



CUPERTINO



City of Cupertino

Facility Condition Assessment

Final Report



December 2, 2022

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City of Cupertino

Executive Summary

Background

The City of Cupertino (City) authorized Kitchell to conduct a Facilities Condition Assessment (FCA) of the City owned and operated buildings. The assessment was completed between June 13th and June 17th, and includes the findings, recommendations and estimates for the following facilities:

- Blackberry Farms Café
- Blackberry Farms Golf Course Maintenance Building
- Blackberry Farms Kiosk
- Blackberry Farms Lifeguard Building
- Blackberry Farms Pool Pump Building 1
- Blackberry Farms Pool Pump Building 2
- Blackberry Farms Retreat Center & Garage
- Blackberry Farms Trail Auxiliary Building
- Blackberry Farms Trail Restroom
- Blesch House
- City Hall
- City Hall Annex
- Community Hall
- Creekside Park Recreation Building
- Jollyman Park Restroom
- Kennedy Sports Field Restroom
- Library
- Linda Vista Park Restroom
- Linda Vista Park Shed
- Mann Pump Station
- Monta Vista - Gymnastics Building
- Monta Vista - Pre-School Building
- Memorial Park Cargo Container
- Memorial Park Gazebo
- Memorial Park Restroom 1
- Memorial Park Restroom 2
- Memorial Park Shed by Field
- Memorial Park Shed by Restroom
- McClellan Regional Park 4H Building
- McClellan Regional Park Barn
- McClellan Regional Park Barn Shed
- McClellan Regional Park Blacksmith Shop
- McClellan Regional Park Environmental Education Center
- McClellan Regional Park Milk Barn Building
- McClellan Regional Park Nature Museum
- McClellan Regional Park Ranch House/Gift Shop
- Portal Park Recreation Building
- Portal Park Restrooms
- Quinlan Community Center
- Senior Center
- Service Center Administration Building
- Service Center Shops & Mechanic Building
- Service Center Welding Building
- Sports Center
- Stockmeirs House - Building 1
- Stockmeirs House - Building 2
- Stockmeirs House - Building 3
- Traffic Maintenance Yard - Building 1

-
- Traffic Maintenance Yard - Building 2
 - Wilson Park Recreation Building
 - Wilson Park Restroom
 - Wilson Park Snack Shack

The intent of the assessments is to make complete building and property deficiency evaluations, propose corrective and maintenance recommendations, and prepare budget estimates for the corrective work for each facility. The findings will be used as a basis for developing a strategy to implement necessary repairs, alterations, and improvements over the next five years.

Assessment Methodology

In assessing the condition of all facilities, the assessment team identified items in need of repair, retrofit or replacement necessary to preserve the existing facilities and enhance the safety and longevity of the facilities over the next five years. Budget estimates were developed for observed deficiencies and were categorized with priority groups ranging from “Immediate” to “Potential”. Deficiencies identified as “Informational” do not have an associated cost, and therefore were not included in the budget estimate.

The methodology used in this assessment included a visual non-destructive inspection of the facilities using ASTM standards (ASTM E2018-08) and industry best-practices checklists; interviews with maintenance personnel; analysis based on the available documentation (original and as-built drawings, precedent studies, reports and documents. Observed physical deficiencies at each facility were assigned a budget-level construction correction estimate.

Elements that were observed and assessed included those in the broad categories listed below. Confirmation of compliance with local, state, and federal codes and with the Americans with Disabilities Act was not a part of the FCA.

Architectural Elements

Visual examinations of roof materials, flashings, penetrations, skylights, and other appurtenances on the roof were conducted. Exterior walls, windows and doors were examined for irregularities, structural damage, and wear. Interior finishes were observed for deficiencies and wear.

Structural Assessment

The scope of the structural assessment was limited to the visual observation and notation of apparent structural deficiencies to identify items in need of repair or retrofit and did not include calculations or destructive testing.

Mechanical/Electrical/Plumbing/Fire Sprinkler Risers/Fire Alarm Systems Assessment

Visual examinations of mechanical, electrical, plumbing, fire sprinklers and fire alarm systems to determine capacities, condition and remaining useful life were conducted. Electrical systems reviewed included power distribution, emergency power, lighting systems and fire alarm. Mechanical systems reviewed included HVAC, plumbing fixtures, visible waste and vent lines, pumps and motors, and fire sprinkler systems.

Life Safety Hazards

During the site walk-through surveys, Kitchell immediately notified the City of any life safety hazards observed at the facilities.

Evaluation and Findings

The assessment prioritized observed physical deficiencies and recommendations into six categories. These priorities are a recommendation of when the deficient condition should be addressed. This is based on the best judgment that was made at the time of inspection and only on the condition of the system or building component. The prioritization categories are defined in the Priority Glossary included at the end of this section.

Total Deficiency Cost

The total deficiency cost is the deficiency cost adjusted by a general construction factor, city cost index, non-construction cost and escalation. The general construction factor (1.4) includes the estimating contingency, general conditions, overhead, profit, insurance and bonds. The City cost index (1.235) is a compensation for cost variation by geographical location. The non-construction cost (1.3) includes architect/engineer fees, construction management, local client administration, permits, testing, etc. Escalation is calculated with an 8% cost increase within the first priority grouping and a 5% increase for each subsequent priority. Escalation accounts for the anticipated market increase calculated by our in-house construction estimators.

Facility Condition Index

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 to obtain an overview of a facility’s condition as a numerical value.

The FCI number is obtained by aggregating the total cost of any needed or outstanding repair, renewal or upgrade requirement at a facility compared to the current replacement value of the facility components. 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.

The *Current Capital Renewal Cost* is the sum of the capital improvement costs for an assessed facility. Escalation is not factored into the Current Capital Renewal Cost. The Current Capital Renewal Cost assumes all identified deficiencies are addressed at time of the report and therefore do not require escalation as the costs indicate current market estimates. Failure to make timely capital replacements in buildings leads to increased costs of repair, often 28% higher every 5 years than if planned replacements occur as indicated by our escalation factors.

The *Replacement Cost* is the current replacement cost of the facility at time of reporting. The Replacement Cost is based on Kitchell’s experience designing and constructing similar facilities and includes the following: estimating contingency, general conditions, overhead/profit, insurance, bonds, construction contingency, architect/engineer fees, construction management, permit, City administration, etc.

Local administration soft costs were applied through a 30% cost increase factor. This factor appears as a “Non-Construction Cost” within the individual facility deficiency tables. The General Construction Factor and City Cost Index are additional factors included to adjust for the geographic location.

Condition Index Grade

The Condition Index Grade Chart relates the FCI score to a grade level and to the potential impacts of the deficiencies. The narrative 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.

Facility Condition Index and Impact to Component Failure Risk and Staff

Common Implications of FCI to Asset Portfolios				
FCI Grade	Impact to Facilities and Components	Examples of Component Issues	User Complaints and Morale	Maintenance Personnel Impact
Grade A Good (FCI 0 to 0.04)	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.
Grade B Fair (FCI 0.05 to 0.10)	Facilities will begin 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 are required.	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.
Grade C 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 are 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.
Grade D Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure will occur frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issues figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation 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 be able to provide regular scheduled maintenance due to high levels of “reactive” calls.

Priority Glossary

Priority	Description	Explanation
1	Immediate – Short Term	Conditions in this category require immediate action to: a) correct a cited safety hazard, b) stop accelerated deterioration, and/or c) return a facility to operation. Deficiencies in this category should be addressed in 0-12 Months. The Escalation Factor in this category is 8%.
2	Crucial – Short Term	Conditions in this category, if not corrected expeditiously, will become critical within a year. Situations within this category include: a) intermittent operations, b) rapid deterioration, and c) potential life safety hazards. Deficiencies in this category should be addressed in Year 1-2. The Escalation Factor in this category is 13%.
3	Impending – Short Term	Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Year 2-3. The Escalation Factor in this category is 18%.
4	Necessary – Long Term	Conditions in this category require long term consideration within Year 3-4. They include items that represent a sensible improvement to existing conditions. The Escalation Factor in this category is 23%.
5	Recommended – Long Term	Conditions in this category require long term consideration within Year 4-5. They include items that present a potential need in the future. The Escalation Factor in this category is 28%.
6	Informational	Conditions in this category require long term consideration. They include improvements that will preclude predictable decline or potential downtime and the associated damage and higher costs if they are deferred further. Conditions in this category also include items that represent sensible improvements to existing conditions and enhancements to the educational environment. Items that will improve usability or reduce long-term maintenance are also included. Deficiencies in this category are related to: Facility systems and components that will exceed the industry standard useful life; Facility systems and components modifications and improvements; Facility interior finishes improvements and replacements; Facility envelope elements improvements and replacements; Deficiencies in this category may also include items or systems which have exceeded their expected industry standard useful life; however, due to proper maintenance, they remain in good operational condition and should continue to function as required well beyond their useful service life. No estimate is provided for this priority condition.

Summary Charts

The Capital Renewal Costs By Priority Table, included in the report, is a summary of the anticipated capital renewal, replacement cost and current facility condition for the assessed facility. The cost represents the anticipated capital improvement expenditures by individual building and priority period. All detailed information related to these costs for the building can be found within the remaining sections of this report.

Conclusion

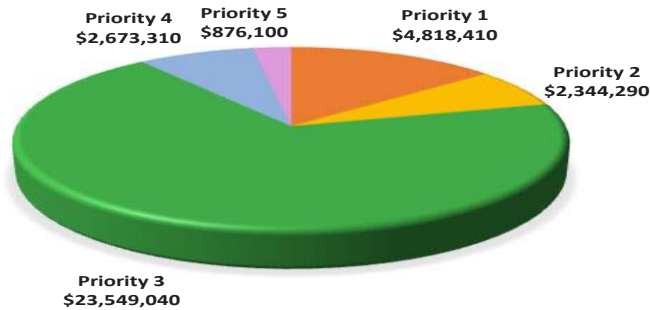
The table on the following page summarizes the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation. The percentages indicate the total cost percentages of our recommended associated costs by priority and indicate when major costs will occur.

City of Cupertino Facility Condition Assessment

Capital Renewal Costs by Priority

Site	Building	Current Capital Renewal Cost	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
			8% Escalation	13% Escalation	18% Escalation	23% Escalation	28% Escalation	
A	City Hall	\$5,514,620	\$1,633,850	\$311,480	\$3,539,610	\$348,390	\$567,600	\$6,400,930
B	City Hall Annex	\$2,075,040	\$170,080	\$0	\$1,906,780	\$315,070	\$58,370	\$2,450,300
C	Community Hall	\$602,660	\$16,660	\$187,030	\$493,320	\$4,570	\$0	\$701,580
D	Library	\$4,491,090	\$1,077,530	\$17,870	\$3,221,770	\$919,240	\$0	\$5,236,410
E	Quinlan Community Center	\$4,460,440	\$73,180	\$723,120	\$3,963,120	\$469,260	\$16,420	\$5,245,100
F	Senior Center	\$1,881,970	\$309,330	\$583,060	\$1,207,710	\$69,130	\$0	\$2,169,230
G	Sports Center	\$1,986,900	\$334,250	\$322,030	\$1,627,150	\$0	\$17,400	\$2,300,830
H1	Traffic Maintenance Yard - Building 1	\$180,040	\$0	\$0	\$110,710	\$98,520	\$7,890	\$217,120
H2	Traffic Maintenance Yard - Building 2	\$6,160	\$6,660	\$0	\$0	\$0	\$0	\$6,660
I1	Monta Vista - Gymnastics Building	\$1,571,600	\$212,280	\$0	\$1,622,600	\$0	\$0	\$1,834,880
I2	Monta Vista - Pre-School Building	\$530,990	\$199,610	\$73,820	\$331,440	\$0	\$0	\$604,870
J1	Service Center Administration Building	\$1,357,010	\$143,040	\$121,890	\$1,244,850	\$68,500	\$7,890	\$1,586,170
J2	Service Center Shops & Mechanic Building	\$618,810	\$587,930	\$550	\$665,480	\$22,740	\$46,640	\$1,323,340
J3	Service Center Welding Building	\$50,560	\$0	\$0	\$45,140	\$0	\$15,780	\$60,920
K1	Blackberry Farms Café	\$352,400	\$0	\$0	\$234,000	\$119,350	\$73,090	\$426,440
K2	Blackberry Farms Golf Course Maintenance Building	\$12,390	\$0	\$0	\$14,630	\$0	\$0	\$14,630
K3	Blackberry Farms Kiosk	\$6,190	\$0	\$0	\$0	\$0	\$7,930	\$7,930
K4	Blackberry Farms Lifeguard Building	\$950	\$0	\$0	\$0	\$0	\$1,220	\$1,220
K5	Blackberry Farms Pool Pump Building 1	\$104,860	\$11,730	\$0	\$82,840	\$29,290	\$0	\$123,860
K6	Blackberry Farms Pool Pump Building 2	\$109,800	\$0	\$0	\$129,580	\$0	\$0	\$129,580
K7	Blackberry Farms Retreat Center & Garage	\$237,370	\$0	\$0	\$261,540	\$19,410	\$0	\$280,950
K8	Blackberry Farms Trail Auxiliary Building	\$78,140	\$0	\$0	\$92,230	\$0	\$0	\$92,230
K9	Blackberry Farms Trail Restroom	\$40,340	\$0	\$0	\$47,610	\$0	\$0	\$47,610
L	Creekside Park Recreation Building	\$251,100	\$34,940	\$0	\$229,150	\$26,330	\$4,100	\$294,520
M	Jollyman Park Restroom	\$57,630	\$0	\$0	\$68,040	\$0	\$0	\$68,040
N	Kennedy Sports Field Restroom	\$392,560	\$0	\$0	\$463,280	\$0	\$0	\$463,280
O1	Linda Vista Park Restroom	\$26,000	\$0	\$0	\$30,690	\$0	\$0	\$30,690
O2	Linda Vista Park Shed	\$24,360	\$0	\$0	\$28,760	\$0	\$0	\$28,760
P1	McClellan Regional Park 4H Building	\$104,160	\$0	\$3,440	\$86,610	\$0	\$35,510	\$125,560
P2	McClellan Regional Park Barn	\$183,570	\$0	\$0	\$216,630	\$0	\$0	\$216,630
P3	McClellan Regional Park Barn Shed	\$58,260	\$0	\$0	\$68,760	\$0	\$0	\$68,760
P4	McClellan Regional Park Blacksmith Shop	\$17,270	\$0	\$0	\$20,380	\$0	\$0	\$20,380
P5	McClellan Regional Park Environmental Education Center	\$76,810	\$0	\$0	\$38,210	\$54,680	\$0	\$92,890
P6	McClellan Regional Park Milk Barn Building	\$56,060	\$0	\$0	\$35,630	\$31,850	\$0	\$67,480
P7	McClellan Regional Park Nature Museum	\$113,000	\$0	\$0	\$78,830	\$56,860	\$0	\$135,690
P8	McClellan Regional Park Ranch House/Gift Shop	\$241,470	\$0	\$0	\$250,700	\$20,120	\$16,260	\$287,080
Q1	Memorial Park Gazebo	\$13,520	\$0	\$0	\$15,960	\$0	\$0	\$15,960
Q2	Memorial Park Restroom 1	\$35,580	\$0	\$0	\$9,100	\$0	\$0	\$9,100
Q3	Memorial Park Restroom 2	\$85,370	\$0	\$0	\$106,270	\$0	\$0	\$106,270
Q4	Memorial Park Shed by Field	\$21,140	\$0	\$0	\$24,950	\$0	\$0	\$24,950
Q5	Memorial Park Shed by Restroom	\$48,130	\$0	\$0	\$56,830	\$0	\$0	\$56,830
R1	Portal Park Recreation Building	\$177,960	\$7,340	\$0	\$202,030	\$0	\$0	\$209,370
R2	Portal Park Restrooms	\$20,330	\$0	\$0	\$24,000	\$0	\$0	\$24,000
S1	Wilson Park Recreation Building	\$160,470	\$0	\$0	\$189,420	\$0	\$0	\$189,420
S2	Wilson Park Restroom	\$29,840	\$0	\$0	\$35,230	\$0	\$0	\$35,230
S3	Wilson Park Snack Shack	\$28,990	\$0	\$0	\$34,220	\$0	\$0	\$34,220
T	Blesch House	\$336,340	\$0	\$0	\$393,250	\$0	\$0	\$393,250
Total		\$28,830,250	\$4,818,410	\$2,344,290	\$23,549,040	\$2,673,310	\$876,100	\$34,261,150
			14.06%	6.84%	68.73%	7.80%	2.56%	100%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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City Hall

Detailed Report

Address: 10300 Torre Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
City Hall	1965; Remodeled in 1986	23,040	\$21,465,000	\$932

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
City Hall	\$5,514,620	0.257	C	POOR



Assessment Descriptions

Architectural Elements

Originally built in 1965, the approximately 23,040 SF Cupertino City Hall shares a site with the Community Hall and Library. A large renovation took place in 1986 with several smaller upgrades occurring over the following years. City Hall is two stories consisting of a reception area, public meeting room, and several offices on the main floor. Below the main floor are more offices and access to a patio area.

The painted gypsum interior finish is in need of an update. The acoustic ceiling tile throughout the building is at or approaching the end of its useful life. Carpet and vinyl tiling installed during the 1986 renovation needs to be replaced. Interior wood doors are in need of new hardware and refurbishment. Evidence of past leaks were noted in the Elevator Mechanical Room. In general, the interior is well maintained and in fair condition.

The exterior wood board siding has several locations that are deteriorating. The concrete railing finish is broken in several places. Damage was noted at the column foundations that should be investigated by a structural engineer. The fascia board along the roof perimeter is significantly deteriorated.

The roof is comprised of clay tiles and modified bitumen at the accessible roof area; the modified bitumen roofing and the parapet metal caps need replacing. In general, the exterior of the building is in poor condition and will require repairs and upgrades.

Mechanical Systems

The mechanical systems in the building consists of a cooling tower, chiller, boiler, split-system air conditioning units, roof mounted exhaust fans, a mini-split system, air handlers and utility exhaust fans. The conditioned air is distributed to the spaces via concealed hard duct and diffusers. The building appears to have a pneumatic control system. Based on the Comprehensive Facility Condition and Use Efficiency Assessment dated December 2018 (2018 FCA), the facility experiences poor ventilation due to the age of the equipment, which was renovated in 1986. Overall, the mechanical systems are past their industry standard useful life and should be replaced.

Electrical Systems

Electrical power is provided by a 1600-amp switchboard that appears to be in good operational condition, but past its expected useful life. Electrical power is distributed throughout the facility via several panelboards and load centers that all appear in good operational condition, however, most of the panelboards are past their expected useful life.

The emergency generator appears to be in good operational condition, but, assuming it was installed in 1986, is past its expected useful life.

Excluding the newly renovated City Clerk area, interior lighting is primarily provided using recessed fluorescent fixtures that appear to be in good operational condition but past their expected useful life. Exterior lighting is provided by wall mounted light fixtures that appear to be in good operational condition but past their expected useful life.

Plumbing Elements

The plumbing systems in the building consists of domestic cold and hot water, gas, sanitary sewer and vent piping. Domestic water is provided by a central gas-fired water heater. A Veeder-Root fuel management system is located at the facility. Overall, the plumbing equipment appears to be in operable condition.

Fire Protection

The building is equipped with a fire sprinkler and fire alarm system. Both systems appear to be in operational condition however It is unclear when the systems were installed. Based on age of the building it is likely that both systems are past their expected useful life.

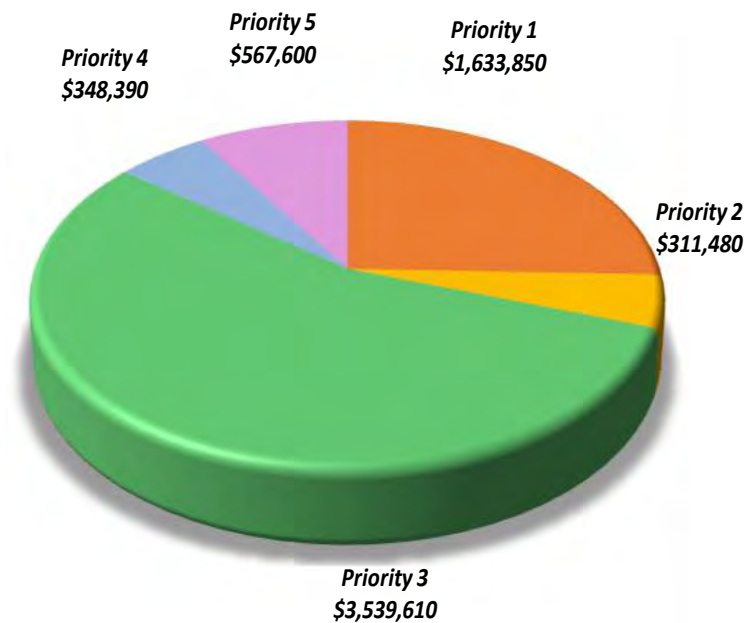
Conclusion

For City Hall these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

City Hall					
Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
\$1,633,850	\$311,480	\$3,539,610	\$348,390	\$567,600	\$6,400,930
25.53%	4.87%	55.30%	5.44%	8.87%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



**Cupertino
Facility Condition Assessment**

City Hall

Capital Renewal Cost:	\$5,514,620	FCI:	0.257
Replacement Cost:	\$21,465,000	Condition Score:	C
Replacement Cost/SF:	\$932	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$123,830	-	-	\$18,200	\$133,350	-
B2020	EXTERIOR WINDOWS	\$195,880	-	-	\$231,150	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$91,460	-	-	\$107,930	-	-
B3010	ROOFING	\$163,470	-	-	\$192,910	-	-
C1030	INTERIOR DOORS	\$443,430	-	-	-	-	\$567,600
C2010	WALL FINISHES	\$133,410	-	-	-	\$164,100	-
C2030	FLOORING	\$454,500	-	-	\$536,320	-	-
C2050	CEILING FINISHES	\$120,120	-	-	\$141,750	-	-
D1010	VERTICAL CONVEYING SYSTEMS	\$80,120	-	-	\$94,550	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$630	-	-	\$750	-	-
D2060	PROCESS SUPPORT PLUMBING SYSTEMS	\$15,420	-	-	\$18,200	-	-
D3020	HEATING SYSTEMS	\$80,070	-	\$90,480	-	-	-
D3030	COOLING SYSTEMS	\$474,660	\$24,690	\$29,520	\$502,320	-	-
D3050	FACILITY HVAC DISTRIBUTION SYSTEMS	\$186,080	-	\$156,620	\$56,040	-	-
D3060	VENTILATION	\$49,320	-	\$34,860	\$21,810	-	-
D4010	FIRE SUPPRESSION	\$1,064,250	\$1,149,400	-	-	-	-
D5010	FACILITY POWER GENERATION	\$199,220	-	-	\$235,080	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$188,180	-	-	\$222,100	-	-
D5040	LIGHTING	\$976,710	-	-	\$1,152,530	-	-

**Cupertino
Facility Condition Assessment**

City Hall

Capital Renewal Cost:	\$5,514,620	FCI:	0.257
Replacement Cost:	\$21,465,000	Condition Score:	C
Replacement Cost/SF:	\$932	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
D6010	DATA COMMUNICATIONS	\$6,750	-	-	\$7,970	-	-
D7050	DETECTION AND ALARM	\$425,700	\$459,760	-	-	-	-
E2010	FIXED FURNISHINGS	\$41,410	-	-	-	\$50,940	-
TOTALS		\$5,514,620	\$1,633,850	\$311,480	\$3,539,610	\$348,390	\$567,600
TOTAL (Priority 1-5 without escalation)		\$5,514,620	\$6,400,930				
			TOTAL (Priority 1-5 with escalation)				

Cupertino Facility Condition Assessment

City Hall

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
141	D3030 - COOLING SYSTEMS	D3030.70.042	Roof	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,170	\$24,690	1
1157	D4010 - FIRE SUPPRESSION	D4010.10.010		The existing fire sprinkler system is past its expected useful life.	Replace fire sprinkler system.	23,040	SF	\$473,480	\$1,149,400	1
163	D7050 - DETECTION AND ALARM	D7050.10.025	1	The existing fire alarm system is approaching the end of its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	23,040	SF	\$189,390	\$459,760	1
321	D3020 - HEATING SYSTEMS	D3020.10.002	TER 28 - Boiler	Boiler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$35,620	\$90,480	2
170	D3030 - COOLING SYSTEMS	D3030.70.043	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$11,620	\$29,520	2
166	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
165	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
137	D3060 - VENTILATION	D3060.30.011	Roof	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$17,430	2
140	D3060 - VENTILATION	D3060.30.011	Roof	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$17,430	2
1062	B2010 - EXTERIOR WALLS	B2010.50.001	Roof	The top of the parapet wall is not protected.	Provide a sheet metal cap.	250	LF	\$6,860	\$18,200	3
334	B2020 - EXTERIOR WINDOWS	B2020.20.004	Exterior	Aluminum window is approaching/past its expected useful life.	Replace aluminum window.	400	SF	\$32,880	\$87,220	3
332	B2020 - EXTERIOR WINDOWS	B2020.30.001	Exterior	Aluminum storefront is at or approaching the end of its useful life.	Replace with 3/8" plate glass in 2"x4" aluminum frame.	1,200	SF	\$54,260	\$143,930	3
335	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.002	Exterior Door	Exterior aluminum (storefront) entrance door is approaching the end of its useful life.	Replace aluminum door (storefront).	11	EA	\$40,690	\$107,930	3

Cupertino Facility Condition Assessment

City Hall

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1063	B3010 - ROOFING	B3010.50.004	Roof	Modified bitumen roofing is at or approaching the end of its useful life.	Replace modified bitumen roofing.	3,300	SF	\$52,000	\$137,940	3
329	B3010 - ROOFING	B3010.90.009	Exterior	Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	540	LF	\$20,720	\$54,970	3
299	C2030 - FLOORING	C2030.50.001	Lounge	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	475	SF	\$4,890	\$12,980	3
308	C2030 - FLOORING	C2030.75.002	Varies	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	18,000	SF	\$197,280	\$523,250	3
315	C2030 - FLOORING	C2030.90.002	Elevator Lobby	Wood wall base is approaching the end of its useful life.	Replace the wood wall base.	3	LF	\$30	\$90	3
310	C2050 - CEILING FINISHES	C2050.80.002	Varies	Existing suspended ceiling grid is approaching the end of its expected useful life.	Replace the ceiling grid, including the tiles.	6,000	SF	\$53,440	\$141,750	3
328	D1010 - VERTICAL CONVEYING SYSTEMS	D1010.10.015	TER 10	2 floor hydraulic elevator is past its expected useful life.	Provide equipment replacement and installation.	1	EA	\$34,260	\$90,880	3
305	D1010 - VERTICAL CONVEYING SYSTEMS	D1010.10.018	Elevator Equip Room	Geared elevator motor is leaking.	Provide equipment repair.	1	EA	\$1,380	\$3,670	3
304	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.059	Elevator Equip Room	Water leakage from plumbing fixture.	Investigate cause of leak and provide repairs and adjustments as necessary.	1	EA	\$280	\$750	3
159	D2060 - PROCESS SUPPORT PLUMBING SYSTEMS	D2060.10.001	1	Air compressor is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,200	3
133	D3030 - COOLING SYSTEMS	D3030.10.001	Roof	Cooling tower is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$37,680	\$99,950	3
160	D3030 - COOLING SYSTEMS	D3030.10.007	1	Water cooled chiller is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$132,620	\$351,750	3
172	D3030 - COOLING SYSTEMS	D3030.70.020	Roof	Outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$8,910	\$23,640	3
143	D3030 - COOLING SYSTEMS	D3030.70.042	Roof	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,170	\$26,980	3

Cupertino Facility Condition Assessment

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DEFICIENCY TABLE

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Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
161	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.10.002	1	Hydronic pump and motor is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,280	\$14,010	3
162	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.10.002	1	Hydronic pump and motor is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,280	\$14,010	3
318	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.10.002	TER 28 - Return Pump	Hydronic pump and motor is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,280	\$14,010	3
317	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.10.002	TER 28 - Supply Pump	Hydronic pump and motor is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,280	\$14,010	3
135	D3060 - VENTILATION	D3060.30.007	Roof	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3
134	D3060 - VENTILATION	D3060.30.007	Roof	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3
138	D3060 - VENTILATION	D3060.30.007	Roof	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3
319	D5010 - FACILITY POWER GENERATION	D5010.10.019	TER 28 - Diesel Generator	The existing generator is past its expected useful life.	Replace the existing generator with a new generator.	125	KW	\$88,630	\$235,080	3
157	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.0013	1	The 1600A switchboard is approaching the end of its expected useful life.	Replace the existing switchboard with a new switchboard.	1	EA	\$26,790	\$71,060	3
148	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
149	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
158	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
324	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	TER 28	The panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3

Cupertino Facility Condition Assessment

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Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
313	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	GND 14 - Panel A	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
164	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
155	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	EOC	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
323	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	TER 28	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
151	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4002	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,600	\$6,910	3
150	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4002	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,600	\$6,910	3
1119	D5040 - LIGHTING	D5040.50.302		The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	20	EA	\$19,380	\$51,420	3
153	D5040 - LIGHTING	D5040.50.411	1	Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	17,000	SF	\$415,150	\$1,101,110	3
296	D6010 - DATA COMMUNICATIONS	D6010.10.001	City Channel Open Office	Data distribution infrastructure is awkward and will need to be reworked in many locations in order to accommodate building refurbishment/renovation.	Rework the data distribution to both utilize and accommodate building refurbishment/renovation.	380	SF	\$3,000	\$7,970	3
229	B2010 - EXTERIOR WALLS	B2010.10.003	Exterior	Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	4,400	SF	\$48,230	\$133,350	4
303	C2010 - WALL FINISHES	C2010.30.004	Varies	Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	23,040	SF	\$59,350	\$164,100	4
298	E2010 - FIXED FURNISHINGS	E2010.30.009	Lounge	The existing casework is at or is approaching the end of its useful life.	Replace original wood cabinets and countertops.	20	LF	\$18,420	\$50,940	4

Cupertino Facility Condition Assessment

City Hall

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City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
309	C1030 - INTERIOR DOORS	C1030.10.004	Varies	Interior wood door, frame and hardware is at or approaching the end of its useful life.	Replace interior wood door, frame and hardware.	45	EA	\$197,280	\$567,600	5
228	-		Site	Concrete column is cracking and has exposed aggregate. Signs of settlement visible.	Recommend a structural engineer investigate.			-	-	6

Cupertino Facility Condition Assessment

City Hall

Record ID: 133
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.001
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$99,950
Deficiency Description: *Cooling tower is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Cooling Tower*



Record ID: 134
System: D3060 - VENTILATION

Item No.: D3060.30.007
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*

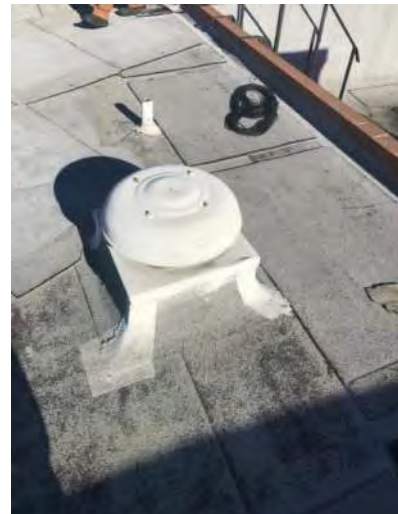


Record ID: 135
System: D3060 - VENTILATION

Item No.: D3060.30.007
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



**Cupertino
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Record ID: 137
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$17,430
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust fan*



Record ID: 138
System: D3060 - VENTILATION

Item No.: D3060.30.007
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust fan*



Record ID: 140
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$17,430
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust fan*



Cupertino Facility Condition Assessment

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Record ID 141
System D3030 - COOLING SYSTEMS

Item No. D3030.70.042
Floor/Room: Roof
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$24,690
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID 143
System D3030 - COOLING SYSTEMS

Item No. D3030.70.042
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$26,980
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID 148
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No. D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



Cupertino Facility Condition Assessment

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Record ID: 149
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 150
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,910
Deficiency Description: *The load center is approaching the end of its expected useful life.*
Description of Work: *Replace the existing load center with a new load center.*
Comments: *Load Center*



Record ID: 151
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,910
Deficiency Description: *The load center is approaching the end of its expected useful life.*
Description of Work: *Replace the existing load center with a new load center.*
Comments: *Load Center*



**Cupertino
Facility Condition Assessment**

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Record ID: 153
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 17,000/SF
Total Deficiency Cost: \$1,101,110
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments: *Led lights in new area - City Clerk*

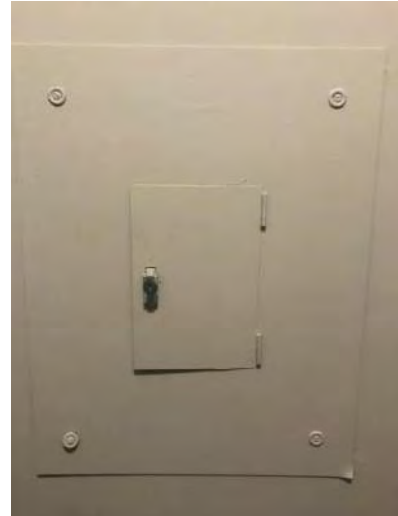
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Record ID: 155
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1 / EOC
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 157
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.0013
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$71,060
Deficiency Description: *The 1600A switchboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing switchboard with a new switchboard.*

Comments: *Panelboard*



Cupertino Facility Condition Assessment

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Record ID: 158
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 159
System: D2060 - PROCESS SUPPORT PLUMBING SYSTEMS
Item No.: D2060.10.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,200
Deficiency Description: *Air compressor is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Air Compressor*



Record ID: 160
System: D3030 - COOLING SYSTEMS
Item No.: D3030.10.007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$351,750
Deficiency Description: *Water cooled chiller is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Water Chiller*



Cupertino Facility Condition Assessment

City Hall

Record ID: 161
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.10.002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,010
Deficiency Description: *Hydronic pump and motor is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Hydronic Pump*



Record ID: 162
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.10.002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,010
Deficiency Description: *Hydronic pump and motor is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Hydronic Pump*



Record ID: 163
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 23,040/SF
Total Deficiency Cost: \$459,760
Deficiency Description: *The existing fire alarm system is approaching the end of its useful life and should be replaced.*
Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*
Comments: *Fire Alarm Panel*



**Cupertino
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Record ID: 164
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 165
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Poor ventilation reported in previous 2018 FCA.*
Air Handler



Record ID: 166
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Poor ventilation reported in previous 2018 FCA.*
Air Handler



Cupertino Facility Condition Assessment

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Record ID: 170
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.043
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$29,520
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 172
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.020
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$23,640
Deficiency Description: *Outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Condensing Unit*



Record ID: 228
System: -

Item No.:
Floor/Room: Site
Priority: 6
Quantity/Unit of Measure: /
Total Deficiency Cost: N/A - See Executive Summary
Deficiency Description: *Concrete column is cracking and has exposed aggregate. Signs of settlement visible.*

Description of Work: *Recommend a structural engineer investigate.*

Comments:



Cupertino Facility Condition Assessment

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Record ID: 229
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.003
Floor/Room: / Exterior
Priority: 4
Quantity/Unit of Measure: 4,400/SF
Total Deficiency Cost: \$133,350
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:



Record ID: 296
System: D6010 - DATA COMMUNICATIONS

Item No.: D6010.10.001
Floor/Room: Ground / City Channel Open Office
Priority: 3
Quantity/Unit of Measure: 380/SF
Total Deficiency Cost: \$7,970
Deficiency Description: *Data distribution infrastructure is awkward and will need to be reworked in many locations in order to accommodate building refurbishment/renovation.*

Description of Work: *Rework the data distribution to both utilize and accommodate building refurbishment/renovation.*

Comments: *Loose cabling above head supported by existing utilities. Rework required.*



Record ID: 298
System: E2010 - FIXED FURNISHINGS

Item No.: E2010.30.009
Floor/Room: Ground / Lounge
Priority: 4
Quantity/Unit of Measure: 20/LF
Total Deficiency Cost: \$50,940
Deficiency Description: *The existing casework is at or is approaching the end of its useful life.*

Description of Work: *Replace original wood cabinets and countertops.*

Comments:



Cupertino Facility Condition Assessment

City Hall

Record ID 299
System C2030 - FLOORING

Item No. C2030.50.001
Floor/Room: Ground / Lounge

Priority: 3
Quantity/Unit of Measure: 475/SF
Total Deficiency Cost: \$12,980

Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Record ID 303
System C2010 - WALL FINISHES

Item No. C2010.30.004
Floor/Room: / Varies

Priority: 4
Quantity/Unit of Measure: 23,040/SF
Total Deficiency Cost: \$164,100
Deficiency Description: *Interior wall paint is in need of refresh.*

Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*

Comments:



Record ID 304
System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.60.059
Floor/Room: Ground / Elevator Equip Room

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$750
Deficiency Description: *Water leakage from plumbing fixture.*

Description of Work: *Investigate cause of leak and provide repairs and adjustments as necessary.*

Comments: *Evidence of leak from overhead plumbing. Inspect plumbing to verify/repair any leaks.*



**Cupertino
Facility Condition Assessment**

City Hall

Record ID: 305
System: D1010 - VERTICAL CONVEYING SYSTEMS

Item No.: D1010.10.018
Floor/Room: Ground / Elevator Equip Room
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$3,670
Deficiency Description: *Geared elevator motor is leaking.*

Description of Work: *Provide equipment repair.*

Comments: *Evidence of oil leaking onto concrete floor, inspect unit and repair or replace as required.*

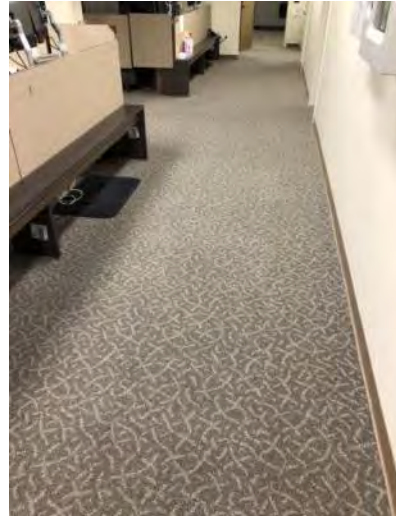


Record ID: 308
System: C2030 - FLOORING

Item No.: C2030.75.002
Floor/Room: / Varies
Priority: 3
Quantity/Unit of Measure: 18,000/SF
Total Deficiency Cost: \$523,250
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:

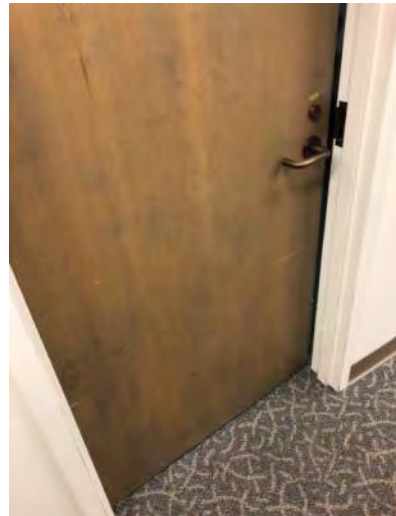


Record ID: 309
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.004
Floor/Room: / Varies
Priority: 5
Quantity/Unit of Measure: 45/EA
Total Deficiency Cost: \$567,600
Deficiency Description: *Interior wood door, frame and hardware is at or approaching the end of its useful life.*

Description of Work: *Replace interior wood door, frame and hardware.*

Comments:



Cupertino Facility Condition Assessment

City Hall

Record ID: 310
System: C2050 - CEILING FINISHES

Item No.: C2050.80.002
Floor/Room: / Varies
Priority: 3
Quantity/Unit of Measure: 6,000/SF
Total Deficiency Cost: \$141,750
Deficiency Description: *Existing suspended ceiling grid is approaching the end of its expected useful life.*

Description of Work: *Replace the ceiling grid, including the tiles.*

Comments: *Signs of water damage. Tiles appear brittle and at end of useful life.*



Record ID: 313
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1008
Floor/Room: 1 / GND 14 - Panel A
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*

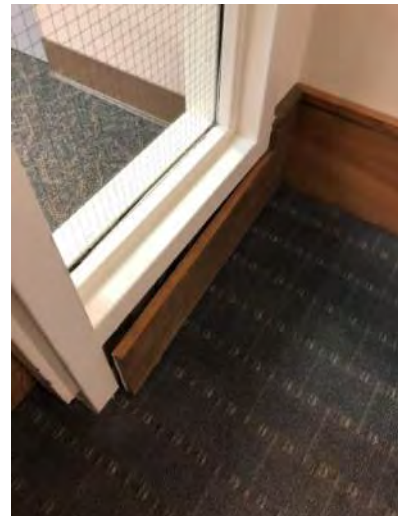


Record ID: 315
System: C2030 - FLOORING

Item No.: C2030.90.002
Floor/Room: 1 / Elevator Lobby
Priority: 3
Quantity/Unit of Measure: 3/LF
Total Deficiency Cost: \$90
Deficiency Description: *Wood wall base is approaching the end of its useful life.*

Description of Work: *Replace the wood wall base.*

Comments:



Cupertino Facility Condition Assessment

City Hall

Record ID: 317
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.10.002
Floor/Room: Ground / TER 28 - Supply Pump
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,010
Deficiency Description: *Hydronic pump and motor is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Hydronic Pump*



Record ID: 318
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.10.002
Floor/Room: Ground / TER 28 - Return Pump
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,010
Deficiency Description: *Hydronic pump and motor is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Hydronic Pump*



Record ID: 319
System: D5010 - FACILITY POWER GENERATION
Item No.: D5010.10.019
Floor/Room: 1 / TER 28 - Diesel Generator
Priority: 3
Quantity/Unit of Measure: 125/KW
Total Deficiency Cost: \$235,080
Deficiency Description: *The existing generator is past its expected useful life.*
Description of Work: *Replace the existing generator with a new generator.*
Comments: *Generator*



Cupertino Facility Condition Assessment

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Record ID 321
System D3020 - HEATING SYSTEMS

Item No. D3020.10.002
Floor/Room: Ground / TER 28 - Boiler
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$90,480
Deficiency Description: *Boiler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Boiler*



Record ID 323
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.4001
Floor/Room: 1 / TER 28
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Panelboard*



Record ID 324
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.1008
Floor/Room: 1 / TER 28
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



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Record ID: 328
System: D1010 - VERTICAL CONVEYING SYSTEMS

Item No.: D1010.10.015
Floor/Room: Ground / TER 10

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$90,880
Deficiency Description: *2 floor hydraulic elevator is past its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Elevator Motor*



Record ID: 329
System: B3010 - ROOFING

Item No.: B3010.90.009
Floor/Room: Site / Exterior

Priority: 3
Quantity/Unit of Measure: 540/LF
Total Deficiency Cost: \$54,970
Deficiency Description: *Wood fascia and trim chipped and have peeling paint.*

Description of Work: *Clean, repair, and paint the trim and/or fascia.*

Comments: *Fascia is beyond it's useful life. Repair or replace as needed.*



Record ID: 332
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.30.001
Floor/Room: / Exterior

Priority: 3
Quantity/Unit of Measure: 1,200/SF
Total Deficiency Cost: \$143,930
Deficiency Description: *Aluminum storefront is at or approaching the end of its useful life.*

Description of Work: *Replace with 3/8" plate glass in 2"x4" aluminum frame.*

Comments:



Cupertino Facility Condition Assessment

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Record ID: 334
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.20.004
Floor/Room: / Exterior
Priority: 3
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$87,220
Deficiency Description: *Aluminum window is approaching/past it's expected useful life.*

Description of Work: *Replace aluminum window.*

Comments:



Record ID: 335
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.002
Floor/Room: / Exterior Door
Priority: 3
Quantity/Unit of Measure: 11/EA
Total Deficiency Cost: \$107,930
Deficiency Description: *Exterior aluminum (storefront) entrance door is approaching the end of its useful life.*

Description of Work: *Replace aluminum door (storefront).*

Comments:



Record ID: 1062
System: B2010 - EXTERIOR WALLS

Item No.: B2010.50.001
Floor/Room: / Roof
Priority: 3
Quantity/Unit of Measure: 250/LF
Total Deficiency Cost: \$18,200
Deficiency Description: *The top of the parapet wall is not protected.*

Description of Work: *Provide a sheet metal cap.*

Comments:



**Cupertino
Facility Condition Assessment**

City Hall

Record ID: 1063
System: B3010 - ROOFING

Item No.: B3010.50.004
Floor/Room: / Roof
Priority: 3
Quantity/Unit of Measure: 3,300/SF
Total Deficiency Cost: \$137,940
Deficiency Description: *Modified bitumen roofing is at or approaching the end of its useful life.*

Description of Work: *Replace modified bitumen roofing.*

Comments:



Record ID: 1119
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 20/EA
Total Deficiency Cost: \$51,420
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1157
System: D4010 - FIRE SUPPRESSION

Item No.: D4010.10.010
Floor/Room:
Priority: 1
Quantity/Unit of Measure: 23,040/SF
Total Deficiency Cost: \$1,149,400
Deficiency Description: *The existing fire sprinkler system is past its expected useful life.*

Description of Work: *Replace fire sprinkler system.*

Comments:

PHOTO
NOT
APPLICABLE

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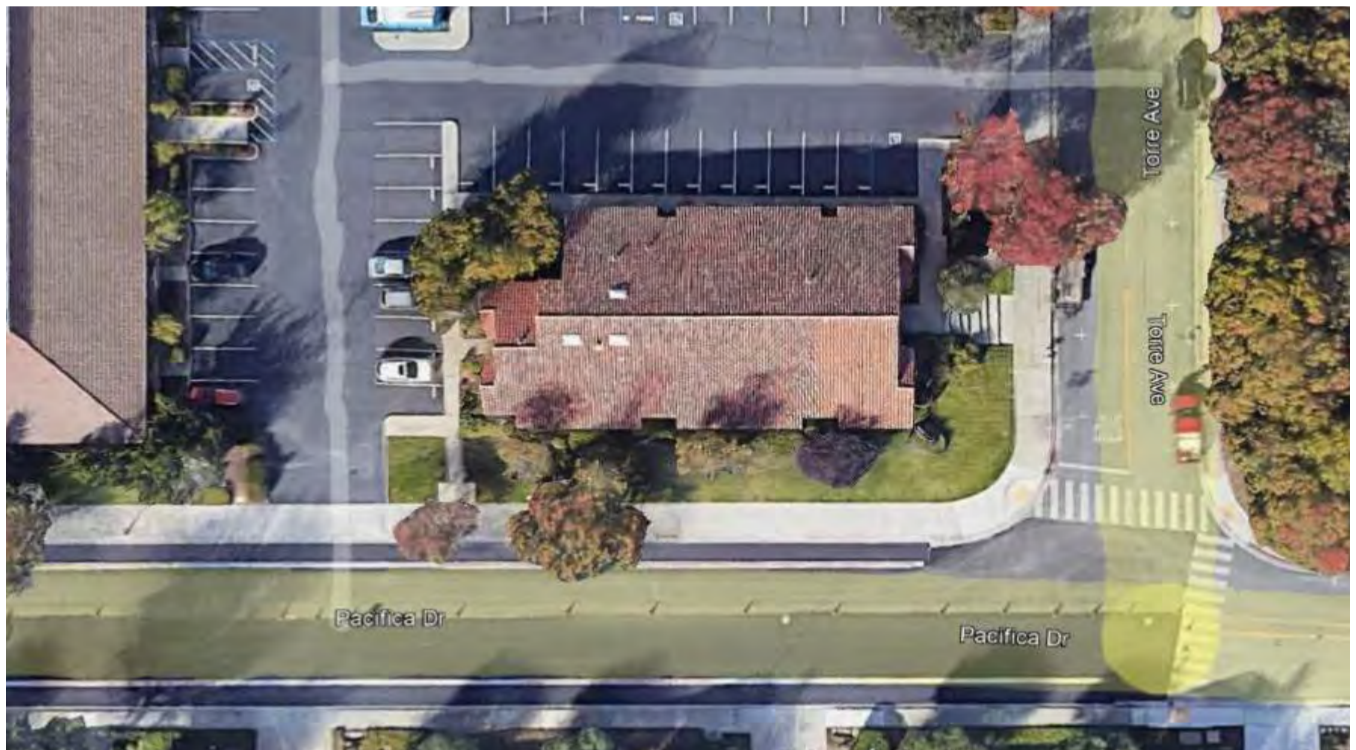
City Hall Annex

Detailed Report

Address: 10455 Torre Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
City Hall Annex	1977	6,400	\$5,963,000	\$932

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
City Hall Annex	\$2,075,040	0.348	D	CRITICAL



Assessment Descriptions

Architectural Elements

Located a few blocks from Cupertino City Hall, the City Hall Annex is an approximately 6,400 SF building constructed around 1979. The main floor consists of office space and a reception area; the attic space was used as a records room and was renovated to increase square footage. It appears the building has been in and out of use and is currently only occupied by one person.

