park (30 Buildings)	\$ 1,299,250.74	\$ 909,277.59	\$ 432,532.10	\$ 7,221.76	\$ 190,944.00
Parks - Toro Park (16 Buildings)	\$ 276,760.58	\$ 142,893.08	\$ 866,911.50	\$ 6,572.80	\$ 43,699.50
Parks - Lake Nacimiento Park (25 Buildings)	\$ 595,488.08	\$ 2,929,722.90	\$ 263,146.00	\$ 77,168.00	\$ 788,367.94
Probation - Headquarters & Adult Services	\$ -	\$ 144.30	\$ 2,111.20	\$ 5,948.80	\$ 72,604.36
Probation - Juvenile Services	\$ 6,825.00	\$ 2,442,235.65	\$ 261,988.25	\$ -	\$ 1,021,506.09
Probation - Rancho Cielo (100 ac. lease)	\$ -	\$ 17,835.48	\$ 257,088.36	\$ -	\$ 11,934.00
Probation - Silver Star Program	\$ 47,925.15	\$ 23,088.00	\$ -	\$ -	\$ 288,256.56
Probation - Youth Center	\$ 640,403.40	\$ 930,475.26	\$ 136,474.00	\$ 28,753.92	\$ 97,402.50
Probation - Youth Center (School)	\$ -	\$ -	\$ 6,032.00	\$ -	\$ -
Public Works - Laurel Yard Campus	\$ 444,717.00	\$ 34,920.60	\$ 223,184.00	\$ -	\$ 3,001,930.24
Public Works - Greenfield Yard (Office)	\$ 15,506.40	\$ 67,532.40	\$ -	\$ -	\$ -
Public Works - Greenfield Yard (Shop & Storage)	\$ 37,175.78	\$ 19,480.50	\$ 1,885.00	\$ -	\$ -
Public Works - King City Yard (Office)	\$ 173,068.36	\$ -	\$ -	\$ -	\$ -
Public Works - King City Yard (Shop & Storage)	\$ 1,808,843.40	\$ 7,215.00	\$ -	\$ -	\$ -
Public Works - San Ardo Yard	\$ 1,118,570.00	\$ -	\$ -	\$ -	\$ -
Public Works - San Miguel Canyon Road Yard	\$ 256,217.33	\$ 11,544.00	\$ 19,845.28	\$ 6,364.80	\$ -
Public Works - Former Broadway Health Center (Vacant)	\$ 180,148.63	\$ 393,650.40	\$ -	\$ -	\$ -
Public Works - Coastal Offices	\$ 6,790.88	\$ 1,216,449.00	\$ 8,444.80	\$ -	\$ 113,592.38
Public Works - Former District Attorney Investigations (Vacant)	\$ 15,356.25	\$ 31,024.50	\$ 21,715.20	\$ -	\$ 51,333.75

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Public Works - Monterey Courthouse	\$ 896,082.92	\$ 5,096,791.44	\$ 2,827.50	\$ 1,497.60	\$ -
Public Works - Parking Structure	\$ 135,489.90	\$ -	\$ -	\$ 8,320.00	\$ 8,775.00
Public Works - Porter Vallejo Mansion	\$ 40,287.98	\$ 874,189.60	\$ -	\$ 38,854.40	\$ 168,901.20
Public Works - Former GSD Printing/Mail Services (Vacant)	\$ -	\$ -	\$ -	\$ -	\$ 242,944.65
Public Works - Former Juvenile Center (Vacant)	\$ -	\$ 1,624,305.74	\$ -	\$ -	\$ -
Economic Development - Child & Family Resource Center	\$ 4,231.50	\$ 5,916.30	\$ 4,524.00	\$ -	\$ 72,086.63
Economic Development - Ord Market	\$ 176,644.65	\$ 457,394.93	\$ 8,671.00	\$ 33,945.60	\$ -
Economic Development - Pajaro Community Center	\$ 165,130.88	\$ 70,988.39	\$ 38,092.08	\$ -	\$ -
Economic Development - Porter Vallejo Mansion (Water Tower)	\$ -	\$ 865.80	\$ 10,604.26	\$ 5,391.36	\$ -
Economic Development - Japanese School Site	\$ 26,330.85	\$ 1,443.00	\$ 6,032.00	\$ 47,923.20	\$ 5,265.00
Sheriff - Adult Rehabilitation Facility	\$ 254,913.75	\$ 3,939,245.70	\$ -	\$ 450,944.00	\$ -
Sheriff - Correctional Facility	\$ 1,280,159.79	\$ 7,376,096.52	\$ 747,591.00	\$ 251,680.00	\$ 105,848.44
Sheriff - King City Courthouse	\$ 346,992.56	\$ 48,701.25	\$ 223,410.20	\$ 1,144,790.40	\$ 10,681.63
Sheriff - New Jail	\$ 5,370,133.86	\$ 654,039.75	\$ 3,322,878.00	\$ 128,128.00	\$ 83,581.88
Sheriff - Public Safety Building	\$ 953,316.00	\$ 9,311,130.66	\$ 27,920.62	\$ 87,992.32	\$ 343,716.75
Sheriff - Storage Warehouse	\$ 48,282.78	\$ 7,294.37	\$ 32,422.00	\$ -	\$ -
Social & Employment Services - Family Services	\$ 8,829.50	\$ 2,164.50	\$ 37,351.28	\$ 50,252.80	\$ 32,713.20
Social & Employment Services - Seaside District Office	\$ 357,391.13	\$ 691,621.68	\$ 114,570.30	\$ 2,080.00	\$ -
Totals	\$ 24,061,503	\$ 50,303,795	\$ 8,532,269	\$ 3,431,183	\$ 11,857,594

Notes:

1. Costs are to mid-point of Priority Period

Conclusion

The County of Monterey Facility Condition Assessment has identified that most of the facilities 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.



NATIVIDAD MEDICAL CENTER

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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 Data - 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	\$ 644.98	\$ 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	6,000	\$ 895.78	\$ 4,478,908	0.15	C	Poor
Circa 1985: Building 940	\$ 1,583,601	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	\$ 287,823	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	0.08	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



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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.

NATIVIDAD MEDICAL CENTER

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	\$ 288,800.00	\$ 45,240.00	-	\$ 80,116.00
Circa 1956: Building 700	\$ 8,754,564.00	\$ 305,916.00	-	-	\$ 1,198,033.00
Circa 1958: Building 900	\$ 25,660.00	\$ 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 780	-	\$ 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	\$ 46,046.00	\$ 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	\$ 238,616.00	\$ 407.00
Circa 2006: Building 830	-	\$ 1,443.00	-	-	-
Circa Pre-1928: Building 860	\$ 199,620.00	\$ 178,046.00	-	-	\$ 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.