The interior wall finish of fabric, wallpaper, and painted gypsum needs replacement or updating. The rolled carpet flooring and sheet vinyl need to be replaced while interior doors and casework need to be refurbished or replaced. The interior windows are beyond their useful life. In general, the interior is in poor condition and will require renovation.

The exterior envelope is comprised of stucco walls, clay tile roofing, and metal windows. The metal windows are beyond their useful life and need to be replaced. The clay tile roofing shows sign of wear and has missing tiling. The skylights are beyond their useful life. The exterior is in fair to poor condition and will require repair and replacement in some areas.

Mechanical Systems

The mechanical systems consist primarily of heat pumps and split systems with furnace heating. The conditioned air is distributed to the spaces via concealed hard duct and diffusers. Overall, the mechanical systems appear to be in operable condition but are approaching the end of their expected useful life.

Electrical Systems

Electrical power is provided by a 600-amp switchboard that and distributed throughout the facility via four load centers. The electrical equipment appears to be original to the facility and past its expected useful life.

Interior and exterior lighting appears to be in operational condition but past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping and vent piping. The domestic hot water is provided by electric water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire sprinkler system, however, portable fire extinguishers were observed at key points in the building.

The building is equipped with a fire alarm system. Based on a visual assessment the age of the system is unknown, but is likely past its expected useful life.

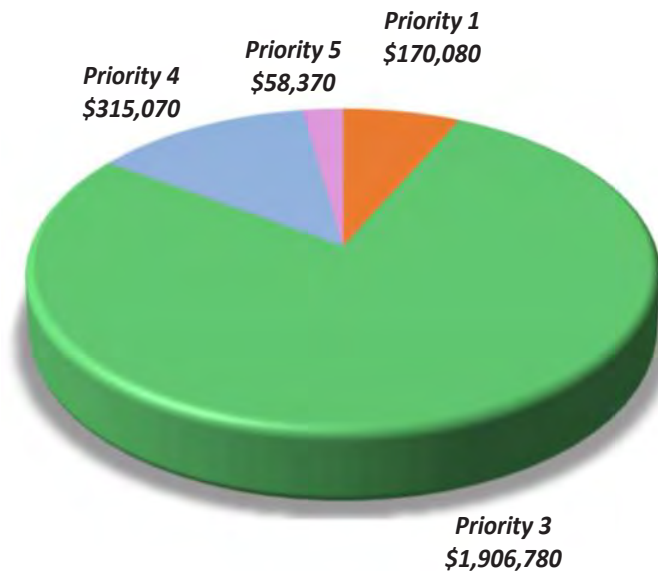
Conclusion

For the City Hall Annex, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

City Hall Annex					
Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
\$170,080	\$0	\$1,906,780	\$315,070	\$58,370	\$2,450,300
6.94%	0.00%	77.82%	12.86%	2.38%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

City Hall Annex

Capital Renewal Cost:	\$2,075,040	FCI:	0.348
Replacement Cost:	\$5,963,000	Condition Score:	D
Replacement Cost/SF:	\$932	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2020	EXTERIOR WINDOWS	\$448,060	-	-	\$528,720	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$23,520	-	-	-	\$28,940	-
B3010	ROOFING	\$371,390	-	-	\$438,250	-	-
B3060	HORIZONTAL OPENINGS	\$10,410	-	-	\$12,290	-	-
C1020	INTERIOR WINDOWS	\$27,290	-	-	-	-	\$34,940
C1030	INTERIOR DOORS	\$203,240	-	-	-	\$249,990	-
C2010	WALL FINISHES	\$117,020	-	-	\$138,090	-	-
C2030	FLOORING	\$215,180	-	-	\$232,330	-	\$23,430
D3020	HEATING SYSTEMS	\$16,350	\$17,660	-	-	-	-
D3030	COOLING SYSTEMS	\$75,170	\$24,690	-	\$27,060	\$36,140	-
D3060	VENTILATION	\$15,420	-	-	\$18,200	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$39,260	-	-	\$46,350	-	-
D5040	LIGHTING	\$377,450	-	-	\$445,400	-	-
D7050	DETECTION AND ALARM	\$118,260	\$127,730	-	-	-	-
E2010	FIXED FURNISHINGS	\$17,020	-	-	\$20,090	-	-
TOTALS		\$2,075,040	\$170,080	-	\$1,906,780	\$315,070	\$58,370
TOTAL (Priority 1-5 without escalation)		\$2,075,040	\$2,450,300				
			TOTAL (Priority 1-5 with escalation)				

Cupertino Facility Condition Assessment

City Hall Annex

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
192	D3020 - HEATING SYSTEMS	D3020.10.007	1	Furnace is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$7,270	\$17,660	1
197	D3030 - COOLING SYSTEMS	D3030.70.042	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,170	\$24,690	1
194	D7050 - DETECTION AND ALARM	D7050.10.025	1	The existing fire alarm system is approaching the end of its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	6,400	SF	\$52,610	\$127,730	1
270	B2020 - EXTERIOR WINDOWS	B2020.20.003	Varies	Metal window is approaching the end of its useful life.	Replace metal window.	800	SF	\$65,760	\$174,420	3
1066	B2020 - EXTERIOR WINDOWS	B2020.50.002		Stained art glass panels in refurbished windows are in need of restoration.	Refurbish stained glass panels in windows.	13	EA	\$133,580	\$354,300	3
1067	B3010 - ROOFING	B3010.10.003	Roof	Clay tile roofing is at or approaching end of expected useful service life.	Remove and replace clay tile roofing.	6,700	SF	\$165,230	\$438,250	3
265	B3060 - HORIZONTAL OPENINGS	B3060.10.001	Roof	Skylights are leaking, damaged and discolored.	Remove the existing skylight and replace it with a new skylight.	45	SF	\$4,630	\$12,290	3
264	C2010 - WALL FINISHES	C2010.30.002	Varies	Vinyl wall covering is approaching the end of its useful life.	Install a new vinyl wall covering.	8,000	SF	\$52,060	\$138,090	3
252	C2030 - FLOORING	C2030.50.002	Varies	Sheet vinyl is approaching the end of its useful life.	Remove the existing sheet vinyl and replace.	500	SF	\$8,670	\$23,000	3
262	C2030 - FLOORING	C2030.75.002	1	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	7,200	SF	\$78,920	\$209,330	3
196	D3030 - COOLING SYSTEMS	D3030.70.001	1	Heat pump is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,200	\$27,060	3
846	D3060 - VENTILATION	D3060.30.011	1	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,200	3
1121	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.0010	1	The 600A switchboard is past expected useful life.	Replace the existing switchboard with a new switchboard.	1	EA	\$9,100	\$24,150	3
188	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3

Cupertino Facility Condition Assessment

City Hall Annex

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
187	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
190	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
191	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1123	D5040 - LIGHTING	D5040.50.302		The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	12	EA	\$11,630	\$30,860	3
1122	D5040 - LIGHTING	D5040.50.411		Interior lighting system is past expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	6,400	SF	\$156,290	\$414,540	3
254	E2010 - FIXED FURNISHINGS	E2010.30.002	Kitchen	Solid Surface countertops are at or are approaching the end of their useful life.	Remove and replace the solid surface countertops.	10	LF	\$710	\$1,890	3
266	E2010 - FIXED FURNISHINGS	E2010.30.005	Work Room	The existing casework is in need of refurbishment.	Repair, refurbish, and refinish the existing wood casework and counters.	25	LF	\$6,860	\$18,200	3
250	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.005		Exterior wood entrance door, frame and hardware is approaching the end of its useful life.	Replace wood door, frame, and hardware.	3	EA	\$6,170	\$17,070	4
261	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.013		Exterior exit door is at or approaching the end of its useful life.	Provide new 3' x 7' HM exterior exit door and frame with panic hardware and closer.	2	EA	\$4,290	\$11,870	4
268	C1030 - INTERIOR DOORS	C1030.10.001	Varies	Interior wood door is at or approaching the end of its useful life.	Replace with new wood door.	30	EA	\$90,420	\$249,990	4
198	D3030 - COOLING SYSTEMS	D3030.70.044	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$13,070	\$36,140	4
1065	C1020 - INTERIOR WINDOWS	C1020.20.006		Interior fixed steel window is at or approaching the end of its useful life.	Replace fixed steel window.	72	SF	\$12,140	\$34,940	5
267	C2030 - FLOORING	C2030.20.001	Reception	Ceramic tile floor is approaching the end of its useful life.	Remove the existing ceramic tile flooring and replace.	300	SF	\$8,140	\$23,430	5

**Cupertino
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City Hall Annex

Record ID 187
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID 188
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID 190
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Panelboard*



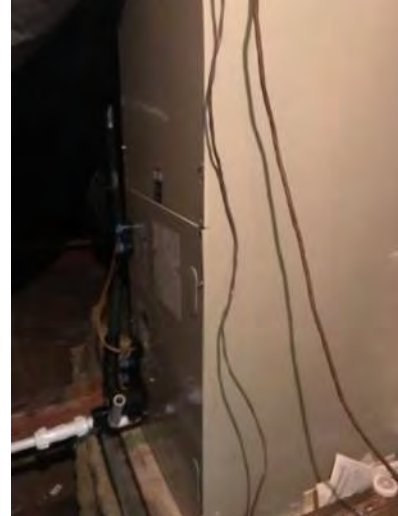
**Cupertino
Facility Condition Assessment**

City Hall Annex

Record ID: 191
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*
Description of Work: *Replace the existing load center with a new load center.*
Comments: *Panelboard*



Record ID: 192
System: D3020 - HEATING SYSTEMS
Item No.: D3020.10.007
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$17,660
Deficiency Description: *Furnace is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Furnance*



Record ID: 194
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 6,400/SF
Total Deficiency Cost: \$127,730
Deficiency Description: *The existing fire alarm system is approaching the end of its useful life and should be replaced.*
Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*
Comments: *Fire Alarm Panel*



**Cupertino
Facility Condition Assessment**

City Hall Annex

Record ID: 196
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$27,060
Deficiency Description: *Heat pump is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 197
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.042
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$24,690
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 198
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.044
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$36,140
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Cupertino Facility Condition Assessment

City Hall Annex

Record ID 250
System B2050 - EXTERIOR DOORS AND GRILLES

Item No. B2050.10.005

Floor/Room:

Priority: 4

Quantity/Unit of Measure: 3/EA

Total Deficiency Cost: \$17,070

Deficiency Description: *Exterior wood entrance door, frame and hardware is approaching the end of its useful life.*

Description of Work: *Replace wood door, frame, and hardware.*

Comments:



Record ID 252
System C2030 - FLOORING

Item No. C2030.50.002

Floor/Room: 1 / Varies

Priority: 3

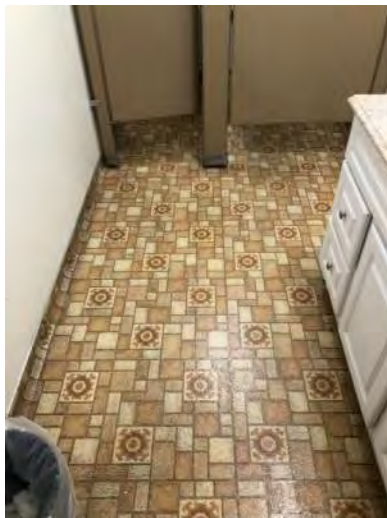
Quantity/Unit of Measure: 500/SF

Total Deficiency Cost: \$23,000

Deficiency Description: *Sheet vinyl is approaching the end of its useful life.*

Description of Work: *Remove the existing sheet vinyl and replace.*

Comments:



Record ID 254
System E2010 - FIXED FURNISHINGS

Item No. E2010.30.002

Floor/Room: 1 / Kitchen

Priority: 3

Quantity/Unit of Measure: 10/LF

Total Deficiency Cost: \$1,890

Deficiency Description: *Solid Surface countertops are at or are approaching the end of their useful life.*

Description of Work: *Remove and replace the solid surface countertops.*

Comments:



Cupertino Facility Condition Assessment

City Hall Annex

Record ID 261
System B2050 - EXTERIOR DOORS AND GRILLES

Item No. B2050.10.013

Floor/Room:

Priority: 4

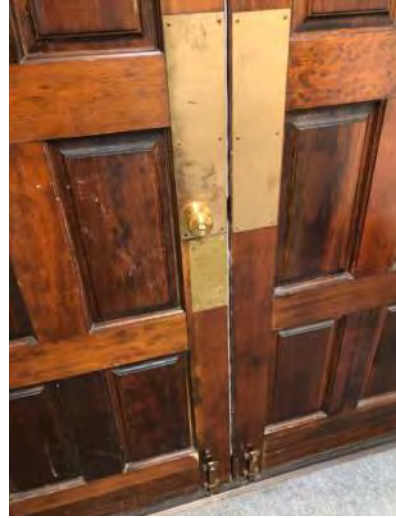
Quantity/Unit of Measure: 2/EA

Total Deficiency Cost: \$11,870

Deficiency Description: *Exterior exit door is at or approaching the end of its useful life.*

Description of Work: *Provide new 3' x 7' HM exterior exit door and frame with panic hardware and closer.*

Comments:



Record ID 262
System C2030 - FLOORING

Item No. C2030.75.002

Floor/Room: 1

Priority: 3

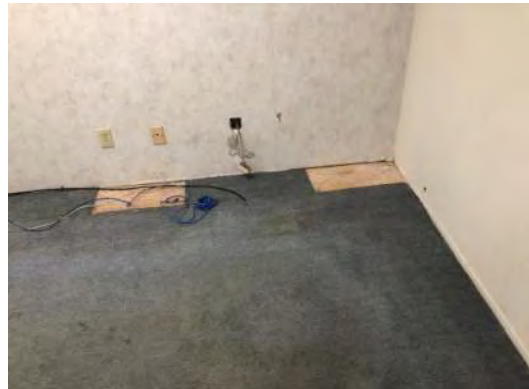
Quantity/Unit of Measure: 7,200/SF

Total Deficiency Cost: \$209,330

Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



Record ID 264
System C2010 - WALL FINISHES

Item No. C2010.30.002

Floor/Room: 1 / Varies

Priority: 3

Quantity/Unit of Measure: 8,000/SF

Total Deficiency Cost: \$138,090

Deficiency Description: *Vinyl wall covering is approaching the end of its useful life.*

Description of Work: *Install a new vinyl wall covering.*

Comments:



Cupertino Facility Condition Assessment

City Hall Annex

Record ID: 265
System: B3060 - HORIZONTAL OPENINGS

Item No.: B3060.10.001
Floor/Room: / Roof

Priority: 3
Quantity/Unit of Measure: 45/SF
Total Deficiency Cost: \$12,290
Deficiency Description: *Skylights are leaking, damaged and discolored.*

Description of Work: *Remove the existing skylight and replace it with a new skylight.*

Comments:



Record ID: 266
System: E2010 - FIXED FURNISHINGS

Item No.: E2010.30.005
Floor/Room: 1 / Work Room

Priority: 3
Quantity/Unit of Measure: 25/LF
Total Deficiency Cost: \$18,200
Deficiency Description: *The existing casework is in need of refurbishment.*

Description of Work: *Repair, refurbish, and refinish the existing wood casework and counters.*

Comments:



Record ID: 267
System: C2030 - FLOORING

Item No.: C2030.20.001
Floor/Room: 1 / Reception

Priority: 5
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$23,430
Deficiency Description: *Ceramic tile floor is approaching the end of its useful life.*

Description of Work: *Remove the existing ceramic tile flooring and replace.*

Comments:



Cupertino Facility Condition Assessment

City Hall Annex

Record ID: 268
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.001
Floor/Room: 1 / Varies
Priority: 4
Quantity/Unit of Measure: 30/EA
Total Deficiency Cost: \$249,990
Deficiency Description: *Interior wood door is at or approaching the end of its useful life.*

Description of Work: *Replace with new wood door.*

Comments:



Record ID: 270
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.20.003
Floor/Room: / Varies
Priority: 3
Quantity/Unit of Measure: 800/SF
Total Deficiency Cost: \$174,420
Deficiency Description: *Metal window is approaching the end of its useful life.*

Description of Work: *Replace metal window.*

Comments:

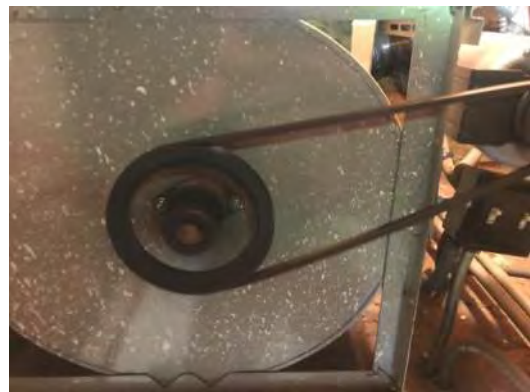


Record ID: 846
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,200
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



**Cupertino
Facility Condition Assessment**

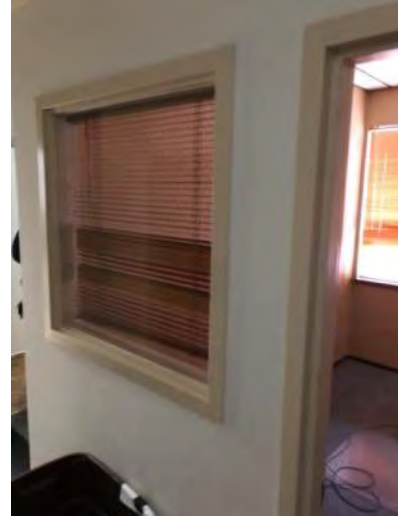
City Hall Annex

Record ID: 1065
System: C1020 - INTERIOR WINDOWS

Item No.: C1020.20.006
Floor/Room:
Priority: 5
Quantity/Unit of Measure: 72/SF
Total Deficiency Cost: \$34,940
Deficiency Description: *Interior fixed steel window is at or approaching the end of its useful life.*

Description of Work: *Replace fixed steel window.*

Comments:

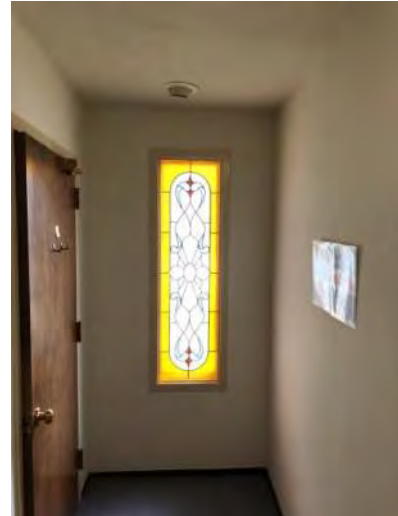


Record ID: 1066
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.50.002
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 13/EA
Total Deficiency Cost: \$354,300
Deficiency Description: *Stained art glass panels in refurbished windows are in need of restoration.*

Description of Work: *Refurbish stained glass panels in windows.*

Comments:

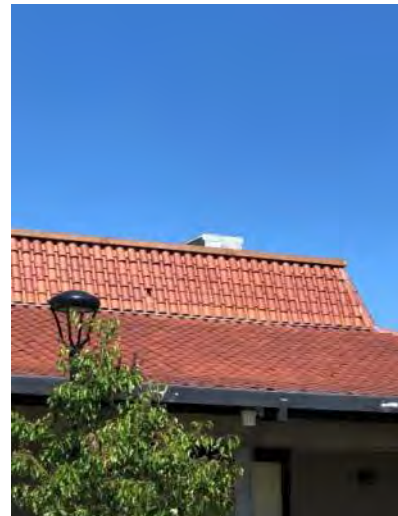


Record ID: 1067
System: B3010 - ROOFING

Item No.: B3010.10.003
Floor/Room: / Roof
Priority: 3
Quantity/Unit of Measure: 6,700/SF
Total Deficiency Cost: \$438,250
Deficiency Description: *Clay tile roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace clay tile roofing.*

Comments:



**Cupertino
Facility Condition Assessment**

City Hall Annex

Record ID: 1121
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.0010
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$24,150
Deficiency Description: *The 600A switchboard is past expected useful life.*
Description of Work: *Replace the existing switchboard with a new switchboard.*
Comments: *Based on review of the as-built documents dated 1977.*

PHOTO
NOT
APPLICABLE

Record ID: 1122
System: D5040 - LIGHTING
Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 6,400/SF
Total Deficiency Cost: \$414,540
Deficiency Description: *Interior lighting system is past expected useful life.*
Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*
Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1123
System: D5040 - LIGHTING
Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 12/EA
Total Deficiency Cost: \$30,860
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:

PHOTO
NOT
APPLICABLE

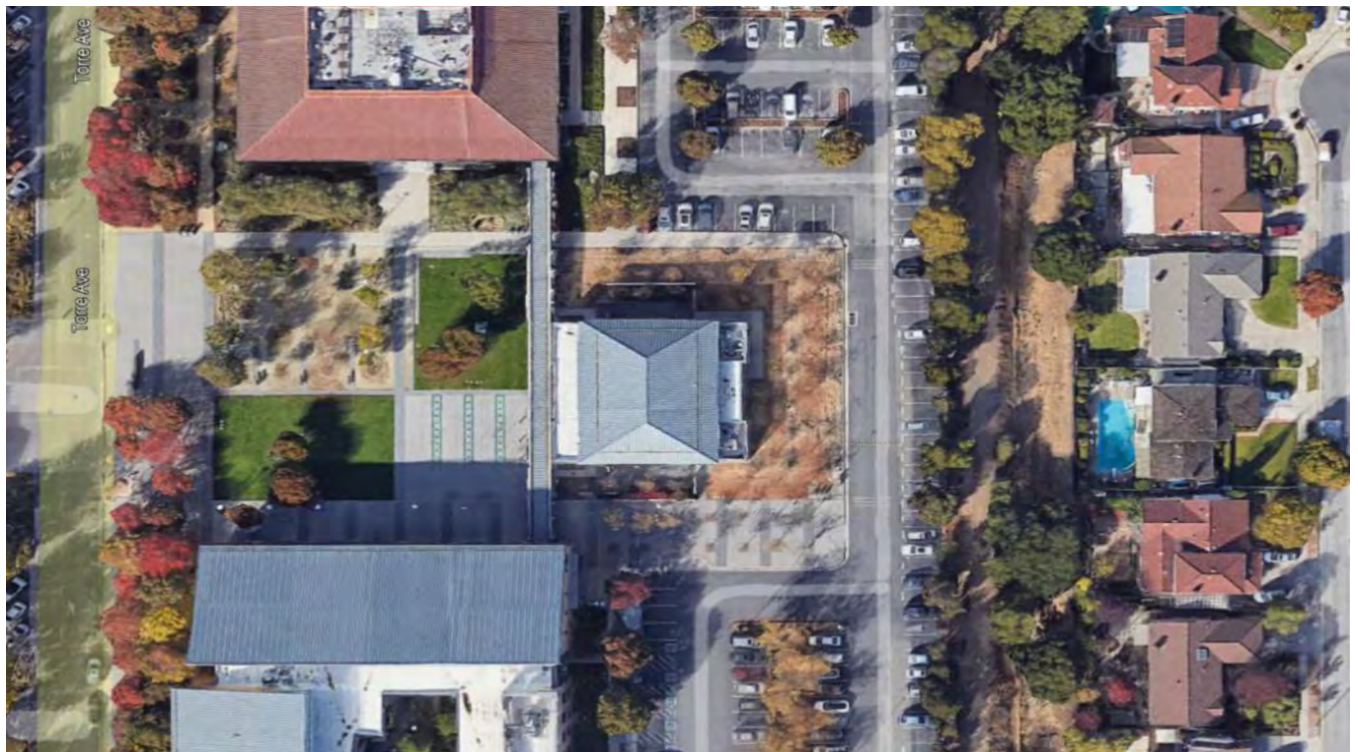
Community Hall

Detailed Report

Address: 10350 Torre Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Community Hall	2003	6,000	\$5,590,000	\$932

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Community Hall	\$602,660	0.108	C	POOR



Assessment Descriptions

Architectural Elements

Built in 2003, the approximately 6,000 SF Community Hall shares a site with City Hall and the Library. Community Hall consists of an entryway with restrooms on either side, a large meeting room, a break room, and an electrical room.

The interior walls consist painted gypsum with wood trim. The ceilings in the ancillary rooms are gypsum and acoustic ceiling tile; the ceiling in the meeting room is special fabric and exposed wood trusses. The flooring is carpet, ceramic tiling, and resilient vinyl flooring. Overall, the interior is in good condition.

The exterior envelope consists of brick, clerestory windows, aluminum storefronts, metal seam roofing, and membrane roofing. The exterior is also in good condition overall.

Mechanical Systems

The mechanical systems consist primarily of packaged air conditioning units and split system units. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition but are approaching the end of their expected useful life.

Electrical Systems

Electrical power is provided by a 1200-amp metered main switchboard and distributed by several panelboards throughout the facility. The electrical equipment appears to be in good operational condition and within its expected useful life.

Interior lighting is primarily provided by fluorescent fixtures that are approaching the end of their expected useful life. Exterior lighting is primarily provided by site lighting along the walkway that joins City Hall and the Library. The fixtures are recessed CFL fixtures that are approaching the end of their useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by an electric water heater. Overall, the plumbing systems appear to be in operable condition, with the water heater approaching the end of its expected useful life.

Fire Protection

The building is equipped with a fire sprinkler system throughout. Portable fire extinguishers were observed at key points of the building.

The building does not appear to be equipped with a fire alarm system.

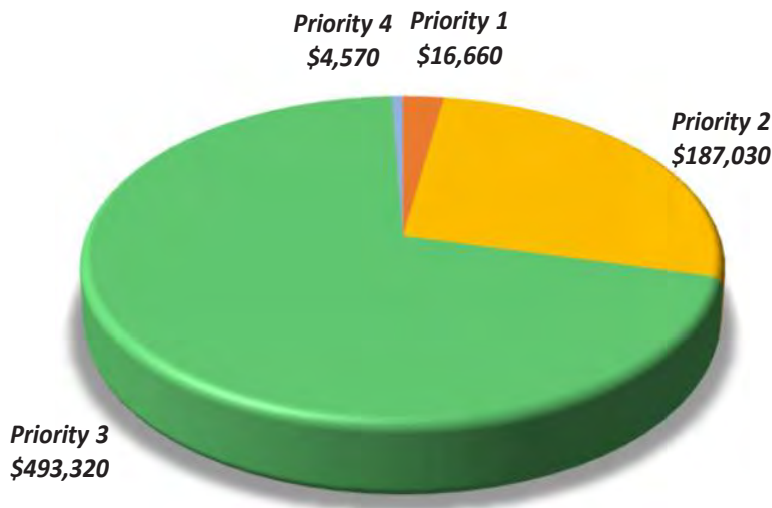
Conclusion

For Community Hall, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Community Hall					
Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
\$16,660	\$187,030	\$493,320	\$4,570	\$0	\$701,580
2.37%	26.66%	70.32%	0.65%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Community Hall

Capital Renewal Cost:	\$602,660	FCI:	0.108
Replacement Cost:	\$5,590,000	Condition Score:	C
Replacement Cost/SF:	\$932	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2050	EXTERIOR DOORS AND GRILLES	\$8,550	-	-	\$5,720	\$4,570	-
C1030	INTERIOR DOORS	\$950	-	-	\$1,130	-	-
C2010	WALL FINISHES	\$1,110	-	-	\$1,310	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$11,420	-	\$12,910	-	-	-
D3030	COOLING SYSTEMS	\$231,640	\$16,660	\$174,120	\$73,340	-	-
D5040	LIGHTING	\$348,990	-	-	\$411,820	-	-
TOTALS		\$602,660	\$16,660	\$187,030	\$493,320	\$4,570	-
TOTAL (Priority 1-5 without escalation)		\$602,660	\$701,580				
			TOTAL (Priority 1-5 with escalation)				

Cupertino Facility Condition Assessment

Community Hall

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
177	D3030 - COOLING SYSTEMS	D3030.10.017	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$16,660	1
175	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.021	1	Electric water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,080	\$12,910	2
179	D3030 - COOLING SYSTEMS	D3030.10.017	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$17,430	2
186	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
178	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
176	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
237	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.013	1	Exterior exit door is at or approaching the end of its useful life.	Provide new 3' x 7' HM exterior exit door and frame with panic hardware and closer.	1	EA	\$2,150	\$5,720	3
241	C1030 - INTERIOR DOORS	C1030.10.008	1	Interior wood door is in visual need of refurbishment.	Refurbish and restain the wood door.	1	EA	\$420	\$1,130	3
238	C2010 - WALL FINISHES	C2010.30.003		Fabric wall covering is approaching the end of its useful life.	Install a new fabric wall covering.	75	SF	\$490	\$1,310	3
185	D3030 - COOLING SYSTEMS	D3030.70.001	1	Heat pump is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,200	\$27,060	3
181	D3030 - COOLING SYSTEMS	D3030.70.041	Roof	Split system with wall mounted AC and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$7,270	\$19,300	3
182	D3030 - COOLING SYSTEMS	D3030.70.042	Roof	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,170	\$26,980	3
1126	D5040 - LIGHTING	D5040.50.302		The exterior fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	9	EA	\$8,730	\$23,170	3

**Cupertino
Facility Condition Assessment**

Community Hall

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1124	D5040 - LIGHTING	D5040.50.411		Interior lighting system is approaching end of its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	6,000	SF	\$146,530	\$388,650	3
242	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.002	1	Metal door is damaged or deteriorated.	Repair door and repaint.	1	EA	\$1,650	\$4,570	4

Cupertino Facility Condition Assessment

Community Hall

Record ID: 175
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.021
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,910
Deficiency Description: *Electric water heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Water Heater*



Record ID: 176
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 177
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.017
Floor/Room: Roof
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$16,660
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Cupertino Facility Condition Assessment

Community Hall

Record ID: 178
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 179
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.017
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$17,430
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 181
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.041
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$19,300
Deficiency Description: *Split system with wall mounted AC and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Cupertino Facility Condition Assessment

Community Hall

Record ID: 182
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.042
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$26,980
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 185
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$27,060
Deficiency Description: *Heat pump is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Heat Pump*



Record ID: 186
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Cupertino Facility Condition Assessment

Community Hall

Record ID 237
System B2050 - EXTERIOR DOORS AND GRILLES

Item No. B2050.10.013

Floor/Room: 1

Priority: 3

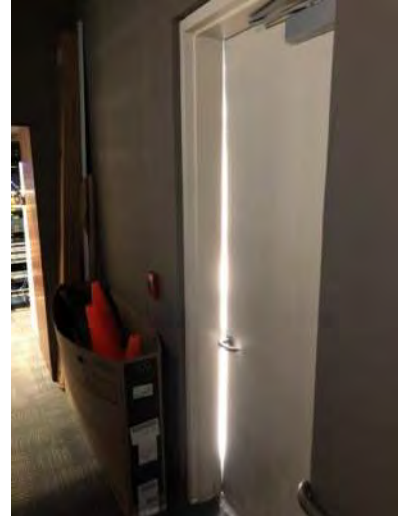
Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$5,720

Deficiency Description: *Exterior exit door is at or approaching the end of its useful life.*

Description of Work: *Provide new 3' x 7' HM exterior exit door and frame with panic hardware and closer.*

Comments: *Daylighting occurring, door is not creating a proper seal and appears warped.*



Record ID 238
System C2010 - WALL FINISHES

Item No. C2010.30.003

Floor/Room:

Priority: 3

Quantity/Unit of Measure: 75/SF

Total Deficiency Cost: \$1,310

Deficiency Description: *Fabric wall covering is approaching the end of its useful life.*

Description of Work: *Install a new fabric wall covering.*

Comments:



Record ID 241
System C1030 - INTERIOR DOORS

Item No. C1030.10.008

Floor/Room: 1

Priority: 3

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$1,130

Deficiency Description: *Interior wood door is in visual need of refurbishment.*

Description of Work: *Refurbish and restain the wood door.*

Comments:



**Cupertino
Facility Condition Assessment**

Community Hall

Record ID: 242
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.002
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$4,570
Deficiency Description: *Metal door is damaged or deteriorated.*

Description of Work: *Repair door and repaint.*

Comments:



Record ID: 1124
System: D5040 - LIGHTING
Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 6,000/SF
Total Deficiency Cost: \$388,650
Deficiency Description: *Interior lighting system is approaching end of its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

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APPLICABLE

Record ID: 1126
System: D5040 - LIGHTING
Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 9/EA
Total Deficiency Cost: \$23,170
Deficiency Description: *The exterior fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Library

Detailed Report

Address: 10800 Torre Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Library	2003, 2021 renovation	54,000	\$63,465,000	\$1,175

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Library	\$4,491,090,	0.071	B	FAIR



Assessment Descriptions

Architectural Elements

Constructed in 2003, the approximately 54,000 SF Library building shares a site with the Community Hall and City Hall. There is an atrium in the center of the overall building footprint. An addition to the existing Library is currently under construction which began in 2021.

The interior finish includes painted gypsum. The ceiling consists of acoustic ceiling tiles, and painted gypsum. The flooring is a combination of carpeting, ceramic tiling, and resilient vinyl flooring. Items that could use an update include interior paint, vinyl baseboards, and casework. Overall, the interior is in good condition.

The exterior envelope is brick, aluminum windows and storefronts, metal seam roofing, and membrane roofing. The membrane roofing still under warranty requires repair or replacement at locations with tears, bubbling, and improper flashing. Select windows have failed and are fogging or allowing water intrusion. Facilities staff noted that approximately 10 windows are replaced per year which is excessive and may require further evaluation. Overall, the exterior is in good condition.

Mechanical Systems

The mechanical systems consist of packaged air conditioning units, split system units, rooftop exhaust fans, and hydronic air handlers. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition with the air handlers, boiler, and split systems approaching the end of their expected useful life.

Electrical Systems

Electrical power is provided by a 2500-amp metered main switchboard and distributed by several panelboards throughout the facility. The electrical equipment appears to be in good operational condition and within its expected useful life. The new section of the Library includes new LED fixtures.

Interior lighting is primarily provided by fluorescent fixtures that are approaching the end of their expected useful life. Exterior lighting is primarily provided by site lighting and recessed CFL fixtures that are approaching the end of their useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by an electric water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is equipped with a fire alarm and sprinkler system. Both systems appear to be in good operational condition, but based on the apparent age of the facility, information provided it appears both systems are past their expected useful life.

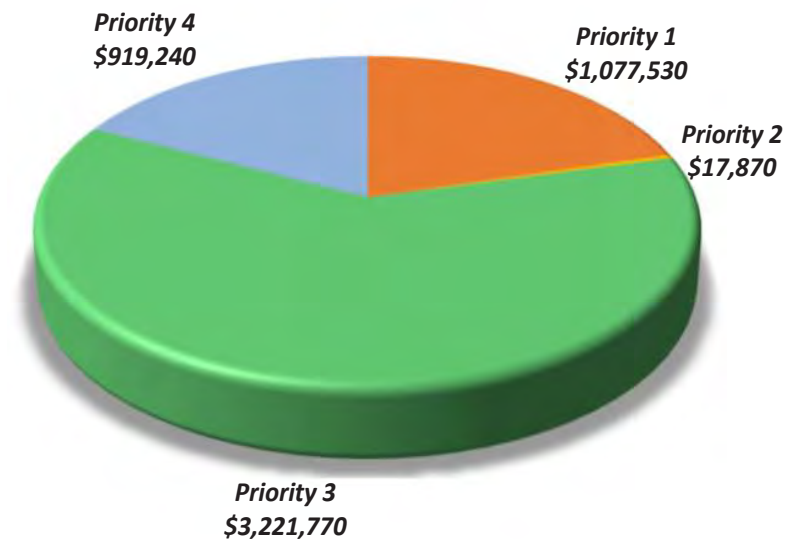
Conclusion

For the Library, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Library					
Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
\$1,077,530	\$17,870	\$3,221,770	\$919,240	\$0	\$5,236,410
20.58%	0.34%	61.53%	17.55%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Library

Capital Renewal Cost:	\$4,491,090	FCI:	0.071
Replacement Cost:	\$63,465,000	Condition Score:	B
Replacement Cost/SF:	\$1,175	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2020	EXTERIOR WINDOWS	\$3,270	-	-	\$3,870	-	-
B3010	ROOFING	\$7,740	-	-	\$9,150	-	-
C1030	INTERIOR DOORS	\$12,510	-	-	\$14,780	-	-
C2010	WALL FINISHES	\$289,460	-	-	\$341,570	-	-
C2030	FLOORING	\$1,040	-	-	\$1,230	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$15,420	-	-	\$18,200	-	-
D3020	HEATING SYSTEMS	\$80,070	-	-	\$94,490	-	-
D3030	COOLING SYSTEMS	\$41,930	-	\$17,870	-	\$32,130	-
D3050	FACILITY HVAC DISTRIBUTION SYSTEMS	\$69,300	-	-	\$81,780	-	-
D3060	VENTILATION	\$6,790	-	-	-	\$8,360	-
D5040	LIGHTING	\$2,249,200	-	-	\$2,654,060	-	-
D7050	DETECTION AND ALARM	\$997,710	\$1,077,530	-	-	-	-
E2010	FIXED FURNISHINGS	\$716,650	-	-	\$2,640	\$878,750	-
TOTALS		\$4,491,090	\$1,077,530	\$17,870	\$3,221,770	\$919,240	-
TOTAL (Priority 1-5 without escalation)		\$4,491,090	\$5,236,410				
		TOTAL (Priority 1-5 with escalation)					

**Cupertino
Facility Condition Assessment**

Library

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engine Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
62	D7050 - DETECTION AND ALARM	D7050.10.025	1	The existing fire alarm system is approaching the end of its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	54,000	SF	\$443,880	\$1,077,530	1
3	D3030 - COOLING SYSTEMS	D3030.70.002	Roof - AC Unit	Split system with wall mounted AC and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$7,030	\$17,870	2
18	B2020 - EXTERIOR WINDOWS	B2020.20.004	Seating - 113	Aluminum window is approaching/past it's expected useful life.	Replace aluminum window.	10	SF	\$830	\$2,210	3
21	B2020 - EXTERIOR WINDOWS	B2020.20.004	Story Time - 120	Aluminum window is approaching/past it's expected useful life.	Replace aluminum window.	8	SF	\$620	\$1,660	3
131	B3010 - ROOFING	B3010.90.003	Roof	Roofing membrane needs a recoating.	Repair and recoat the roof membrane. Provide a white (light color) neoprene coating and replace the roof membrane as scheduled.	400	SF	\$2,740	\$7,270	3
130	B3010 - ROOFING	B3010.90.003	Roof	Roofing membrane needs a recoating.	Repair and recoat the roof membrane. Provide a white (light color) neoprene coating and replace the roof membrane as scheduled.	50	SF	\$350	\$940	3
1	B3010 - ROOFING	B3010.90.003	Roof	Roofing membrane needs a recoating.	Repair and recoat the roof membrane. Provide a white (light color) neoprene coating and replace the roof membrane as scheduled.	50	SF	\$350	\$940	3
11	C1030 - INTERIOR DOORS	C1030.10.008	Conference Room - 141	Interior wood door is in visual need of refurbishment.	Refurbish and restain the wood door.	1	EA	\$420	\$1,130	3
22	C1030 - INTERIOR DOORS	C1030.10.009	Bathroom - 208	Interior hollow metal door is in visual need of refurbishment.	Refurbish/repair interior hollow metal door.	1	EA	\$4,660	\$12,370	3
132	C1030 - INTERIOR DOORS	C1030.90.005	Storage - 127	Interior door hardware is at or approaching the end of its useful life.	Replace interior door hardware.	1	EA	\$480	\$1,280	3

Cupertino Facility Condition Assessment

Library

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
12	C2010 - WALL FINISHES	C2010.30.004	General	Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	50,000	SF	\$128,780	\$341,570	3
14	C2030 - FLOORING	C2030.90.001	Work Room - 136	6" Vinyl wall base is approaching the end of its useful life.	Replace the vinyl wall base.	70	LF	\$460	\$1,230	3
23	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.030	Bathroom - 208	Porcelain sink is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,430	\$9,100	3
25	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.030	Restroom - 153	Porcelain sink is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,430	\$9,100	3
56	D3020 - HEATING SYSTEMS	D3020.10.002	1	Boiler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$35,620	\$94,490	3
55	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	Roof	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$81,780	3
1128	D5040 - LIGHTING	D5040.50.302		The exterior wall mounted fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	12	EA	\$11,630	\$30,860	3
1127	D5040 - LIGHTING	D5040.50.411		Interior lighting system is at or is approaching end of its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	40,500	SF	\$989,030	\$2,623,200	3
16	E2010 - FIXED FURNISHINGS	E2010.30.001	Break room - 123	Plastic laminate countertops are at or are approaching the end of their useful life.	Repair or replace plastic laminate countertops.	18	LF	\$990	\$2,640	3
53	D3030 - COOLING SYSTEMS	D3030.70.043	Roof	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$11,620	\$32,130	4
4	D3060 - VENTILATION	D3060.30.005	Roof - EF-3	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,360	4
19	E2010 - FIXED FURNISHINGS	E2010.30.005	Children's Collection - 111	The existing casework is in need of refurbishment.	Repair, refurbish, and refinish the existing wood casework and counters.	400	LF	\$109,600	\$303,020	4
24	E2010 - FIXED FURNISHINGS	E2010.30.005	Non Fiction - 214	The existing casework is in need of refurbishment.	Repair, refurbish, and refinish the existing wood casework and counters.	760	LF	\$208,240	\$575,730	4

Cupertino Facility Condition Assessment

Library

Record ID 1
System B3010 - ROOFING

Item No. B3010.90.003
Floor/Room: / Roof
Priority: 3
Quantity/Unit of Measure: 50/SF
Total Deficiency Cost: \$940
Deficiency Description: *Roofing membrane needs a recoating.*

Description of Work: *Repair and recoat the roof membrane. Provide a white (light color) neoprene coating and replace the roof membrane as scheduled.*

Comments: *Roof membrane is bubbling in multiple locations.*



Record ID 3
System D3030 - COOLING SYSTEMS

Item No. D3030.70.002
Floor/Room: Roof / Roof - AC Unit
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$17,870
Deficiency Description: *Split system with wall mounted AC and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID 4
System D3060 - VENTILATION

Item No. D3060.30.005
Floor/Room: Roof / Roof - EF-3
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



**Cupertino
Facility Condition Assessment**

Library

Record ID: 11
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.008
Floor/Room: 1 / Conference Room - 141
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,130
Deficiency Description: *Interior wood door is in visual need of refurbishment.*

Description of Work: *Refurbish and restain the wood door.*

Comments:



Record ID: 12
System: C2010 - WALL FINISHES

Item No.: C2010.30.004
Floor/Room: / General
Priority: 3
Quantity/Unit of Measure: 50,000/SF
Total Deficiency Cost: \$341,570
Deficiency Description: *Interior wall paint is in need of refresh.*

Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*

Comments:

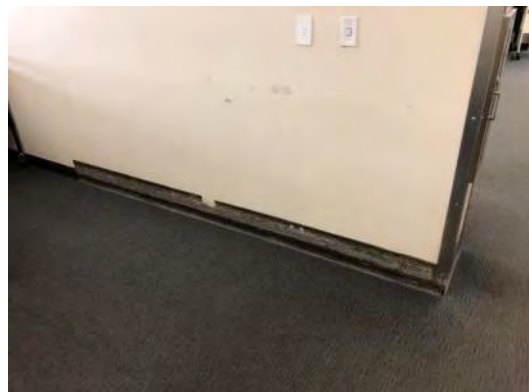


Record ID: 14
System: C2030 - FLOORING

Item No.: C2030.90.001
Floor/Room: 1 / Work Room - 136
Priority: 3
Quantity/Unit of Measure: 70/LF
Total Deficiency Cost: \$1,230
Deficiency Description: *6" Vinyl wall base is approaching the end of its useful life.*

Description of Work: *Replace the vinyl wall base.*

Comments: *Base molding is damaged and needs to be replaced*



Cupertino Facility Condition Assessment

Library

Record ID: 16
System: E2010 - FIXED FURNISHINGS

Item No.: E2010.30.001
Floor/Room: 1 / Break room - 123
Priority: 3
Quantity/Unit of Measure: 18/LF
Total Deficiency Cost: \$2,640
Deficiency Description: *Plastic laminate countertops are at or are approaching the end of their useful life.*

Description of Work: *Repair or replace plastic laminate countertops.*

Comments: *Water damage at seam between countertops*



Record ID: 18
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.20.004
Floor/Room: 1 / Seating - 113
Priority: 3
Quantity/Unit of Measure: 10/SF
Total Deficiency Cost: \$2,210
Deficiency Description: *Aluminum window is approaching/past its expected useful life.*

Description of Work: *Replace aluminum window.*

Comments: *Insulated glass is failing, discoloration and fogging*



Record ID: 19
System: E2010 - FIXED FURNISHINGS

Item No.: E2010.30.005
Floor/Room: 1 / Children's Collection - 111
Priority: 4
Quantity/Unit of Measure: 400/LF
Total Deficiency Cost: \$303,020
Deficiency Description: *The existing casework is in need of refurbishment.*

Description of Work: *Repair, refurbish, and refinish the existing wood casework and counters.*

Comments:



**Cupertino
Facility Condition Assessment**

Library

Record ID: 21
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.20.004
Floor/Room: 1 / Story Time - 120
Priority: 3
Quantity/Unit of Measure: 8/SF
Total Deficiency Cost: \$1,660
Deficiency Description: *Aluminum window is approaching/past it's expected useful life.*

Description of Work: *Replace aluminum window.*

Comments: *Window failing, allowing water intrusion. Facilities Management noted 10 windows per year are being replaced, inspect origins of window failure.*



Record ID: 22
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.009
Floor/Room: 2 / Bathroom - 208
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,370
Deficiency Description: *Interior hollow metal door is in visual need of refurbishment.*

Description of Work: *Refurbish/repair interior hollow metal door.*

Comments:



Record ID: 23
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.030
Floor/Room: 2 / Bathroom - 208
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,100
Deficiency Description: *Porcelain sink is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Cupertino Facility Condition Assessment

Library

Record ID 24
System E2010 - FIXED FURNISHINGS

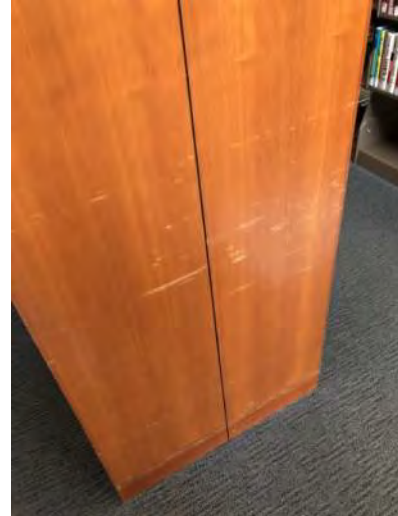
Item No. E2010.30.005
Floor/Room: 2 / Non Fiction - 214

Priority: 4
Quantity/Unit of Measure: 760/LF
Total Deficiency Cost: \$575,730

Deficiency Description: *The existing casework is in need of refurbishment.*

Description of Work: *Repair, refurbish, and refinish the existing wood casework and counters.*

Comments:



Record ID 25
System D2010 - DOMESTIC WATER DISTRIBUTION

Item No. D2010.60.030
Floor/Room: 1 / Restroom - 153

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,100

Deficiency Description: *Porcelain sink is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID 53
System D3030 - COOLING SYSTEMS

Item No. D3030.70.043
Floor/Room: Roof

Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$32,130

Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Cupertino Facility Condition Assessment

Library

Record ID: 55
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.50.006
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$81,780
Deficiency Description: *Air handler is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Air Handler*



Record ID: 56
System: D3020 - HEATING SYSTEMS
Item No.: D3020.10.002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$94,490
Deficiency Description: *Boiler is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Boiler*



Record ID: 62
System: D7050 - DETECTION AND ALARM
Item No.: D7050.10.025
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 54,000/SF
Total Deficiency Cost: \$1,077,530
Deficiency Description: *The existing fire alarm system is approaching the end of its useful life and should be replaced.*
Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*
Comments: *Fire Alarm Panel*



**Cupertino
Facility Condition Assessment**

Library

Record ID 130
System B3010 - ROOFING

Item No. B3010.90.003
Floor/Room: / Roof

Priority: 3
Quantity/Unit of Measure: 50/SF
Total Deficiency Cost: \$940

Deficiency Description: *Roofing membrane needs a recoating.*

Description of Work: *Repair and recoat the roof membrane. Provide a white (light color) neoprene coating and replace the roof membrane as scheduled.*

Comments: *Tears in roof membrane at various location. Roofing system is still under warranty, spot check and repair as needed.*



Record ID 131
System B3010 - ROOFING

Item No. B3010.90.003
Floor/Room: / Roof

Priority: 3
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$7,270

Deficiency Description: *Roofing membrane needs a recoating.*

Description of Work: *Repair and recoat the roof membrane. Provide a white (light color) neoprene coating and replace the roof membrane as scheduled.*

Comments: *Roofing membrane is not properly covered by flashing*



**Cupertino
Facility Condition Assessment**

Library

Record ID: 132
System: C1030 - INTERIOR DOORS

Item No.: C1030.90.005
Floor/Room: 1 / Storage - 127
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,280
Deficiency Description: *Interior door hardware is at or approaching the end of its useful life.*

Description of Work: *Replace interior door hardware.*



Comments:

Record ID: 1127
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 40,500/SF
Total Deficiency Cost: \$2,623,200
Deficiency Description: *Interior lighting system is at or is approaching end of its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

PHOTO
NOT
APPLICABLE

Comments:

Record ID: 1128
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 12/EA
Total Deficiency Cost: \$30,860
Deficiency Description: *The exterior wall mounted fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

PHOTO
NOT
APPLICABLE

Comments:

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Quinlan Community Center

Detailed Report

Address: 10185 N. Stelling Road, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Quinlan Community Center	1989	28,695	\$31,668,000	\$1,104

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Quinlan Community Center	\$4,460,440	0.141	C	POOR



Assessment Descriptions

Architectural Elements

The approximately 28,700 square feet Quinlan Community Center was originally built in 1989. In 1996 a new structure was added inside the foyer and several upgrades to interior finishes and fixtures were made in 2015. Quinlan Community Center consists of meeting rooms, offices, foyer, studios, activity rooms, and classrooms.

The interior walls of painted gypsum are well maintained. Carpeting should be replaced and the wood flooring needs to be refurbished. The interior wood and metal doors, door frames, and hardware also need to be refurbished. Glue-on acoustic ceiling tile is at or approaching the end of its useful life and needs to be replaced. Overall, the interior is in fair condition.

The exterior envelope consists of painted stucco, stone veneer, aluminum windows and storefronts, clay tile roofing and built-up roofing at the areas of roof access. Aluminum windows show signs of deterioration and evidence of leaking, and should be replaced. The storefront entrances are at or approaching the end of their useful life. Parapet metal cap and built-up roofing are beyond their useful life and should be replaced. Overall, the exterior is in fair condition.

Mechanical Systems

The mechanical systems consist of a hydronic air handling system, split system units, utility exhaust fan, boiler, and chiller. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Some of the HVAC controls have been converted to VFD; however, remnants of the pneumatic controls with air compressor and temperature control panel remain. The 2018 facility condition assessment provided a narrative regarding a failing hydronic systems and airflow. Overall, the mechanical systems appear to be in operable condition with the hydronic system approaching the end of its expected useful life.

Electrical Systems

Electrical power is provided by an 800-amp metered main switchboard and distributed through the facility via several panelboards. The electrical equipment appears to be in good operational condition, but past its expected useful life.

Interior lighting is primarily provided by fluorescent and incandescent light fixtures that are past their expected useful life. Exterior lighting is provided by recessed and wall mounted fixtures that are past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, sanitary waste piping, compressed air piping, and vent piping. The domestic hot water is provided by a gas-fired water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is equipped with a fire alarm and sprinkler system that appears to be in operational condition. The fire alarm system was upgraded in 2018 and is within its expected useful life. However, it based on the age of the building and information provided the fire sprinkler system appears to be past its expected useful life.

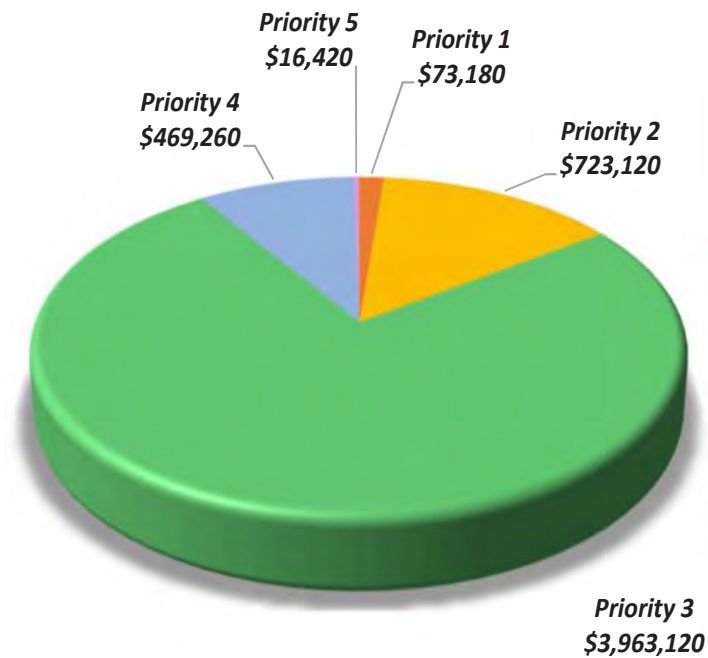
Conclusion

For the Quinlan Community Center building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Quinlan Community Center					
Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
\$73,180	\$723,120	\$3,963,120	\$469,260	\$16,420	\$5,245,100
1.40%	13.79%	75.56%	8.95%	0.31%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Capital Renewal Cost:	\$4,460,440	FCI:	0.141
Replacement Cost:	\$31,668,000	Condition Score:	C
Replacement Cost/SF:	\$1,104	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$9,870	-	-	\$11,650	-	-
B2020	EXTERIOR WINDOWS	\$1,108,570	-	-	\$1,308,120	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$291,010	-	-	-	\$357,950	-
C1030	INTERIOR DOORS	\$72,700	-	-	\$85,790	-	-
C2030	FLOORING	\$69,740	-	-	\$82,310	-	-
C2050	CEILING FINISHES	\$104,700	-	-	\$123,550	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$12,700	-	-	\$14,990	-	-
D2060	PROCESS SUPPORT PLUMBING SYSTEMS	\$15,420	-	-	\$18,200	-	-
D3020	HEATING SYSTEMS	\$80,070	-	\$90,480	-	-	-
D3030	COOLING SYSTEMS	\$135,910	\$73,180	\$44,240	\$26,980	-	\$7,890
D3050	FACILITY HVAC DISTRIBUTION SYSTEMS	\$485,100	-	\$548,170	-	-	-
D3060	VENTILATION	\$126,070	-	\$40,230	-	\$111,310	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$284,270	-	-	\$327,630	-	\$8,530
D5040	LIGHTING	\$1,657,830	-	-	\$1,956,250	-	-
E2010	FIXED FURNISHINGS	\$6,480	-	-	\$7,650	-	-
TOTALS		\$4,460,440	\$73,180	\$723,120	\$3,963,120	\$469,260	\$16,420
TOTAL (Priority 1-5 without escalation)		\$4,460,440	\$5,245,100				
			TOTAL (Priority 1-5 with escalation)				

Cupertino Facility Condition Assessment

Quinlan Community Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
503	D3030 - COOLING SYSTEMS	D3030.10.013	Trane Chiller	Chiller is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,140	\$73,180	1
339	D3020 - HEATING SYSTEMS	D3020.10.002	1	Boiler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$35,620	\$90,480	2
360	D3030 - COOLING SYSTEMS	D3030.70.012	1	Fan coil unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$7,130	\$18,120	2
374	D3030 - COOLING SYSTEMS	D3030.70.014	1	Fan coil unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,280	\$26,120	2
390	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
522	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
363	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
365	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
366	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
502	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	EF 2	Air handler unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
377	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	1	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
378	D3060 - VENTILATION	D3060.30.005	1	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$7,680	2
389	D3060 - VENTILATION	D3060.30.009	1	In-Line building exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$12,810	\$32,550	2
500	B2010 - EXTERIOR WALLS	B2010.50.001	Roof	The top of the parapet wall is not protected.	Provide a sheet metal cap.	160	LF	\$4,390	\$11,650	3
518	B2020 - EXTERIOR WINDOWS	B2020.20.004	Varies	Aluminum window is approaching/past it's expected useful life.	Replace aluminum window.	6,000	SF	\$493,200	\$1,308,120	3

Cupertino Facility Condition Assessment

Quinlan Community Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

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Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
497	C1030 - INTERIOR DOORS	C1030.10.009	Restroom(s)	Interior hollow metal door is in visual need of refurbishment.	Refurbish/repair interior hollow metal door.	6	EA	\$27,950	\$74,140	3
499	C1030 - INTERIOR DOORS	C1030.90.001	Storage	Door frames are approaching the end of their useful life.	Replace the door frames with a pressed metal frame.	1	EA	\$4,390	\$11,650	3
520	C2030 - FLOORING	C2030.45.001	Activity room	Wood flooring shows signs of wear.	Sand, repair and refinish the wood flooring.	3,400	SF	\$15,140	\$40,170	3
510	C2030 - FLOORING	C2030.75.002	1	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	1,200	SF	\$13,160	\$34,910	3
498	C2030 - FLOORING	C2030.90.002	Cupertino Room	Wood wall base is approaching the end of its useful life.	Replace the wood wall base.	275	LF	\$2,720	\$7,230	3
495	C2050 - CEILING FINISHES	C2050.80.003	Cupertino Room	Glue-On Acoustical Ceiling Tile is in poor condition.	Remove existing Glue-On Acoustical and replace with new Glue-On Acoustical Tiles.	4,000	SF	\$46,580	\$123,550	3
341	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.002	1	Gas fired water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,650	\$14,990	3
338	D2060 - PROCESS SUPPORT PLUMBING SYSTEMS	D2060.10.001	1	Air compressor is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,200	3
384	D3030 - COOLING SYSTEMS	D3030.70.042	Roof	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,170	\$26,980	3
367	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.215	1	The 30kVA transformer is past its expected useful life.	Replace the existing transformer with a new transformer.	1	EA	\$4,770	\$12,670	3
354	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.217	1	The 75kVA transformer (3P dry-type, 480-120/208V) is past its expected useful life.	Replace the existing transformer with a new transformer.	1	EA	\$7,060	\$18,730	3
395	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.217	1	The 75kVA transformer (3P dry-type, 480-120/208V) is past expected useful life.	Replace the existing transformer with a new transformer.	1	EA	\$7,060	\$18,730	3
355	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.311	1	The 800A metered main switchboard (3P, 277/480) is past its expected useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	\$9,100	\$24,150	3

**Cupertino
Facility Condition Assessment**

Quinlan Community Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

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Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
393	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
353	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
351	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
392	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
394	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1012	1	The 225A (277/480, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$11,190	\$29,690	3
375	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.2001	1	The motor control center is past its expected useful life.	Replace the existing motor control center with a new motor control center.	480	AMP	\$26,310	\$69,790	3
359	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.2001	1	The motor control center is past its expected useful life.	Replace the existing motor control center with a new motor control center.	480	AMP	\$26,310	\$69,790	3
1130	D5040 - LIGHTING	D5040.50.302		The exterior fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	38	EA	\$36,820	\$97,670	3
1129	D5040 - LIGHTING	D5040.50.411		Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	28,695	SF	\$700,740	\$1,858,580	3
512	E2010 - FIXED FURNISHINGS	E2010.90.001	Restroom(s)	Mirror is damaged.	Remove and replace mirror.	70	SF	\$2,880	\$7,650	3
489	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.002	Exterior doors	Exterior aluminum (storefront) entrance door is approaching the end of its useful life.	Replace aluminum door (storefront).	35	EA	\$129,470	\$357,950	4
380	D3060 - VENTILATION	D3060.30.009	1	In-Line building exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$12,810	\$35,430	4
362	D3060 - VENTILATION	D3060.30.011	1	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,970	4

**Cupertino
Facility Condition Assessment**

Quinlan Community Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

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Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
346	D3060 - VENTILATION	D3060.30.011	1	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,970	4
347	D3060 - VENTILATION	D3060.30.011	1	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,970	4
381	D3060 - VENTILATION	D3060.30.011	1	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,970	4
370	D3030 - COOLING SYSTEMS	D3030.70.032	1	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,890	5
343	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.202	1	The 7.5kVA transformer is past its approaching the end of its expected useful life.	Replace the existing transformer with a new transformer.	1	EA	\$2,960	\$8,530	5

**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 338
System: D2060 - PROCESS SUPPORT PLUMBING SYSTEMS
Item No.: D2060.10.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,200
Deficiency Description: *Air compressor is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Pneumatic control system for building HVAC. Inefficient. Recommend moving to electric controls.*

Air Compressor



Record ID: 339
System: D3020 - HEATING SYSTEMS
Item No.: D3020.10.002
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$90,480
Deficiency Description: *Boiler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Reported in 2018 FCA that equipment is unreliable.*

Boiler



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 341
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,990
Deficiency Description: *Gas fired water heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Water Heater*



Record ID: 343
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.10.202
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,530
Deficiency Description: *The 7.5kVA transformer is past its approaching the end of its expected useful life.*

Description of Work: *Replace the existing transformer with a new transformer.*

Comments: *Transformer*



Record ID: 346
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,970
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 347
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,970
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 351
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



Record ID: 353
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 354
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.217
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,730
Deficiency Description: *The 75kVA transformer (3P dry-type, 480-120/208V) is past its expected useful life.*
Description of Work: *Replace the existing transformer with a new transformer.*
Comments: *Transformer*



Record ID: 355
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.311
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$24,150
Deficiency Description: *The 800A metered main switchboard (3P, 277/480) is past its expected useful life.*
Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*
Comments: *Switchboard*



Record ID: 359
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.2001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 480/AMP
Total Deficiency Cost: \$69,790
Deficiency Description: *The motor control center is past its expected useful life.*
Description of Work: *Replace the existing motor control center with a new motor control center.*
Comments: *Motor Control Center*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 360
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.012
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,120
Deficiency Description: *Fan coil unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Fan Coil Unit*



Record ID: 362
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,970
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 363
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS

Item No.: D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Reported in 2018 FCA that equipment is unreliable.*

Air Handler



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 365
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Reported in 2018 FCA that equipment is unreliable.*
Air Handler



Record ID: 366
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Reported in 2018 FCA that equipment is unreliable.*
Air Handler



Record ID: 367
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.215
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,670
Deficiency Description: *The 30kVA transformer is past its expected useful life.*

Description of Work: *Replace the existing transformer with a new transformer.*

Comments: *Transformer*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 370
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.032
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,890
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Record ID: 374
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.014
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$26,120
Deficiency Description: *Fan coil unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Record ID: 375
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.2001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 480/AMP
Total Deficiency Cost: \$69,790
Deficiency Description: *The motor control center is past its expected useful life.*

Description of Work: *Replace the existing motor control center with a new motor control center.*

Comments: *Motor Control Center*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID 377
System D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No. D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Reported in 2018 FCA that equipment is unreliable.*
Air Handler



Record ID 378
System D3060 - VENTILATION
Item No. D3060.30.005
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,680
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID 380
System D3060 - VENTILATION
Item No. D3060.30.009
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$35,430
Deficiency Description: *In-Line building exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 381
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,970
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 384
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.042
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$26,980
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 389
System: D3060 - VENTILATION

Item No.: D3060.30.009
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$32,550
Deficiency Description: *In-Line building exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



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Record ID: 390
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No.: D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Reported in 2018 FCA that equipment is unreliable.*
Air Handler



Record ID: 392
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

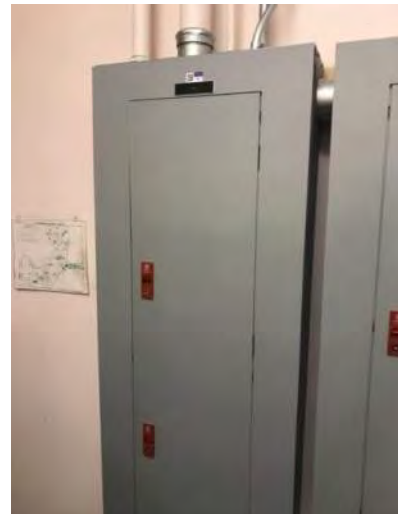
Comments: *Panelboard*



Record ID: 393
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 394
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1012
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$29,690
Deficiency Description: *The 225A (277/480, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 395
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.217
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,730
Deficiency Description: *The 75kVA transformer (3P dry-type, 480-120/208V) is past expected useful life.*
Description of Work: *Replace the existing transformer with a new transformer.*
Comments: *Transformer*



Record ID: 489
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.10.002
Floor/Room: 1 / Exterior doors
Priority: 4
Quantity/Unit of Measure: 35/EA
Total Deficiency Cost: \$357,950
Deficiency Description: *Exterior aluminum (storefront) entrance door is approaching the end of its useful life.*
Description of Work: *Replace aluminum door (storefront).*
Comments:



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 495
System: C2050 - CEILING FINISHES

Item No.: C2050.80.003
Floor/Room: 1 / Cupertino Room
Priority: 3
Quantity/Unit of Measure: 4,000/SF
Total Deficiency Cost: \$123,550
Deficiency Description: *Glue-On Acoustical Ceiling Tile is in poor condition.*



Description of Work: *Remove existing Glue-On Acoustical and replace with new Glue-On Acoustical Tiles.*

Comments:

Record ID: 497
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.009
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 6/EA
Total Deficiency Cost: \$74,140
Deficiency Description: *Interior hollow metal door is in visual need of refurbishment.*

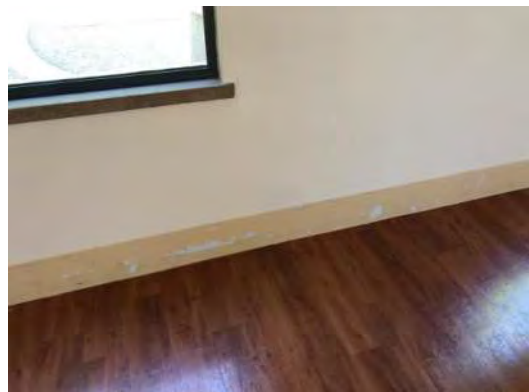


Description of Work: *Refurbish/repair interior hollow metal door.*

Comments:

Record ID: 498
System: C2030 - FLOORING

Item No.: C2030.90.002
Floor/Room: 1 / Cupertino Room
Priority: 3
Quantity/Unit of Measure: 275/LF
Total Deficiency Cost: \$7,230
Deficiency Description: *Wood wall base is approaching the end of its useful life.*



Description of Work: *Replace the wood wall base.*

Comments:

**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 499
System: C1030 - INTERIOR DOORS

Item No.: C1030.90.001
Floor/Room: 1 / Storage
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$11,650
Deficiency Description: *Door frames are approaching the end of their useful life.*

Description of Work: *Replace the door frames with a pressed metal frame.*

Comments:



Record ID: 500
System: B2010 - EXTERIOR WALLS

Item No.: B2010.50.001
Floor/Room: / Roof
Priority: 3
Quantity/Unit of Measure: 160/LF
Total Deficiency Cost: \$11,650
Deficiency Description: *The top of the parapet wall is not protected.*

Description of Work: *Provide a sheet metal cap.*

Comments: *Parapet Cap is beyond useful life.*



Record ID: 502
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS

Item No.: D3050.50.006
Floor/Room: Roof / EF 2
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Handler*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 503
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.013
Floor/Room: Roof / Trane Chiller
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$73,180
Deficiency Description: *Chiller is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Chiller*



Record ID: 510
System: C2030 - FLOORING

Item No.: C2030.75.002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1,200/SF
Total Deficiency Cost: \$34,910
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



Record ID: 512
System: E2010 - FIXED FURNISHINGS

Item No.: E2010.90.001
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 70/SF
Total Deficiency Cost: \$7,650
Deficiency Description: *Mirror is damaged.*

Description of Work: *Remove and replace mirror.*

Comments:



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 518
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.20.004
Floor/Room: / Varies
Priority: 3
Quantity/Unit of Measure: 6,000/SF
Total Deficiency Cost: \$1,308,120
Deficiency Description: *Aluminum window is approaching/past it's expected useful life.*

Description of Work: *Replace aluminum window.*

Comments: *Water Intrusion/damage noted at exterior windows.*



Record ID: 520
System: C2030 - FLOORING

Item No.: C2030.45.001
Floor/Room: 1 / Activity room
Priority: 3
Quantity/Unit of Measure: 3,400/SF
Total Deficiency Cost: \$40,170
Deficiency Description: *Wood flooring shows signs of wear.*

Description of Work: *Sand, repair and refinish the wood flooring.*

Comments:



Record ID: 522
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS

Item No.: D3050.50.006
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Handler*



**Cupertino
Facility Condition Assessment**

Quinlan Community Center

Record ID: 1129
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 28,695/SF
Total Deficiency Cost: \$1,858,580
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

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APPLICABLE

Record ID: 1130
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 38/EA
Total Deficiency Cost: \$97,670
Deficiency Description: *The exterior fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

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APPLICABLE

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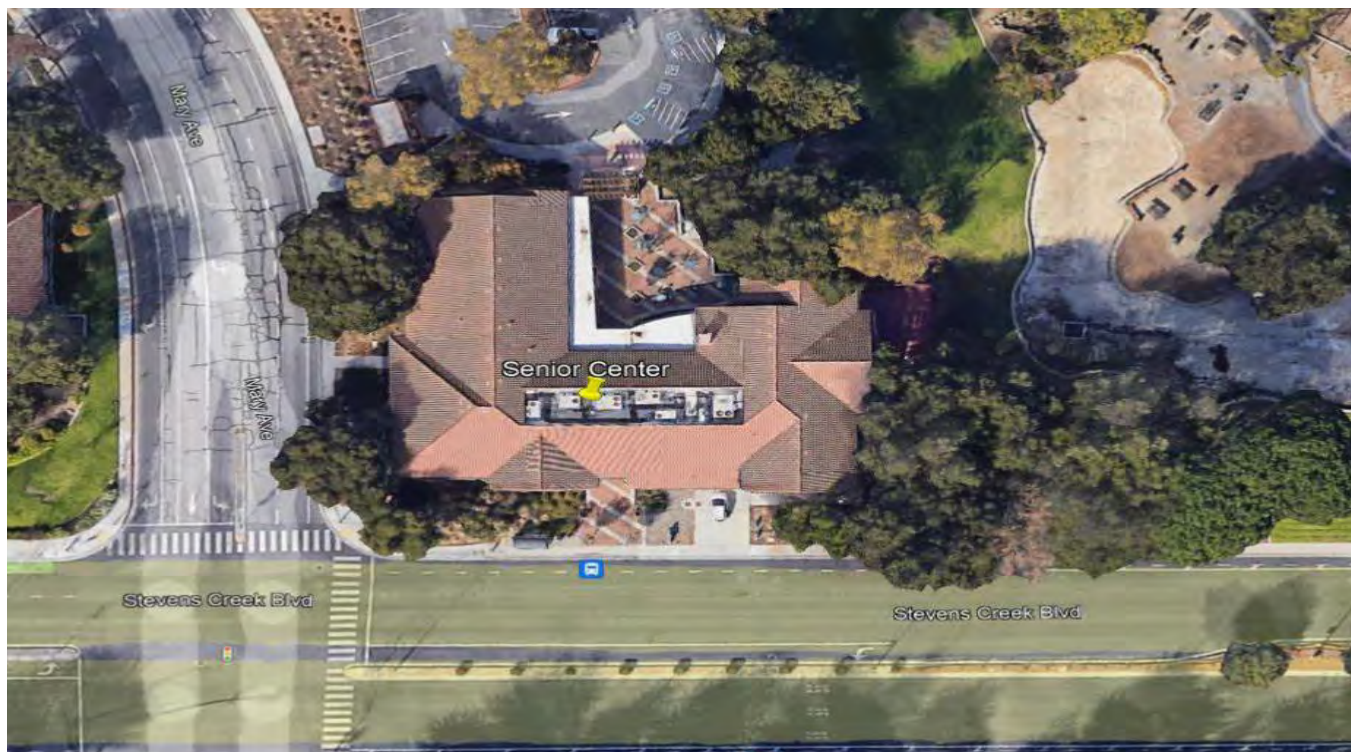
Senior Center

Detailed Report

Address: 21251 Stevens Creek Boulevard, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Senior Center	2001 remodeled. Original construction 1978	15,500	\$19,883,000	\$1,283

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Senior Center	\$1,88,1970	0.095	B	FAIR



Assessment Descriptions

Architectural Elements

The Senior Center was originally constructed in 1978 and remodeled in 2001 and includes several classrooms, meeting rooms, a dining area, and a kitchen used by senior citizens.

Interior finishes include a mixture of painted textured gypsum and acoustical tile ceilings, painted texture gypsum walls with stained wood trim, and carpeted and resilient flooring throughout. In general, the interior finishes are in good condition and appear to be updated regularly. Other than some minor signs of wear and use, no major deficiencies were noted in the interior.

The exterior envelope consists of cement plaster walls with wood framed windows and aluminum storefront doors, and clay tile roofing. Overall, the exterior appears to be in good condition.

Mechanical Systems

The mechanical systems consist of packaged air conditioning units, split system units, rooftop exhaust fans, and air handling units. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a 1000-amp metered main switchboard and distributed via several switchboards throughout the building. The electrical equipment appears to be in good operational condition but past its expected useful life.

Interior lighting is primarily provided by recessed fluorescent and exterior lighting is provided by wall and recessed soffit mounted fixtures. The lighting system appears to be in good operational conditions; however, assuming they were upgraded in 2001, the fixtures are past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, sanitary waste piping, and vent piping. The domestic hot water is provided by a gas-fired water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is equipped with a fire alarm and sprinkler system that appears to be in operational condition. A fire alarm panel was not observed in the facility. Based on that, the existing fire alarm system appears to be an outdated pull-down switch system. Based on the age of the building and information provided both systems are past their expected useful life.

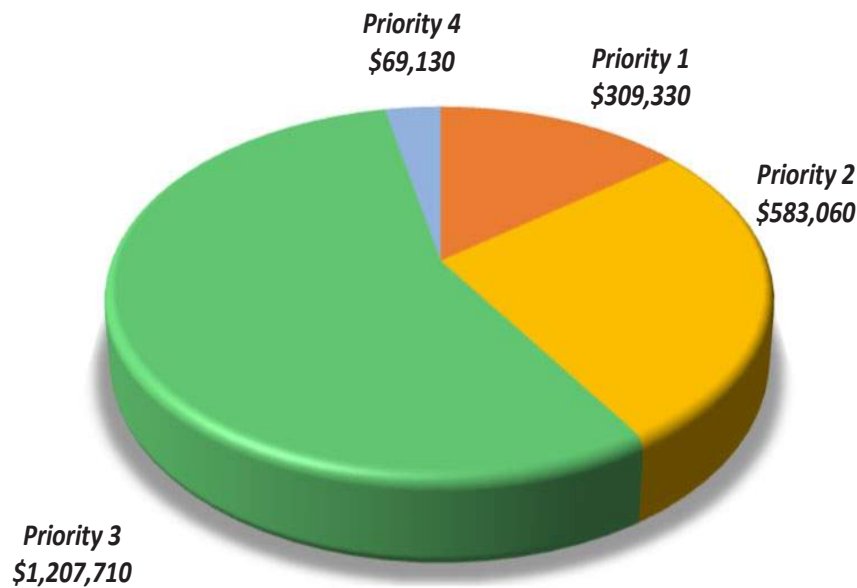
Conclusion

For the Senior Center, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Senior Center					
Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
\$309,330	\$583,060	\$1,207,710	\$69,130	\$0	\$2,169,230
14.26%	26.88%	55.67%	3.19%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Senior Center

Capital Renewal Cost:	\$1,881,970	FCI:	0.095
Replacement Cost:	\$19,883,000	Condition Score:	B
Replacement Cost/SF:	\$1,283	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
D3030	COOLING SYSTEMS	\$472,770	-	\$504,750	\$30,830	-	-
D3050	FACILITY HVAC DISTRIBUTION SYSTEMS	\$69,300	-	\$78,310	-	-	-
D3060	VENTILATION	\$56,160	-	-	-	\$69,130	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$102,960	-	-	\$121,510	-	-
D5040	LIGHTING	\$894,370	-	-	\$1,055,370	-	-
D7050	DETECTION AND ALARM	\$286,410	\$309,330	-	-	-	-
TOTALS		\$1,881,970	\$309,330	\$583,060	\$1,207,710	\$69,130	-
TOTAL (Priority 1-5 without escalation)		\$1,881,970	\$2,169,230				
			TOTAL (Priority 1-5 with escalation)				

Cupertino Facility Condition Assessment

Senior Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1158	D7050 - DETECTION AND ALARM	D7050.10.025		The existing fire alarm system is approaching the end of its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	15,500	SF	\$127,420	\$309,330	1
446	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
448	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
454	D3030 - COOLING SYSTEMS	D3030.10.019	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$34,260	\$87,030	2
450	D3030 - COOLING SYSTEMS	D3030.10.019	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$34,260	\$87,030	2
452	D3030 - COOLING SYSTEMS	D3030.10.019	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$34,260	\$87,030	2
442	D3030 - COOLING SYSTEMS	D3030.10.020	1	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$54,800	\$139,200	2
445	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	Roof	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
464	D3030 - COOLING SYSTEMS	D3030.70.043	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$11,620	\$30,830	3
457	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.305	1	The 1000A metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	\$14,110	\$37,430	3
477	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	Kitchen	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
461	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
476	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	Kitchen	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3

**Cupertino
Facility Condition Assessment**

Senior Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
462	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
1132	D5040 - LIGHTING	D5040.50.302		The exterior fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	20	EA	\$19,380	\$51,420	3
1131	D5040 - LIGHTING	D5040.50.411		Interior lighting system is at or is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	15,500	SF	\$378,520	\$1,003,950	3
443	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,360	4
447	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,360	4
453	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,360	4
451	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,360	4
455	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,360	4
449	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,360	4
444	D3060 - VENTILATION	D3060.30.011	Roof	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$18,970	4

**Cupertino
Facility Condition Assessment**

Senior Center

Record ID: 442
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.020
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$139,200
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 443
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 444
System: D3060 - VENTILATION

Item No.: D3060.30.011
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$18,970
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Cupertino Facility Condition Assessment

Senior Center

Record ID 445
System D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No. D3050.50.006
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Air Handler*



Record ID 446
System D3030 - COOLING SYSTEMS
Item No. D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Packaged Unit*



Record ID 447
System D3060 - VENTILATION
Item No. D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Exhaust Fan*



Cupertino Facility Condition Assessment

Senior Center

Record ID: 448
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 449
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 450
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.019
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$87,030
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Cupertino Facility Condition Assessment

Senior Center

Record ID: 451
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 452
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.019
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$87,030
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*

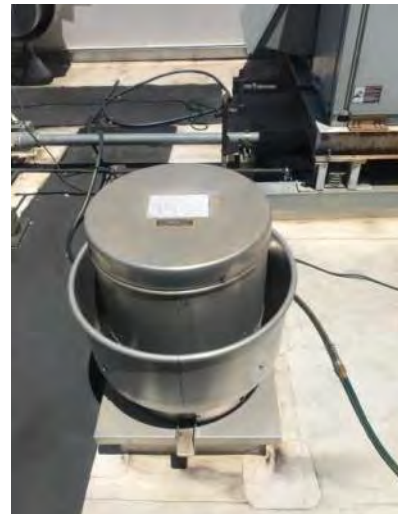


Record ID: 453
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Cupertino Facility Condition Assessment

Senior Center

Record ID: 454
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.019
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$87,030
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 455
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 457
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.10.305
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$37,430
Deficiency Description: *The 1000A metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.*

Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*

Comments: *Metered Switchboard*



Cupertino Facility Condition Assessment

Senior Center

Record ID 461
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID 462
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID 464
System D3030 - COOLING SYSTEMS
Item No. D3030.70.043
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$30,830
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Mini Split*



**Cupertino
Facility Condition Assessment**

Senior Center

Record ID: 476
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1 / Kitchen
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 477
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1 / Kitchen
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 1131
System: D5040 - LIGHTING
Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 15,500/SF
Total Deficiency Cost: \$1,003,950
Deficiency Description: *Interior lighting system is at or is past its expected useful life.*
Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*
Comments:

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NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Senior Center

Record ID 1132
System D5040 - LIGHTING

Item No. D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 20/EA
Total Deficiency Cost: \$51,420
Deficiency Description: *The exterior fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

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APPLICABLE

Record ID 1158
System D7050 - DETECTION AND ALARM

Item No. D7050.10.025
Floor/Room:
Priority: 1
Quantity/Unit of Measure: 15,500/SF
Total Deficiency Cost: \$309,330
Deficiency Description: *The existing fire alarm system is approaching the end of its useful life and should be replaced.*

Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*

Comments:

PHOTO
NOT
APPLICABLE

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Sports Center

Detailed Report

Address: 21111 Stevens Creek Boulevard, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Sports Center	1977; 2004 remodeled, 2021 seismic retrofit	16,750	\$19,086,000	\$1,139

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Sports Center	\$1,986,900	0.104	C	POOR



Assessment Descriptions

Architectural Elements

The Sports Center was remodeled in 2004 including new space configurations, finishes, structural, mechanical, electrical, sprinkler, and accessibility upgrades. In 2021 a seismic retrofit was completed. The entrance to the building is on the second floor which consists of an open exercise equipment area and a small shop. Below, the first floor consists of a basketball court, racquetball courts, locker rooms, meeting rooms, offices, teen center, storage, and MEP rooms.

Interior flooring includes carpet, resilient vinyl flooring, ceramic tiling, and sealed concrete. Restroom resilient flooring and gym wood flooring are at or approaching the end of its useful life. The walls are painted gypsum, and the ceiling is acoustic ceiling tiles or exposed. Damaged ceiling tiles should be replaced. Overall, the interior is in fair to poor condition.

The exterior envelope consists of tilt-up concrete board textured panels, cement plaster, aluminum storefront windows and doors, clay tile roofing, and built-up roofing. Overall, the exterior is in fair condition.

Mechanical Systems

The mechanical systems consist of packaged air conditioning units, split system units, rooftop exhaust fans, and air handling units. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a 400-amp metered main switchboard and distributed via various panelboards and load centers throughout the building. The switchboard and the load centers appear to be original to the building and past their expected useful life. The remaining panelboards were installed in 2004 as part of an upgrade project.

Interior lighting is primarily provided by recessed fluorescent fixtures that are approaching the end of their useful life. Exterior lighting is provided by wall mounted fixtures that are approaching the end of their useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, sanitary waste piping, and vent piping. The domestic hot water is provided by two gas-fired water heaters. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is equipped with a fire sprinkler system throughout. Portable fire extinguishers were observed at key points in the building.

The building is equipped with a fire alarm system that is past its expected useful life.

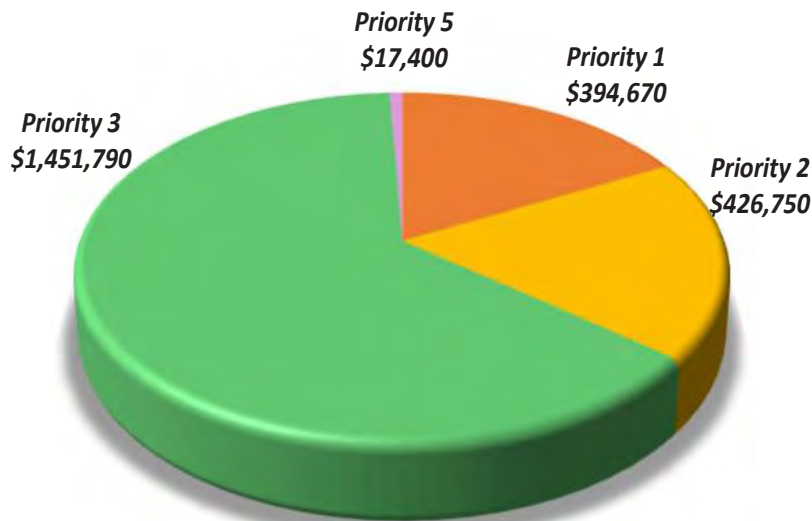
Conclusion

For the Sports Center, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Sports Center					
Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
\$394,670	\$426,750	\$1,451,790	\$0	\$17,400	\$2,290,610
17.23%	18.63%	63.38%	0.00%	0.76%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Sports Center

Capital Renewal Cost:	\$1,986,900	FCI:	0.104
Replacement Cost:	\$19,086,000	Condition Score:	C
Replacement Cost/SF:	\$1,139	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B1080	STAIRS	\$49,270	-	-	\$58,140	-	-
B2080	EXTERIOR WALL APPURTENANCES	\$1,560	-	-	\$1,850	-	-
B3010	ROOFING	\$39,680	-	-	\$46,830	-	-
C1030	INTERIOR DOORS	\$3,710	-	-	\$4,380	-	-
C2030	FLOORING	\$228,110	-	-	\$269,180	-	-
C2050	CEILING FINISHES	\$15,880	-	-	\$18,750	-	-
D3030	COOLING SYSTEMS	\$267,910	-	\$243,720	\$61,660	-	-
D3050	FACILITY HVAC DISTRIBUTION SYSTEMS	\$69,300	-	\$78,310	-	-	-
D3060	VENTILATION	\$13,580	-	-	-	-	\$17,400
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$55,920	-	-	\$66,010	-	-
D5040	LIGHTING	\$932,490	-	-	\$1,100,350	-	-
D7050	DETECTION AND ALARM	\$309,490	\$334,250	-	-	-	-
TOTALS		\$1,986,900	\$334,250	\$322,030	\$1,627,150	-	\$17,400
TOTAL (Priority 1-5 without escalation)		\$1,986,900	\$2,300,830				
			TOTAL (Priority 1-5 with escalation)				

Cupertino Facility Condition Assessment

Sports Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engine Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
414	D7050 - DETECTION AND ALARM	D7050.10.025	1	The existing fire alarm system is approaching the end of its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	16,750	SF	\$137,690	\$334,250	1
431	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
423	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
430	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
422	D3030 - COOLING SYSTEMS	D3030.10.019	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$34,260	\$87,030	2
424	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	Roof	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$30,830	\$78,310	2
527	B1080 - STAIRS	B1080.10.003	Exterior	Wood steps need refurbishing.	Refinish/refurb wood steps.	16	FLT	\$21,920	\$58,140	3
526	B2080 - EXTERIOR WALL APPURTENANCES	B2080.30.002	Exterior	Awning (fabric) is approaching the end of its useful life.	Replace fabric awning.	1	EA	\$690	\$1,850	3
524	B3010 - ROOFING	B3010.90.009	Exterior	Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	460	LF	\$17,650	\$46,830	3
1114	C1030 - INTERIOR DOORS	C1030.10.008	Locker(s)	Interior wood door is in visual need of refurbishment.	Refurbish and restain the wood door.	4	EA	\$1,650	\$4,380	3
531	C2030 - FLOORING	C2030.20.003	Locker(s)	Grout is damaged and deteriorating on the tiled floor.	Clean and regrout tiles.	200	SF	\$5,480	\$14,540	3
530	C2030 - FLOORING	C2030.50.002	Locker(s)	Sheet vinyl is approaching the end of its useful life.	Remove the existing sheet vinyl and replace.	480	SF	\$8,320	\$22,080	3
538	C2030 - FLOORING	C2030.80.001	Basketball Court & Racquet Ball Court	Gymnasium floor is approaching the end of its useful life.	Replace the existing flooring with a new wood gym floor.	4,000	SF	\$87,680	\$232,560	3
528	C2050 - CEILING FINISHES	C2050.80.001		Lay-in Acoustical Tile is in poor condition.	Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.	100	SF	\$650	\$1,740	3
534	C2050 - CEILING FINISHES	C2050.80.001	Teen Center	Lay-in Acoustical Tile is in poor condition.	Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.	1,000	SF	\$6,410	\$17,010	3

**Cupertino
Facility Condition Assessment**

Sports Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
427	D3030 - COOLING SYSTEMS	D3030.70.043	Roof	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$11,620	\$30,830	3
426	D3030 - COOLING SYSTEMS	D3030.70.043	Roof	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$11,620	\$30,830	3
409	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.219	1	The 150kVA transformer is past its expected useful life.	Replace the existing transformer with a new transformer.	1	EA	\$11,030	\$29,270	3
413	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.0009	1	The 400A switchboard is past expected useful life.	Replace the existing switchboard with a new switchboard.	1	EA	\$7,570	\$20,090	3
439	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
421	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
411	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1133	D5040 - LIGHTING	D5040.50.302		The exterior fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	6	EA	\$5,820	\$15,450	3
1134	D5040 - LIGHTING	D5040.50.411		Interior lighting system is at or is approaching end of its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	16,750	SF	\$409,040	\$1,084,900	3
436	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,700	5
428	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,700	5

**Cupertino
Facility Condition Assessment**

Sports Center

Record ID: 409
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.219
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$29,270
Deficiency Description: *The 150kVA transformer is past its expected useful life.*

Description of Work: *Replace the existing transformer with a new transformer.*

Comments: *Transformer*



Record ID: 411
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Panelboard*



Record ID: 413
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.0009
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$20,090
Deficiency Description: *The 400A switchboard is past expected useful life.*

Description of Work: *Replace the existing switchboard with a new switchboard.*

Comments: *Switchboard*



Cupertino Facility Condition Assessment

Sports Center

Record ID 414
System D7050 - DETECTION AND ALARM

Item No. D7050.10.025
Floor/Room: 1

Priority: 1
Quantity/Unit of Measure: 16,750/SF
Total Deficiency Cost: \$334,250

Deficiency Description: *The existing fire alarm system is approaching the end of its useful life and should be replaced.*

Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*

Comments: *Fire Alarm Panel*



Record ID 421
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No. D5020.30.4001
Floor/Room: 1

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Panelboard*



Record ID 422
System D3030 - COOLING SYSTEMS

Item No. D3030.10.019
Floor/Room: Roof

Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$87,030
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



**Cupertino
Facility Condition Assessment**

Sports Center

Record ID: 423
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 424
System: D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS

Item No.: D3050.50.006
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Handler*



Record ID: 426
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.043
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$30,830
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Cupertino Facility Condition Assessment

Sports Center

Record ID 427
System D3030 - COOLING SYSTEMS

Item No. D3030.70.043
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$30,830
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID 428
System D3060 - VENTILATION

Item No. D3060.30.005
Floor/Room: Roof
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,700
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID 430
System D3030 - COOLING SYSTEMS

Item No. D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



**Cupertino
Facility Condition Assessment**

Sports Center

Record ID: 431
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 436
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,700
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 439
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



**Cupertino
Facility Condition Assessment**

Sports Center

Record ID: 524
System: B3010 - ROOFING

Item No.: B3010.90.009
Floor/Room: / Exterior
Priority: 3
Quantity/Unit of Measure: 460/LF
Total Deficiency Cost: \$46,830
Deficiency Description: *Wood fascia and trim chipped and have peeling paint.*

Description of Work: *Clean, repair, and paint the trim and/or fascia.*

Comments:



Record ID: 526
System: B2080 - EXTERIOR WALL APPURTENANCES

Item No.: B2080.30.002
Floor/Room: / Exterior
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,850
Deficiency Description: *Awning (fabric) is approaching the end of its useful life.*

Description of Work: *Replace fabric awning.*

Comments:



Record ID: 527
System: B1080 - STAIRS

Item No.: B1080.10.003
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 16/FLT
Total Deficiency Cost: \$58,140
Deficiency Description: *Wood steps need refurbishing.*

Description of Work: *Refinish/refurb wood steps.*

Comments:

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APPLICABLE

Cupertino Facility Condition Assessment

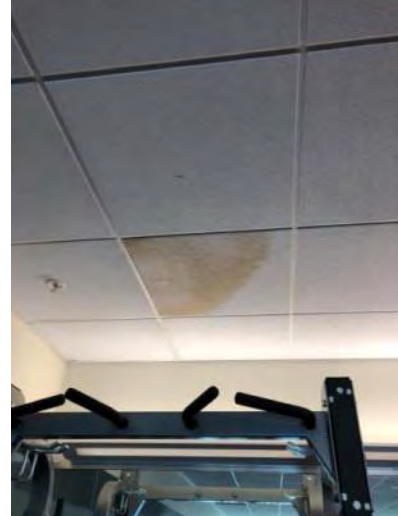
Sports Center

Record ID: 528
System: C2050 - CEILING FINISHES

Item No.: C2050.80.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$1,740
Deficiency Description: *Lay-in Acoustical Tile is in poor condition.*

Description of Work: *Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.*

Comments: *Spot check tiles that need replacing. Inspect source of water damage.*

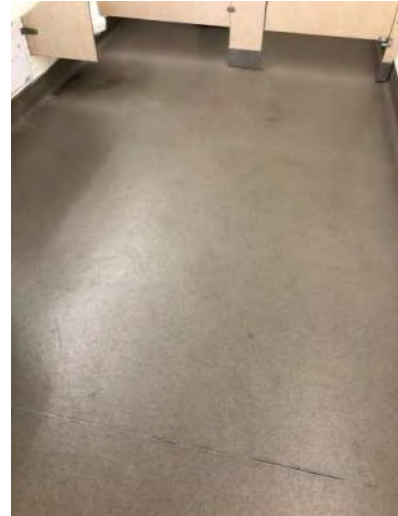


Record ID: 530
System: C2030 - FLOORING

Item No.: C2030.50.002
Floor/Room: 1 / Locker(s)
Priority: 3
Quantity/Unit of Measure: 480/SF
Total Deficiency Cost: \$22,080
Deficiency Description: *Sheet vinyl is approaching the end of its useful life.*

Description of Work: *Remove the existing sheet vinyl and replace.*

Comments:



Record ID: 531
System: C2030 - FLOORING

Item No.: C2030.20.003
Floor/Room: Ground / Locker(s)
Priority: 3
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$14,540
Deficiency Description: *Grout is damaged and deteriorating on the tiled floor.*

Description of Work: *Clean and regrout tiles.*

Comments:



Cupertino Facility Condition Assessment

Sports Center

Record ID: 534
System: C2050 - CEILING FINISHES

Item No.: C2050.80.001
Floor/Room: 1 / Teen Center
Priority: 3
Quantity/Unit of Measure: 1,000/SF
Total Deficiency Cost: \$17,010
Deficiency Description: *Lay-in Acoustical Tile is in poor condition.*

Description of Work: *Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.*

Comments:

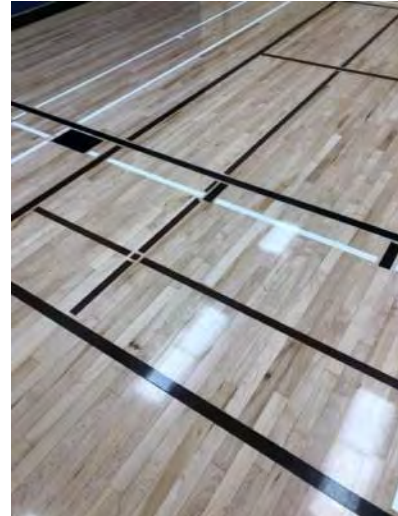


Record ID: 538
System: C2030 - FLOORING

Item No.: C2030.80.001
Floor/Room: 1 / Basketball Court & Racquet Ball Court
Priority: 3
Quantity/Unit of Measure: 4,000/SF
Total Deficiency Cost: \$232,560
Deficiency Description: *Gymnasium floor is approaching the end of its useful life.*

Description of Work: *Replace the existing flooring with a new wood gym floor.*

Comments:



Record ID: 1114
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.008
Floor/Room: / Locker(s)
Priority: 3
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$4,380
Deficiency Description: *Interior wood door is in visual need of refurbishment.*

Description of Work: *Refurbish and restain the wood door.*

Comments:



**Cupertino
Facility Condition Assessment**

Sports Center

Record ID: 1133
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 6/EA
Total Deficiency Cost: \$15,450
Deficiency Description: *The exterior fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

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NOT
APPLICABLE

Record ID: 1134
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 16,750/SF
Total Deficiency Cost: \$1,084,900
Deficiency Description: *Interior lighting system is at or is approaching end of its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

PHOTO
NOT
APPLICABLE

Traffic Maintenance Yard

Detailed Report

Address: 10981 Franco Court, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Traffic Maintenance Yard - Building 1	2010	1,152	\$661,000	\$574
Traffic Maintenance Yard - Building 2	2010	380	\$352,000	\$926

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Traffic Maintenance Yard - Building 1	\$180,040	0.272	C	POOR
Traffic Maintenance Yard - Building 2	\$6,160	0.018	A	GOOD



Assessment Descriptions - Building 1

Architectural Elements

Traffic Maintenance Yard Building 1 is an approximately 1,200 SF pre-engineered building that, based on a review of Google Earth, appears to have been constructed in 2010.

The following items are at or approaching the end of their useful life: vinyl flooring, carpeting, acoustic ceiling tiles, metal windows, gutters, and metal roofs. Overall, the interior and exterior are in fair to poor condition.

Mechanical Systems

The mechanical systems consist of wall mounted air conditioning units. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Temperature inconsistencies were reported during the 2018 FCA. Overall, the mechanical systems appear to be in operable condition but are approaching the end of their expected useful life.

Electrical Systems

Electrical power is provided via a metered combination service and distributed via two load centers. The electrical equipment appears to be in good operational condition and within its expected useful life.

Interior lighting is provided by recessed fluorescent fixtures; exterior lighting is provided by wall mounted fixtures. The lighting system is within its expected useful life.

Plumbing Elements

The plumbing systems in the building consist of domestic cold and hot water, gas, sanitary sewer, and vent piping. Domestic water is provided by an electric water heater. Overall, the plumbing equipment appears to be in operable condition.

Fire Protection

The building is not equipped with a fire sprinkler system; however, portable fire extinguishers were observed at key points in the building.

The building is not equipped with a fire alarm system.

Assessment Descriptions - Building 2

Architectural Elements

Building 2 is a series of conditioned cargo containers approximately 880 SF altogether and used primarily for storage. The building consists of office space for traffic maintenance and monitoring.

Mechanical Systems

The mechanical systems consist of a trailer roof mounted air conditioning unit. Overall, the mechanical systems appear to be in operable condition with the air conditioning system approaching the end of its expected useful life as it was inoperable at the time of the assessment.

Electrical Systems

Electrical power is provided via a metered combination service and distributed via two load centers. The electrical equipment appears to be in good operational condition and within its expected useful life.

Interior lighting is provided by recessed fluorescent fixtures; exterior lighting is provided by wall mounted fixtures. The lighting system is within its expected useful life.

Plumbing Elements

No plumbing systems were identified at the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

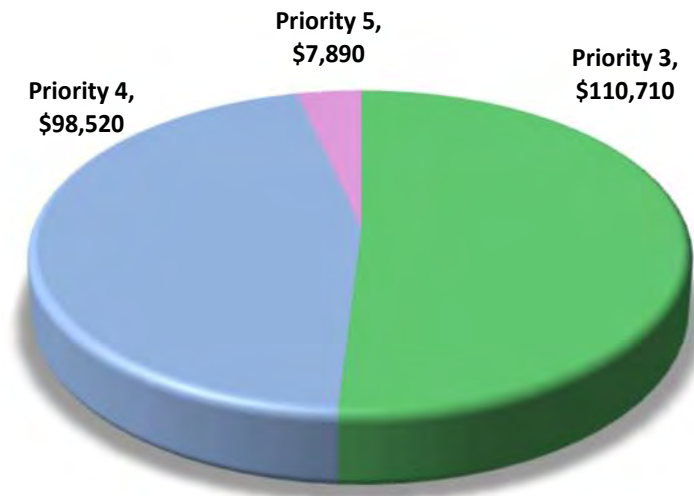
Conclusion

For the Traffic Maintenance Yard buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Traffic Maintenance Yard						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Building 1	\$0	\$0	\$110,710	\$98,520	\$7,890	\$217,120
Building 2	\$6,660	\$0	\$0	\$0	\$0	\$6,660
	2.98%	0.00%	49.47%	44.03%	3.53%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



**Cupertino
Facility Condition Assessment**

Traffic Maintenance Yard - Building 1

Capital Renewal Cost:	\$180,040	FCI:	0.272
Replacement Cost:	\$661,000	Condition Score:	C
Replacement Cost/SF:	\$574	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2020	EXTERIOR WINDOWS	\$30,800	-	-	\$36,350	-	-
B3010	ROOFING	\$42,510	-	-	\$50,170	-	-
B3020	ROOF APPURTENANCES	\$4,640	-	-	\$5,480	-	-
C2030	FLOORING	\$24,640	-	-	-	\$22,740	\$7,890
C2050	CEILING FINISHES	\$15,850	-	-	\$18,710	-	-
D3030	COOLING SYSTEMS	\$61,600	-	-	-	\$75,780	-
TOTALS		\$180,040	-	-	\$110,710	\$98,520	\$7,890
TOTAL (Priority 1-5 without escalation)		\$180,040	\$217,120				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Traffic Maintenance Yard - Building 1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
769	B2020 - EXTERIOR WINDOWS	B2020.10.004	Windows	Steel framed windows are at or approaching end of expected useful service life.	Replace steel framed windows.	100	SF	\$13,700	\$36,350	3
768	B3010 - ROOFING	B3010.10.002	Roof	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	1,200	SF	\$18,910	\$50,170	3
1112	B3020 - ROOF APPURTENANCES	B3020.70.001		Rain leaders/gutters are damaged and leak.	Repair, replace rain leaders/gutters.	100	LF	\$2,060	\$5,480	3
1109	C2050 - CEILING FINISHES	C2050.80.001		Lay-in Acoustical Tile is in poor condition.	Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.	1,100	SF	\$7,050	\$18,710	3
1110	C2030 - FLOORING	C2030.50.001		Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	800	SF	\$8,220	\$22,740	4
834	D3030 - COOLING SYSTEMS	D3030.70.030	1	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$13,700	\$37,890	4
833	D3030 - COOLING SYSTEMS	D3030.70.030	1	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$13,700	\$37,890	4
1111	C2030 - FLOORING	C2030.75.002		Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	250	SF	\$2,740	\$7,890	5

**Cupertino
Facility Condition Assessment**

Traffic Maintenance Yard - Building 1

Record ID: 768
System: B3010 - ROOFING

Item No.: B3010.10.002
Floor/Room: Roof / Roof
Priority: 3
Quantity/Unit of Measure: 1,200/SF
Total Deficiency Cost: \$50,170
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*



Comments:

Record ID: 769
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.004
Floor/Room: 1 / Windows
Priority: 3
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$36,350
Deficiency Description: *Steel framed windows are at or approaching end of expected useful service life.*

Description of Work: *Replace steel framed windows.*

PHOTO
NOT
APPLICABLE

Comments:

Record ID: 833
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.030
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$37,890
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*



Comments: *Wall-Mounted AC*

**Cupertino
Facility Condition Assessment**

Traffic Maintenance Yard - Building 1

Record ID: 834
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.030
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$37,890
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Wall-Mounted AC*



Record ID: 1109
System: C2050 - CEILING FINISHES

Item No.: C2050.80.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1,100/SF
Total Deficiency Cost: \$18,710
Deficiency Description: *Lay-in Acoustical Tile is in poor condition.*

Description of Work: *Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.*

Comments:

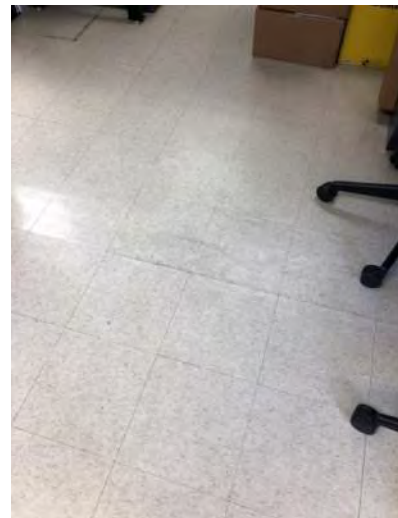


Record ID: 1110
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room:
Priority: 4
Quantity/Unit of Measure: 800/SF
Total Deficiency Cost: \$22,740
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



**Cupertino
Facility Condition Assessment**

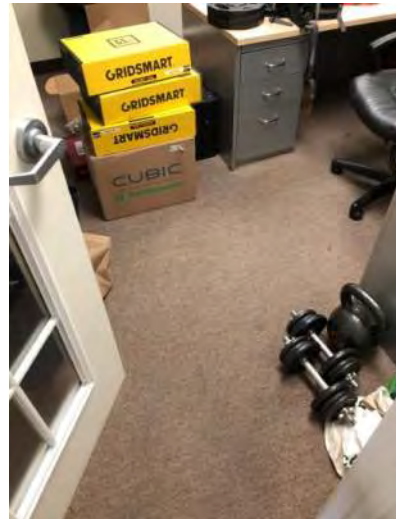
Traffic Maintenance Yard - Building 1

Record ID: 1111
System: C2030 - FLOORING

Item No.: C2030.75.002
Floor/Room:
Priority: 5
Quantity/Unit of Measure: 250/SF
Total Deficiency Cost: \$7,890
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:

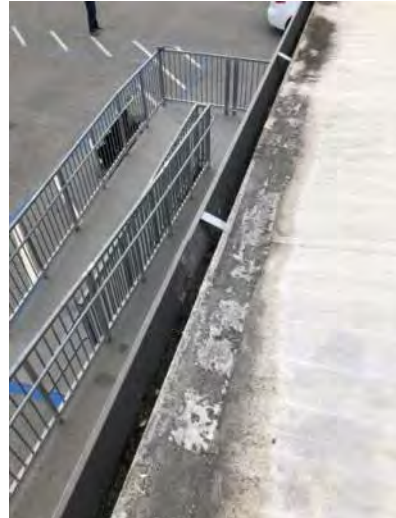


Record ID: 1112
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 100/LF
Total Deficiency Cost: \$5,480
Deficiency Description: *Rain leaders/gutters are damaged and leak.*

Description of Work: *Repair, replace rain leaders/gutters.*

Comments:



**Cupertino
Facility Condition Assessment**

Traffic Maintenance Yard - Building 2

Capital Renewal Cost:	\$6,160	FCI:	0.018
Replacement Cost:	\$352,000	Condition Score:	A
Replacement Cost/SF:	\$926	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
D3030	COOLING SYSTEMS	\$6,160	\$6,660	-	-	-	-
TOTALS		\$6,160	\$6,660	-	-	-	-
TOTAL (Priority 1-5 without escalation)		\$6,160	\$6,660				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Traffic Maintenance Yard - Building 2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
842	D3030 - COOLING SYSTEMS	D3030.70.032	1	Ceiling mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$6,660	1

Cupertino Facility Condition Assessment

Traffic Maintenance Yard - Building 2

Record ID: 842
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.032
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,660
Deficiency Description: *Ceiling mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Ceiling Mounted*



Monte Vista

Detailed Report

Address: 22601 Voss Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Gymnastics Building	Pre-1982	9,386	\$8,677,000	\$924
Pre-School Building	Pre-1982	2,610	\$2,413,000	\$925

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Gymnastics Building	\$1,571,600	0.181	C	POOR
Pre-School Building	\$530,990	0.220	C	POOR



Assessment Descriptions - Gymnastics Building

Architectural Elements

Built around 1982, the Monta Vista Gymnastics Building is approximately 9,386 SF and consists of several multi-purpose rooms and classrooms.

The interior walls are painted gypsum and need to be updated. The various flooring includes resilient athletic flooring, resilient vinyl tiling, epoxied concrete, and carpet all of which are at or approaching the end of their useful life. Overall, the interior is in fair condition.

The exterior envelope consists of aluminum windows, HM doors, painted stucco, and built-up roofing. The windows were replaced in 2009, approximately while the HM doors need to be refurbished. The built-up roof is at or approaching the end of its useful life. Cracking was noted at the stucco soffits and will need to be caulked and repainted. Overall, the exterior is in fair condition.

Mechanical Systems

The mechanical systems consist of packaged air conditioning units and split system units with furnace heating. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition but are approaching the end of their expected useful life.

Electrical Systems

Electrical power is provided to the building by the metered main switchboard located in the Preschool Building. Electrical power is distributed via various panelboards throughout the building. The electrical equipment is past its expected useful life.

Interior lighting is primarily provided by fluorescent light fixtures that appear to be past their expected useful life. Exterior lighting is provided by wall mounted LED light fixtures and recessed soffit light fixtures. The soffit light fixtures appear to be original to the building and are likely no longer operational and have not been included as a deficiency.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by two electric water heaters. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire sprinkler system; however, portable fire extinguishers were observed at key points in the building.

The building is equipped with a fire alarm system that appears to be past its expected useful life.

Assessment Descriptions Pre-School Building

Architectural Elements

Built around 1982, the approximately 2,610 SF Monta Vista Preschools is approximately 2,610 SF consists primarily of classroom space, while a section of the building is reserved for storage.

The interior walls are painted gypsum and need to be updated. The resilient vinyl flooring is at or approaching the end of its useful life. Overall, the interior is in fair condition.

The exterior envelope consists of aluminum windows, HM doors, painted stucco, wood board siding, and built-up roofing. HM doors need to be refurbished. The built-up roof is at or approaching the end of its useful life. Cracking was noted at the stucco soffits and will need to be caulked and repainted. What appears to be a removed overhang was not properly refinished and will require rework. Overall, the exterior is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided to the building by the metered main switchboard located in the Preschool Building. Electrical power is distributed via various panelboards throughout the building. The electrical equipment is past its expected useful life.

Interior lighting is primarily provided by fluorescent light fixtures that appear to be past their expected useful life. Exterior lighting is provided by wall mounted LED light fixtures and recessed soffit light fixtures. The soffit light fixtures appear to be original to the building and are likely no longer operational and have not been included as a deficiency.

Plumbing Elements

No plumbing systems were identified at the building.

Fire Protection

The building is not equipped with a fire sprinkler system; however, portable fire extinguishers were observed at key points in the building.

The building is equipped with a fire alarm system that appears to be past its expected useful life.

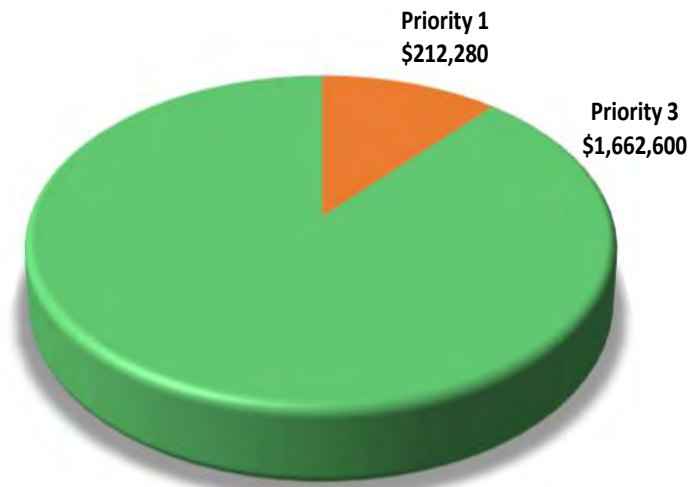
Conclusion

For the Monta Vista buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Monta Vista						
Capital Renewal Costs by Priority						
Building	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
	8% Escalation	13% Escalation	18% Escalation	23% Escalation	28% Escalation	
Gymnastics Building	\$212,280	\$0	\$1,662,600	\$0	\$0	\$1,874,880
Preschool Building	\$199,610	\$73,820	\$331,440	\$0	\$0	\$604,870
Total	\$411,890	\$73,820	\$1,994,040	\$0	\$0	\$2,479,750
	16.61%	2.98%	80.41%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

Capital Renewal Cost:	\$1,571,600	FCI:	0.181
Replacement Cost:	\$8,677,000	Condition Score:	C
Replacement Cost/SF:	\$924	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2050	EXTERIOR DOORS AND GRILLES	\$53,620	-	-	\$63,280	-	-
B3010	ROOFING	\$554,310	\$24,960	-	\$626,820	-	-
B3080	OVERHEAD EXTERIOR ENCLOSURES	\$160	-	-	\$190	-	-
C2030	FLOORING	\$74,590	-	-	\$88,030	-	-
C2050	CEILING FINISHES	\$6,300	-	-	\$7,440	-	-
D3030	COOLING SYSTEMS	\$138,660	-	-	\$163,620	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$55,320	-	-	\$65,280	-	-
D5040	LIGHTING	\$515,200	-	-	\$607,940	-	-
D7050	DETECTION AND ALARM	\$173,440	\$187,320	-	-	-	-
TOTALS		\$1,571,600	\$212,280	-	\$1,622,600	-	-
TOTAL (Priority 1-5 without escalation)		\$1,571,600	\$1,834,880				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1082	B3010 - ROOFING	B3010.50.001		Built-up roofing is beyond its expected useful service life and needs replacement.	Remove and replace built-up roofing.	500	SF	\$10,280	\$24,960	1
661	D7050 - DETECTION AND ALARM	D7050.10.025	1	The existing fire alarm system is past its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	9,386	SF	\$77,160	\$187,320	1
1080	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.002	Varies	Metal door is damaged or deteriorated.	Repair door and repaint.	12	EA	\$19,730	\$52,340	3
1083	B2050 - EXTERIOR DOORS AND GRILLES	B2050.90.011		Exterior doors are not properly weather-stripped.	Weather-strip the openings properly.	12	EA	\$4,120	\$10,940	3
1081	B3010 - ROOFING	B3010.50.001		Built-up roofing is beyond its expected useful service life and needs replacement.	Remove and replace built-up roofing.	11,500	SF	\$236,330	\$626,820	3
763	B3080 - OVERHEAD EXTERIOR ENCLOSURES	B3080.20.002	1	Stucco soffits is damaged.	Repair stucco soffit.	6	LF	\$70	\$190	3
751	C2030 - FLOORING	C2030.10.002	Restroom(s)	Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	300	SF	\$6,170	\$16,370	3
748	C2030 - FLOORING	C2030.50.001	Interior gym	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	1,200	SF	\$12,340	\$32,740	3
753	C2030 - FLOORING	C2030.50.001	Classroom	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	1,000	SF	\$10,280	\$27,270	3
746	C2030 - FLOORING	C2030.75.002	Interior classroom	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	400	SF	\$4,390	\$11,650	3
1079	C2050 - CEILING FINISHES	C2050.10.001	Restroom(s)	Painted gypsum wallboard ceiling is approaching the end of its useful life.	Remove the existing gypsum board ceiling and replace. Tape and paint.	300	SF	\$2,800	\$7,440	3
648	D3030 - COOLING SYSTEMS	D3030.10.018	1	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$54,540	3
650	D3030 - COOLING SYSTEMS	D3030.10.018	1	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$54,540	3
649	D3030 - COOLING SYSTEMS	D3030.10.018	1	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$54,540	3

**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
672	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1007	1	The 100A panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$4,890	\$12,980	3
654	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1007	1	The 100A panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$4,890	\$12,980	3
676	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1007	1	The 100A panelboard is approaching the end of its expected useful life..	Replace the existing panelboard with a new panelboard.	1	EA	\$4,890	\$12,980	3
655	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1009	1	The 400A (120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$9,930	\$26,340	3
657	D5040 - LIGHTING	D5040.50.411	1	Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	9,386	SF	\$229,210	\$607,940	3

**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

Record ID: 648
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$54,540
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Package Unit*



Record ID: 649
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$54,540
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Package Unit*



Record ID: 650
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$54,540
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Package Unit*



**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

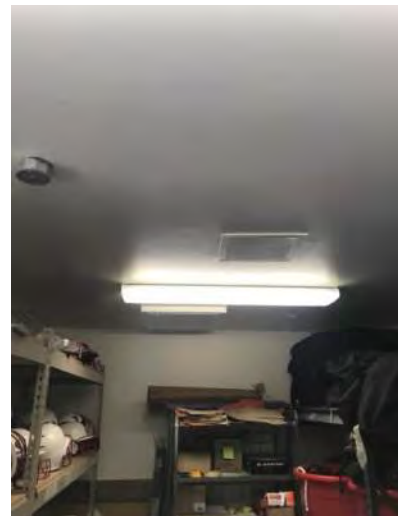
Record ID: 654
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,980
Deficiency Description: *The 100A panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 655
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1009
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$26,340
Deficiency Description: *The 400A (120/208, 3P) panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 657
System: D5040 - LIGHTING
Item No.: D5040.50.411
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 9,386/SF
Total Deficiency Cost: \$607,940
Deficiency Description: *Interior lighting system is past its expected useful life.*
Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*
Comments:



**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

Record ID: 661
System: D7050 - DETECTION AND ALARM

Item No.: D7050.10.025
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 9,386/SF
Total Deficiency Cost: \$187,320
Deficiency Description: *The existing fire alarm system is past its useful life and should be replaced.*

Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*

Comments: *Fire Alarm Panel*



Record ID: 672
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,980
Deficiency Description: *The 100A panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



Record ID: 676
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,980
Deficiency Description: *The 100A panelboard is approaching the end of its expected useful life..*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

Record ID: 746
System: C2030 - FLOORING

Item No.: C2030.75.002
Floor/Room: 1 / Interior classroom
Priority: 3
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$11,650
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



Record ID: 748
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room: 1 / Interior gym
Priority: 3
Quantity/Unit of Measure: 1,200/SF
Total Deficiency Cost: \$32,740
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Record ID: 751
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$16,370
Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:



**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

Record ID: 753
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room: 1 / Classroom
Priority: 3
Quantity/Unit of Measure: 1,000/SF
Total Deficiency Cost: \$27,270
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Record ID: 763
System: B3080 - OVERHEAD EXTERIOR ENCLOSURES

Item No.: B3080.20.002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 6/LF
Total Deficiency Cost: \$190
Deficiency Description: *Stucco soffits is damaged.*

Description of Work: *Repair stucco soffit.*

Comments: *Cracking noted in various locations of soffit*



Record ID: 1079
System: C2050 - CEILING FINISHES

Item No.: C2050.10.001
Floor/Room: / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$7,440
Deficiency Description: *Painted gypsum wallboard ceiling is approaching the end of its useful life.*

Description of Work: *Remove the existing gypsum board ceiling and replace. Tape and paint.*

Comments:



**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

Record ID 1080
System B2050 - EXTERIOR DOORS AND GRILLES

Item No. B2050.20.002
Floor/Room: / Varies
Priority: 3
Quantity/Unit of Measure: 12/EA
Total Deficiency Cost: \$52,340
Deficiency Description: *Metal door is damaged or deteriorated.*

Description of Work: *Repair door and repaint.*

Comments:



Record ID 1081
System B3010 - ROOFING

Item No. B3010.50.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 11,500/SF
Total Deficiency Cost: \$626,820
Deficiency Description: *Built-up roofing is beyond its expected useful service life and needs replacement.*

Description of Work: *Remove and replace built-up roofing.*

Comments:



Record ID 1082
System B3010 - ROOFING

Item No. B3010.50.001
Floor/Room:
Priority: 1
Quantity/Unit of Measure: 500/SF
Total Deficiency Cost: \$24,960
Deficiency Description: *Built-up roofing is beyond its expected useful service life and needs replacement.*

Description of Work: *Remove and replace built-up roofing.*

Comments: *Roof Mechanical Unit Area*



**Cupertino
Facility Condition Assessment**

Monta Vista - Gymnastics Building

Record ID: 1083
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.90.011

Floor/Room:

Priority: 3

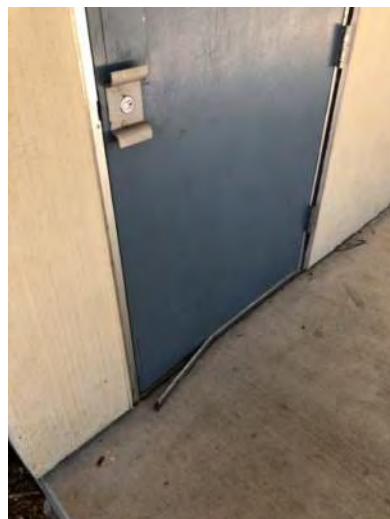
Quantity/Unit of Measure: 12/EA

Total Deficiency Cost: \$10,940

Deficiency Description: *Exterior doors are not properly weather-stripped.*

Description of Work: *Weather-strip the openings properly.*

Comments:



**Cupertino
Facility Condition Assessment**

Monta Vista - Pre-School Building

Capital Renewal Cost:	\$530,990	FCI:	0.220
Replacement Cost:	\$2,413,000	Condition Score:	C
Replacement Cost/SF:	\$925	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$1,060	-	-	\$1,260	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$14,790	-	-	\$17,460	-	-
B3010	ROOFING	\$124,730	\$134,710	-	-	-	-
C2030	FLOORING	\$62,380	-	-	\$73,610	-	-
C2050	CEILING FINISHES	\$38,890	-	-	\$45,900	-	-
D3030	COOLING SYSTEMS	\$65,320	-	\$73,820	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$20,460	-	-	\$24,150	-	-
D5040	LIGHTING	\$143,270	-	-	\$169,060	-	-
D7050	DETECTION AND ALARM	\$60,090	\$64,900	-	-	-	-
TOTALS		\$530,990	\$199,610	\$73,820	\$331,440	-	-
TOTAL (Priority 1-5 without escalation)		\$530,990	\$604,870				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Monta Vista - Pre-School Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1087	B3010 - ROOFING	B3010.50.001		Built-up roofing is beyond its expected useful service life and needs replacement.	Remove and replace built-up roofing.	2,700	SF	\$55,490	\$134,710	1
681	D7050 - DETECTION AND ALARM	D7050.10.022	1	The building is not equipped with a fire alarm system or the existing fire alarm system is at the end of its industry rated useful life.	Provide a fully addressable fire alarm control panel with associated initiating and signaling devices.	2,610	SF	\$26,730	\$64,900	1
671	D3030 - COOLING SYSTEMS	D3030.70.047	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$14,530	\$36,910	2
670	D3030 - COOLING SYSTEMS	D3030.70.047	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$14,530	\$36,910	2
762	B2010 - EXTERIOR WALLS	B2010.10.009	N/A	Exterior cement plaster walls are damaged and spalling in several areas.	Clean, patch, and repair the cement plaster wall finish.	20	SF	\$470	\$1,260	3
1085	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.002		Metal door is damaged or deteriorated.	Repair door and repaint.	4	EA	\$6,580	\$17,460	3
1086	C2030 - FLOORING	C2030.50.001		Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	2,700	SF	\$27,750	\$73,610	3
1084	C2050 - CEILING FINISHES	C2050.80.001		Lay-in Acoustical Tile is in poor condition.	Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.	2,700	SF	\$17,300	\$45,900	3
678	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.304	1	The 800A metered main switchboard is past its expected useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	\$9,100	\$24,150	3
1135	D5040 - LIGHTING	D5040.50.411		Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	2,610	SF	\$63,740	\$169,060	3

**Cupertino
Facility Condition Assessment**

Monta Vista - Pre-School Building

Record ID: 670
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.047
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$36,910
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 671
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.047
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$36,910
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 678
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.10.304
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$24,150
Deficiency Description: *The 800A metered main switchboard is past its expected useful life.*

Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*

Comments: *Metered Switchboard*



**Cupertino
Facility Condition Assessment**

Monta Vista - Pre-School Building

Record ID: 681
System: D7050 - DETECTION AND ALARM

Item No.: D7050.10.022
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 2,610/SF
Total Deficiency Cost: \$64,900
Deficiency Description: *The building is not equipped with a fire alarm system or the existing fire alarm system is at the end of its industry rated useful life.*

Description of Work: *Provide a fully addressable fire alarm control panel with associated initiating and signaling devices.*

Comments: *Fire Alarm Panel*



Record ID: 762
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.009
Floor/Room: Exterior / N/A
Priority: 3
Quantity/Unit of Measure: 20/SF
Total Deficiency Cost: \$1,260
Deficiency Description: *Exterior cement plaster walls are damaged and spalling in several areas.*

Description of Work: *Clean, patch, and repair the cement plaster wall finish.*

Comments: *Possible overhang removed. Patch is poorly done and plaster is peeling/cracking.*



Record ID: 1084
System: C2050 - CEILING FINISHES

Item No.: C2050.80.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2,700/SF
Total Deficiency Cost: \$45,900
Deficiency Description: *Lay-in Acoustical Tile is in poor condition.*

Description of Work: *Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.*

Comments:



**Cupertino
Facility Condition Assessment**

Monta Vista - Pre-School Building

Record ID: 1085
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.002

Floor/Room:

Priority: 3

Quantity/Unit of Measure: 4/EA

Total Deficiency Cost: \$17,460

Deficiency Description: *Metal door is damaged or deteriorated.*

Description of Work: *Repair door and repaint.*

Comments:



Record ID: 1086
System: C2030 - FLOORING

Item No.: C2030.50.001

Floor/Room:

Priority: 3

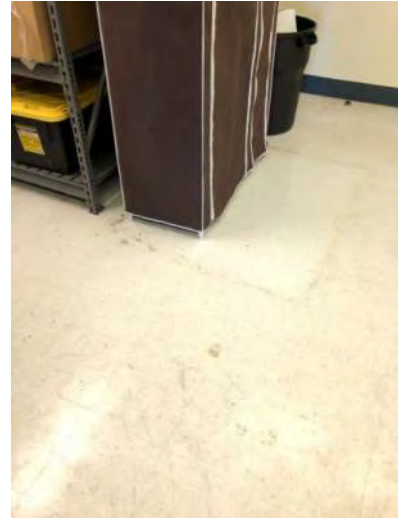
Quantity/Unit of Measure: 2,700/SF

Total Deficiency Cost: \$73,610

Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Record ID: 1087
System: B3010 - ROOFING

Item No.: B3010.50.001

Floor/Room:

Priority: 1

Quantity/Unit of Measure: 2,700/SF

Total Deficiency Cost: \$134,710

Deficiency Description: *Built-up roofing is beyond its expected useful service life and needs replacement.*

Description of Work: *Remove and replace built-up roofing.*

Comments:



**Cupertino
Facility Condition Assessment**

Monta Vista - Pre-School Building

Record ID: 1135
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 2,610/SF
Total Deficiency Cost: \$169,060
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

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NOT
APPLICABLE

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Service Center

Detailed Report

Address: 10555 Mary Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Service Center Administration Building	1977	7,100	\$8,090,000	\$1,139
Service Center Shops & Mechanic Building	Pre-1977	8,250	\$6,445,000	\$781
Service Center Welding Building	Pre-1977	3,085	\$2,410,000	\$781

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Service Center Administration Building	\$1,357,101	0.168	C	POOR
Service Center Shops & Mechanic Building	\$6,445,000	0.096	B	FAIR
Service Center Welding Building	\$2,410,000	0.021	A	GOOD



Assessment Descriptions - Service Center Administration Building

Architectural Elements

Built in 1977, the approximately 7,100 SF Service Center Administration Building is located Southeast of the Service Center Shops and Mechanic Building. The building spaces consist of a garage, offices, lockers, break room, and reception area. One portion of the office space has recently been updated.

The interior painted gypsum walls need to be updated. Flooring consisting of carpet and vinyl tiling will need to be replaced as they are at or approaching the end of their useful life. The acoustic ceiling tile has been replaced in some areas but will require complete updating, while interior wood doors need to be refurbished. Overall, the majority of the interior is in poor condition.

The exterior envelope consists of painted stucco, aluminum windows, storefront doors, HM doors, clay tile roofing, and built-up roofing. All exterior openings including windows and doors are at or approaching the end of their useful life. The built-up roofing has evidence of ponding and thinly built-up areas; the built-up roof, metal parapet cap, and clay tiles are beyond their useful life. Overall, the exterior is in poor condition.

Mechanical Systems

The mechanical systems consist of packaged air conditioning units, split system units, and rooftop ventilators. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a 400-amp metered main switchboard and distributed by panelboards throughout the building. The electrical equipment is past its expected useful life.

Interior lighting is primarily provided by fluorescent fixtures; exterior lighting is provided by recessed and ceiling mounted fixtures. The lighting system appears to be past its expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, compressed air piping, sanitary waste piping, and vent piping. The domestic hot water is provided by a gas-fired water heater. A fuel station was observed on site. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is equipped with a fire alarm and sprinkler system that appears to be in operational condition. Based on the age of the building and information provided both systems appear to be past their expected useful life.

Assessment Descriptions - Service Center Shops and Mechanic Building

Architectural Elements

Built in 1977, the approximately 8,250 SF Service Center Shops and Mechanic Buildings reside in an interconnected L shape Southeast of the Welding Building and Northwest of the Administration Building. In addition to the Mechanic Building, the other shops include a street signs shop, wood shop, facilities office, and large garage.

The interior is as expected for industrial and high-use areas. Interior carpets need to be replaced, sealed concrete refurbished, and wall paint updated. The interior condition is within expectation but poor overall.

The exterior envelope of the buildings consists of metal siding and metal seam roofing. The metal siding is damaged in some places and will need to be replaced. Several of the thresholds in the shops are not code compliant and will need to be addressed. Overall, the exterior is in fair to poor condition.

Mechanical Systems

The mechanical systems consist of gas-fired unit heaters, wall mounted air conditioning units, rooftop exhaust fans, and ventilators. Overall, the mechanical systems appear to be in operable condition but are approaching the end of their expected useful life.

Electrical Systems

Electrical power is distributed by various panelboards and load centers. The electrical equipment is past its expected useful life.

Interior lighting is primarily provided by hanging and ceiling mounted fluorescent fixtures that appear to be past their expected useful life. Most of the exterior wall mounted light fixtures appear to have been replaced with LED fixtures.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, compressed air piping, sanitary waste piping, and vent piping. The domestic hot water is provided by a gas-fired water heater. A fuel station was observed on site. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system; however, portable fire extinguishers were observed at key points of the building.

Assessment Descriptions - Service Center Welding Building

Architectural Elements

Built in 1977, the approximately 2,085 SF Service Center Welding Building is located Northwest of the Service Center Shops and Mechanic Buildings.

The interior is as expected for industrial and high-use areas. Sealed concrete flooring needs to be refurbished, and wall paint updated. The interior condition is within expectation but poor overall. The exterior envelope of the buildings consists of metal siding and metal seam roofing. The metal siding is damaged in some places and will need to be replaced. Awnings on the north side of the building are severely rusted and at the end of their useful life. Overall, the exterior is in poor condition.

Mechanical Systems

The mechanical systems consist of wall mounted air conditioning units. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a single load center that appears to be past its expected useful life.

Interior and exterior lighting appear to have been upgraded to LED fixtures.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system; however, portable fire extinguishers were observed at key points of the building.

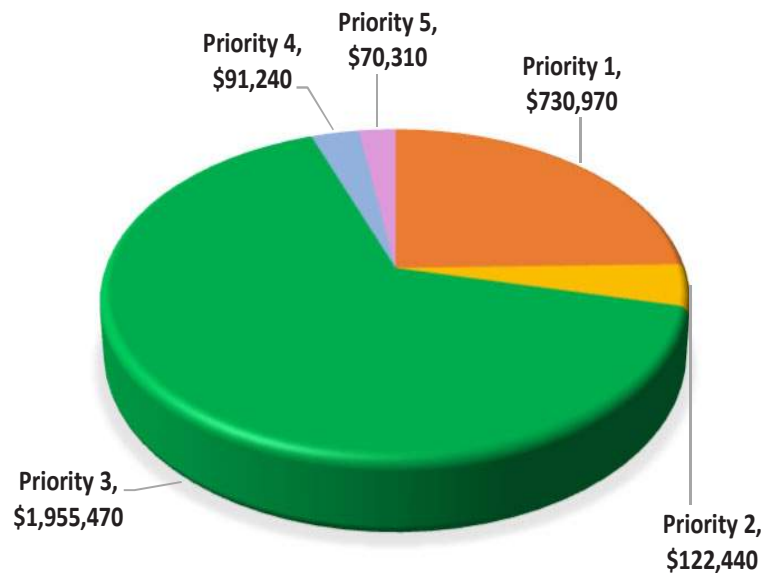
Conclusion

For the Service Center buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Service Center						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Administration	\$143,040	\$121,890	\$1,244,850	\$68,500	\$7,890	\$1,586,170
Shops & Mechanic	\$587,930	\$550	\$665,480	\$22,740	\$46,640	\$1,323,340
Welding	\$0	\$0	\$45,140	\$0	\$15,780	\$60,920
Total	\$730,970	\$122,440	\$1,955,470	\$91,240	\$70,310	\$2,970,430
	24.61%	4.12%	65.83%	3.07%	2.37%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Service Center Administration Building

Capital Renewal Cost:	\$1,357,010	FCI:	0.168
Replacement Cost:	\$8,090,000	Condition Score:	C
Replacement Cost/SF:	\$1,139	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
A4010	STANDARD SLABS-ON-GRADE	\$660	-	-	\$780	-	-
B2010	EXTERIOR WALLS	\$30,800	-	-	\$36,350	-	-
B2020	EXTERIOR WINDOWS	\$73,910	-	-	\$87,220	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$27,000	-	-	-	\$33,220	-
B3010	ROOFING	\$304,880	-	-	\$359,760	-	-
B3060	HORIZONTAL OPENINGS	\$1,240	\$1,340	-	-	-	-
C1030	INTERIOR DOORS	\$12,950	-	-	\$15,290	-	-
C2010	WALL FINISHES	\$23,180	-	-	\$27,360	-	-
C2030	FLOORING	\$77,960	-	-	\$92,020	-	-
C2050	CEILING FINISHES	\$57,590	-	-	\$67,960	-	-
D3030	COOLING SYSTEMS	\$130,370	-	\$121,890	-	\$20,120	\$7,890
D3060	VENTILATION	\$12,320	-	-	-	\$15,160	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$50,530	-	-	\$59,640	-	-
D5040	LIGHTING	\$422,420	-	-	\$498,470	-	-
D7050	DETECTION AND ALARM	\$131,200	\$141,700	-	-	-	-
TOTALS		\$1,357,010	\$143,040	\$121,890	\$1,244,850	\$68,500	\$7,890
TOTAL (Priority 1-5 without escalation)		\$1,357,010	\$1,586,170				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Service Center Administration Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
699	B3060 - HORIZONTAL OPENINGS	B3060.50.005	Upper roof	Roof hatch lacks safety post.	Provide safety post.	1	EA	\$550	\$1,340	1
587	D7050 - DETECTION AND ALARM	D7050.10.025	1	The existing fire alarm system is past its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	7,100	SF	\$58,370	\$141,700	1
570	D3030 - COOLING SYSTEMS	D3030.10.017	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$6,860	\$17,430	2
569	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
566	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$20,560	\$52,230	2
701	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.001	Warehouse	Excessive cracks were detected in the floor slab-on-grade.	Fill the slab-on-grade cracks with caulking.	30	LF	\$290	\$780	3
698	B2010 - EXTERIOR WALLS	B2010.50.001	Roof	The top of the parapet wall is not protected.	Provide a sheet metal cap.	500	LF	\$13,700	\$36,350	3
712	B2020 - EXTERIOR WINDOWS	B2020.20.003		Metal window is approaching the end of its useful life.	Replace metal window.	400	SF	\$32,880	\$87,220	3
697	B3010 - ROOFING	B3010.50.001	Roof	Built-up roofing is beyond its expected useful service life and needs replacement.	Remove and replace built-up roofing.	6,600	SF	\$135,640	\$359,760	3
1117	C1030 - INTERIOR DOORS	C1030.10.008		Interior wood door is in visual need of refurbishment.	Refurbish and restain the wood door.	14	EA	\$5,760	\$15,290	3
707	C2010 - WALL FINISHES	C2010.30.004	Hall next to restroom	Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	4,000	SF	\$10,310	\$27,360	3
706	C2030 - FLOORING	C2030.20.003	Men's restroom	Grout is damaged and deteriorating on the tiled floor.	Clean and regrout tiles.	60	SF	\$1,650	\$4,380	3
702	C2030 - FLOORING	C2030.50.001	Hall	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	150	SF	\$1,550	\$4,120	3
708	C2030 - FLOORING	C2030.50.001	Back Office/Break Room	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	500	SF	\$5,140	\$13,650	3
700	C2030 - FLOORING	C2030.50.001	Break Room	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	700	SF	\$7,200	\$19,110	3
1118	C2030 - FLOORING	C2030.50.002	Restroom/Locker	Sheet vinyl is approaching the end of its useful life.	Remove the existing sheet vinyl and replace.	850	SF	\$14,740	\$39,110	3

**Cupertino
Facility Condition Assessment**

Service Center Administration Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engine Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
703	C2030 - FLOORING	C2030.75.002	Conference room	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	400	SF	\$4,390	\$11,650	3
710	C2050 - CEILING FINISHES	C2050.80.001		Lay-in Acoustical Tile is in poor condition.	Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.	4,000	SF	\$25,620	\$67,960	3
586	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.302	1	The 400A metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	\$7,570	\$20,090	3
585	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1007	1	The 100A (120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$4,890	\$12,980	3
583	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
588	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1136	D5040 - LIGHTING	D5040.50.302		The exterior wall mounted fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	15	EA	\$14,540	\$38,580	3
575	D5040 - LIGHTING	D5040.50.411	Throughout	Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	7,100	SF	\$173,390	\$459,890	3
711	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.006		Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.	Replace aluminum door, frame, and hardware.	4	EA	\$12,010	\$33,220	4
568	D3030 - COOLING SYSTEMS	D3030.70.041	Roof	Split system with wall mounted AC and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$7,270	\$20,120	4
572	D3060 - VENTILATION	D3060.30.007	Roof	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,580	4
571	D3060 - VENTILATION	D3060.30.007	Roof	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,580	4

**Cupertino
Facility Condition Assessment**

Service Center Administration Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
590	D3030 - COOLING SYSTEMS	D3030.70.032	1	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,890	5

**Cupertino
Facility Condition Assessment**

Service Center Administration Building

Record ID: 566
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 568
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.041
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$20,120
Deficiency Description: *Split system with wall mounted AC and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 569
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



**Cupertino
Facility Condition Assessment**

Service Center Administration Building

Record ID: 570
System: D3030 - COOLING SYSTEMS

Item No.: D3030.10.017
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$17,430
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*



Record ID: 571
System: D3060 - VENTILATION

Item No.: D3060.30.007
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,580
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 572
System: D3060 - VENTILATION

Item No.: D3060.30.007
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,580
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Cupertino Facility Condition Assessment

Service Center Administration Building

Record ID: 575
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room: 1 / Throughout
Priority: 3
Quantity/Unit of Measure: 7,100/SF
Total Deficiency Cost: \$459,890
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:



Record ID: 583
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



Record ID: 585
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,980
Deficiency Description: *The 100A (120/208, 3P) panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



Cupertino Facility Condition Assessment

Service Center Administration Building

Record ID: 586
 System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
 Item No.: D5020.10.302
 Floor/Room: 1
 Priority: 3
 Quantity/Unit of Measure: 1/EA
 Total Deficiency Cost: \$20,090
 Deficiency Description: *The 400A metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.*
 Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*
 Comments: *Metered Switchboard*



Record ID: 587
 System: D7050 - DETECTION AND ALARM
 Item No.: D7050.10.025
 Floor/Room: 1
 Priority: 1
 Quantity/Unit of Measure: 7,100/SF
 Total Deficiency Cost: \$141,700
 Deficiency Description: *The existing fire alarm system is past its useful life and should be replaced.*
 Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*
 Comments: *Fire Alarm Panel*



Record ID: 588
 System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
 Item No.: D5020.30.4001
 Floor/Room: 1
 Priority: 3
 Quantity/Unit of Measure: 1/EA
 Total Deficiency Cost: \$5,550
 Deficiency Description: *The load center is approaching the end of its expected useful life.*
 Description of Work: *Replace the existing load center with a new load center.*
 Comments: *Load Center*



Cupertino Facility Condition Assessment

Service Center Administration Building

Record ID: 590
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.032
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,890
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Record ID: 697
System: B3010 - ROOFING

Item No.: B3010.50.001
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 6,600/SF
Total Deficiency Cost: \$359,760
Deficiency Description: *Built-up roofing is beyond its expected useful service life and needs replacement.*

Description of Work: *Remove and replace built-up roofing.*

Comments: *Evidence of ponding, not draining properly. Leaves blocking roof drain.*



Record ID: 698
System: B2010 - EXTERIOR WALLS

Item No.: B2010.50.001
Floor/Room: Roof
Priority: 3
Quantity/Unit of Measure: 500/LF
Total Deficiency Cost: \$36,350
Deficiency Description: *The top of the parapet wall is not protected.*

Description of Work: *Provide a sheet metal cap.*

Comments: *Existing parapet metal cap is beyond its useful life.*



**Cupertino
Facility Condition Assessment**

Service Center Administration Building

Record ID: 699
System: B3060 - HORIZONTAL OPENINGS

Item No.: B3060.50.005
Floor/Room: 1 / Upper roof
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$1,340
Deficiency Description: *Roof hatch lacks safety post.*

Description of Work: *Provide safety post.*

Comments:



Record ID: 700
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room: 1 / Break Room
Priority: 3
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$19,110
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Record ID: 701
System: A4010 - STANDARD SLABS-ON-GRADE

Item No.: A4010.10.001
Floor/Room: 1 / Warehouse
Priority: 3
Quantity/Unit of Measure: 30/LF
Total Deficiency Cost: \$780
Deficiency Description: *Excessive cracks were detected in the floor slab-on-grade.*

Description of Work: *Fill the slab-on-grade cracks with caulking.*

Comments:



**Cupertino
Facility Condition Assessment**

Service Center Administration Building

Record ID 702
System C2030 - FLOORING

Item No. C2030.50.001
Floor/Room: 1 / Hall

Priority: 3
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$4,120

Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments: *Cracking in Tile suggests substructure shifting*



Record ID 703
System C2030 - FLOORING

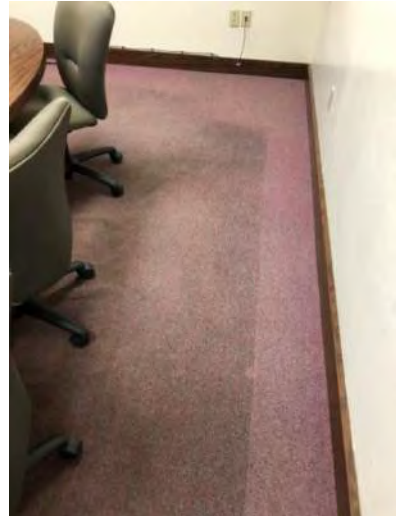
Item No. C2030.75.002
Floor/Room: 1 / Conference room

Priority: 3
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$11,650

Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



Record ID 706
System C2030 - FLOORING

Item No. C2030.20.003
Floor/Room: 1 / Men's restroom

Priority: 3
Quantity/Unit of Measure: 60/SF
Total Deficiency Cost: \$4,380

Deficiency Description: *Grout is damaged and deteriorating on the tiled floor.*

Description of Work: *Clean and regrout tiles.*

Comments:



Cupertino Facility Condition Assessment

Service Center Administration Building

Record ID: 707
System: C2010 - WALL FINISHES
Item No.: C2010.30.004
Floor/Room: 1 / Hall next to restroom
Priority: 3
Quantity/Unit of Measure: 4,000/SF
Total Deficiency Cost: \$27,360
Deficiency Description: *Interior wall paint is in need of refresh.*

Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*

Comments:



Record ID: 708
System: C2030 - FLOORING
Item No.: C2030.50.001
Floor/Room: 1 / Back Office/Break Room
Priority: 3
Quantity/Unit of Measure: 500/SF
Total Deficiency Cost: \$13,650
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Record ID: 710
System: C2050 - CEILING FINISHES
Item No.: C2050.80.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 4,000/SF
Total Deficiency Cost: \$67,960
Deficiency Description: *Lay-in Acoustical Tile is in poor condition.*

Description of Work: *Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.*

Comments:



**Cupertino
Facility Condition Assessment**

Service Center Administration Building

Record ID: 711
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.006
Floor/Room:
Priority: 4
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$33,220
Deficiency Description: *Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.*

Description of Work: *Replace aluminum door, frame, and hardware.*

Comments:



Record ID: 712
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.20.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$87,220
Deficiency Description: *Metal window is approaching the end of its useful life.*

Description of Work: *Replace metal window.*

Comments:



Record ID: 1117
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.008
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 14/EA
Total Deficiency Cost: \$15,290
Deficiency Description: *Interior wood door is in visual need of refurbishment.*

Description of Work: *Refurbish and restain the wood door.*

Comments:



**Cupertino
Facility Condition Assessment**

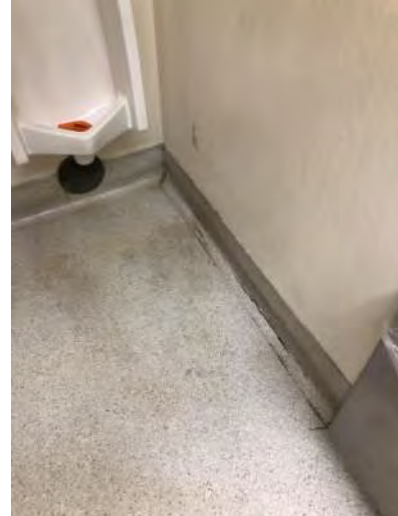
Service Center Administration Building

Record ID: 1118
System: C2030 - FLOORING

Item No.: C2030.50.002
Floor/Room: / Restroom/Locker
Priority: 3
Quantity/Unit of Measure: 850/SF
Total Deficiency Cost: \$39,110
Deficiency Description: *Sheet vinyl is approaching the end of its useful life.*

Description of Work: *Remove the existing sheet vinyl and replace.*

Comments:



Record ID: 1136
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 15/EA
Total Deficiency Cost: \$38,580
Deficiency Description: *The exterior wall mounted fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

Capital Renewal Cost:	\$618,810	FCI:	0.096
Replacement Cost:	\$6,445,000	Condition Score:	B
Replacement Cost/SF:	\$781	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$4,950	-	-	\$5,850	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,250	-	-	\$8,560	-	-
C2030	FLOORING	\$39,450	-	-	\$46,560	-	-
D3020	HEATING SYSTEMS	\$22,840	-	-	-	-	\$29,240
D3030	COOLING SYSTEMS	\$18,480	-	-	\$14,540	\$7,580	-
D3060	VENTILATION	\$25,900	-	-	-	\$15,160	\$17,400
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$47,090	-	-	\$55,600	-	-
D5040	LIGHTING	\$452,850	-	-	\$534,370	-	-
TOTALS		\$618,810	-	-	\$665,480	\$22,740	\$46,640
TOTAL (Priority 1-5 without escalation)		\$618,810	\$734,860				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1116	B2010 - EXTERIOR WALLS	B2010.10.012	Street Dept	Metal siding panels damaged in several locations.	Replace damaged panels.	100	SF	\$2,200	\$5,850	3
713	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.006	Maintenance Bldg	Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.	Replace aluminum door, frame, and hardware.	1	EA	\$3,010	\$7,990	3
1115	B2050 - EXTERIOR DOORS AND GRILLES	B2050.90.005	Facilities	The existing threshold is approaching the end of its useful life.	Replace the associated threshold.	1	EA	\$210	\$570	3
725	C2030 - FLOORING	C2030.75.002	Facilities	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	1,200	SF	\$13,160	\$34,910	3
722	C2030 - FLOORING	C2030.75.002	Street dept	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	400	SF	\$4,390	\$11,650	3
612	D3030 - COOLING SYSTEMS	D3030.70.032	1	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3
617	D3030 - COOLING SYSTEMS	D3030.70.032	Sigh Shop	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3
615	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.007	1	The all-in-one combination service entrance pedestal is approaching the end of its expected useful life.	Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.	1	EA	\$3,510	\$9,320	3
715	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1007	1	The 100A (120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$4,890	\$12,980	3
719	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
724	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	Street dept	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
728	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	Hazmat storage	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
621	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	Wood Shop	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3

**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
620	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	Wood Shop	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
609	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
625	D5040 - LIGHTING	D5040.50.411	1	Interior lighting system is at or is approaching end of its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	8,250	SF	\$201,470	\$534,370	3
619	D3030 - COOLING SYSTEMS	D3030.70.032	Facilities	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,580	4
623	D3060 - VENTILATION	D3060.30.007	Wood Shop	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,580	4
622	D3060 - VENTILATION	D3060.30.007	Wood Shop	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,580	4
614	D3020 - HEATING SYSTEMS	D3020.70.003	1	Unit heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,080	\$14,620	5
626	D3020 - HEATING SYSTEMS	D3020.70.003	1	Unit heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,080	\$14,620	5
606	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,700	5
607	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,020	\$8,700	5

**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

Record ID: 606
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,700
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 607
System: D3060 - VENTILATION

Item No.: D3060.30.005
Floor/Room: Roof
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$8,700
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*



Record ID: 609
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

Record ID: 612
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.032
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Record ID: 614
System: D3020 - HEATING SYSTEMS

Item No.: D3020.70.003
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,620
Deficiency Description: *Unit heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Unit Heater*



Record ID: 615
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.10.007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,320
Deficiency Description: *The all-in-one combination service entrance pedestal is approaching the end of its expected useful life.*

Description of Work: *Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.*

Comments: *Panelboard*



Cupertino Facility Condition Assessment

Service Center Shops & Mechanic Building

Record ID: 617
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.032
Floor/Room: 1 / Sigh Shop
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Record ID: 619
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.032
Floor/Room: 1 / Facilities
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,580
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Record ID: 620
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1 / Wood Shop
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Cupertino Facility Condition Assessment

Service Center Shops & Mechanic Building

Record ID: 621
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1 / Wood Shop
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*
Description of Work: *Replace the existing load center with a new load center.*
Comments: *Panelboard*



Record ID: 622
System: D3060 - VENTILATION
Item No.: D3060.30.007
Floor/Room: 1 / Wood Shop
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,580
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Ventilator*



Record ID: 623
System: D3060 - VENTILATION
Item No.: D3060.30.007
Floor/Room: 1 / Wood Shop
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,580
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Ventilator*



**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

Record ID: 625
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 8,250/SF
Total Deficiency Cost: \$534,370
Deficiency Description: *Interior lighting system is at or is approaching end of its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:



Record ID: 626
System: D3020 - HEATING SYSTEMS

Item No.: D3020.70.003
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,620
Deficiency Description: *Unit heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Unit Heater*



Record ID: 713
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.006
Floor/Room: 1 / Maintenance Bldg
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,990
Deficiency Description: *Exterior aluminum entrance door, frame and hardware is approaching the end of its useful life.*

Description of Work: *Replace aluminum door, frame, and hardware.*

Comments:



**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

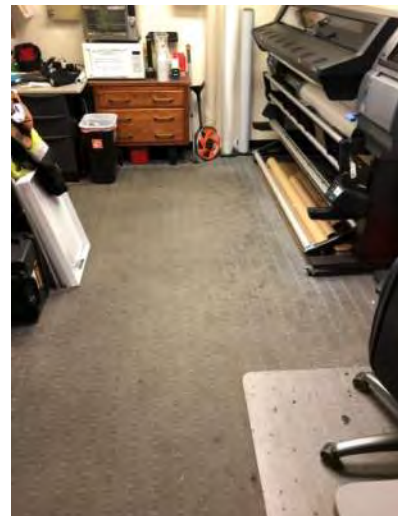
Record ID: 715
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,980
Deficiency Description: *The 100A (120/208, 3P) panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 719
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*
Description of Work: *Replace the existing load center with a new load center.*
Comments: *Panelboard*



Record ID: 722
System: C2030 - FLOORING
Item No.: C2030.75.002
Floor/Room: 1 / Street dept
Priority: 3
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$11,650
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*
Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*
Comments:



**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

Record ID: 724
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1 / Street dept
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

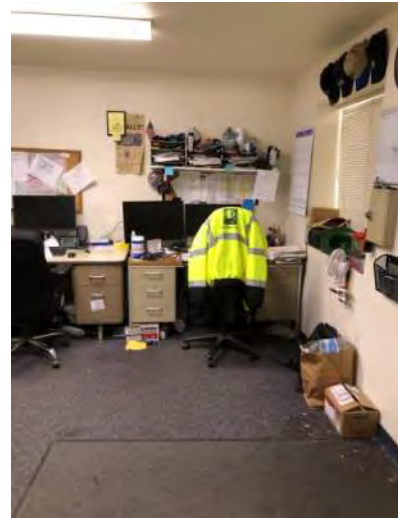
Comments: *Load Center*



Record ID: 725
System: C2030 - FLOORING
Item No.: C2030.75.002
Floor/Room: 1 / Facilities
Priority: 3
Quantity/Unit of Measure: 1,200/SF
Total Deficiency Cost: \$34,910
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



Record ID: 728
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1 / Hazmat storage
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Panelboard*



**Cupertino
Facility Condition Assessment**

Service Center Shops & Mechanic Building

Record ID: 1115
System: B2050 - EXTERIOR DOORS AND GRILLES

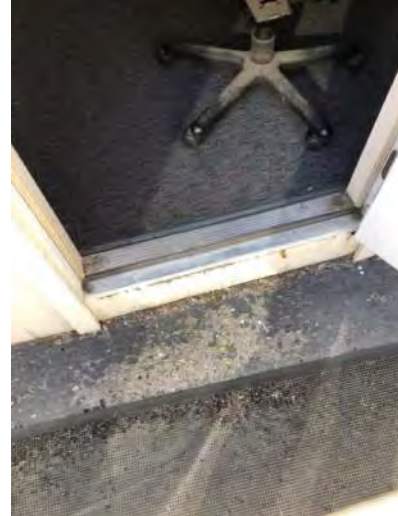
Item No.: B2050.90.005
Floor/Room: 1 / Facilities

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$570

Deficiency Description: *The existing threshold is approaching the end of its useful life.*

Description of Work: *Replace the associated threshold.*

Comments:



Record ID: 1116
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.012
Floor/Room: 1 / Street Dept

Priority: 3
Quantity/Unit of Measure: 100/SF
Total Deficiency Cost: \$5,850

Deficiency Description: *Metal siding panels damaged in several locations.*

Description of Work: *Replace damaged panels.*

Comments:



**Cupertino
Facility Condition Assessment**

Service Center Welding Building

Capital Renewal Cost:	\$50,560	FCI:	0.021
Replacement Cost:	\$2,410,000	Condition Score:	A
Replacement Cost/SF:	\$781	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2080	EXTERIOR WALL APPURTENANCES	\$21,580	-	-	\$25,470	-	-
C2010	WALL FINISHES	\$5,800	-	-	\$6,850	-	-
D3030	COOLING SYSTEMS	\$18,480	-	-	\$7,270	-	\$15,780
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
TOTALS		\$50,560	-	-	\$45,140	-	\$15,780
TOTAL (Priority 1-5 without escalation)		\$50,560	\$60,920				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Service Center Welding Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
731	B2080 - EXTERIOR WALL APPURTENANCES	B2080.30.003	1	Awning (metal) is approaching the end of its useful life.	Replace metal awning.	700	SF	\$9,600	\$25,470	3
730	C2010 - WALL FINISHES	C2010.30.004	1	Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	1,000	SF	\$2,580	\$6,850	3
629	D3030 - COOLING SYSTEMS	D3030.70.032	1	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3
628	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
729	D3030 - COOLING SYSTEMS	D3030.70.032	1	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,890	5
631	D3030 - COOLING SYSTEMS	D3030.70.032	Street Lights	Wall mounted AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,890	5

**Cupertino
Facility Condition Assessment**

Service Center Welding Building

Record ID: 628
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 629
System: D3030 - COOLING SYSTEMS
Item No.: D3030.70.032
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Record ID: 631
System: D3030 - COOLING SYSTEMS
Item No.: D3030.70.032
Floor/Room: 1 / Street Lights
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,890
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Cupertino Facility Condition Assessment

Service Center Welding Building

Record ID: 729
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.032
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,890
Deficiency Description: *Wall mounted AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Air Conditioner - Wall Mounted*



Record ID: 730
System: C2010 - WALL FINISHES

Item No.: C2010.30.004
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1,000/SF
Total Deficiency Cost: \$6,850
Deficiency Description: *Interior wall paint is in need of refresh.*

Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*

Comments:



Record ID: 731
System: B2080 - EXTERIOR WALL APPURTENANCES

Item No.: B2080.30.003
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$25,470
Deficiency Description: *Awning (metal) is approaching the end of its useful life.*

Description of Work: *Replace metal awning.*

Comments:



Blackberry Farms

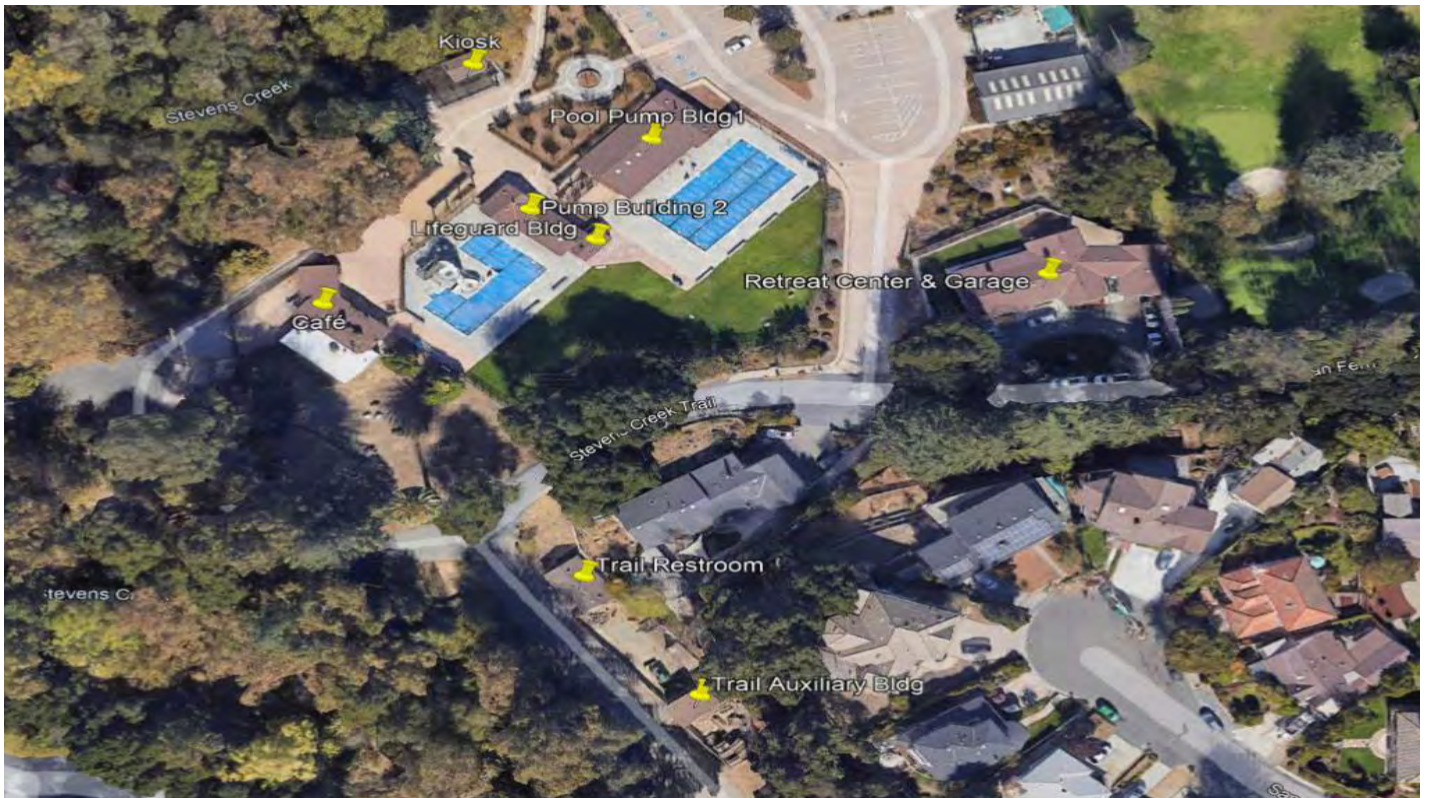
Detailed Report

Address: 21979 San Fernando Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Café	Pre-1995	2,232	\$2,784,000	\$1,247
Golf Course Maintenance	2011	2,128	\$1,586,000	\$745
Kiosk	2011 Estimated	160	\$280,000	\$1,750
Lifeguard	2013 Remodeled	2,380	\$2,968,000	\$1,247
Pool Pump Building 1	2013 Remodeled	1,300	\$1,156,000	\$889
Pool Pump Building 2	2013 Remodeled	799	\$711,000	\$890
Retreat Center & Garage	2013 Remodeled	1,790	\$1,719,000	\$960
Trail Auxiliary Building	Pre-1995	704	\$727,000	\$1,033
Trail Restroom	Pre-1995	360	\$682,000	\$1,894

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Café	\$352,400	0.127	C	POOR
Golf Course Maintenance	\$12,390	0.008	A	GOOD
Kiosk	\$6,190	0.022	A	GOOD
Lifeguard	\$950	0	A	GOOD
Pool Pump Building 1	\$104,860	0.091	B	FAIR
Pool Pump Building 2	\$109,800	0.154	C	POOR
Retreat Center & Garage	\$237,370	0.138	C	POOR
Trail Auxiliary Building	\$78,140	0.107	C	POOR
Trail Restroom	\$40,340	0.059	B	FAIR

Blackberry Farms Site Photo



Assessment Descriptions - Blackberry Café

Architectural Elements

The approximately 2,232 SF Blackberry Café was constructed prior to 1995 and consists of a food prep area, commercial kitchen, walk-in closet, food distribution area, and a storage garage.

The interior flooring is epoxied concrete and sealed concrete. The epoxy is approaching the end of its useful life and should eventually be refinished. Interior walls are painted gypsum and painted CMU and need to be updated. Overall, the interior is in fair condition.

The exterior consists of CMU, asphalt shingling, coiling windows & doors, and HM doors. At select locations cracking was noted in the CMU walls and should be caulked and repainted. HM door frames are damaged, not weather proofed properly, and should be replaced. Rusting was noted at the coiling window and door frames. Overall, the exterior is in fair condition.

Mechanical Systems

The mechanical systems in the building consist of walk-in refrigeration condensing units, an evaporative cooler, and roof mounted exhaust fans. Air is distributed by concealed hard ducts and diffusers above the ceiling. Overall, the mechanical systems appear to be in operable condition, with the evaporative cooler approaching the end of its industry-standard useful life.

Electrical Systems

Electrical power is provided to the site by 800-amp 120/240 V, 3 phase, 4 wire switchboard that appears to be original to the facility, but within its expected useful life. Electrical power is distributed throughout the building via several panel boards. The panelboards appear to be original to the facility but approaching their expected useful life.

Interior lighting is provided via fluorescent light fixtures; exterior lighting is provided via a wall mounted incandescent light fixture as well as pole mounted site light fixtures. In general, the lighting appears to be in good operational condition, but past its expected useful life.

Plumbing Elements

The plumbing systems in the building consist of domestic cold and hot water, gas, sanitary sewer, and vent piping. Domestic water is provided by a central tankless water heater. Overall, the plumbing equipment appears to be in operable condition.

Fire Protection

No fire sprinkler systems have been identified in the building; however, portable fire extinguishers were observed in key areas in the building.

The building does not appear to be equipped with a fire alarm system.

Assessment Descriptions - Blackberry Golf Course Maintenance

Architectural Elements

Built in 2011, the approximately 2,128 SF Blackberry Golf Course Maintenance Building consists of a storage area, back office, restroom with a shower, and a golf course accessible restroom.

The interior flooring is sealed concrete, and ceramic tiling. The exterior consists of a metal seam roof, skylights, metal siding, roll-up doors, and aluminum windows. Overall, the interior and exterior are in good condition.

Mechanical Systems

The mechanical systems consist of ventilators. Overall, the mechanical systems appear to be in operable condition with the ventilators approaching the end of their expected useful life.

Electrical Systems

Electrical power is distributed by a single panelboard that appears to be in good operational condition and within its expected useful life.

Interior and exterior lighting are in good operational condition and within their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by an electric water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Kiosk

Architectural Elements

Built in 2011, the Kiosk is approximately 160sqft in size and has a shaded canopy surrounding the front of the building.

The interior flooring is sealed concrete. Overall, the interior is in good condition. The exterior consists of stone and wood siding, asphalt shingle roofing, and aluminum windows & doors. Overall, the interior and exterior are in good condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power appears to be provided by a single panelboard. The team was unable to access the panelboard; however, based on the age and overall condition of the facility, the electrical equipment appears to be in good condition.

The interior and exterior lighting appears to be in good condition and within their expected useful life.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Lifeguard Building

Architectural Elements

The Lifeguard Building is a Tuff Shed adjacent to Pool Pump Building 2. Maintenance should be done as necessary and replace once the Tuff Shed has exceeded its useful life.

Mechanical Systems

The mechanical systems consist of wall mounted air conditioning units. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a load center that, assuming it was installed in 2013, is within its expected useful life.

Interior and exterior lighting appear to be in good condition and within its expected useful life.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Pool Pump Building 1

Architectural Elements

Renovated in 2013, the 2,130 SF Pool Building 1 includes the Pool Equipment room, dressing rooms, and restrooms.

The interior finish is epoxied concrete flooring, ceramic tiled floor, ceramic tiled walls, and exposed painted wood roof deck and framing. The epoxy floor is beyond its useful life and needs to be replaced. Areas of ceramic tiling need to be replaced, cleaned, and regrouted. Overall, the interior is in good condition.

The exterior is wood siding, ceramic wall tiling, and asphalt shingle roofing. Overall, the exterior is in good condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided to the building via a combination service entrance device (CSED) and distributed via a single load center. The electrical equipment appears to be in good operational condition and within its expected useful life.

Interior lighting is provided via recessed fluorescent fixtures and recessed incandescent can light fixtures. Exterior lighting is provided by wall mounted incandescent fixtures at each exterior door. The exterior and interior lighting appears to be in good operational condition.

Plumbing Elements

The plumbing systems consist of a pool pump system. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Pool Pump Building 2

Architectural Elements

Renovated in 2013, the approximately 860 SF Pool Building 2 includes the Pool Equipment room and restrooms.

The interior finish is epoxied concrete flooring, ceramic tiled walls, and exposed painted wood roof deck and framing. The epoxy floor is beyond its useful life and needs to be replaced. Overall, the interior is in good condition.

The exterior is wood siding and asphalt shingle roofing. Overall, the exterior is in good condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a panelboard that is past its expected useful life.

Interior and exterior lighting appear to be in good condition and within their expected useful life.

Plumbing Elements

The plumbing systems consist of a pool pump system including filtration and a pool boiler system. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Retreat Center and Garage

Architectural Elements

Remodeled in 2013, the Retreat Center is approximately 2,000 SF in size and the adjacent Garage is 830 SF in size. The Retreat Center includes an observation room, meeting room, restrooms, kitchen, and offices. Between the Retreat Center and Garage is a covered pathway and storage area. The garage is used for storage and maintenance.

The interior of the Retreat Center has resilient vinyl flooring and carpeting, both at or approaching the end of their useful life. The walls and parts of the ceiling are painted gypsum; other parts of the ceiling are acoustic ceiling tile. Casework is dated but non-unusable. At the Garage, water damage can be seen on either side of the partition wall. The origins of the water damage are unclear and require further investigation. Overall, the interior of the Retreat Center and Garage is in fair condition.

The exterior envelope is brick, wood siding, vinyl windows, wood doors, and asphalt shingle roofing. There is a covered patio and small yard off the backside of the building. Minor areas need refurbishment but overall, the exterior is in good condition.

Mechanical Systems

The mechanical systems consist of a split system furnace and air conditioning system. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided to the building via a combination service entrance device (CSED) and distributed via a single load center. The electrical equipment appears to be in good operational condition and within its expected useful life.

Interior lighting is provided via recessed fluorescent fixtures and recessed incandescent can light fixtures. Exterior lighting is provided by wall mounted incandescent fixtures at each exterior door. The exterior and interior lighting appears to be in good operational condition.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by a gas-fired water heater that is past its expected useful life. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm and sprinkler system.

Assessment Descriptions - Trail Auxiliary Building

Architectural Elements

Built prior to 1995, the approximately 704 SF Trail Auxiliary Building is used primarily for storage. Entrance into the building is through the single HM door or wooden garage door.

The Interior condition is sealed concrete and exposed wood framing. There is a noticeable deterioration in the roof decking and framing including make-shift repairs. Overall, the interior is in poor condition.

The exterior envelope consists of asphalt shingle roofing and wood board siding. The wood board siding is rotting, broken, and generally deteriorated in several locations. Overall, the exterior is in poor condition.

Mechanical Systems

The mechanical systems consist of roof exhaust fans. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided to the building by an all-in-one combination service and a load center. The electrical equipment is past its expected useful life.

Interior and exterior lighting appear to be in good condition and within its expected useful life.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Trail Restroom

Architectural Elements

The Trail Restroom was built prior to 1995 and is approximately 360 SF in size. The building was renovated in 2018 to add restrooms. The rear portion of the building remains per the original construction and is used for storage.

The interior of the restrooms is in excellent condition. The rear storage area has significant deterioration to the roof decking and framing. The exterior wood board siding is cracked, rotting, and peeling in several locations and needs to be replaced.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a single load center that appears to be in good operational condition and within its expected useful life.

Interior and exterior lighting appear to be in good condition and within their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping, and vent piping. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

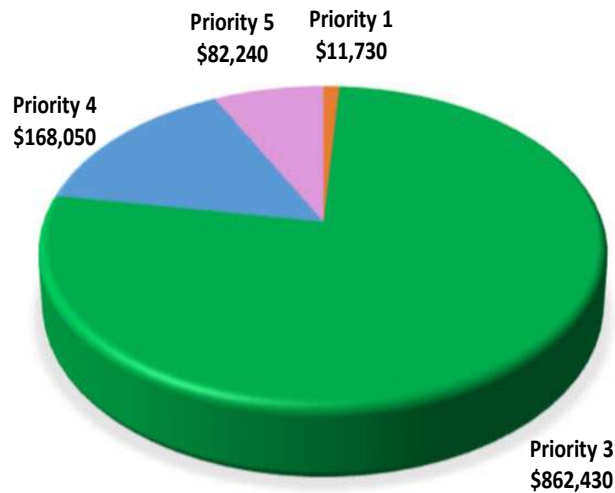
Conclusion

For the Blackberry Farms buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Blackberry Farms						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Café	\$0	\$0	\$234,000	\$119,350	\$73,090	\$426,440
Golf Course Maintenance	\$0	\$0	\$14,630	\$0	\$0	\$14,630
Kiosk	\$0	\$0	\$0	\$0	\$7,930	\$7,930
Lifeguard	\$0	\$0	\$0	\$0	\$1,220	\$1,220
Pool Pump 1	\$11,730	\$0	\$82,840	\$29,290	\$0	\$123,860
Pool Pump 2	\$0	\$0	\$129,580	\$0	\$0	\$129,580
Retreat Center & Garage	\$0	\$0	\$261,540	\$19,410	\$0	\$280,950
Trail Auxiliary Building	\$0	\$0	\$92,230	\$0	\$0	\$92,230
Trail Restroom	\$0	\$0	\$47,610	\$0	\$0	\$47,610
Total	\$11,730	\$0	\$862,430	\$168,050	\$82,240	\$1,124,450
	1.04%	0.00%	76.70%	14.95%	7.31%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



**Cupertino
Facility Condition Assessment**

Blackberry Farms Café

Capital Renewal Cost:	\$352,400	FCI:	0.127
Replacement Cost:	\$2,784,000	Condition Score:	C
Replacement Cost/SF:	\$1,247	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$18,480	-	-	-	\$22,740	-
B2050	EXTERIOR DOORS AND GRILLES	\$5,560	-	-	\$6,570	-	-
C2030	FLOORING	\$78,540	-	-	-	\$96,610	-
D3030	COOLING SYSTEMS	\$57,100	-	-	-	-	\$73,090
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$77,430	-	-	\$91,380	-	-
D5040	LIGHTING	\$115,290	-	-	\$136,050	-	-
TOTALS		\$352,400	-	-	\$234,000	\$119,350	\$73,090
TOTAL (Priority 1-5 without escalation)		\$352,400	\$426,440				
			TOTAL (Priority 1-5 with escalation)				

Cupertino Facility Condition Assessment

Blackberry Farms Café

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1024	B2050 - EXTERIOR DOORS AND GRILLES	B2050.90.001	Corridor	Existing door frames are deteriorated.	Replace door frame, reinstall the door and its associated hardware.	1	EA	\$2,470	\$6,570	3
1007	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.0011	Prep-Room	The 800A switchboard is approaching the end of its expected useful life.	Replace the existing switchboard with a new switchboard.	1	EA	\$14,110	\$37,430	3
1011	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1002	Electrical Room	The 225A (120/240V, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,800	\$20,700	3
1017	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1009	Exterior	The 400A (120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$9,930	\$26,340	3
1012	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4002	Electrical Room	The load center is approaching the end of its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,600	\$6,910	3
1006	D5040 - LIGHTING	D5040.50.411	All	Interior lighting system is at or is approaching end of its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	2,100	SF	\$51,290	\$136,050	3
828	B2010 - EXTERIOR WALLS	B2010.20.005	Exterior	CMU walls are showing signs of wear.	Clean and repaint CMU walls.	2,400	SF	\$8,220	\$22,740	4
1025	C2030 - FLOORING	C2030.10.002	General	Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	1,700	SF	\$34,940	\$96,610	4
1005	D3030 - COOLING SYSTEMS	D3030.30.001	N/A	Evaporative cooler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$25,400	\$73,090	5

**Cupertino
Facility Condition Assessment**

Blackberry Farms Café

Record ID: 828
System: B2010 - EXTERIOR WALLS

Item No.: B2010.20.005
Floor/Room: 1 / Exterior
Priority: 4
Quantity/Unit of Measure: 2,400/SF
Total Deficiency Cost: \$22,740
Deficiency Description: *CMU walls are showing signs of wear.*

Description of Work: *Clean and repaint CMU walls.*

Comments: *Cracking in CMU exterior wall noted. Use epoxy filler and repaint.*



Record ID: 1005
System: D3030 - COOLING SYSTEMS

Item No.: D3030.30.001
Floor/Room: Roof / N/A
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$73,090
Deficiency Description: *Evaporative cooler is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Evaporative Cooler*



Record ID: 1006
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room: 1 / All
Priority: 3
Quantity/Unit of Measure: 2,100/SF
Total Deficiency Cost: \$136,050
Deficiency Description: *Interior lighting system is at or is approaching end of its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Café

Record ID: 1007
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.0011
Floor/Room: 1 / Prep-Room
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$37,430
Deficiency Description: *The 800A switchboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing switchboard with a new switchboard.*

Comments: *Switchboard*



Record ID: 1011
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1002
Floor/Room: 1 / Electrical Room
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$20,700
Deficiency Description: *The 225A (120/240V, 3P) panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments: *Panelboard*



Record ID: 1012
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4002
Floor/Room: 1 / Electrical Room
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,910
Deficiency Description: *The load center is approaching the end of its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



**Cupertino
Facility Condition Assessment**

Blackberry Farms Café

Record ID: 1017
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1009
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$26,340
Deficiency Description: *The 400A (120/208, 3P) panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 1024
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.90.001
Floor/Room: 1 / Corridor
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$6,570
Deficiency Description: *Existing door frames are deteriorated.*
Description of Work: *Replace door frame, reinstall the door and its associated hardware.*
Comments: *Remove spray foam and install proper weather stripping and door sweeps.*



Record ID: 1025
System: C2030 - FLOORING
Item No.: C2030.10.002
Floor/Room: 1 / General
Priority: 4
Quantity/Unit of Measure: 1,700/SF
Total Deficiency Cost: \$96,610
Deficiency Description: *Epoxy is approaching the end of its useful life.*
Description of Work: *Remove the existing epoxy and replace.*
Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Golf Course Maintenance Building

Capital Renewal Cost:	\$12,390	FCI:	0.008
Replacement Cost:	\$1,586,000	Condition Score:	A
Replacement Cost/SF:	\$745	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
C2030	FLOORING	\$70	-	-	\$90	-	-
D3060	VENTILATION	\$12,320	-	-	\$14,540	-	-
TOTALS		\$12,390	-	-	\$14,630	-	-
TOTAL (Priority 1-5 without escalation)		\$12,390	\$14,630				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Golf Course Maintenance Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
808	C2030 - FLOORING	C2030.20.001	Shower	Ceramic tile floor is approaching the end of its useful life.	Remove the existing ceramic tile flooring and replace.	1	SF	\$30	\$90	3
950	D3060 - VENTILATION	D3060.30.007	Mezzanine	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3
949	D3060 - VENTILATION	D3060.30.007	1	Ventilator is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$2,740	\$7,270	3

**Cupertino
Facility Condition Assessment**

Blackberry Farms Golf Course Maintenance Building

Record ID: 808
System: C2030 - FLOORING

Item No.: C2030.20.001
Floor/Room: 1 / Shower
Priority: 3
Quantity/Unit of Measure: 1/SF
Total Deficiency Cost: \$90
Deficiency Description: *Ceramic tile floor is approaching the end of its useful life.*

Description of Work: *Remove the existing ceramic tile flooring and replace.*

Comments: *Clean and regrout existing tile. Replace any damaged or broken tiles.*



Record ID: 949
System: D3060 - VENTILATION

Item No.: D3060.30.007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Ventilator*



Record ID: 950
System: D3060 - VENTILATION

Item No.: D3060.30.007
Floor/Room: 2 / Mezzanine
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,270
Deficiency Description: *Ventilator is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Ventilator*



**Cupertino
Facility Condition Assessment**

Blackberry Farms Kiosk

Capital Renewal Cost:	\$6,190	FCI:	0.022
Replacement Cost:	\$280,000	Condition Score:	A
Replacement Cost/SF:	\$1,750	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2050	EXTERIOR DOORS AND GRILLES	\$3,710	-	-	-	-	\$4,750
C2030	FLOORING	\$2,480	-	-	-	-	\$3,180
TOTALS		\$6,190	-	-	-	-	\$7,930
TOTAL (Priority 1-5 without escalation)		\$6,190	\$7,930				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Kiosk

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
831	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.002	Interior	Metal door is damaged or deteriorated.	Repair door and repaint.	1	EA	\$1,650	\$4,750	5
1026	C2030 - FLOORING	C2030.10.001	Interior	Sealed concrete floor is approaching the end of its useful life.	Repair and refinish the concrete floor.	160	SF	\$1,100	\$3,180	5

**Cupertino
Facility Condition Assessment**

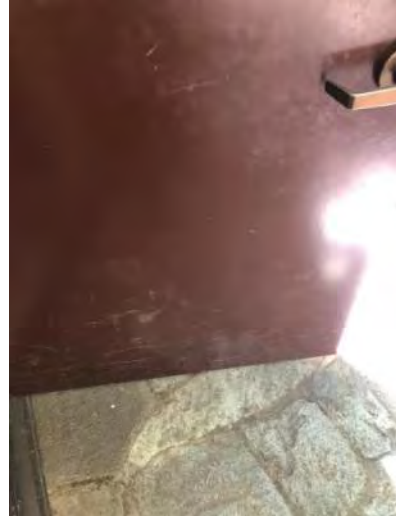
Blackberry Farms Kiosk

Record ID: 831
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.002
Floor/Room: 1 / Interior
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$4,750
Deficiency Description: *Metal door is damaged or deteriorated.*

Description of Work: *Repair door and repaint.*

Comments:



Record ID: 1026
System: C2030 - FLOORING

Item No.: C2030.10.001
Floor/Room: 1 / Interior
Priority: 5
Quantity/Unit of Measure: 160/SF
Total Deficiency Cost: \$3,180
Deficiency Description: *Sealed concrete floor is approaching the end of its useful life.*

Description of Work: *Repair and refinish the concrete floor.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Lifeguard Building

Capital Renewal Cost:	\$950	FCI:	0.000
Replacement Cost:	\$2,968,000	Condition Score:	A
Replacement Cost/SF:	\$1,247	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$950	-	-	-	-	\$1,220
TOTALS		\$950	-	-	-	-	\$1,220
TOTAL (Priority 1-5 without escalation)		\$950	\$1,220				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Lifeguard Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
816	B2010 - EXTERIOR WALLS	B2010.10.006	Exterior	Trim is worn and should be replaced.	Replace trim and finish to match. Replace at the same time as siding.	30	LF	\$420	\$1,220	5

**Cupertino
Facility Condition Assessment**

Blackberry Farms Lifeguard Building

Record ID: 816
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.006
Floor/Room: 1 / Exterior
Priority: 5
Quantity/Unit of Measure: 30/LF
Total Deficiency Cost: \$1,220
Deficiency Description: *Trim is worn and should be replaced.*

Description of Work: *Replace trim and finish to match. Replace at the same time as siding.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 1

Capital Renewal Cost:	\$104,860	FCI:	0.091
Replacement Cost:	\$1,156,000	Condition Score:	B
Replacement Cost/SF:	\$889	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
C2030	FLOORING	\$46,540	-	-	\$54,930	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$23,810	-	-	-	\$29,290	-
D3060	VENTILATION	\$10,860	\$11,730	-	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$23,650	-	-	\$27,910	-	-
TOTALS		\$104,860	\$11,730	-	\$82,840	\$29,290	-
TOTAL (Priority 1-5 without escalation)		\$104,860	\$123,860				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
956	D3060 - VENTILATION	D3060.30.030	1	Sidewall propeller fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$4,830	\$11,730	1
810	C2030 - FLOORING	C2030.10.002	Dressing Room(s)	Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	900	SF	\$18,500	\$49,080	3
1027	C2030 - FLOORING	C2030.20.003	Dressing Room(s)	Grout is damaged and deteriorating on the tiled floor.	Clean and regrout tiles.	80	SF	\$2,200	\$5,850	3
959	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1021	Pump Room	The 225A (40 ckts, 120/240, 1P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$10,520	\$27,910	3
962	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.003	Pump Room	Gas fired water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,590	\$29,290	4

**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 1

Record ID: 810
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room: 1 / Dressing Room(s)
Priority: 3
Quantity/Unit of Measure: 900/SF
Total Deficiency Cost: \$49,080
Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:



Record ID: 956
System: D3060 - VENTILATION

Item No.: D3060.30.030
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$11,730
Deficiency Description: *Sidewall propeller fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:

Ventilator



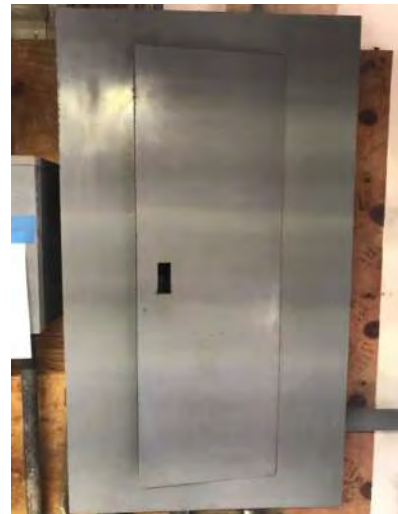
Record ID: 959
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1021
Floor/Room: 1 / Pump Room
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$27,910
Deficiency Description: *The 225A (40 ckts, 120/240, 1P) panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments:

Panelboard



**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 1

Record ID: 962
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.003
Floor/Room: 1 / Pump Room
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$29,290
Deficiency Description: *Gas fired water heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Water Heater*



Record ID: 1027
System: C2030 - FLOORING

Item No.: C2030.20.003
Floor/Room: 1 / Dressing Room(s)
Priority: 3
Quantity/Unit of Measure: 80/SF
Total Deficiency Cost: \$5,850
Deficiency Description: *Grout is damaged and deteriorating on the tiled floor.*

Description of Work: *Clean and regrout tiles.*

Comments: *Replace any broken tiles.*



**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 2

Capital Renewal Cost:	\$109,800	FCI:	0.154
Replacement Cost:	\$711,000	Condition Score:	C
Replacement Cost/SF:	\$890	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
A4010	STANDARD SLABS-ON-GRADE	\$8,210	-	-	\$9,690	-	-
C2010	WALL FINISHES	\$61,590	-	-	\$72,680	-	-
C2030	FLOORING	\$22,190	-	-	\$26,190	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$17,810	-	-	\$21,020	-	-
TOTALS		\$109,800	-	-	\$129,580	-	-
TOTAL (Priority 1-5 without escalation)		\$109,800	\$129,580				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
815	A4010 - STANDARD SLABS-ON-GRADE	A4010.10.002	Pump Room	The concrete pad has major cracks and divots that present tripping hazards.	Repair the concrete pad to eliminate tripping hazards.	380	SF	\$3,650	\$9,690	3
1039	C2010 - WALL FINISHES	C2010.10.002	Restroom(s)	Grout is damaged and deteriorating on the tiled walls.	Clean and regrout tiles.	1,000	SF	\$27,400	\$72,680	3
813	C2030 - FLOORING	C2030.10.002	Restroom(s)	Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	480	SF	\$9,870	\$26,190	3
980	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3

**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 2

Record ID: 813
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 480/SF
Total Deficiency Cost: \$26,190
Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:



Record ID: 815
System: A4010 - STANDARD SLABS-ON-GRADE

Item No.: A4010.10.002
Floor/Room: 1 / Pump Room
Priority: 3
Quantity/Unit of Measure: 380/SF
Total Deficiency Cost: \$9,690
Deficiency Description: *The concrete pad has major cracks and divots that present tripping hazards.*

Description of Work: *Repair the concrete pad to eliminate tripping hazards.*

Comments:



Record ID: 980
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A (42 ckts, 120/208, 3P) panelboard is approaching the end of its expected useful life.*

Description of Work: *Replace the existing panelboard with a new panelboard.*

Comments:

Panelboard



**Cupertino
Facility Condition Assessment**

Blackberry Farms Pool Pump Building 2

Record ID: 1039
System: C2010 - WALL FINISHES

Item No.: C2010.10.002
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 1,000/SF
Total Deficiency Cost: \$72,680
Deficiency Description: *Grout is damaged and deteriorating on the tiled walls.*

Description of Work: *Clean and regrout tiles.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Retreat Center & Garage

Capital Renewal Cost:	\$237,370	FCI:	0.138
Replacement Cost:	\$1,719,000	Condition Score:	C
Replacement Cost/SF:	\$960	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$50	-	-	\$60	-	-
C2030	FLOORING	\$27,790	-	-	\$14,190	\$19,410	-
D2010	DOMESTIC WATER DISTRIBUTION	\$12,700	-	-	\$14,990	-	-
D2030	BUILDING SUPPORT PLUMBING SYSTEMS	\$10,790	-	-	\$12,740	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$7,890	-	-	\$9,320	-	-
D5040	LIGHTING	\$94,980	-	-	\$112,090	-	-
E2010	FIXED FURNISHINGS	\$83,170	-	-	\$98,150	-	-
TOTALS		\$237,370	-	-	\$261,540	\$19,410	-
TOTAL (Priority 1-5 without escalation)		\$237,370	\$280,950				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Retreat Center & Garage

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
807	B2010 - EXTERIOR WALLS	B2010.10.006	Exterior	Trim is worn and should be replaced.	Replace trim and finish to match. Replace at the same time as siding.	1	LF	\$20	\$60	3
1030	C2030 - FLOORING	C2030.20.001	Entry	Ceramic tile floor is approaching the end of its useful life.	Remove the existing ceramic tile flooring and replace.	40	SF	\$1,090	\$2,900	3
1028	C2030 - FLOORING	C2030.50.002	Staff Restroom	Sheet vinyl is approaching the end of its useful life.	Remove the existing sheet vinyl and replace.	55	SF	\$960	\$2,550	3
803	C2030 - FLOORING	C2030.75.002	Office	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	300	SF	\$3,290	\$8,740	3
938	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.002	1	Gas fired water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,650	\$14,990	3
805	D2030 - BUILDING SUPPORT PLUMBING SYSTEMS	D2030.30.005	Garage	Evidence of leaks at roof drains & overflow drains with damage to soffit around downspout penetration.	Replace roof & overflow drains & accessories including downspout through soffit.	1	EA	\$4,800	\$12,740	3
943	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.007	1	The all-in-one combination service entrance pedestal is approaching the end of its expected useful life.	Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.	1	EA	\$3,510	\$9,320	3
941	D5040 - LIGHTING	D5040.50.302	1	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$970	\$2,590	3
944	D5040 - LIGHTING	D5040.50.411	1	Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	1,690	SF	\$41,280	\$109,500	3
1029	E2010 - FIXED FURNISHINGS	E2010.30.004	Kitchen	The existing casework is at or is approaching the end of its useful life.	Replace original wood cabinets and countertops.	60	LF	\$37,000	\$98,150	3
1031	C2030 - FLOORING	C2030.75.001	Conference Room	Carpet tile is missing or damaged.	Replace carpet tile.	640	SF	\$7,020	\$19,410	4

**Cupertino
Facility Condition Assessment**

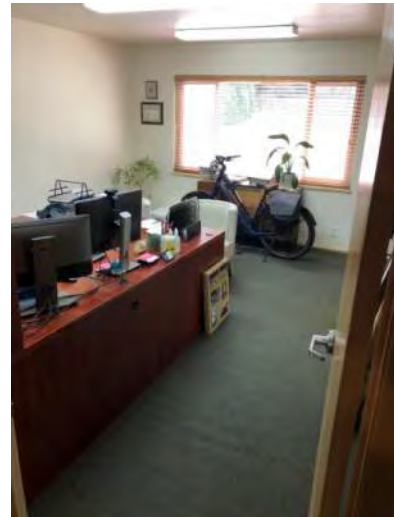
Blackberry Farms Retreat Center & Garage

Record ID: 803
System: C2030 - FLOORING

Item No.: C2030.75.002
Floor/Room: 1 / Office
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$8,740
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



Record ID: 805
System: D2030 - BUILDING SUPPORT PLUMBING SYSTEMS

Item No.: D2030.30.005
Floor/Room: 1 / Garage
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,740
Deficiency Description: *Evidence of leaks at roof drains & overflow drains with damage to soffit around downspout penetration.*

Description of Work: *Replace roof & overflow drains & accessories including downspout through soffit.*

Comments: *Water damage noted on interior walls. Suspected source is drain outlet from high to low roof.*



Record ID: 807
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.006
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 1/LF
Total Deficiency Cost: \$60
Deficiency Description: *Trim is worn and should be replaced.*

Description of Work: *Replace trim and finish to match. Replace at the same time as siding.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Retreat Center & Garage

Record ID: 938
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.002
Floor/Room: 1

Priority: 3

Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,990

Deficiency Description: *Gas fired water heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Water Heater*



Record ID: 941
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room: 1

Priority: 3

Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,590

Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 943
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.10.007
Floor/Room: 1

Priority: 3

Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,320

Deficiency Description: *The all-in-one combination service entrance pedestal is approaching the end of its expected useful life.*

Description of Work: *Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.*

Comments: *Panelboard*



**Cupertino
Facility Condition Assessment**

Blackberry Farms Retreat Center & Garage

Record ID 944
System D5040 - LIGHTING

Item No. D5040.50.411
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1,690/SF
Total Deficiency Cost: \$109,500
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

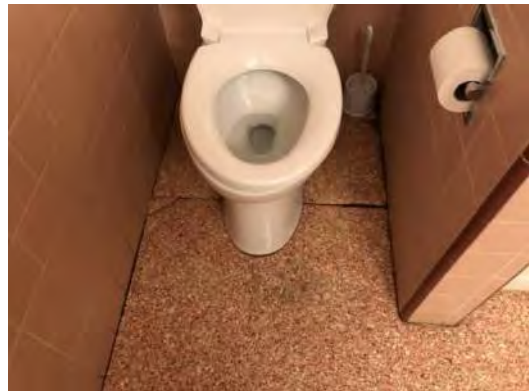


Record ID 1028
System C2030 - FLOORING

Item No. C2030.50.002
Floor/Room: 1 / Staff Restroom
Priority: 3
Quantity/Unit of Measure: 55/SF
Total Deficiency Cost: \$2,550
Deficiency Description: *Sheet vinyl is approaching the end of its useful life.*

Description of Work: *Remove the existing sheet vinyl and replace.*

Comments:



Record ID 1029
System E2010 - FIXED FURNISHINGS

Item No. E2010.30.004
Floor/Room: 1 / Kitchen
Priority: 3
Quantity/Unit of Measure: 60/LF
Total Deficiency Cost: \$98,150
Deficiency Description: *The existing casework is at or is approaching the end of its useful life.*

Description of Work: *Replace original wood cabinets and countertops.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Retreat Center & Garage

Record ID: 1030
System: C2030 - FLOORING

Item No.: C2030.20.001
Floor/Room: 1 / Entry
Priority: 3
Quantity/Unit of Measure: 40/SF
Total Deficiency Cost: \$2,900
Deficiency Description: *Ceramic tile floor is approaching the end of its useful life.*

Description of Work: *Remove the existing ceramic tile flooring and replace.*

Comments:

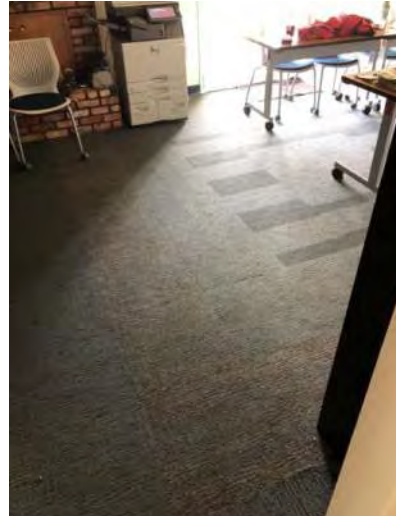


Record ID: 1031
System: C2030 - FLOORING

Item No.: C2030.75.001
Floor/Room: 1 / Conference Room
Priority: 4
Quantity/Unit of Measure: 640/SF
Total Deficiency Cost: \$19,410
Deficiency Description: *Carpet tile is missing or damaged.*

Description of Work: *Replace carpet tile.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Trail Auxilliary Building

Capital Renewal Cost:	\$78,140	FCI:	0.107
Replacement Cost:	\$727,000	Condition Score:	C
Replacement Cost/SF:	\$1,033	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B1020	ROOF CONSTRUCTION	\$46,820	-	-	\$55,250	-	-
B2010	EXTERIOR WALLS	\$18,730	-	-	\$22,110	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$12,590	-	-	\$14,870	-	-
TOTALS		\$78,140	-	-	\$92,230	-	-
TOTAL (Priority 1-5 without escalation)		\$78,140	\$92,230				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Trail Auxilliary Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
817	B1020 - ROOF CONSTRUCTION	B1020.10.001	Interior	Wood roof framing and decking are in poor condition.	Remove and replace wood roof framing and decking.	760	SF	\$20,830	\$55,250	3
822	B2010 - EXTERIOR WALLS	B2010.10.003	Exterior	Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	760	SF	\$8,330	\$22,110	3
820	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.007	1	The all-in-one combination service entrance pedestal is past its expected useful life.	Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.	1	EA	\$3,510	\$9,320	3
819	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3

Cupertino Facility Condition Assessment

Blackberry Farms Trail Auxilliary Building

Record ID: 817
 System: B1020 - ROOF CONSTRUCTION

Item No.: B1020.10.001
 Floor/Room: 1 / Interior
 Priority: 3
 Quantity/Unit of Measure: 760/SF
 Total Deficiency Cost: \$55,250
 Deficiency Description: *Wood roof framing and decking are in poor condition.*

Description of Work: *Remove and replace wood roof framing and decking.*

Comments: *Noticeable deterioration, water damage, and impromptu repairs.*



Record ID: 819
 System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
 Floor/Room: 1
 Priority: 3
 Quantity/Unit of Measure: 1/EA
 Total Deficiency Cost: \$5,550
 Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 820
 System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.10.007
 Floor/Room: 1
 Priority: 3
 Quantity/Unit of Measure: 1/EA
 Total Deficiency Cost: \$9,320
 Deficiency Description: *The all-in-one combination service entrance pedestal is past its expected useful life.*

Description of Work: *Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.*

Comments: *Service Entrance*



**Cupertino
Facility Condition Assessment**

Blackberry Farms Trail Auxilliary Building

Record ID: 822
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.003
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 760/SF
Total Deficiency Cost: \$22,110
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:



**Cupertino
Facility Condition Assessment**

Blackberry Farms Trail Restroom

Capital Renewal Cost:	\$40,340	FCI:	0.059
Replacement Cost:	\$682,000	Condition Score:	B
Replacement Cost/SF:	\$1,894	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B1020	ROOF CONSTRUCTION	\$22,190	-	-	\$26,190	-	-
B2010	EXTERIOR WALLS	\$8,880	-	-	\$10,480	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$9,270	-	-	\$10,940	-	-
TOTALS		\$40,340	-	-	\$47,610	-	-
TOTAL (Priority 1-5 without escalation)		\$40,340	\$47,610				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blackberry Farms Trail Restroom

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
827	B1020 - ROOF CONSTRUCTION	B1020.10.001	Storage	Wood roof framing and decking are in poor condition.	Remove and replace wood roof framing and decking.	360	SF	\$9,870	\$26,190	3
821	B2010 - EXTERIOR WALLS	B2010.10.003	Exterior	Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	360	SF	\$3,950	\$10,480	3
824	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.005	Men's	Exterior wood entrance door, frame and hardware is approaching the end of its useful life.	Replace wood door, frame, and hardware.	2	EA	\$4,120	\$10,940	3

**Cupertino
Facility Condition Assessment**

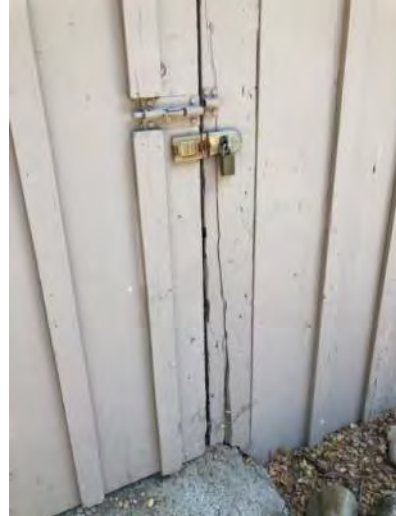
Blackberry Farms Trail Restroom

Record ID: 821
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.003
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 360/SF
Total Deficiency Cost: \$10,480
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:

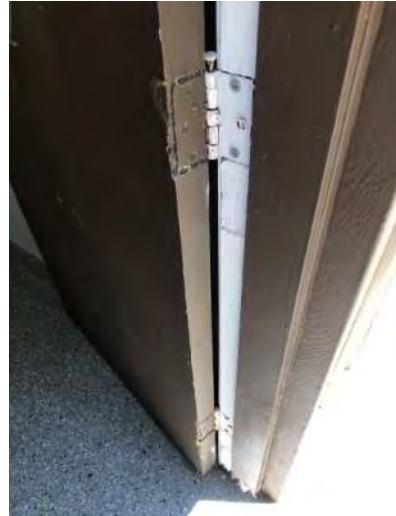


Record ID: 824
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.005
Floor/Room: 1 / Men's
Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$10,940
Deficiency Description: *Exterior wood entrance door, frame and hardware is approaching the end of its useful life.*

Description of Work: *Replace wood door, frame, and hardware.*

Comments:



Record ID: 827
System: B1020 - ROOF CONSTRUCTION

Item No.: B1020.10.001
Floor/Room: 1 / Storage
Priority: 3
Quantity/Unit of Measure: 360/SF
Total Deficiency Cost: \$26,190
Deficiency Description: *Wood roof framing and decking are in poor condition.*

Description of Work: *Remove and replace wood roof framing and decking.*

Comments:



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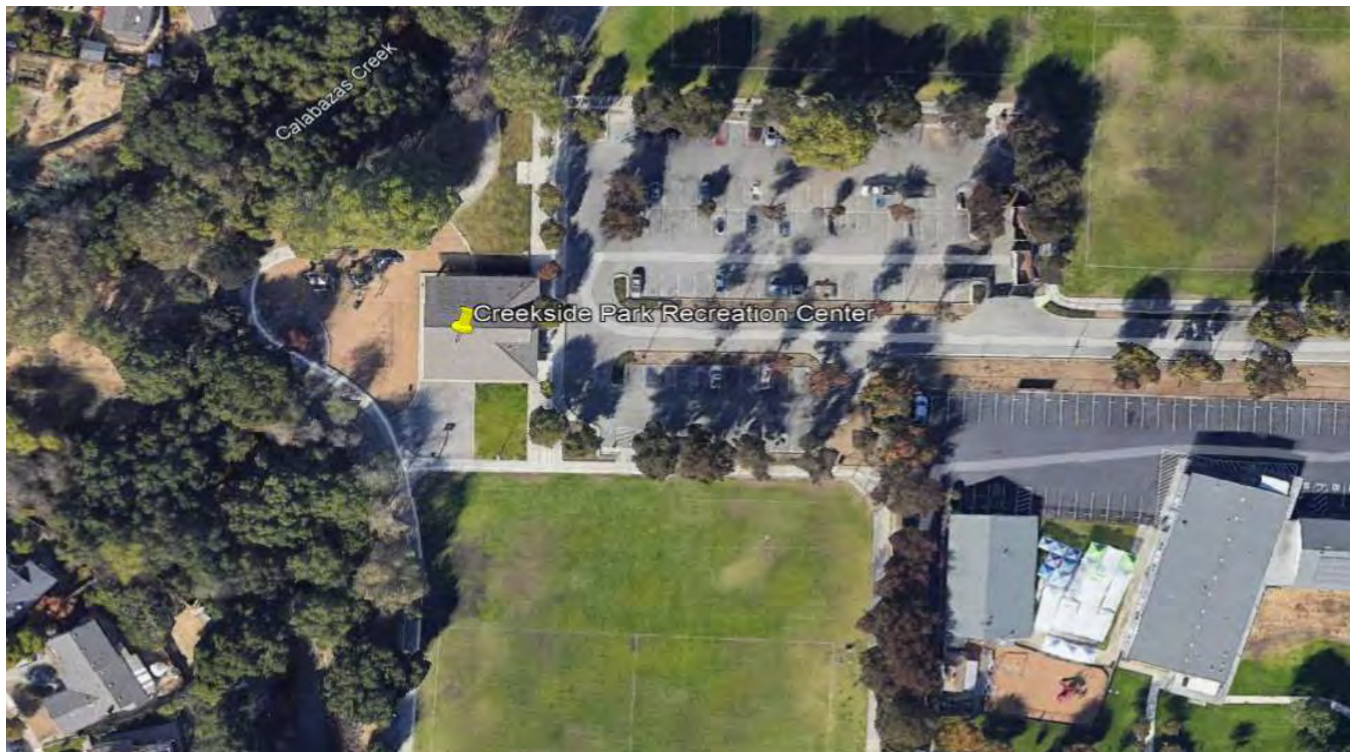
Creekside Park

Detailed Report

Address: 10455 Miller Avenue, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Recreation Building	1996	1,750	\$2,245,000	\$1,283

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Recreation Building	\$251,100	0.112	C	POOR



Assessment Descriptions

Architectural Elements

Built in 1996, the approximately 1,750 SF Creekside Park Recreation Building is comprised of two structures with a shared roof. The Southern Building includes restrooms, a community room, and storage. The Northern Building includes a concession room, restroom, storage, janitor, and utility closets.

The interior flooring of the buildings is a combination of resilient vinyl flooring, epoxy concrete, and sealed concrete. The interior walls are ceramic tiling, painted gypsum, and painted CMU. The ceiling is acoustic ceiling tiles, exposed beams, and painted gypsum. The restroom ceramic tile walls and epoxy floor were recently updated. Overall, the interior is in good to fair condition.

The exterior envelope is CMU walls, asphalt shingle roofing, HM doors, clerestory windows, and aluminum storefront windows. The gutters are at or approaching their useful life. HM doors need to be refurbished. Overall, the exterior is in fair condition.

Mechanical Systems

The mechanical systems consist of heat pump air conditioning units and split system units. The conditioned air is distributed to the spaces via concealed hard duct and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a pair of panelboards that are within their expected useful life.

Interior and exterior lighting appear to be past their expected useful life.

Plumbing Elements

The plumbing systems in the building consist of domestic cold and hot water, gas, sanitary sewer, and vent piping. Domestic water is provided by a central tankless water heater. Overall, the plumbing equipment appears to be in operable condition.

Fire Protection

The building is equipped with a fire alarm system that appears to be in operational condition, however, based on the age of the building and information provided appears to be past its expected useful life.

The building is not equipped with a fire sprinkler system.

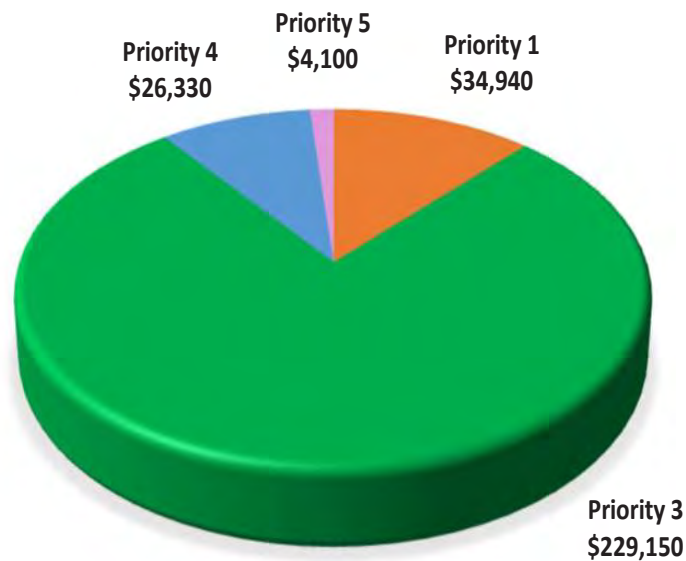
Conclusion

For the Creekside Park Recreation Building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Creekside Park						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Recreation	\$34,940	\$0	\$229,150	\$26,330	\$4,100	\$294,520
Total	\$34,940	\$0	\$229,150	\$26,330	\$4,100	\$294,520
	11.86%	0.00%	77.80%	8.94%	1.39%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Creekside Park Recreation Building

Capital Renewal Cost:	\$251,100	FCI:	0.112
Replacement Cost:	\$2,245,000	Condition Score:	C
Replacement Cost/SF:	\$1,283	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2050	EXTERIOR DOORS AND GRILLES	\$32,370	-	-	\$38,210	-	-
B3020	ROOF APPURTENANCES	\$12,030	-	-	-	\$14,800	-
C2030	FLOORING	\$46,180	-	-	\$46,000	\$8,870	-
D2010	DOMESTIC WATER DISTRIBUTION	\$5,360	-	-	-	\$2,660	\$4,100
D3060	VENTILATION	\$2,160	-	-	\$2,550	-	-
D5040	LIGHTING	\$117,860	-	-	\$139,090	-	-
D7050	DETECTION AND ALARM	\$32,350	\$34,940	-	-	-	-
G2030	PEDESTRIAN PLAZAS AND WALKWAYS	\$2,790	-	-	\$3,300	-	-
TOTALS		\$251,100	\$34,940	-	\$229,150	\$26,330	\$4,100
TOTAL (Priority 1-5 without escalation)		\$251,100	\$294,520				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Creekside Park Recreation Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost
 (2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
 General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
 City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location
 Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
99	D7050 - DETECTION AND ALARM	D7050.10.025	1	The existing fire alarm system is approaching the end of its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	1,750	SF	\$14,390	\$34,940	1
35	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	Community Room	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	1	EA	\$4,800	\$12,740	3
32	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	Restroom(s)	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	2	EA	\$9,600	\$25,470	3
36	C2030 - FLOORING	C2030.50.002	Community Room	Sheet vinyl is approaching the end of its useful life.	Remove the existing sheet vinyl and replace.	1,000	SF	\$17,340	\$46,000	3
29	D3060 - VENTILATION	D3060.30.002	Restroom	Ceiling exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$960	\$2,550	3
107	D5040 - LIGHTING	D5040.50.302	1	The exterior fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	10	EA	\$9,690	\$25,720	3
1137	D5040 - LIGHTING	D5040.50.411		Interior lighting system is past expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	1,750	SF	\$42,740	\$113,370	3
27	G2030 - PEDESTRIAN PLAZAS AND WALKWAYS	G2030.10.008	Exterior	Caulking is missing / damaged.	Replace caulking.	300	LF	\$1,240	\$3,300	3
26	B3020 - ROOF APPURTENANCES	B3020.70.001	Exterior	Rain leaders/gutters are damaged and leak.	Repair, replace rain leaders/gutters.	260	LF	\$5,350	\$14,800	4
38	C2030 - FLOORING	C2030.10.001	Community Room	Sealed concrete floor is approaching the end of its useful life.	Repair and refinish the concrete floor.	250	SF	\$1,720	\$4,770	4
37	C2030 - FLOORING	C2030.90.002	Community Room	Wood wall base is approaching the end of its useful life.	Replace the wood wall base.	150	LF	\$1,480	\$4,100	4
34	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.022	Community Room	Swing faucet is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$960	\$2,660	4
33	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.020	Crawl Space	Electric water heater (10-gallon) is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$1,420	\$4,100	5

**Cupertino
Facility Condition Assessment**

Creekside Park Recreation Building

Record ID: 26
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.001
Floor/Room: 1 / Exterior
Priority: 4
Quantity/Unit of Measure: 260/LF
Total Deficiency Cost: \$14,800
Deficiency Description: *Rain leaders/gutters are damaged and leak.*

Description of Work: *Repair, replace rain leaders/gutters.*

Comments:



Record ID: 27
System: G2030 - PEDESTRIAN PLAZAS AND WALKWAYS

Item No.: G2030.10.008
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 300/LF
Total Deficiency Cost: \$3,300
Deficiency Description: *Caulking is missing / damaged.*

Description of Work: *Replace caulking.*

Comments: *Caulking between concrete pavement and foundation is cracked and beyond useful life.*



Record ID: 29
System: D3060 - VENTILATION

Item No.: D3060.30.002
Floor/Room: 1 / Restroom
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,550
Deficiency Description: *Ceiling exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Cover grille missing.*



Cupertino Facility Condition Assessment

Creekside Park Recreation Building

Record ID: 32
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.003
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$25,470
Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:

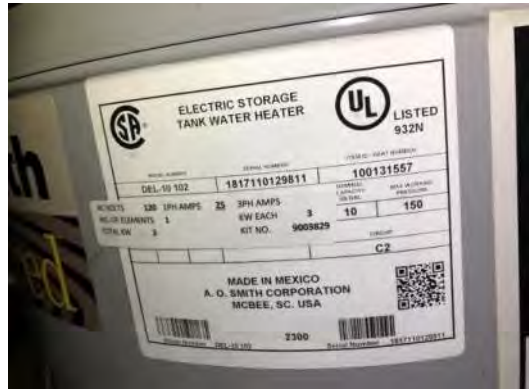


Record ID: 33
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.020
Floor/Room: 1 / Crawl Space
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$4,100
Deficiency Description: *Electric water heater (10-gallon) is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Water Heater*



Record ID: 34
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.022
Floor/Room: 1 / Community Room
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,660
Deficiency Description: *Swing faucet is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



**Cupertino
Facility Condition Assessment**

Creekside Park Recreation Building

Record ID: 35
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.003
Floor/Room: 1 / Community Room

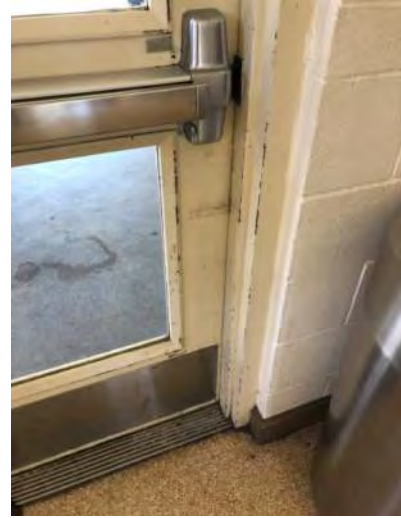
Priority: 3

Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,740

Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:



Record ID: 36
System: C2030 - FLOORING

Item No.: C2030.50.002
Floor/Room: 1 / Community Room

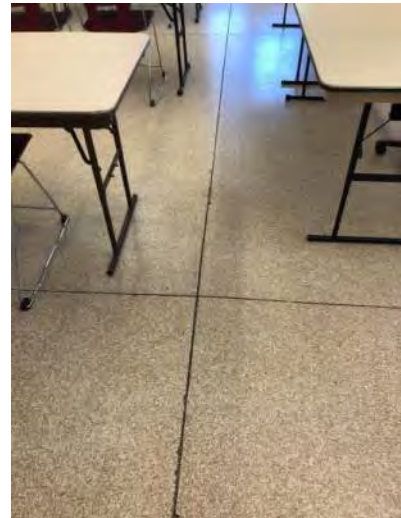
Priority: 3

Quantity/Unit of Measure: 1,000/SF
Total Deficiency Cost: \$46,000

Deficiency Description: *Sheet vinyl is approaching the end of its useful life.*

Description of Work: *Remove the existing sheet vinyl and replace.*

Comments:



Record ID: 37
System: C2030 - FLOORING

Item No.: C2030.90.002
Floor/Room: 1 / Community Room

Priority: 4

Quantity/Unit of Measure: 150/LF
Total Deficiency Cost: \$4,100

Deficiency Description: *Wood wall base is approaching the end of its useful life.*

Description of Work: *Replace the wood wall base.*

Comments:



**Cupertino
Facility Condition Assessment**

Creekside Park Recreation Building

Record ID: 38
System: C2030 - FLOORING

Item No.: C2030.10.001
Floor/Room: 1 / Community Room
Priority: 4
Quantity/Unit of Measure: 250/SF
Total Deficiency Cost: \$4,770
Deficiency Description: *Sealed concrete floor is approaching the end of its useful life.*

Description of Work: *Repair and refinish the concrete floor.*

Comments:



Record ID: 99
System: D7050 - DETECTION AND ALARM

Item No.: D7050.10.025
Floor/Room: 1
Priority: 1
Quantity/Unit of Measure: 1,750/SF
Total Deficiency Cost: \$34,940
Deficiency Description: *The existing fire alarm system is approaching the end of its useful life and should be replaced.*

Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*

Comments: *Fire Alarm Panel*



Record ID: 107
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 10/EA
Total Deficiency Cost: \$25,720
Deficiency Description: *The exterior fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



**Cupertino
Facility Condition Assessment**

Creekside Park Recreation Building

Record ID: 1137
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 1,750/SF
Total Deficiency Cost: \$113,370
Deficiency Description: *Interior lighting system is past expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

PHOTO
NOT
APPLICABLE

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Jollyman Park

Detailed Report

Address: 1000 S Stelling Road, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Jollyman Park Restroom	1990	529	\$1,001,000	\$1,892

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Jollyman Park Restroom	\$57,630	0.058	B	FAIR



Assessment Descriptions

Architectural Elements

Built in 1990, Jollyman Park is approximately 529 SF and includes a concession room, storage, and restrooms.

The interior of epoxy concrete sealed concrete, and fiberglass reinforced wall paneling are approaching the end of their useful life. Overall, the interior is in fair to poor condition.

The exterior is painted stucco, wood trim, asphalt shingle roofing, HM doors, coiling window, and exposed or painted roof decking and framing. The stucco has areas that have broken away and need to be repaired and repainted. Door hardware and frames need to be replaced or refurbished. Gutters are beyond their useful life and need to be replaced. Overall, the exterior is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a pair of load centers that are past their expected useful life.

The interior and exterior lighting systems appear to be past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping, and vent piping. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm and sprinkler system.

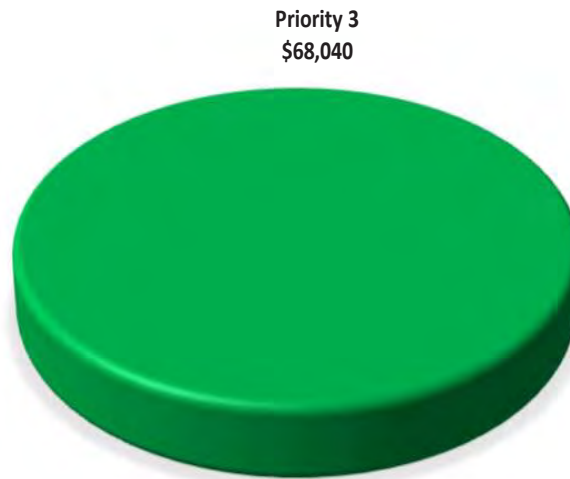
Conclusion

For Jollyman Park, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Jollyman Park						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Restroom	\$0	\$0	\$68,040	\$0	\$0	\$68,040
Total	\$0	\$0	\$68,040	\$0	\$0	\$68,040
	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Jollyman Park Restroom

Capital Renewal Cost:	\$57,630	FCI:	0.058
Replacement Cost:	\$1,001,000	Condition Score:	B
Replacement Cost/SF:	\$1,892	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$120	-	-	\$150	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$10,790	-	-	\$12,740	-	-
B3020	ROOF APPURTENANCES	\$2,320	-	-	\$2,740	-	-
C2010	WALL FINISHES	\$11,110	-	-	\$13,110	-	-
C2030	FLOORING	\$13,870	-	-	\$16,370	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$9,400	-	-	\$11,100	-	-
D5040	LIGHTING	\$10,020	-	-	\$11,830	-	-
TOTALS		\$57,630	-	-	\$68,040	-	-
TOTAL (Priority 1-5 without escalation)		\$57,630	\$68,040				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Jollyman Park Restroom

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1044	B2010 - EXTERIOR WALLS	B2010.10.009	Exterior	Exterior cement plaster walls are damaged and spalling in several areas.	Clean, patch, and repair the cement plaster wall finish.	2	SF	\$50	\$150	3
292	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	Storage	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	1	EA	\$4,800	\$12,740	3
1043	B3020 - ROOF APPURTENANCES	B3020.70.001	Exterior	Rain leaders/gutters are damaged and leak.	Repair, replace rain leaders/gutters.	50	LF	\$1,030	\$2,740	3
294	C2010 - WALL FINISHES	C2010.20.003	Restroom(s)	Fiberglass reinforced paneling is at or approaching the end of its useful life.	Install and replace the fiberglass reinforced paneling.	600	SF	\$4,940	\$13,110	3
1042	C2030 - FLOORING	C2030.10.002	Restroom(s)	Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	300	SF	\$6,170	\$16,370	3
223	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
222	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
225	D5040 - LIGHTING	D5040.50.302	1	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	3	EA	\$2,910	\$7,730	3
227	D5040 - LIGHTING	D5040.50.406	1	The light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	3	EA	\$1,540	\$4,100	3

**Cupertino
Facility Condition Assessment**

Jollyman Park Restroom

Record ID: 222
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 223
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 225
System: D5040 - LIGHTING
Item No.: D5040.50.302
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$7,730
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



**Cupertino
Facility Condition Assessment**

Jollyman Park Restroom

Record ID: 227
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$4,100
Deficiency Description: *The light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:



Record ID: 292
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.003
Floor/Room: 1 / Storage
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,740
Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:



Record ID: 294
System: C2010 - WALL FINISHES

Item No.: C2010.20.003
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$13,110
Deficiency Description: *Fiberglass reinforced paneling is at or approaching the end of its useful life.*

Description of Work: *Install and replace the fiberglass reinforced paneling.*

Comments:

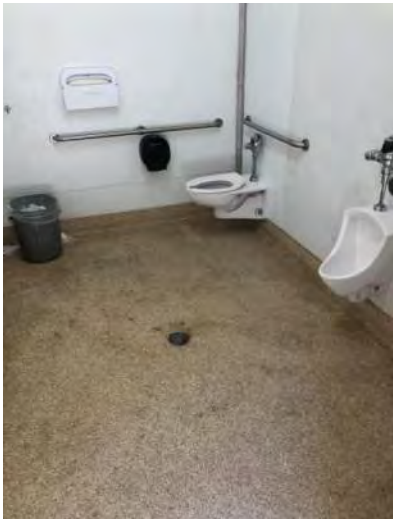


**Cupertino
Facility Condition Assessment**

Jollyman Park Restroom

Record ID: 1042
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$16,370
Deficiency Description: *Epoxy is approaching the end of its useful life.*



Description of Work: *Remove the existing epoxy and replace.*

Comments:

Record ID: 1043
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.001
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 50/LF
Total Deficiency Cost: \$2,740
Deficiency Description: *Rain leaders/gutters are damaged and leak.*



Description of Work: *Repair, replace rain leaders/gutters.*

Comments:

Record ID: 1044
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.009
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 2/SF
Total Deficiency Cost: \$150
Deficiency Description: *Exterior cement plaster walls are damaged and spalling in several areas.*



Description of Work: *Clean, patch, and repair the cement plaster wall finish.*

Comments:

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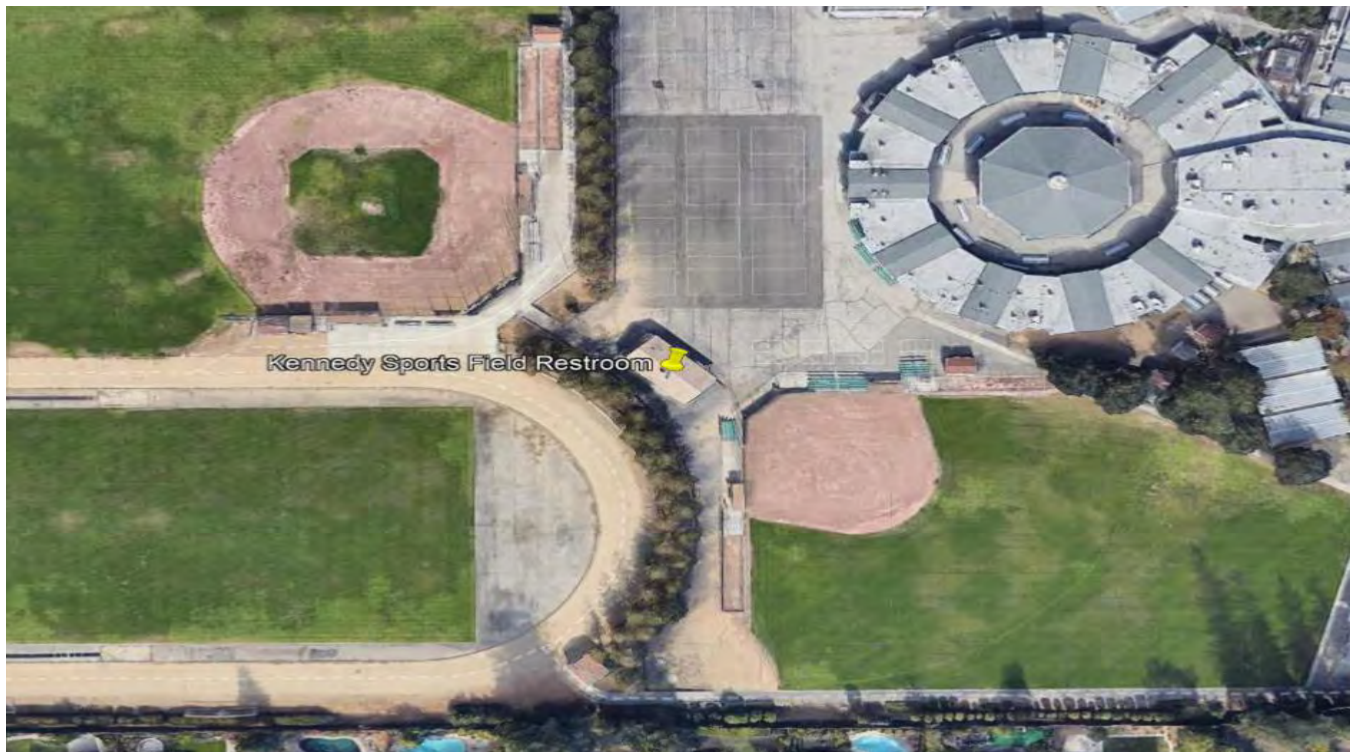
Kennedy Sports Field

Detailed Report

Address: 821 Bubb Road, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Recreation Building	1996	1,750	\$1,408,000	\$1,892

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Recreation Building	\$392,560	0.279	c	POOR



Assessment Descriptions

Architectural Elements

Built after 1995, the approximately 744 SF Kennedy Sports Field includes a concession room, restrooms, and utility closet.

The interior sealed concrete, epoxy concrete, CMU walls, painted gypsum, insulation, and casework are all at or approaching the end of their useful life and need to be refurbished or replaced. Most notably, the concession room has not received any care or maintenance. Findings include torn insulation that is held up by plywood and duct tape. Overall, the interior is in poor condition.

The exterior masonry walls need to be repaired or refinished. The metal seam roof and skylights are beyond their useful life and need to be replaced. The restroom exterior privacy partitions are significantly deteriorated and need to be replaced as well. The windows on the building are no longer in use and have been poorly boarded up. Overall, the exterior is in poor condition.

Mechanical Systems

The mechanical systems consist of exhaust fans. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a 225-amp panelboard that appears to be past its expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping and vent piping. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

No fire sprinkler systems have been identified on site.

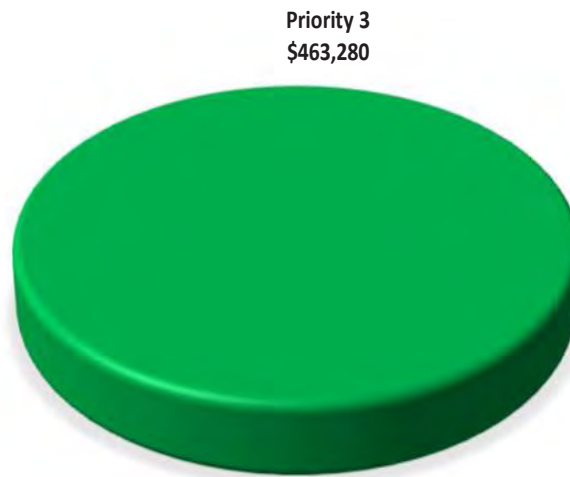
Conclusion

For Kennedy Sports Field, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Kennedy Sports Field						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Restroom	\$0	\$0	\$463,280	\$0	\$0	\$463,280
Total	\$0	\$0	\$463,280	\$0	\$0	\$463,280
	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Kennedy Sports Field Restroom

Capital Renewal Cost:	\$392,560	FCI:	0.279
Replacement Cost:	\$1,408,000	Condition Score:	C
Replacement Cost/SF:	\$1,892	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$110,860	-	-	\$130,820	-	-
B2020	EXTERIOR WINDOWS	\$21,580	-	-	\$25,470	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$21,580	-	-	\$25,470	-	-
B3010	ROOFING	\$57,780	-	-	\$68,190	-	-
B3060	HORIZONTAL OPENINGS	\$11,110	-	-	\$13,110	-	-
C2010	WALL FINISHES	\$8,700	-	-	\$10,270	-	-
C2030	FLOORING	\$37,010	-	-	\$43,680	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$17,810	-	-	\$21,020	-	-
D5040	LIGHTING	\$23,340	-	-	\$27,550	-	-
E2010	FIXED FURNISHINGS	\$82,790	-	-	\$97,700	-	-
TOTALS		\$392,560	-	-	\$463,280	-	-
TOTAL (Priority 1-5 without escalation)		\$392,560	\$463,280				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Kennedy Sports Field Restroom

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1051	B2010 - EXTERIOR WALLS	B2010.20.004	Exterior	Concrete masonry units exterior walls are damaged and in need of repair.	Repair Concrete masonry units exterior walls and repaint.	1,200	SF	\$49,320	\$130,820	3
1057	B2020 - EXTERIOR WINDOWS	B2020.20.011	Exterior	Fixed wood window needs restoration.	Remove window, restore and reinstall.	70	SF	\$9,600	\$25,470	3
1047	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003	Restroom(s)	Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	2	EA	\$9,600	\$25,470	3
1055	B3010 - ROOFING	B3010.10.002	Exterior	Metal Roofing is at or approaching end of expected useful service life.	Remove and replace metal roofing.	1,500	SF	\$23,640	\$62,710	3
1053	B3010 - ROOFING	B3010.90.004	Snack Shack	Existing insulation is insufficient.	Add R30 Batt insulation.	600	SF	\$2,060	\$5,480	3
1049	B3060 - HORIZONTAL OPENINGS	B3060.10.001	Varies	Skylights are leaking, damaged and discolored.	Remove the existing skylight and replace it with a new skylight.	48	SF	\$4,940	\$13,110	3
1046	C2010 - WALL FINISHES	C2010.30.004	Varies	Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	1,500	SF	\$3,870	\$10,270	3
1054	C2030 - FLOORING	C2030.10.001	Snack Shack	Sealed concrete floor is approaching the end of its useful life.	Repair and refinish the concrete floor.	600	SF	\$4,120	\$10,940	3
1048	C2030 - FLOORING	C2030.10.002	Restroom(s)	Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	600	SF	\$12,340	\$32,740	3
849	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A panelboard is approaching the end of its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,920	\$21,020	3
853	D5040 - LIGHTING	D5040.50.302	1	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	7	EA	\$6,790	\$18,020	3
1139	D5040 - LIGHTING	D5040.50.406		The existing interior light fixtures are past their expected useful life.	Replace existing incandescent fixtures with LED fixtures.	7	EA	\$3,590	\$9,530	3
1050	E2010 - FIXED FURNISHINGS	E2010.30.009	Snack Shack	Plastic Laminate Casework is at or will be approaching the end of its expected useful life.	Provide new plastic laminate casework (upper, lower, and countertop)	40	LF	\$36,830	\$97,700	3

**Cupertino
Facility Condition Assessment**

Kennedy Sports Field Restroom

Record ID: 849
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$21,020
Deficiency Description: *The 225A panelboard is approaching the end of its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 853
System: D5040 - LIGHTING
Item No.: D5040.50.302
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 7/EA
Total Deficiency Cost: \$18,020
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*
Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*
Comments:



Record ID: 1046
System: C2010 - WALL FINISHES
Item No.: C2010.30.004
Floor/Room: 1 / Varies
Priority: 3
Quantity/Unit of Measure: 1,500/SF
Total Deficiency Cost: \$10,270
Deficiency Description: *Interior wall paint is in need of refresh.*
Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*
Comments:



**Cupertino
Facility Condition Assessment**

Kennedy Sports Field Restroom

Record ID: 1047
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.003
Floor/Room: 1 / Restroom(s)

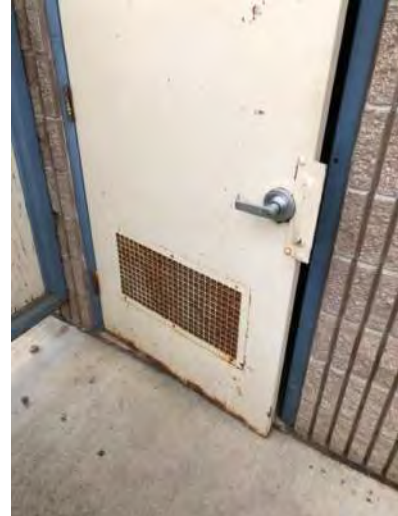
Priority: 3

Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$25,470

Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:



Record ID: 1048
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room: 1 / Restroom(s)

Priority: 3

Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$32,740

Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:



Record ID: 1049
System: B3060 - HORIZONTAL OPENINGS

Item No.: B3060.10.001
Floor/Room: 1 / Varies

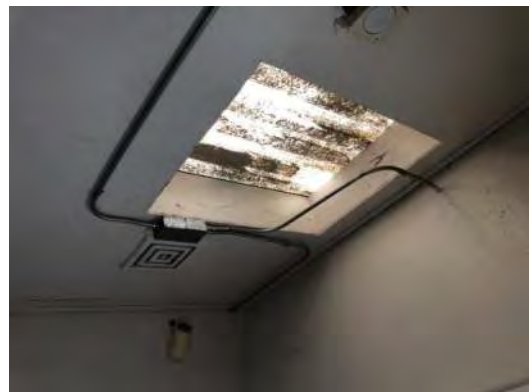
Priority: 3

Quantity/Unit of Measure: 48/SF
Total Deficiency Cost: \$13,110

Deficiency Description: *Skylights are leaking, damaged and discolored.*

Description of Work: *Remove the existing skylight and replace it with a new skylight.*

Comments:



**Cupertino
Facility Condition Assessment**

Kennedy Sports Field Restroom

Record ID: 1050
System: E2010 - FIXED FURNISHINGS

Item No.: E2010.30.009
Floor/Room: 1 / Snack Shack
Priority: 3
Quantity/Unit of Measure: 40/LF
Total Deficiency Cost: \$97,700
Deficiency Description: *Plastic Laminate Casework is at or will be approaching the end of its expected useful life.*

Description of Work: *Provide new plastic laminate casework (upper, lower, and countertop)*

Comments:



Record ID: 1051
System: B2010 - EXTERIOR WALLS

Item No.: B2010.20.004
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 1,200/SF
Total Deficiency Cost: \$130,820
Deficiency Description: *Concrete masonry units exterior walls are damaged and in need of repair.*

Description of Work: *Repair concrete masonry units exterior walls and repaint.*

Comments: *Exterior masonry is in poor condition. Powerwash and repair as necessary.*



Record ID: 1053
System: B3010 - ROOFING

Item No.: B3010.90.004
Floor/Room: 1 / Snack Shack
Priority: 3
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$5,480
Deficiency Description: *Existing insulation is insufficient.*

Description of Work: *Add R30 Batt insulation.*

Comments: *Insulation is torn and falling in several locations.*



**Cupertino
Facility Condition Assessment**

Kennedy Sports Field Restroom

Record ID: 1054
System: C2030 - FLOORING

Item No.: C2030.10.001
Floor/Room: 1 / Snack Shack
Priority: 3
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$10,940
Deficiency Description: *Sealed concrete floor is approaching the end of its useful life.*

Description of Work: *Repair and refinish the concrete floor.*

Comments:



Record ID: 1055
System: B3010 - ROOFING

Item No.: B3010.10.002
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 1,500/SF
Total Deficiency Cost: \$62,710
Deficiency Description: *Metal Roofing is at or approaching end of expected useful service life.*

Description of Work: *Remove and replace metal roofing.*

Comments:



Record ID: 1057
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.20.011
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 70/SF
Total Deficiency Cost: \$25,470
Deficiency Description: *Fixed wood window needs restoration.*

Description of Work: *Remove window, restore and reinstall.*

Comments: *Window no longer in use, replace or properly seal off.*

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APPLICABLE

**Cupertino
Facility Condition Assessment**

Kennedy Sports Field Restroom

Record ID: 1139
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 7/EA
Total Deficiency Cost: \$9,530
Deficiency Description: *The existing interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

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APPLICABLE

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Linda Vista Park

Detailed Report

Address: Linda Vista Drive, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Linda Vista Park Restroom	Unknown	232	\$439,000	\$1,892
Linda Vista Park Shed	Unknown	130	\$103,000	\$792

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Linda Vista Park Restroom	\$26,000	0.059	B	FAIR
Linda Vista Park Shed	\$24,360	0.237	C	POOR



Assessment Descriptions - Restroom

Architectural Elements

Built in 1986, the approximately 232 SF Linda Vista Park Restroom building has an interior consisting of ceramic tiling, and painted roof decking and framing. The exterior consists of painted CMU and asphalt shingle roofing. The ceramic tiling is at or approaching the end of its useful life and should be replaced or regouted and refinished. The outdoor drinking fountain leaks and noticeable pooling at the foundation were noted. Overall, the interior and exterior are in fair condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a single load center that is past its expected useful life.

Interior lighting appears to be past its expected useful life. The building did not appear to be equipped with exterior lighting.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping and vent piping. Overall, the plumbing systems appear to be in operable condition..

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Park Shed

Architectural Elements

Built in 1986, the approximately 110 SF Linda Vista Park Shed is located roughly 240 yards Northwest of the Linda Vista Park Restroom and Entrance. The interior condition was not assessed. The exterior is painted CMU and asphalt shingle roofing. The asphalt shingle roofing is beyond its useful life and needs to be replaced. The exterior needs general cleaning and refreshing. Overall, the exterior is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a load center that is past its expected useful life.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

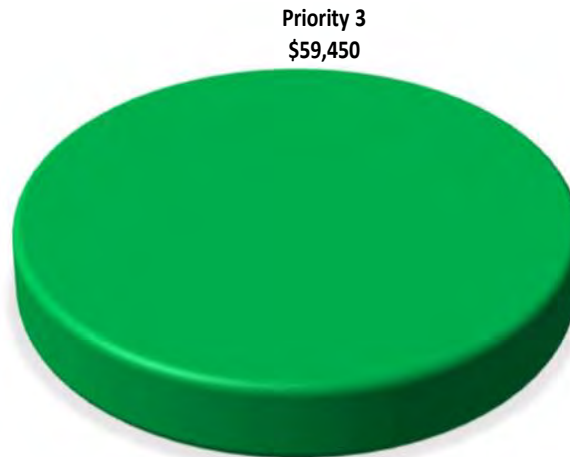
Conclusion

For Linda Vista Park, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Linda Vista Park						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Restroom	\$0	\$0	\$30,690	\$0	\$0	\$30,690
Shed	\$0	\$0	\$28,760	\$0	\$0	\$28,760
Total	\$0	\$0	\$59,450	\$0	\$0	\$59,450
	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



**Cupertino
Facility Condition Assessment**

Linda Vista Park Restroom

Capital Renewal Cost:	\$26,000	FCI:	0.059
Replacement Cost:	\$439,000	Condition Score:	B
Replacement Cost/SF:	\$1,892	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
C2030	FLOORING	\$15,270	-	-	\$18,020	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
D5040	LIGHTING	\$2,320	-	-	\$2,740	-	-
G3010	WATER UTILITIES	\$3,710	-	-	\$4,380	-	-
TOTALS		\$26,000	-	-	\$30,690	-	-
TOTAL (Priority 1-5 without escalation)		\$26,000	\$30,690				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Linda Vista Park Restroom

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1060	C2030 - FLOORING	C2030.20.001	Restroom(s)	Ceramic tile floor is approaching the end of its useful life.	Remove the existing ceramic tile flooring and replace.	250	SF	\$6,790	\$18,020	3
862	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1141	D5040 - LIGHTING	D5040.50.406		The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	2	EA	\$1,030	\$2,740	3
1059	G3010 - WATER UTILITIES	G3010.10.002	Restroom(s)	Outdoor drinking fountain requires repairs.	Repair drinking fountain.	1	EA	\$1,650	\$4,380	3

**Cupertino
Facility Condition Assessment**

Linda Vista Park Restroom

Record ID: 862
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 1059
System: G3010 - WATER UTILITIES
Item No.: G3010.10.002
Floor/Room: / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$4,380
Deficiency Description: *Outdoor drinking fountain requires repairs.*

Description of Work: *Repair drinking fountain.*

Comments: *Drinking fountain is leaking.*

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APPLICABLE

Record ID: 1060
System: C2030 - FLOORING
Item No.: C2030.20.001
Floor/Room: / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 250/SF
Total Deficiency Cost: \$18,020
Deficiency Description: *Ceramic tile floor is approaching the end of its useful life.*

Description of Work: *Remove the existing ceramic tile flooring and replace.*

Comments:

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**Cupertino
Facility Condition Assessment**

Linda Vista Park Restroom

Record ID: 1141
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$2,740
Deficiency Description: *The interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

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APPLICABLE

**Cupertino
Facility Condition Assessment**

Linda Vista Park Shed

Capital Renewal Cost:	\$24,360	FCI:	0.237
Replacement Cost:	\$103,000	Condition Score:	C
Replacement Cost/SF:	\$792	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$2,320	-	-	\$2,740	-	-
B3010	ROOFING	\$7,870	-	-	\$9,290	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
D5040	LIGHTING	\$9,470	-	-	\$11,180	-	-
TOTALS		\$24,360	-	-	\$28,760	-	-
TOTAL (Priority 1-5 without escalation)		\$24,360	\$28,760				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Linda Vista Park Shed

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1058	B2010 - EXTERIOR WALLS	B2010.20.005	Shed	CMU walls are showing signs of wear.	Clean and repaint CMU walls.	300	SF	\$1,030	\$2,740	3
777	B3010 - ROOFING	B3010.10.001	Shed	Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.	Remove and replace asphalt composition shingle roofing.	170	SF	\$3,500	\$9,290	3
866	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1140	D5040 - LIGHTING	D5040.50.406		The existing light fixtures are past their expected useful life.	Replace existing incandescent fixtures with LED fixtures.	2	EA	\$1,030	\$2,740	3
864	D5040 - LIGHTING	D5040.50.411	1	Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	130	SF	\$3,180	\$8,440	3

**Cupertino
Facility Condition Assessment**

Linda Vista Park Shed

Record ID: 777
System: B3010 - ROOFING

Item No.: B3010.10.001
Floor/Room: 1 / Shed
Priority: 3
Quantity/Unit of Measure: 170/SF
Total Deficiency Cost: \$9,290
Deficiency Description: *Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.*

Description of Work: *Remove and replace asphalt composition shingle roofing.*

Comments:

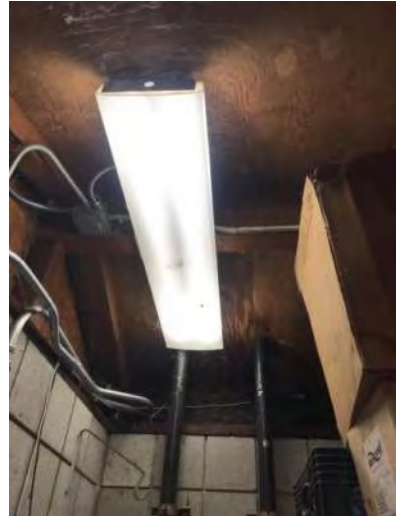


Record ID: 864
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 130/SF
Total Deficiency Cost: \$8,440
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:



Record ID: 866
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load center*



**Cupertino
Facility Condition Assessment**

Linda Vista Park Shed

Record ID: 1058
System: B2010 - EXTERIOR WALLS

Item No.: B2010.20.005
Floor/Room: / Shed
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$2,740
Deficiency Description: *CMU walls are showing signs of wear.*

Description of Work: *Clean and repaint CMU walls.*

Comments:

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Record ID: 1140
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$2,740
Deficiency Description: *The existing light fixtures are past their expected useful life.*

Description of Work: *Replace existing incandescent fixtures with LED fixtures.*

Comments:

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McClellan Regional Park

Detailed Report

Address: 22221 McClellan Road, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
4H Building	Pre-1972	360	\$310,000	\$861
Barn	Pre-1972	1,980	\$1,136,000	\$574
Barn Shed	Pre-1972	532	\$305,000	\$573
Blacksmith Shop	pre-1972	576	\$331,000	\$575
Environmental Education Center	Pre-2015, Post 1979	2,533	\$2,070,000	\$817
Milk Barn	1975 Remodeled, 1977 Water tower added	987	\$637,000	\$645
Nature Museum	Pre-1972	777	\$635,000	\$817
Ranch House/Gift Shop	pre-1972	1,246	\$929,000	\$746

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
4H Building	\$104,160	0.336	D	CRITICAL
Barn	\$183,570	0.162	C	POOR
Barn Shed	\$58,260	0.191	C	POOR
Blacksmith Shop	\$17,270	0.052	B	FAIR
Environmental Education Center	\$76,810	0.037	A	GOOD
Milk Barn	\$56,060	0.088	B	FAIR
Nature Museum	\$113,000	0.178	C	POOR
Ranch House/Gift Shop	\$241,470	0.260	C	POOR

McClellan Regional Park Site Photo



Assessment Descriptions - McClellan Regional Park 4H Building

Architectural Elements

Dating back to as early as the 1940s, the 360 SF McClellan Regional Park 4H Building sits adjacent to the barn and had a roof replacement completed in 2007. The building consists of offices and connects to the covered pens for various animals. The interior epoxy floor and painted gypsum walls need to be updated. The exterior wood siding and asphalt shingle roof are in fair condition though the gutters are beyond their useful life and need to be replaced. Overall, the interior and exterior are in fair condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a load center that is past its expected useful life.

The lighting system appears to have been recently updated to LED and is within its expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by an electric water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - McClellan Regional Park Barn

Architectural Elements

The McClellan Regional Park Barn construction is consistent with methods used around 1915 and is approximately 2,400 SF in size. The interior was not assessed. The exterior wood siding, sills, frames, doors, fascia, and asphalt shingle roofing are significantly deteriorated and need to be replaced. Overall, the building is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

No electrical systems were observed at the building.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

No fire protection systems were observed in the building.

Assessment Descriptions - McClellan Regional Park Barn Shed

Architectural Elements

The McClellan Regional Park Barn Shed construction is consistent with methods used around 1915 and is approximately 532 SF in size. The interior was not assessed. The exterior wood siding, sills, frames, doors, fascia, and asphalt shingle roofing are significantly deteriorated and need to be replaced. Overall, the building is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

No electrical systems were observed at the building.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - McClellan Regional Park Blacksmith Shop

Architectural Elements

The approximately 586 SF McClellan Regional Park Blacksmith Shop was relocated as part of the scope of work to build the Environmental Education Center. The interior has not been updated by design; it is used as a museum and for class demonstrations. The exterior siding is beyond its useful life; however, it may not require updating per the building's intended use. Overall, the building is in poor condition and updates will depend on its intended use.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a panelboard that is within its expected useful life. Interior lighting is within its expected useful life.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - McClellan Regional Park Environmental Education Center

Architectural Elements

Built in 2016, the McClellan Regional Park Environmental Education Center includes 2,165 SF of interior space and 3,269 SF total, including porches. Facilities noted that the front entrance wooden door's poor condition was missed during the punch walk and should be replaced. Other items of note include possible water damage noted on the underside of the porch cover.

Overall, the building is in excellent condition.

Mechanical Systems

The mechanical systems consist of split system units. Overall, the mechanical systems appear to be in operable condition with the split systems approaching the end of their expected useful life.

Electrical Systems

Electrical power is provided by a panelboard that is within its expected useful life. Interior and exterior lighting systems are within their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by an instantaneous water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is equipped with a fire sprinkler system throughout. Portable fire extinguishers were observed at key points in the building.

The building is equipped with a fire alarm system that is within its expected useful life.

Assessment Descriptions - McClellan Regional Park Milk Barn Building

Architectural Elements

The approximately 987 SF McClellan Regional Park Milk Barn building was remodeled in 1975. Restrooms were added as part of the 1975 remodel and the rest remained as the original milking area. The water tower was added in 1977

The restroom interior is epoxy concrete flooring, painted gypsum walls, and a ceiling. Toilet partitions are nearing the end of their useful life. The restroom doors need to be refurbished. Overall, the interior of the restrooms is in fair condition. The former milking area has significant wear; the exposed wood planks, roof decking, and framing are in poor condition.

The exterior is CMU, wood siding, metal windows, and asphalt shingle roofing. Overall, the exterior is in fair condition and needs a general refresh.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Based on a review of as-built drawings from 1975 electrical power is provided by a single panelboard and likely past its expected useful life. Unfortunately, the panelboard was not observed during the assessment, but a deficiency has been included in the report.

The interior lighting system appears to be past its expected useful life. The building is not equipped with exterior lighting.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping, and vent piping. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - McClellan Regional Park Nature Museum

Architectural Elements

Renovated in 1980, the approximately 777 SF McClellan Regional Park Nature Museum was originally a two car garage estimated to have been built between 1943-1951 and was converted into storage, classroom, and office.

The interior consists of resilient vinyl flooring, painted gypsum walls and ceiling, and acoustic ceiling tiles. The resilient vinyl flooring is at or approaching the end of its useful life, especially in the storage area. There are signs of the foundation settling or shifting as the floor slopes to one side. Several ceiling tiles are damaged and should be replaced as necessary. The vinyl windows were installed in 1999 and are approaching the end of their useful life. Overall, the interior is in fair to poor condition.

The exterior is wood siding, wood doors, vinyl windows, and asphalt shingle roofing. There is a noticeable sag in the roof that is cause for concern. On further inspection, there is evidence of sagging at the interior ceiling gypsum and a crack along the ridge beam indicating excessive stressing. Further investigation into the structural integrity of the roof is required. Overall, the exterior is in fair to poor condition.

Mechanical Systems

The mechanical systems consist of split system units with furnace heating. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a metered all-in-one combination service entrance that appears to be past its expected useful life.

Interior and exterior lighting appear to be past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping and vent piping. The domestic hot water is provided by an electric water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - McClellan Regional Park Ranch Gift Shop

Architectural Elements

The McClellan Regional Park Ranch Gift Shop was originally built in 1870 with major alterations occurring between 1943-1951. The building is L shaped and approximately 1,246 SF in size. The original house has now been converted to include the gift shop and a rentable meeting room though features of the original house are still present.

The interior vinyl flooring and carpeting are beyond their useful life. The interior paint needs to be updated and walls repaired where plaster chipped away. The basement shows significantly more wear and tear than other parts of the house; cracking at various locations on the walls may indicate structural concerns. Overall, the interior is in poor condition.

The exterior envelope consists of wood siding, wood windows and doors, and asphalt shingle roofing. The wood windows are beyond their useful life and need to be replaced. The siding and roofing are approaching the end of their useful life. Overall, the exterior is in fair to poor condition.

Mechanical Systems

The mechanical systems consist of split system units with furnace heating. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a single load center that is past its expected useful life. The interior and exterior lighting systems appear to be past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, sanitary waste piping, and vent piping. The domestic hot water is provided by a gas-fired water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

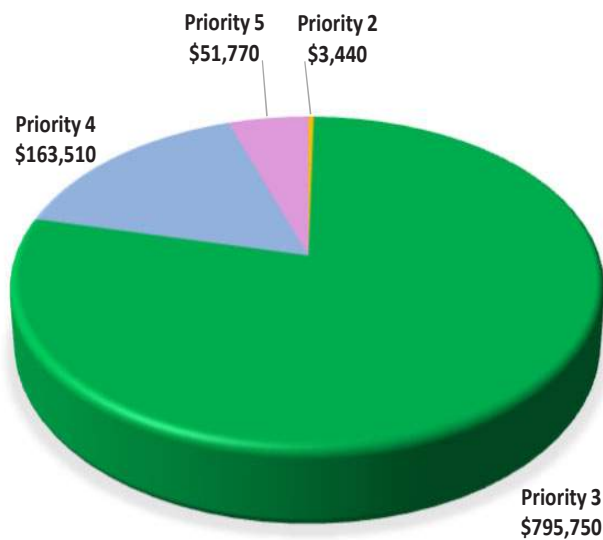
Conclusion

For the McClellan Regional Park Ranch buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

McClellan Regional Park						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
4H	\$0	\$3,440	\$86,610	\$0	\$35,510	\$125,560
Barn	\$0	\$0	\$216,630	\$0	\$0	\$216,630
Barn Shed	\$0	\$0	\$68,760	\$0	\$0	\$68,760
Blacksmith Shop	\$0	\$0	\$20,380	\$0	\$0	\$20,380
Environmental Education Center	\$0	\$0	\$38,210	\$54,680	\$0	\$92,890
Milk Barn	\$0	\$0	\$35,630	\$31,850	\$0	\$67,480
Nature Museum	\$0	\$0	\$78,830	\$56,860	\$0	\$135,690
Ranch House & Gift Shop	\$0	\$0	\$250,700	\$20,120	\$16,260	\$287,080
Total	\$0	\$3,440	\$795,750	\$163,510	\$51,770	\$1,014,470
	0.00%	0.34%	78.44%	16.12%	5.10%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

McClellan Regional Park 4H Building

Capital Renewal Cost:	\$104,160	FCI:	0.336
Replacement Cost:	\$310,000	Condition Score:	D
Replacement Cost/SF:	\$861	Condition Rating:	CRITICAL

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B3010	ROOFING	\$27,740	-	-	-	-	\$35,510
B3020	ROOF APPURTENANCES	\$2,790	-	-	\$3,300	-	-
C2010	WALL FINISHES	\$3,490	-	-	\$4,120	-	-
C2030	FLOORING	\$27,740	-	-	\$32,740	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$3,040	-	\$3,440	-	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
E2010	FIXED FURNISHINGS	\$34,660	-	-	\$40,900	-	-
TOTALS		\$104,160	-	\$3,440	\$86,610	-	\$35,510
TOTAL (Priority 1-5 without escalation)		\$104,160	\$125,560				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park 4H Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
872	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.015	1	Electric water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$1,350	\$3,440	2
1090	B3020 - ROOF APPURTENANCES	B3020.70.001		Rain leaders/gutters are damaged and leak.	Repair, replace rain leaders/gutters.	60	LF	\$1,240	\$3,300	3
1091	C2010 - WALL FINISHES	C2010.30.004		Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	600	SF	\$1,550	\$4,120	3
1089	C2030 - FLOORING	C2030.10.002		Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	600	SF	\$12,340	\$32,740	3
871	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1088	E2010 - FIXED FURNISHINGS	E2010.30.004		The existing casework is at or is approaching the end of its useful life.	Replace original wood cabinets and countertops.	25	LF	\$15,420	\$40,900	3
1092	B3010 - ROOFING	B3010.10.001		Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.	Remove and replace asphalt composition shingle roofing.	600	SF	\$12,340	\$35,510	5

**Cupertino
Facility Condition Assessment**

McClellan Regional Park 4H Building

Record ID: 871
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*
Description of Work: *Replace the existing load center with a new load center.*
Comments: *Load Center*



Record ID: 872
System: D2010 - DOMESTIC WATER DISTRIBUTION
Item No.: D2010.20.015
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$3,440
Deficiency Description: *Electric water heater is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Electric Water Heater*



Record ID: 1088
System: E2010 - FIXED FURNISHINGS
Item No.: E2010.30.004
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 25/LF
Total Deficiency Cost: \$40,900
Deficiency Description: *The existing casework is at or is approaching the end of its useful life.*
Description of Work: *Replace original wood cabinets and countertops.*
Comments:



**Cupertino
Facility Condition Assessment**

McClellan Regional Park 4H Building

Record ID: 1089
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$32,740
Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1090
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 60/LF
Total Deficiency Cost: \$3,300
Deficiency Description: *Rain leaders/gutters are damaged and leak.*

Description of Work: *Repair, replace rain leaders/gutters.*

Comments:



Record ID: 1091
System: C2010 - WALL FINISHES

Item No.: C2010.30.004
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$4,120
Deficiency Description: *Interior wall paint is in need of refresh.*

Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*

Comments:



**Cupertino
Facility Condition Assessment**

McClellan Regional Park 4H Building

Record ID: 1092
System: B3010 - ROOFING

Item No.: B3010.10.001
Floor/Room:
Priority: 5
Quantity/Unit of Measure: 600/SF
Total Deficiency Cost: \$35,510
Deficiency Description: *Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.*

Description of Work: *Remove and replace asphalt composition shingle roofing.*

Comments: *Replaced in 2006*



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Barn

Capital Renewal Cost:	\$183,570	FCI:	0.162
Replacement Cost:	\$1,136,000	Condition Score:	C
Replacement Cost/SF:	\$574	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$73,910	-	-	\$87,220	-	-
B3010	ROOFING	\$109,660	-	-	\$129,410	-	-
TOTALS		\$183,570	-	-	\$216,630	-	-
TOTAL (Priority 1-5 without escalation)		\$183,570	\$216,630				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Barn

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1094	B2010 - EXTERIOR WALLS	B2010.10.003		Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	3,000	SF	\$32,880	\$87,220	3
1095	B3010 - ROOFING	B3010.10.001		Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.	Remove and replace asphalt composition shingle roofing.	2,000	SF	\$41,100	\$109,030	3
1096	B3010 - ROOFING	B3010.90.009		Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	200	LF	\$7,680	\$20,380	3

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Barn

Record ID: 1094
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 3,000/SF
Total Deficiency Cost: \$87,220
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:



Record ID: 1095
System: B3010 - ROOFING

Item No.: B3010.10.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2,000/SF
Total Deficiency Cost: \$109,030
Deficiency Description: *Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.*

Description of Work: *Remove and replace asphalt composition shingle roofing.*

Comments:



Record ID: 1096
System: B3010 - ROOFING

Item No.: B3010.90.009
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 200/LF
Total Deficiency Cost: \$20,380
Deficiency Description: *Wood fascia and trim chipped and have peeling paint.*

Description of Work: *Clean, repair, and paint the trim and/or fascia.*

Comments:



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Barn Shed

Capital Renewal Cost:	\$58,260	FCI:	0.191
Replacement Cost:	\$305,000	Condition Score:	C
Replacement Cost/SF:	\$573	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$17,270	-	-	\$20,380	-	-
B3010	ROOFING	\$40,990	-	-	\$48,380	-	-
TOTALS		\$58,260	-	-	\$68,760	-	-
TOTAL (Priority 1-5 without escalation)		\$58,260	\$68,760				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Barn Shed

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1098	B2010 - EXTERIOR WALLS	B2010.10.003		Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	700	SF	\$7,680	\$20,380	3
1097	B3010 - ROOFING	B3010.10.001		Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.	Remove and replace asphalt composition shingle roofing.	700	SF	\$14,390	\$38,180	3
1099	B3010 - ROOFING	B3010.90.009		Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	100	LF	\$3,840	\$10,200	3

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Barn Shed

Record ID: 1097
System: B3010 - ROOFING

Item No.: B3010.10.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$38,180
Deficiency Description: *Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.*

Description of Work: *Remove and replace asphalt composition shingle roofing.*

Comments:



Record ID: 1098
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 700/SF
Total Deficiency Cost: \$20,380
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:



Record ID: 1099
System: B3010 - ROOFING

Item No.: B3010.90.009
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 100/LF
Total Deficiency Cost: \$10,200
Deficiency Description: *Wood fascia and trim chipped and have peeling paint.*

Description of Work: *Clean, repair, and paint the trim and/or fascia.*

Comments:



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Blacksmith Shop

Capital Renewal Cost:	\$17,270	FCI:	0.052
Replacement Cost:	\$331,000	Condition Score:	B
Replacement Cost/SF:	\$575	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$17,270	-	-	\$20,380	-	-
TOTALS		\$17,270	-	-	\$20,380	-	-
TOTAL (Priority 1-5 without escalation)		\$17,270	\$20,380				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Blacksmith Shop

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
791	B2010 - EXTERIOR WALLS	B2010.10.003	Exterior	Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	700	SF	\$7,680	\$20,380	3

Cupertino Facility Condition Assessment

McClellan Regional Park Blacksmith Shop

Record ID	791
System	B2010 - EXTERIOR WALLS
Item No.	B2010.10.003
Floor/Room:	1 / Exterior
Priority:	3
Quantity/Unit of Measure:	700/SF
Total Deficiency Cost:	\$20,380
Deficiency Description:	<i>Wood board siding is approaching the end of its useful life.</i>
Description of Work:	<i>Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.</i>
Comments:	



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Environmental Education Center

Capital Renewal Cost:	\$76,810	FCI:	0.037
Replacement Cost:	\$2,070,000	Condition Score:	A
Replacement Cost/SF:	\$817	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B1020	ROOF CONSTRUCTION	\$16,950	-	-	\$20,010	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$15,420	-	-	\$18,200	-	-
D3030	COOLING SYSTEMS	\$44,440	-	-	-	\$54,680	-
TOTALS		\$76,810	-	-	\$38,210	\$54,680	-
TOTAL (Priority 1-5 without escalation)		\$76,810	\$92,890				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Environmental Education Center

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
784	B1020 - ROOF CONSTRUCTION	B1020.10.001	Exterior	Wood roof framing and decking are in poor condition.	Remove and replace wood roof framing and decking.	275	SF	\$7,540	\$20,010	3
789	B2050 - EXTERIOR DOORS AND GRILLES	B2050.10.001		Exterior wood entrance door is approaching the end of its useful life.	Replace wood door.	2	EA	\$6,860	\$18,200	3
893	D3030 - COOLING SYSTEMS	D3030.70.011	1	Fan coil unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$4,800	\$13,280	4
892	D3030 - COOLING SYSTEMS	D3030.70.011	1	Fan coil unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$4,800	\$13,280	4
886	D3030 - COOLING SYSTEMS	D3030.70.042	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$10,170	\$28,120	4

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Environmental Education Center

Record ID: 784
System: B1020 - ROOF CONSTRUCTION

Item No.: B1020.10.001
Floor/Room: / Exterior
Priority: 3
Quantity/Unit of Measure: 275/SF
Total Deficiency Cost: \$20,010
Deficiency Description: *Wood roof framing and decking are in poor condition.*

Description of Work: *Remove and replace wood roof framing and decking.*

Comments: *Signs of water damage at exterior canopy. Inspect for water intrusion and repair/replace as necessary.*



Record ID: 789
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.10.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$18,200
Deficiency Description: *Exterior wood entrance door is approaching the end of its useful life.*

Description of Work: *Replace wood door.*

Comments: *Facilities noted issues with wood entrance door.*



Record ID: 886
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.042
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$28,120
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Environmental Education Center

Record ID: 892
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.011
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$13,280
Deficiency Description: *Fan coil unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Fan Coil*



Record ID: 893
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.011
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$13,280
Deficiency Description: *Fan coil unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Fan Coil*



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Milk Barn Building

Capital Renewal Cost:	\$56,060	FCI:	0.088
Replacement Cost:	\$637,000	Condition Score:	B
Replacement Cost/SF:	\$645	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$70	-	-	\$90	-	-
B2050	EXTERIOR DOORS AND GRILLES	\$7,400	-	-	-	\$9,110	-
C1090	INTERIOR SPECIALTIES	\$18,480	-	-	-	\$22,740	-
C2030	FLOORING	\$20,800	-	-	\$24,550	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
D5040	LIGHTING	\$4,610	-	-	\$5,440	-	-
TOTALS		\$56,060	-	-	\$35,630	\$31,850	-
TOTAL (Priority 1-5 without escalation)		\$56,060	\$67,480				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Milk Barn Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
785	B2010 - EXTERIOR WALLS	B2010.20.005		CMU walls are showing signs of wear.	Clean and repaint CMU walls.	6	SF	\$30	\$90	3
786	C2030 - FLOORING	C2030.10.002		Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	450	SF	\$9,250	\$24,550	3
1143	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001		The 100A (18 ckts, 20A plug-in breakers, 1P) load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1142	D5040 - LIGHTING	D5040.50.406		The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	4	EA	\$2,050	\$5,440	3
1100	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.002		Metal door is damaged or deteriorated.	Repair door and repaint.	2	EA	\$3,290	\$9,110	4
787	C1090 - INTERIOR SPECIALTIES	C1090.25.001		Toilet partitions have excessive amounts of rust.	Replace the toilet partitions	5	EA	\$8,220	\$22,740	4

**Cupertino
Facility Condition Assessment**

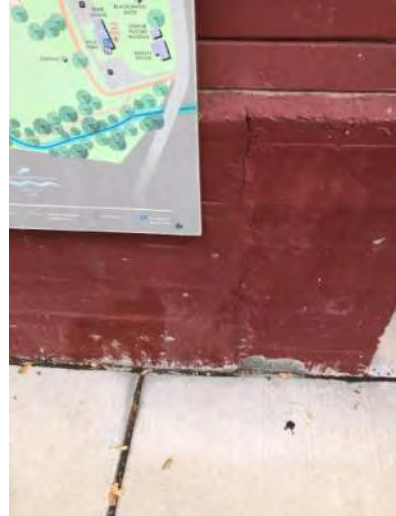
McClellan Regional Park Milk Barn Building

Record ID: 785
System: B2010 - EXTERIOR WALLS

Item No.: B2010.20.005
Floor/Room:
Priority: **3**
Quantity/Unit of Measure: 6/SF
Total Deficiency Cost: \$90
Deficiency Description: *CMU walls are showing signs of wear.*

Description of Work: *Clean and repaint CMU walls.*

Comments: *Crack noticed in CMU. Fill crack and repaint.*

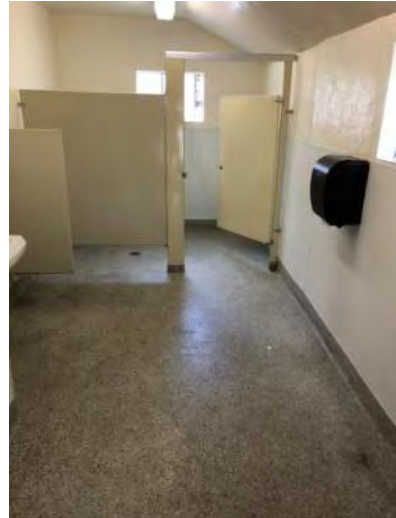


Record ID: 786
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room:
Priority: **3**
Quantity/Unit of Measure: 450/SF
Total Deficiency Cost: \$24,550
Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:

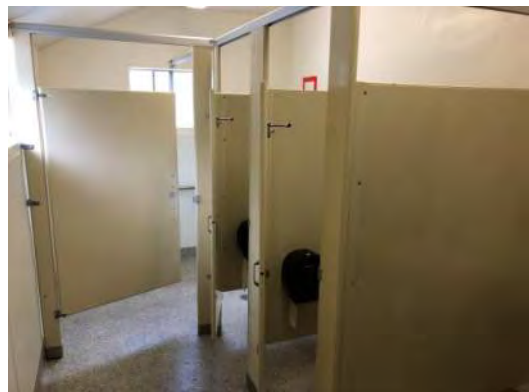


Record ID: 787
System: C1090 - INTERIOR SPECIALTIES

Item No.: C1090.25.001
Floor/Room:
Priority: **4**
Quantity/Unit of Measure: 5/EA
Total Deficiency Cost: \$22,740
Deficiency Description: *Toilet partitions have excessive amounts of rust.*

Description of Work: *Replace the toilet partitions*

Comments:



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Milk Barn Building

Record ID: 1100
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.20.002
Floor/Room:
Priority: 4
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$9,110
Deficiency Description: *Metal door is damaged or deteriorated.*

Description of Work: *Repair door and repaint.*

Comments:



Record ID: 1142
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$5,440
Deficiency Description: *The interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1143
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The 100A (18 ckts, 20A plug-in breakers, 1P) load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Nature Museum

Capital Renewal Cost:	\$113,000	FCI:	0.178
Replacement Cost:	\$635,000	Condition Score:	C
Replacement Cost/SF:	\$817	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2020	EXTERIOR WINDOWS	\$46,220	-	-	-	\$56,860	-
C2030	FLOORING	\$22,530	-	-	\$26,590	-	-
C2050	CEILING FINISHES	\$180	-	-	\$220	-	-
D3030	COOLING SYSTEMS	\$29,380	-	-	\$34,670	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$7,890	-	-	\$9,320	-	-
D5040	LIGHTING	\$6,800	-	-	\$8,030	-	-
TOTALS		\$113,000	-	-	\$78,830	\$56,860	-
TOTAL (Priority 1-5 without escalation)		\$113,000	\$135,690				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Nature Museum

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
793	C2030 - FLOORING	C2030.50.001		Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	975	SF	\$10,020	\$26,590	3
1102	C2050 - CEILING FINISHES	C2050.80.001		Lay-in Acoustical Tile is in poor condition.	Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.	12	SF	\$80	\$220	3
897	D3030 - COOLING SYSTEMS	D3030.70.044	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$13,070	\$34,670	3
901	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.001	1	The all-in-one combination service entrance device is past its expected useful life.	Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.	1	EA	\$3,510	\$9,320	3
1145	D5040 - LIGHTING	D5040.50.302		The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	1	EA	\$970	\$2,590	3
1144	D5040 - LIGHTING	D5040.50.406		The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	4	EA	\$2,050	\$5,440	3
1101	B2020 - EXTERIOR WINDOWS	B2020.10.003		Vinyl window sash is at or approaching end of expected useful service life.	Replace with new frame, insulated glazing and glazing compound.	75	SF	\$20,560	\$56,860	4

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Nature Museum

Record ID: 793
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 975/SF
Total Deficiency Cost: \$26,590

Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



Record ID: 897
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.044
Floor/Room: 1

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$34,670
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 901
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.10.001
Floor/Room: 1

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,320

Deficiency Description: *The all-in-one combination service entrance device is past its expected useful life.*

Description of Work: *Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.*

Comments: *Service Entrance*



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Nature Museum

Record ID: 1101
System: B2020 - EXTERIOR WINDOWS

Item No.: B2020.10.003
Floor/Room:
Priority: 4
Quantity/Unit of Measure: 75/SF
Total Deficiency Cost: \$56,860
Deficiency Description: *Vinyl window sash is at or approaching end of expected useful service life.*

Description of Work: *Replace with new frame, insulated glazing and glazing compound.*

Comments: *Windows installed 1999*



Record ID: 1102
System: C2050 - CEILING FINISHES

Item No.: C2050.80.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 12/SF
Total Deficiency Cost: \$220
Deficiency Description: *Lay-in Acoustical Tile is in poor condition.*

Description of Work: *Remove existing lay-in Acoustical Tiles and replace with new lay-in Acoustical Tiles.*

Comments:



Record ID: 1144
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$5,440
Deficiency Description: *The interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Nature Museum

Record ID: 1145
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,590
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Ranch House/Gift Shop

Capital Renewal Cost:	\$241,470	FCI:	0.260
Replacement Cost:	\$929,000	Condition Score:	C
Replacement Cost/SF:	\$746	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2020	EXTERIOR WINDOWS	\$12,320	-	-	\$14,540	-	-
C1010	INTERIOR PARTITIONS	\$38,830	-	-	\$45,830	-	-
C2030	FLOORING	\$79,440	-	-	\$93,750	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$12,700	-	-	-	-	\$16,260
D3020	HEATING SYSTEMS	\$16,350	-	-	-	\$20,120	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
D5040	LIGHTING	\$77,130	-	-	\$91,030	-	-
TOTALS		\$241,470	-	-	\$250,700	\$20,120	\$16,260
TOTAL (Priority 1-5 without escalation)		\$241,470	\$287,080				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Ranch House/Gift Shop

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1106	B2020 - EXTERIOR WINDOWS	B2020.10.002		Wood window is damaged.	Replace wood window.	500	SF	\$5,480	\$14,540	3
1105	C1010 - INTERIOR PARTITIONS	C1010.10.002	Basement	Lath and plaster interior wall skin is approaching the end of its useful life.	Remove and replace existing lath and plaster with new lath and plaster.	300	SF	\$11,510	\$30,540	3
1104	C1010 - INTERIOR PARTITIONS	C1010.10.002	1	Lath and plaster interior wall skin is approaching the end of its useful life.	Remove and replace existing lath and plaster with new lath and plaster.	150	SF	\$5,760	\$15,290	3
1103	C2030 - FLOORING	C2030.50.001	Basement	Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	800	SF	\$8,220	\$21,810	3
798	C2030 - FLOORING	C2030.50.002	Restroom(s)	Sheet vinyl is approaching the end of its useful life.	Remove the existing sheet vinyl and replace.	300	SF	\$5,200	\$13,800	3
1107	C2030 - FLOORING	C2030.75.002		Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	2,000	SF	\$21,920	\$58,140	3
903	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1147	D5040 - LIGHTING	D5040.50.302		The exterior wall mounted fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	4	EA	\$3,880	\$10,310	3
1146	D5040 - LIGHTING	D5040.50.411		Interior lighting system is at or is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	1,246	SF	\$30,430	\$80,720	3
910	D3020 - HEATING SYSTEMS	D3020.10.007	1	Furnace is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$7,270	\$20,120	4
909	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.002	1	Gas fired water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$5,650	\$16,260	5

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Ranch House/Gift Shop

Record ID: 798
System: C2030 - FLOORING

Item No.: C2030.50.002
Floor/Room: 1 / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$13,800
Deficiency Description: *Sheet vinyl is approaching the end of its useful life.*

Description of Work: *Remove the existing sheet vinyl and replace.*

Comments:



Record ID: 903
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 909
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.002
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$16,260
Deficiency Description: *Gas fired water heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Water Heater*



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Ranch House/Gift Shop

Record ID: 910
System: D3020 - HEATING SYSTEMS

Item No.: D3020.10.007
Floor/Room: 1
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$20,120
Deficiency Description: *Furnace is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Furnace*



Record ID: 1103
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room: / Basement
Priority: 3
Quantity/Unit of Measure: 800/SF
Total Deficiency Cost: \$21,810
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1104
System: C1010 - INTERIOR PARTITIONS

Item No.: C1010.10.002
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 150/SF
Total Deficiency Cost: \$15,290
Deficiency Description: *Lath and plaster interior wall skin is approaching the end of its useful life.*

Description of Work: *Remove and replace existing lath and plaster with new lath and plaster.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

McClellan Regional Park Ranch House/Gift Shop

Record ID: 1105
System: C1010 - INTERIOR PARTITIONS

Item No.: C1010.10.002
Floor/Room: / Basement

Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$30,540

Deficiency Description: *Lath and plaster interior wall skin is approaching the end of its useful life.*

Description of Work: *Remove and replace existing lath and plaster with new lath and plaster.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1106
System: B2020 - EXTERIOR WINDOWS

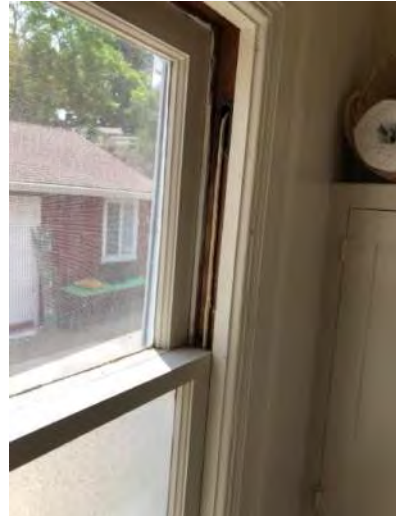
Item No.: B2020.10.002
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 500/SF
Total Deficiency Cost: \$14,540

Deficiency Description: *Wood window is damaged.*

Description of Work: *Replace wood window.*

Comments:



Record ID: 1107
System: C2030 - FLOORING

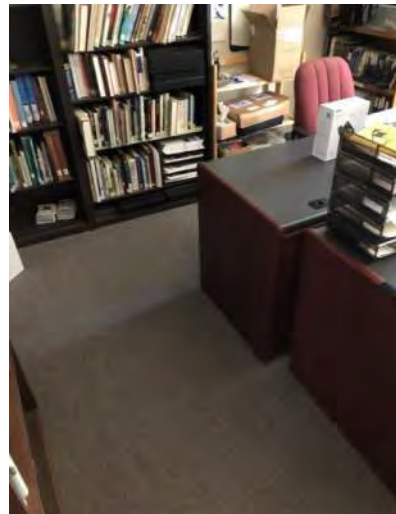
Item No.: C2030.75.002
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 2,000/SF
Total Deficiency Cost: \$58,140

Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



**Cupertino
Facility Condition Assessment**

McClellan Regional Park Ranch House/Gift Shop

Record ID: 1146
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1,246/SF
Total Deficiency Cost: \$80,720
Deficiency Description: *Interior lighting system is at or is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1147
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$10,310
Deficiency Description: *The exterior wall mounted fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

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Memorial Park

Detailed Report

Address: 21121 Stevens Creek Boulevard, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Gazebo	1976	196	\$104,000	\$531
Restroom 1	2000	273	\$517,000	\$1,894
Restroom 2	1973	350	\$663,000	\$1,894
Shed by Field	Unknown	126	\$100,000	\$794
Shed by Restroom	Unknown	280	\$530,000	\$1,893

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Gazebo	\$13,520	0.130	C	POOR
Restroom 1	\$35,580	0.069	B	FAIR
Restroom 2	\$90,030	0.136	C	POOR
Shed by Field	\$21,140	0.211	C	POOR
Shed by Restroom	\$48,130	0.091	B	FAIR



Assessment Descriptions - Memorial Park Gazebo

Architectural Elements

Built in 1976, the 196 SF Memorial Park Gazebo has many wood surfaces are showing signs of wear with chips, peeling paint, and general deterioration. Overall the interior and exterior are in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

No electrical systems were observed at the building.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

No fire protection systems were observed in the building.

Assessment Descriptions - Memorial Park Restroom 1

Architectural Elements

Built in 200, the approximately 273 SF Memorial Park Restroom 1 consists of CMU with a wood frame roof making up the interior and exterior of the building. The asphalt shingle roofing and skylights are in fair condition, though gutters are full of leaves and need to be cleaned. The interior epoxy flooring is at the end of its useful life and needs to be replaced. The door hardware needs to be refurbished. Overall, the interior and exterior are in fair condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided to the building by a single load center that is within its expected useful life.

The interior and exterior lighting system appears to be past its expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping, and vent piping. Overall, the plumbing systems appear to be in operable condition..

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Memorial Park Restroom 2

Architectural Elements

Built in 1973, the approximately 246 SF Memorial Park Restroom 2 is made up entirely of concrete. The gates that lock the restrooms are significantly deteriorated and beyond their useful life, as are the toilet partitions. All doors, frames, and hardware need to be refurbished or replaced. The interior paint needs to be updated as well. Overall, the restroom is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided to the building and site lighting by several panelboards that are past their expected useful life.

The interior and exterior lighting system appears to be past its expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping, and vent piping. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm and sprinkler system.

Assessment Descriptions - Memorial Park Shed by the Field

Architectural Elements

The 126 SF Memorial Park Shed by the Field is in poor condition overall. The exterior wood siding and trim have significant deterioration with splitting and rotting. Some of the framing studs have cracks and need to be repaired or replaced.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

The interior light fixtures appear to be within their expected useful life.

The interior and exterior lighting system appears to be past its expected useful life.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm and sprinkler system.

Assessment Descriptions - Memorial Park Shed by the Restroom

Architectural Elements

The 280 SF Memorial Park Shed by the Restroom is in poor condition overall. The exterior wood siding and trim have significant deterioration with splitting and rotting. The asphalt shingle roofing is at or approaching the end of its useful life. Interior sealed concrete flooring needs to be refinished.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided to the building by a load center that is past its expected useful life.

Plumbing Elements

No plumbing systems were observed in the building.

Fire Protection

The building is not equipped with a fire alarm and sprinkler system.

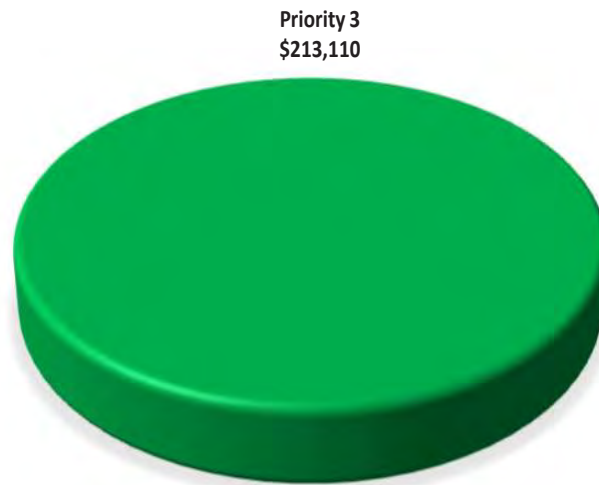
Conclusion

For the Memorial Park buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Memorial Park						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Gazebo	\$0	\$0	\$15,960	\$0	\$0	\$15,960
Restroom 1	\$0	\$0	\$9,100	\$0	\$0	\$9,100
Restroom 2	\$0	\$0	\$106,270	\$0	\$0	\$106,270
Shed by Field	\$0	\$0	\$24,950	\$0	\$0	\$24,950
Shed by Restroom	\$0	\$0	\$56,830	\$0	\$0	\$56,830
Total	\$0	\$0	\$213,110	\$0	\$0	\$213,110
	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Memorial Park Gazebo

Capital Renewal Cost:	\$13,520	FCI:	0.130
Replacement Cost:	\$104,000	Condition Score:	C
Replacement Cost/SF:	\$531	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B1080	STAIRS	\$12,320	-	-	\$14,540	-	-
G2060	SITE DEVELOPMENT	\$1,200	-	-	\$1,420	-	-
TOTALS		\$13,520	-	-	\$15,960	-	-
TOTAL (Priority 1-5 without escalation)		\$13,520	\$15,960				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Memorial Park Gazebo

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1068	B1080 - STAIRS	B1080.10.003		Wood steps need refurbishing.	Refinish/refurb wood steps.	4	FLT	\$5,480	\$14,540	3
1070	G2060 - SITE DEVELOPMENT	G2060.25.004		Bench finish is at or approaching the end of its useful life.	Repaint and refinish bench.	2	EA	\$530	\$1,420	3

**Cupertino
Facility Condition Assessment**

Memorial Park Gazebo

Record ID: 1068
System: B1080 - STAIRS

Item No.: B1080.10.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 4/FLT
Total Deficiency Cost: \$14,540
Deficiency Description: *Wood steps need refurbishing.*

Description of Work: *Refinish/refurb wood steps.*

Comments:



Record ID: 1070
System: G2060 - SITE DEVELOPMENT

Item No.: G2060.25.004
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$1,420
Deficiency Description: *Bench finish is at or approaching the end of its useful life.*

Description of Work: *Repaint and refinish bench.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 1

Capital Renewal Cost:	\$35,580	FCI:	0.069
Replacement Cost:	\$517,000	Condition Score:	B
Replacement Cost/SF:	\$1,894	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B3020	ROOF APPURTENANCES	\$630	-	-	\$750	-	-
C2030	FLOORING	\$16,190	-	-	\$19,110	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$7,710	-	-	\$9,100	-	-
D5040	LIGHTING	\$11,050	-	-	\$13,050	-	-
TOTALS		\$35,580	-	-	\$42,010	-	-
TOTAL (Priority 1-5 without escalation)		\$35,580	\$42,010				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 1

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
686	B3020 - ROOF APPURTENANCES	B3020.70.002		Gutters are clogged with leaves.	Clean gutters.	30	LF	\$280	\$750	3
684	C2030 - FLOORING	C2030.10.002		Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	350	SF	\$7,200	\$19,110	3
685	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.030		Porcelain sink is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,430	\$9,100	3
540	D5040 - LIGHTING	D5040.50.302	1	The exterior wall mounted fixture is past its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	4	EA	\$3,880	\$10,310	3
1148	D5040 - LIGHTING	D5040.50.406		The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	2	EA	\$1,030	\$2,740	3

Cupertino Facility Condition Assessment

Memorial Park Restroom 1

Record ID: 540
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$10,310
Deficiency Description: *The exterior wall mounted fixture is past its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:



Record ID: 684
System: C2030 - FLOORING

Item No.: C2030.10.002
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 350/SF
Total Deficiency Cost: \$19,110
Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:



Record ID: 685
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.030
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,100
Deficiency Description: *Porcelain sink is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Sink moves easily and is not properly adhered to the wall*



**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 1

Record ID: 686
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.002
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 30/LF
Total Deficiency Cost: \$750
Deficiency Description: *Gutters are clogged with leaves.*

Description of Work: *Clean gutters.*

Comments:



Record ID: 1148
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$2,740
Deficiency Description: *The interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 2

Capital Renewal Cost:	\$90,030	FCI:	0.136
Replacement Cost:	\$663,000	Condition Score:	C
Replacement Cost/SF:	\$1,894	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2050	EXTERIOR DOORS AND GRILLES	\$20,060	-	-	\$23,680	-	-
C1090	INTERIOR SPECIALTIES	\$11,110	-	-	\$13,110	-	-
C2010	WALL FINISHES	\$4,660	-	-	\$5,500	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$45,220	-	-	\$53,380	-	-
D5040	LIGHTING	\$8,980	-	-	\$10,600	-	-
TOTALS		\$90,030	-	-	\$106,270	-	-
TOTAL (Priority 1-5 without escalation)		\$90,030	\$106,270				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 2

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
689	B2050 - EXTERIOR DOORS AND GRILLES	B2050.20.003		Exterior doors, frames and hardware are approaching the end of their useful life.	Replace the exterior doors, frames and hardware.	1	EA	\$4,800	\$12,740	3
691	B2050 - EXTERIOR DOORS AND GRILLES	B2050.70.001		Existing gate is at or approaching the end of its useful life.	Install a new gate and associated gate hardware.	2	LS	\$4,120	\$10,940	3
1071	C1090 - INTERIOR SPECIALTIES	C1090.25.001		Toilet partitions have excessive amounts of rust.	Replace the toilet partitions	3	EA	\$4,940	\$13,110	3
690	C2010 - WALL FINISHES	C2010.30.004		Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	800	SF	\$2,070	\$5,500	3
557	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.216	1	The 45kVA transformer is past its expected useful life.	Replace the existing transformer with a new transformer.	1	EA	\$5,560	\$14,760	3
559	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1007	1	The 100A panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$4,890	\$12,980	3
558	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1011	1	The 100A (277/480, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	\$7,570	\$20,090	3
561	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1149	D5040 - LIGHTING	D5040.50.302		The exterior fixture is past its expected useful life.	Replace the existing fixture with an LED lighting fixture.	2	EA	\$1,940	\$5,160	3
562	D5040 - LIGHTING	D5040.50.406	1	The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	4	EA	\$2,050	\$5,440	3

Cupertino Facility Condition Assessment

Memorial Park Restroom 2

Record ID: 557
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.216
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$14,760
Deficiency Description: *The 45kVA transformer is past its expected useful life.*
Description of Work: *Replace the existing transformer with a new transformer.*
Comments: *Transformer*



Record ID: 558
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1011
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$20,090
Deficiency Description: *The 100A (277/480, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID: 559
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.1007
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,980
Deficiency Description: *The 100A panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 2

Record ID: 561
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 562
System: D5040 - LIGHTING
Item No.: D5040.50.406
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 4/EA
Total Deficiency Cost: \$5,440
Deficiency Description: *The interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:



Record ID: 689
System: B2050 - EXTERIOR DOORS AND GRILLES
Item No.: B2050.20.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$12,740
Deficiency Description: *Exterior doors, frames and hardware are approaching the end of their useful life.*

Description of Work: *Replace the exterior doors, frames and hardware.*

Comments:



**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 2

Record ID: 690
System: C2010 - WALL FINISHES

Item No.: C2010.30.004
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 800/SF
Total Deficiency Cost: \$5,500
Deficiency Description: *Interior wall paint is in need of refresh.*

Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*

Comments:



Record ID: 691
System: B2050 - EXTERIOR DOORS AND GRILLES

Item No.: B2050.70.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2/LS
Total Deficiency Cost: \$10,940
Deficiency Description: *Existing gate is at or approaching the end of its useful life.*

Description of Work: *Install a new gate and associated gate hardware.*

Comments:



Record ID: 1071
System: C1090 - INTERIOR SPECIALTIES

Item No.: C1090.25.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$13,110
Deficiency Description: *Toilet partitions have excessive amounts of rust.*

Description of Work: *Replace the toilet partitions*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Memorial Park Restroom 2

Record ID: 1149
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$5,160
Deficiency Description: *The exterior fixture is past its expected useful life.*

Description of Work: *Replace the existing fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Memorial Park Shed by Field

Capital Renewal Cost:	\$21,140	FCI:	0.211
Replacement Cost:	\$100,000	Condition Score:	C
Replacement Cost/SF:	\$794	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$21,140	-	-	\$24,950	-	-
TOTALS		\$21,140	-	-	\$24,950	-	-
TOTAL (Priority 1-5 without escalation)		\$21,140	\$24,950				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Memorial Park Shed by Field

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1075	B2010 - EXTERIOR WALLS	B2010.10.003		Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	430	SF	\$4,720	\$12,520	3
1074	B2010 - EXTERIOR WALLS	B2010.10.006		Trim is worn and should be replaced.	Replace trim and finish to match. Replace at the same time as siding.	64	LF	\$880	\$2,340	3
1076	B2010 - EXTERIOR WALLS	B2010.20.001		Wood wall framing is approaching the end of its useful life.	Remove and replace the wood frame exterior and interior walls.	126	SF	\$3,800	\$10,090	3

Cupertino Facility Condition Assessment

Memorial Park Shed by Field

Record ID 1074
System B2010 - EXTERIOR WALLS
Item No. B2010.10.006
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 64/LF
Total Deficiency Cost: \$2,340
Deficiency Description: *Trim is worn and should be replaced.*

Description of Work: *Replace trim and finish to match. Replace at the same time as siding.*

Comments:



Record ID 1075
System B2010 - EXTERIOR WALLS
Item No. B2010.10.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 430/SF
Total Deficiency Cost: \$12,520
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:



Record ID 1076
System B2010 - EXTERIOR WALLS
Item No. B2010.20.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 126/SF
Total Deficiency Cost: \$10,090
Deficiency Description: *Wood wall framing is approaching the end of its useful life.*

Description of Work: *Remove and replace the wood frame exterior and interior walls.*

Comments: *Framing is cracked and evidence of water damage visible.*



**Cupertino
Facility Condition Assessment**

Memorial Park Shed by Restroom

Capital Renewal Cost:	\$48,130	FCI:	0.091
Replacement Cost:	\$530,000	Condition Score:	B
Replacement Cost/SF:	\$1,893	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$21,650	-	-	\$25,560	-	-
B3010	ROOFING	\$12,950	-	-	\$15,290	-	-
C2030	FLOORING	\$4,320	-	-	\$5,100	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
D5040	LIGHTING	\$4,510	-	-	\$5,330	-	-
TOTALS		\$48,130	-	-	\$56,830	-	-
TOTAL (Priority 1-5 without escalation)		\$48,130	\$56,830				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Memorial Park Shed by Restroom

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1078	B2010 - EXTERIOR WALLS	B2010.10.003		Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	720	SF	\$7,900	\$20,960	3
1077	B2010 - EXTERIOR WALLS	B2010.10.006		Trim is worn and should be replaced.	Replace trim and finish to match. Replace at the same time as siding.	126	LF	\$1,730	\$4,600	3
692	B3010 - ROOFING	B3010.10.001	1	Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.	Remove and replace asphalt composition shingle roofing.	280	SF	\$5,760	\$15,290	3
694	C2030 - FLOORING	C2030.10.001	1	Sealed concrete floor is approaching the end of its useful life.	Repair and refinish the concrete floor.	280	SF	\$1,920	\$5,100	3
564	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The 100A load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
1151	D5040 - LIGHTING	D5040.50.302		The exterior fixture is past its expected useful life.	Replace the existing fixture with an LED lighting fixture.	1	EA	\$970	\$2,590	3
1150	D5040 - LIGHTING	D5040.50.406		The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	2	EA	\$1,030	\$2,740	3

**Cupertino
Facility Condition Assessment**

Memorial Park Shed by Restroom

Record ID: 564
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The 100A load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 692
System: B3010 - ROOFING
Item No.: B3010.10.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 280/SF
Total Deficiency Cost: \$15,290
Deficiency Description: *Asphalt composition roof is in fair to poor condition with evidence of ponding, blisters & leaks.*

Description of Work: *Remove and replace asphalt composition shingle roofing.*

Comments:



Record ID: 694
System: C2030 - FLOORING
Item No.: C2030.10.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 280/SF
Total Deficiency Cost: \$5,100
Deficiency Description: *Sealed concrete floor is approaching the end of its useful life.*

Description of Work: *Repair and refinish the concrete floor.*

Comments:

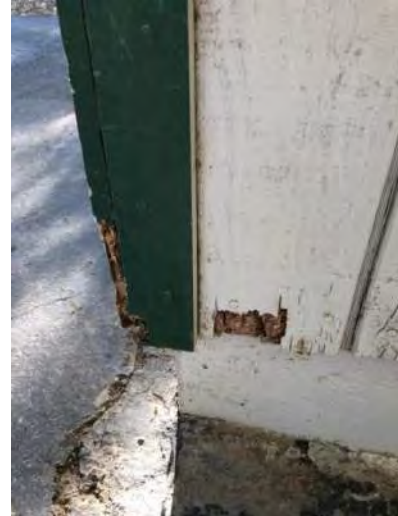


**Cupertino
Facility Condition Assessment**

Memorial Park Shed by Restroom

Record ID: 1077
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.006
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 126/LF
Total Deficiency Cost: \$4,600
Deficiency Description: *Trim is worn and should be replaced.*



Description of Work: *Replace trim and finish to match. Replace at the same time as siding.*

Comments:

Record ID: 1078
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 720/SF
Total Deficiency Cost: \$20,960
Deficiency Description: *Wood board siding is approaching the end of its useful life.*



Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments: *Siding is rotting*

Record ID: 1150
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2/EA
Total Deficiency Cost: \$2,740
Deficiency Description: *The interior light fixtures are past their expected useful life.*

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Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

**Cupertino
Facility Condition Assessment**

Memorial Park Shed by Restroom

Record ID: 1151
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,590
Deficiency Description: *The exterior fixture is past its expected useful life.*

Description of Work: *Replace the existing fixture with an LED lighting fixture.*

Comments:

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NOT
APPLICABLE

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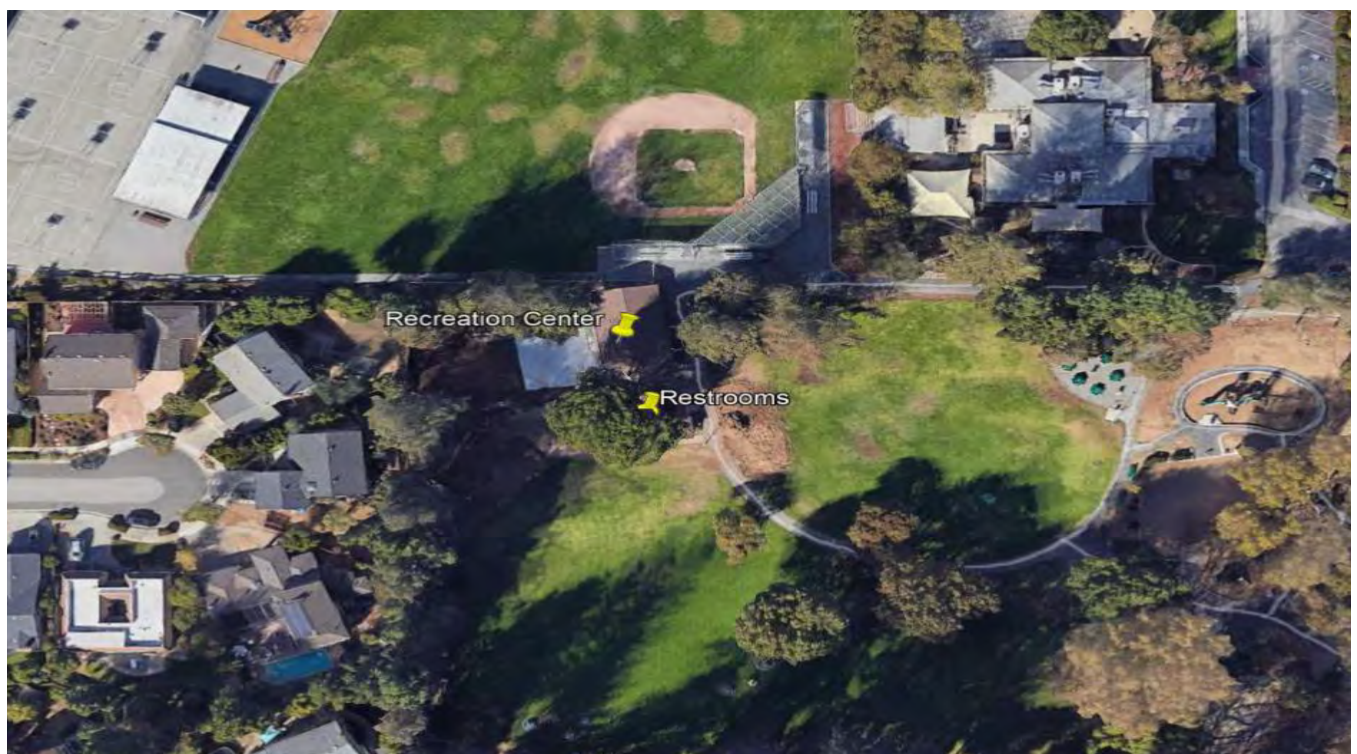
Portal Park

Detailed Report

Address: 19810 Portal Road, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Recreation Building	Pre-1975	1,557	\$1,998,000	\$1,283
Restrooms	Pre-1975	300	\$568,000	\$1,893

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Recreation Building	\$177,960	0.089	B	FAIR
Restrooms	\$20,330	0.036	A	GOOD



Assessment Descriptions - Portal Park Recreation Building

Architectural Elements

Built before 1975, the 1,557 SF Portal Park Recreation Building has an interior consisting of vinyl tile flooring, wood siding, painted gypsum, and painted wood roof decking and framing. The exterior consists of painted stucco, aluminum windows, HM doors, and asphalt shingle roofing. The following items are at or approaching the end of their useful life: vinyl flooring, exterior paint, and asphalt shingle roofing. Overall, the building is in fair condition.

Mechanical Systems

The mechanical systems consist of split system units. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a pair of load centers that are past their expected useful life.

The interior and exterior lighting appears to be past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by an electric water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm and sprinkler system.

Assessment Descriptions - Portal Park Restrooms

Architectural Elements

Built in 1975, the approximately 300 SF Portal Park Restroom consists of brick walls and a wood-framed roof with asphalt shingle roofing. The interior epoxy flooring needs to be refinished and the interior paint refreshed. Overall, the restroom is in fair to poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a load center located in the recreation building.

The interior and exterior lighting system appears to be past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping, and vent piping. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm and sprinkler system.

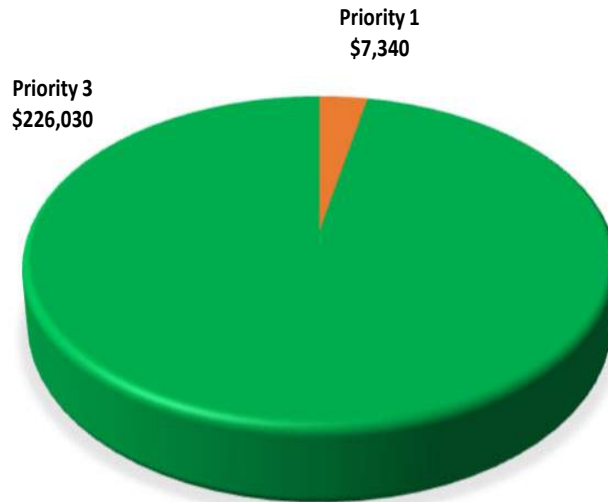
Conclusion

For the Portal Park buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Portal Park						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Recreation	\$7,340	\$0	\$202,030	\$0	\$0	\$209,370
Restroom	\$0	\$0	\$24,000	\$0	\$0	\$24,000
Total	\$7,340	\$0	\$226,030	\$0	\$0	\$233,370
	3.15%	0.00%	96.85%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



**Cupertino
Facility Condition Assessment**

Portal Park Recreation Building

Capital Renewal Cost:	\$177,960	FCI:	0.089
Replacement Cost:	\$1,998,000	Condition Score:	B
Replacement Cost/SF:	\$1,283	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$1,170	-	-	\$1,390	-	-
B3020	ROOF APPURTENANCES	\$5,560	-	-	\$6,570	-	-
C1010	INTERIOR PARTITIONS	\$1,310	-	-	\$1,550	-	-
C1030	INTERIOR DOORS	\$6,790	\$7,340	-	-	-	-
C2030	FLOORING	\$41,590	-	-	\$49,080	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$3,040	-	-	\$3,590	-	-
D3030	COOLING SYSTEMS	\$26,120	-	-	\$30,830	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
D5040	LIGHTING	\$87,680	-	-	\$103,470	-	-
TOTALS		\$177,960	\$7,340	-	\$202,030	-	-
TOTAL (Priority 1-5 without escalation)		\$177,960	\$209,370				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Portal Park Recreation Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
45	C1030 - INTERIOR DOORS	C1030.10.001		Interior wood door is at or approaching the end of its useful life.	Replace with new wood door.	1	EA	\$3,020	\$7,340	1
52	B2010 - EXTERIOR WALLS	B2010.10.016		Painted stucco wall is showing signs of age and wear.	Power wash and repaint existing stucco walls.	50	SF	\$520	\$1,390	3
51	B3020 - ROOF APPURTENANCES	B3020.70.001		Rain leaders/gutters are damaged and leak.	Repair, replace rain leaders/gutters.	120	LF	\$2,470	\$6,570	3
47	C1010 - INTERIOR PARTITIONS	C1010.10.001		Painted gypsum wallboard is in poor condition with several cracks.	Remove and replace existing gypsum board with a new gypsum board and expansion joints. Tape and paint.	200	SF	\$580	\$1,550	3
312	C2030 - FLOORING	C2030.50.001		Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	1,800	SF	\$18,500	\$49,080	3
120	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.20.015	1	Electric water heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$1,350	\$3,590	3
118	D3030 - COOLING SYSTEMS	D3030.70.043	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$11,620	\$30,830	3
116	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
112	D5040 - LIGHTING	D5040.50.302	1	The exterior fixture is past its expected useful life.	Replace the existing fixture with an LED lighting fixture.	1	EA	\$970	\$2,590	3
1152	D5040 - LIGHTING	D5040.50.411		Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	1,557	SF	\$38,030	\$100,880	3

**Cupertino
Facility Condition Assessment**

Portal Park Recreation Building

Record ID: 45
System: C1030 - INTERIOR DOORS

Item No.: C1030.10.001
Floor/Room:
Priority: 1
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$7,340
Deficiency Description: *Interior wood door is at or approaching the end of its useful life.*

Description of Work: *Replace with new wood door.*

Comments:



Record ID: 47
System: C1010 - INTERIOR PARTITIONS

Item No.: C1010.10.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 200/SF
Total Deficiency Cost: \$1,550
Deficiency Description: *Painted gypsum wallboard is in poor condition with several cracks.*

Description of Work: *Remove and replace existing gypsum board with a new gypsum board and expansion joints. Tape and paint.*

Comments:



Record ID: 51
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 120/LF
Total Deficiency Cost: \$6,570
Deficiency Description: *Rain leaders/gutters are damaged and leak.*

Description of Work: *Repair, replace rain leaders/gutters.*

Comments:



**Cupertino
Facility Condition Assessment**

Portal Park Recreation Building

Record ID: 52
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.016
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 50/SF
Total Deficiency Cost: \$1,390
Deficiency Description: *Painted stucco wall is showing signs of age and wear.*

Description of Work: *Power wash and repaint existing stucco walls.*

Comments:



Record ID: 112
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,590
Deficiency Description: *The exterior fixture is past its expected useful life.*

Description of Work: *Replace the existing fixture with an LED lighting fixture.*

Comments:



Record ID: 116
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



**Cupertino
Facility Condition Assessment**

Portal Park Recreation Building

Record ID: 118
System: D3030 - COOLING SYSTEMS

Item No.: D3030.70.043
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$30,830
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *HVAC - Split System*



Record ID: 120
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.20.015
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$3,590
Deficiency Description: *Electric water heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Water Heater*

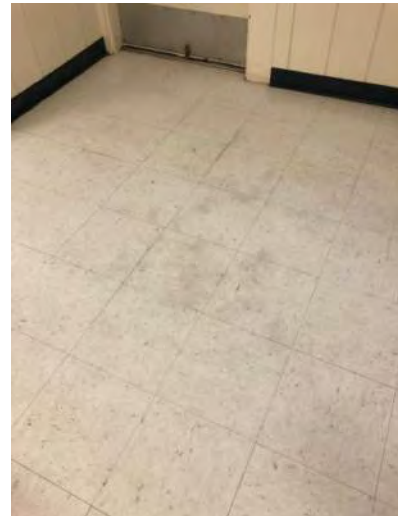


Record ID: 312
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1,800/SF
Total Deficiency Cost: \$49,080
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



**Cupertino
Facility Condition Assessment**

Portal Park Recreation Building

Record ID: 1152
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:

Priority: 3
Quantity/Unit of Measure: 1,557/SF
Total Deficiency Cost: \$100,880
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Portal Park Restrooms

Capital Renewal Cost:	\$20,330	FCI:	0.036
Replacement Cost:	\$568,000	Condition Score:	A
Replacement Cost/SF:	\$1,893	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
C2010	WALL FINISHES	\$1,760	-	-	\$2,080	-	-
C2030	FLOORING	\$13,870	-	-	\$16,370	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
TOTALS		\$20,330	-	-	\$24,000	-	-
TOTAL (Priority 1-5 without escalation)		\$20,330	\$24,000				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Portal Park Restrooms

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
40	C2010 - WALL FINISHES	C2010.30.004		Interior wall paint is in need of refresh.	Paint interior walls with 2 coat finish (includes surface prep and primer).	300	SF	\$780	\$2,080	3
307	C2030 - FLOORING	C2030.10.002		Epoxy is approaching the end of its useful life.	Remove the existing epoxy and replace.	300	SF	\$6,170	\$16,370	3
122	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3

Cupertino Facility Condition Assessment

Portal Park Restrooms

Record ID: 40
System: C2010 - WALL FINISHES
Item No.: C2010.30.004
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$2,080
Deficiency Description: *Interior wall paint is in need of refresh.*

Description of Work: *Paint interior walls with 2 coat finish (includes surface prep and primer).*

Comments:



Record ID: 122
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

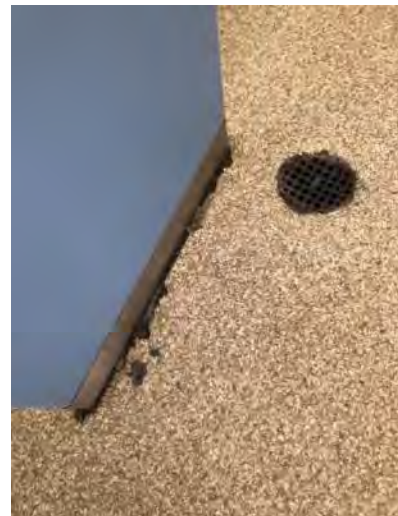
Comments: *Load Center*



Record ID: 307
System: C2030 - FLOORING
Item No.: C2030.10.002
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 300/SF
Total Deficiency Cost: \$16,370
Deficiency Description: *Epoxy is approaching the end of its useful life.*

Description of Work: *Remove the existing epoxy and replace.*

Comments:



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Wilson Park

Detailed Report

Address: 19784 Wintergreen Drive, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Recreation Building	pre-1975	1,427	\$1,626,000	\$1,139
Restroom	pre-1967	294	\$557,000	\$1,895
Snack Shack	2002	648	\$971,000	\$1,498

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Recreation Building	\$160,470	0.099	B	FAIR
Restroom	\$29,840	0.054	B	FAIR
Snack Shack	\$28,990	0.030	A	GOOD



Assessment Descriptions - Wilson Park Recreation Building

Architectural Elements

Built prior to 1975, the approximately 1,427 SF Wilson Park Recreation Building has an interior that includes vinyl tile flooring, painted gypsum walls, wood siding, and painted wood roof decking and framing. The interior wood doors are beyond their useful life and need to be replaced. There is evidence of pipe sweat or leaking traveling down the interior walls and will require further investigation to note the extent of water damage. Overall, the interior is in fair to poor condition.

The exterior envelope consists of wood siding, aluminum windows and doors, and asphalt shingle roofing. Exterior wood siding is rotting and beyond its useful life. The foundation and exterior in general require a paint refresh. The fascia board along the roof perimeter is deteriorated and needs to be replaced. Overall, the exterior is in poor condition.

Mechanical Systems

The mechanical systems consist of split system units and an inline exhaust fan. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a metered all-in-one combination service entrance and a pair of load centers. The electrical equipment appears to be past its expected useful life.

The interior and exterior lighting system appears to be past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, sanitary waste piping, and vent piping. The domestic hot water is provided by a gas-fired tankless water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Wilson Park Restroom

Architectural Elements

The Wilson Park Restroom is a 394 SF pre-fabricated building installed in 2003 with an interior of epoxy concrete floor and painted gypsum walls are in fair condition. Graffiti was seen on toilet partitions and will require refurbishment. The exterior consists of wood siding and a metal seam roof. The wood siding, trim, and fascia is rotting in several places and beyond their useful life. The exterior of the restroom building is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided by a single load center that is within its expected useful life.

The interior and exterior lighting system appears to be past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold-water piping, sanitary waste piping, and vent piping. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

Assessment Descriptions - Wilson Park Snack Shack

Architectural Elements

Built in 2002, the approximately 68 SF Wilson Park Snack Shack includes a concession room, storage, and restrooms. The interior finishes include painted gypsum, painted CMU, wood siding, vinyl tile flooring, epoxied concrete, and painted wood roof decking and framing. The vinyl tiling in the concession room is beyond its useful life. Overall, the interior is in fair condition.

The exterior envelope is masonry unit walls, coiling windows, HM doors, and a metal seam roof. The gutters are at or approaching the end of their useful life. Overall, the exterior is in fair condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

Electrical power is provided to the building via a combination service entrance device (CSED) and distributed via a single load center. The electrical equipment appears to be in good operational condition and within its expected useful life.

Interior lighting is provided via recessed fluorescent fixtures and recessed incandescent can light fixtures. Exterior lighting is provided by wall mounted incandescent fixtures at each exterior door. The exterior and interior lighting appears to be in good operational condition.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, sanitary waste piping, and vent piping. The domestic hot water is provided by an electric water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

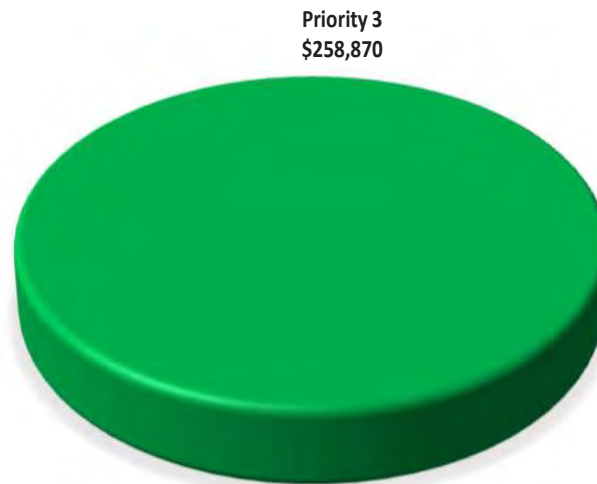
Conclusion

For the Wilson Park buildings, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Wilson Park						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Recreation	\$0	\$0	\$189,420	\$0	\$0	\$189,420
Restroom	\$0	\$0	\$35,230	\$0	\$0	\$35,230
Snack Shack	\$0	\$0	\$34,220	\$0	\$0	\$34,220
Total	\$0	\$0	\$258,870	\$0	\$0	\$258,870
	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Wilson Park Recreation Building

Capital Renewal Cost:	\$160,470	FCI:	0.099
Replacement Cost:	\$1,626,000	Condition Score:	B
Replacement Cost/SF:	\$1,139	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$36,960	-	-	\$43,620	-	-
B3010	ROOFING	\$17,270	-	-	\$20,380	-	-
C1030	INTERIOR DOORS	\$6,790	-	-	\$8,020	-	-
C2030	FLOORING	\$390	-	-	\$470	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$630	-	-	\$750	-	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$17,290	-	-	\$20,420	-	-
D5040	LIGHTING	\$80,530	-	-	\$95,040	-	-
G2060	SITE DEVELOPMENT	\$610	-	-	\$720	-	-
TOTALS		\$160,470	-	-	\$189,420	-	-
TOTAL (Priority 1-5 without escalation)		\$160,470	\$189,420				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Wilson Park Recreation Building

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
274	B2010 - EXTERIOR WALLS	B2010.10.003		Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	1,500	SF	\$16,440	\$43,620	3
278	B3010 - ROOFING	B3010.90.009		Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	200	LF	\$7,680	\$20,380	3
273	C1030 - INTERIOR DOORS	C1030.10.001		Interior wood door is at or approaching the end of its useful life.	Replace with new wood door.	1	EA	\$3,020	\$8,020	3
1113	C2030 - FLOORING	C2030.90.001		6" Vinyl wall base is approaching the end of its useful life.	Replace the vinyl wall base.	25	LF	\$170	\$470	3
272	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.059		Water leakage from plumbing fixture.	Investigate cause of leak and provide repairs and adjustments as necessary.	1	EA	\$280	\$750	3
205	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.001	1	The all-in-one combination service entrance device is past its expected useful life.	Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.	1	EA	\$3,510	\$9,320	3
271	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
202	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center.	1	EA	\$2,090	\$5,550	3
215	D5040 - LIGHTING	D5040.50.302	1	The exterior fixture is past its expected useful life.	Replace the existing fixture with an LED lighting fixture.	1	EA	\$970	\$2,590	3
1153	D5040 - LIGHTING	D5040.50.411		Interior lighting system is at or is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	1,427	SF	\$34,850	\$92,450	3
279	G2060 - SITE DEVELOPMENT	G2060.25.004		Bench finish is at or approaching the end of its useful life.	Repaint and refinish bench.	1	EA	\$270	\$720	3

Cupertino Facility Condition Assessment

Wilson Park Recreation Building

Record ID: 202
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*
Description of Work: *Replace the existing load center with a new load center.*
Comments: *Load Center*



Record ID: 205
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No.: D5020.10.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$9,320
Deficiency Description: *The all-in-one combination service entrance device is past its expected useful life.*
Description of Work: *Replace the existing all-in-one combination service entrance device with a new all-in-one combination service entrance device.*
Comments:



Record ID: 215
System: D5040 - LIGHTING
Item No.: D5040.50.302
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,590
Deficiency Description: *The exterior fixture is past its expected useful life.*
Description of Work: *Replace the existing fixture with an LED lighting fixture.*
Comments:



**Cupertino
Facility Condition Assessment**

Wilson Park Recreation Building

Record ID: 271
 System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
 Item No.: D5020.30.4001
 Floor/Room: 1
 Priority: 3
 Quantity/Unit of Measure: 1/EA
 Total Deficiency Cost: \$5,550
 Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center.*

Comments: *Load Center*



Record ID: 272
 System: D2010 - DOMESTIC WATER DISTRIBUTION
 Item No.: D2010.60.059
 Floor/Room:
 Priority: 3
 Quantity/Unit of Measure: 1/EA
 Total Deficiency Cost: \$750
 Deficiency Description: *Water leakage from plumbing fixture.*

Description of Work: *Investigate cause of leak and provide repairs and adjustments as necessary.*

Comments: *Noticeable water stains from overhead plumbing. Suspected cause is pipe sweat.*



Record ID: 273
 System: C1030 - INTERIOR DOORS
 Item No.: C1030.10.001
 Floor/Room:
 Priority: 3
 Quantity/Unit of Measure: 1/EA
 Total Deficiency Cost: \$8,020
 Deficiency Description: *Interior wood door is at or approaching the end of its useful life.*

Description of Work: *Replace with new wood door.*

Comments:



**Cupertino
Facility Condition Assessment**

Wilson Park Recreation Building

Record ID: 274
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.003
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1,500/SF
Total Deficiency Cost: \$43,620
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:



Record ID: 278
System: B3010 - ROOFING

Item No.: B3010.90.009
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 200/LF
Total Deficiency Cost: \$20,380
Deficiency Description: *Wood fascia and trim chipped and have peeling paint.*

Description of Work: *Clean, repair, and paint the trim and/or fascia.*

Comments:



Record ID: 279
System: G2060 - SITE DEVELOPMENT

Item No.: G2060.25.004
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$720
Deficiency Description: *Bench finish is at or approaching the end of its useful life.*

Description of Work: *Repaint and refinish bench.*

Comments:



**Cupertino
Facility Condition Assessment**

Wilson Park Recreation Building

Record ID: 1113
System: C2030 - FLOORING

Item No.: C2030.90.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 25/LF
Total Deficiency Cost: \$470
Deficiency Description: *6" Vinyl wall base is approaching the end of its useful life.*

Description of Work: *Replace the vinyl wall base.*

Comments:



Record ID: 1153
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1,427/SF
Total Deficiency Cost: \$92,450
Deficiency Description: *Interior lighting system is at or is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Wilson Park Restroom

Capital Renewal Cost:	\$29,840	FCI:	0.054
Replacement Cost:	\$557,000	Condition Score:	B
Replacement Cost/SF:	\$1,895	Condition Rating:	FAIR

CIP DEFICIENCY COST SUMMARY							
			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$6,160	-	-	\$7,270	-	-
B3010	ROOFING	\$6,910	-	-	\$8,160	-	-
C1090	INTERIOR SPECIALTIES	\$11,110	-	-	\$13,110	-	-
D5040	LIGHTING	\$5,660	-	-	\$6,690	-	-
TOTALS		\$29,840	-	-	\$35,230	-	-
TOTAL (Priority 1-5 without escalation)		\$29,840	\$35,230				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Wilson Park Restroom

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
284	B2010 - EXTERIOR WALLS	B2010.10.006		Trim is worn and should be replaced.	Replace trim and finish to match. Replace at the same time as siding.	200	LF	\$2,740	\$7,270	3
280	B3010 - ROOFING	B3010.90.009		Wood fascia and trim chipped and have peeling paint.	Clean, repair, and paint the trim and/or fascia.	80	LF	\$3,070	\$8,160	3
281	C1090 - INTERIOR SPECIALTIES	C1090.25.001	Restroom(s)	Toilet partitions have excessive amounts of rust.	Replace the toilet partitions	3	EA	\$4,940	\$13,110	3
1154	D5040 - LIGHTING	D5040.50.302		The exterior fixture is past its expected useful life.	Replace the existing fixture with an LED lighting fixture.	1	EA	\$970	\$2,590	3
213	D5040 - LIGHTING	D5040.50.406	1	The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	3	EA	\$1,540	\$4,100	3

**Cupertino
Facility Condition Assessment**

Wilson Park Restroom

Record ID: 213
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$4,100
Deficiency Description: *The interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:

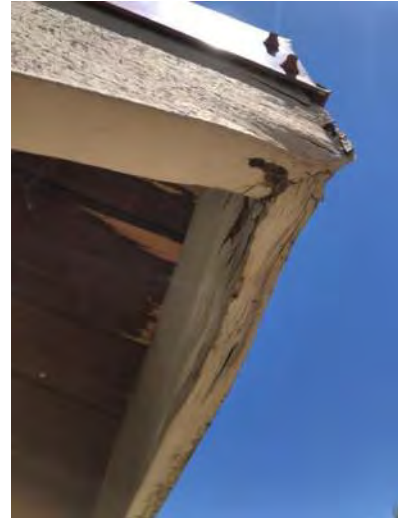


Record ID: 280
System: B3010 - ROOFING

Item No.: B3010.90.009
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 80/LF
Total Deficiency Cost: \$8,160
Deficiency Description: *Wood fascia and trim chipped and have peeling paint.*

Description of Work: *Clean, repair, and paint the trim and/or fascia.*

Comments:



Record ID: 281
System: C1090 - INTERIOR SPECIALTIES

Item No.: C1090.25.001
Floor/Room: / Restroom(s)
Priority: 3
Quantity/Unit of Measure: 3/EA
Total Deficiency Cost: \$13,110
Deficiency Description: *Toilet partitions have excessive amounts of rust.*

Description of Work: *Replace the toilet partitions*

Comments:



**Cupertino
Facility Condition Assessment**

Wilson Park Restroom

Record ID: 284
System: B2010 - EXTERIOR WALLS

Item No.: B2010.10.006
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 200/LF
Total Deficiency Cost: \$7,270
Deficiency Description: *Trim is worn and should be replaced.*

Description of Work: *Replace trim and finish to match. Replace at the same time as siding.*

Comments:



Record ID: 1154
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,590
Deficiency Description: *The exterior fixture is past its expected useful life.*

Description of Work: *Replace the existing fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

**Cupertino
Facility Condition Assessment**

Wilson Park Snack Shack

Capital Renewal Cost:	\$28,990	FCI:	0.030
Replacement Cost:	\$971,000	Condition Score:	A
Replacement Cost/SF:	\$1,498	Condition Rating:	GOOD

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B3020	ROOF APPURTENANCES	\$3,710	-	-	\$4,380	-	-
C2030	FLOORING	\$6,030	-	-	\$7,120	-	-
D2010	DOMESTIC WATER DISTRIBUTION	\$7,710	-	-	\$9,100	-	-
D5040	LIGHTING	\$11,540	-	-	\$13,620	-	-
TOTALS		\$28,990	-	-	\$34,220	-	-
TOTAL (Priority 1-5 without escalation)		\$28,990	\$34,220				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Wilson Park Snack Shack

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
285	B3020 - ROOF APPURTENANCES	B3020.70.001		Rain leaders/gutters are damaged and leak.	Repair, replace rain leaders/gutters.	80	LF	\$1,650	\$4,380	3
289	C2030 - FLOORING	C2030.50.001		Vinyl composition tile is approaching the end of its useful life.	Remove the existing vinyl composition tile and replace.	260	SF	\$2,680	\$7,120	3
291	D2010 - DOMESTIC WATER DISTRIBUTION	D2010.60.030		Porcelain sink is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$3,430	\$9,100	3
219	D5040 - LIGHTING	D5040.50.406	1	The interior light fixtures are past their expected useful life.	Replace existing fixtures with LED fixtures.	10	EA	\$5,130	\$13,620	3

**Cupertino
Facility Condition Assessment**

Wilson Park Snack Shack

Record ID: 219
System: D5040 - LIGHTING

Item No.: D5040.50.406
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 10/EA
Total Deficiency Cost: \$13,620
Deficiency Description: *The interior light fixtures are past their expected useful life.*

Description of Work: *Replace existing fixtures with LED fixtures.*

Comments:



Record ID: 285
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 80/LF
Total Deficiency Cost: \$4,380
Deficiency Description: *Rain leaders/gutters are damaged and leak.*

Description of Work: *Repair, replace rain leaders/gutters.*

Comments:



Record ID: 289
System: C2030 - FLOORING

Item No.: C2030.50.001
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 260/SF
Total Deficiency Cost: \$7,120
Deficiency Description: *Vinyl composition tile is approaching the end of its useful life.*

Description of Work: *Remove the existing vinyl composition tile and replace.*

Comments:



**Cupertino
Facility Condition Assessment**

Wilson Park Snack Shack

Record ID: 291
System: D2010 - DOMESTIC WATER DISTRIBUTION

Item No.: D2010.60.030

Floor/Room:

Priority: 3

Quantity/Unit of Measure: 1/EA

Total Deficiency Cost: \$9,100

Deficiency Description: *Porcelain sink is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments:



Blesch House

Detailed Report

Address: 22050 Stevens Creek Boulevard, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Blesch House	Unknown	2,740	\$1,964,000	\$717

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Blesch House	\$336,340	0.171	C	POOR



Assessment Descriptions

Architectural Elements

Interior space of the approximately 2,740 SF Blesch House is in poor condition. The carpeting, ceramic tiling, resilient vinyl flooring, and painted walls are past their useful life and need to be replaced or refurbished. Not all parts of the interior were accessible during the assessment.

The exterior is in poor condition. The gutters and wood board siding are past their useful life and need to be replaced or refinished.

Mechanical Systems

The mechanical systems consist of radiant wall heaters. Overall, the mechanical systems appear to be in operable condition with the radiant wall heaters approaching the end of their expected useful life.

Electrical Systems

Electrical power is provided by a single load center that appears to be past its expected useful life.

The interior and exterior lighting system is past its expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, sanitary waste piping and vent piping. The domestic hot water is provided by a gas-fired water heater.

Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is not equipped with a fire alarm or sprinkler system.

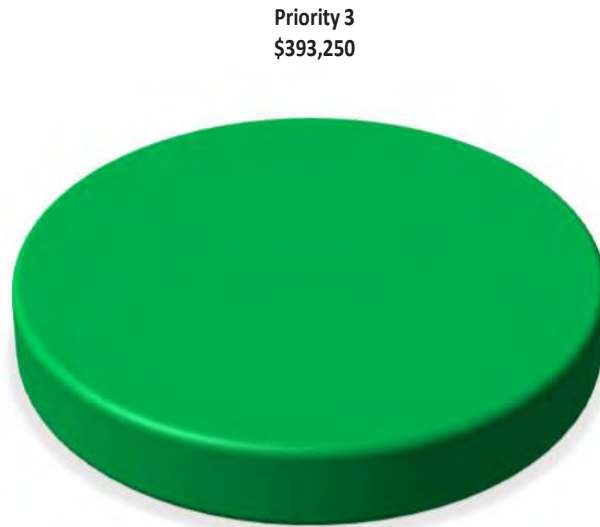
Conclusion

For the Blesch House building, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

Blesch House						
Capital Renewal Costs by Priority						
Building	Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
Blesch House	\$0	\$0	\$393,250	\$0	\$0	\$393,250
Total	\$0	\$0	\$393,250	\$0	\$0	\$393,250
	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

CAPITAL RENEWAL COSTS BY PRIORITY CHART



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**Cupertino
Facility Condition Assessment**

Blesch House

Capital Renewal Cost:	\$336,340	FCI:	0.171
Replacement Cost:	\$1,964,000	Condition Score:	C
Replacement Cost/SF:	\$717	Condition Rating:	POOR

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	Building System Class	Current Costs	Priority 1 0-12 Months	Priority 2 1-2 Years	Priority 3 2-3 Years	Priority 4 3-4 Years	Priority 5 4-5 Years
B2010	EXTERIOR WALLS	\$67,530	-	-	\$79,690	-	-
B3020	ROOF APPURTENANCES	\$9,270	-	-	\$10,940	-	-
C2010	WALL FINISHES	\$39,750	-	-	\$46,920	-	-
C2030	FLOORING	\$50,640	-	-	\$59,770	-	-
D3020	HEATING SYSTEMS	\$3,120	-	-	-	-	\$4,000
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	\$4,700	-	-	\$5,550	-	-
D5040	LIGHTING	\$161,330	-	-	\$190,380	-	-
TOTALS		\$336,340	-	-	\$393,250	-	\$4,000
TOTAL (Priority 1-5 without escalation)		\$336,340	\$397,250				
			TOTAL (Priority 1-5 with escalation)				

**Cupertino
Facility Condition Assessment**

Blesch House

DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost

(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)

General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location

Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
734	B2010 - EXTERIOR WALLS	B2010.10.003	1	Wood board siding is approaching the end of its useful life.	Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.	2,740	SF	\$30,040	\$79,690	3
1035	B3020 - ROOF APPURTENANCES	B3020.70.001	Exterior	Rain leaders/gutters are damaged and leak.	Repair, replace rain leaders/gutters.	200	LF	\$4,120	\$10,940	3
1034	C2010 - WALL FINISHES	C2010.20.001	Closet	Paneling is not in serviceable condition.	Remove and replace existing wood wall panels.	50	SF	\$550	\$1,470	3
735	C2010 - WALL FINISHES	C2010.70.001	Restroom	Painted gypsum wallboard is showing signs of wear.	Patch and paint the gypsum wallboard.	2,000	SF	\$17,130	\$45,450	3
1033	C2030 - FLOORING	C2030.20.001	1	Ceramic tile floor is approaching the end of its useful life.	Remove the existing ceramic tile flooring and replace.	400	SF	\$10,860	\$28,820	3
736	C2030 - FLOORING	C2030.50.002	Restroom	Sheet vinyl is approaching the end of its useful life.	Remove the existing sheet vinyl and replace.	40	SF	\$700	\$1,870	3
738	C2030 - FLOORING	C2030.75.002	Varies	Rolled carpeting is approaching the end of its useful life.	Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.	1,000	SF	\$10,960	\$29,080	3
642	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.4001	1	The load center is past its expected useful life.	Replace the existing load center with a new load center	1	EA	\$2,090	\$5,550	3
1155	D5040 - LIGHTING	D5040.50.302		The exterior fixture is past its expected useful life.	Replace the existing fixture with an LED lighting fixture.	5	EA	\$4,850	\$12,880	3
1156	D5040 - LIGHTING	D5040.50.411		Interior lighting system is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	2,740	SF	\$66,920	\$177,500	3
640	D3020 - HEATING SYSTEMS	D3020.70.008	1	Radiant wall heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$690	\$2,000	5
638	D3020 - HEATING SYSTEMS	D3020.70.008	1	Radiant wall heater is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	\$690	\$2,000	5

**Cupertino
Facility Condition Assessment**

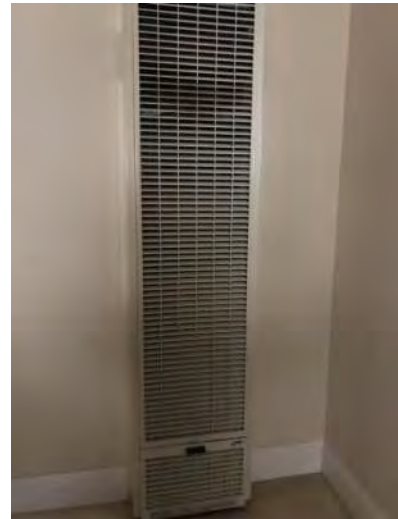
Blesch House

Record ID: 638
System: D3020 - HEATING SYSTEMS

Item No.: D3020.70.008
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,000
Deficiency Description: *Radiant wall heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Radiant Heater*



Record ID: 640
System: D3020 - HEATING SYSTEMS

Item No.: D3020.70.008
Floor/Room: 1
Priority: 5
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$2,000
Deficiency Description: *Radiant wall heater is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Radiant Heater*



Record ID: 642
System: D5020 - ELECTRICAL SERVICE AND DISTRIBUTION

Item No.: D5020.30.4001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: \$5,550
Deficiency Description: *The load center is past its expected useful life.*

Description of Work: *Replace the existing load center with a new load center*

Comments: *Load Center*



Cupertino Facility Condition Assessment

Blesch House

Record ID 734
System B2010 - EXTERIOR WALLS

Item No. B2010.10.003
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 2,740/SF
Total Deficiency Cost: \$79,690
Deficiency Description: *Wood board siding is approaching the end of its useful life.*

Description of Work: *Replace or repair the existing wood siding. Place a new siding over building paper and plywood sheathing.*

Comments:



Record ID 735
System C2010 - WALL FINISHES

Item No. C2010.70.001
Floor/Room: 1 / Restroom
Priority: 3
Quantity/Unit of Measure: 2,000/SF
Total Deficiency Cost: \$45,450
Deficiency Description: *Painted gypsum wallboard is showing signs of wear.*

Description of Work: *Patch and paint the gypsum wallboard.*

Comments:



Record ID 736
System C2030 - FLOORING

Item No. C2030.50.002
Floor/Room: 1 / Restroom
Priority: 3
Quantity/Unit of Measure: 40/SF
Total Deficiency Cost: \$1,870
Deficiency Description: *Sheet vinyl is approaching the end of its useful life.*

Description of Work: *Remove the existing sheet vinyl and replace.*

Comments:



**Cupertino
Facility Condition Assessment**

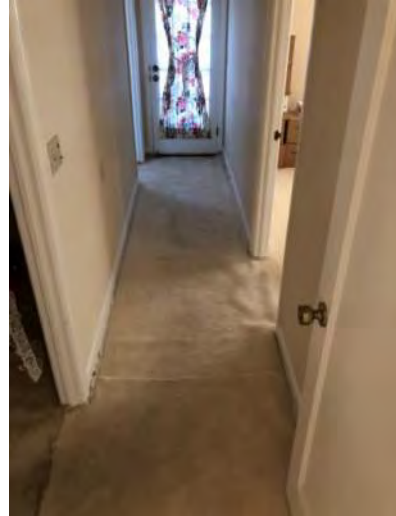
Blesch House

Record ID: 738
System: C2030 - FLOORING

Item No.: C2030.75.002
Floor/Room: 1 / Varies
Priority: 3
Quantity/Unit of Measure: 1,000/SF
Total Deficiency Cost: \$29,080
Deficiency Description: *Rolled carpeting is approaching the end of its useful life.*

Description of Work: *Remove existing rolled carpeting and replace it with new 40 oz. nylon carpet.*

Comments:



Record ID: 1033
System: C2030 - FLOORING

Item No.: C2030.20.001
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 400/SF
Total Deficiency Cost: \$28,820
Deficiency Description: *Ceramic tile floor is approaching the end of its useful life.*

Description of Work: *Remove the existing ceramic tile flooring and replace.*

Comments:



Record ID: 1034
System: C2010 - WALL FINISHES

Item No.: C2010.20.001
Floor/Room: 1 / Closet
Priority: 3
Quantity/Unit of Measure: 50/SF
Total Deficiency Cost: \$1,470
Deficiency Description: *Paneling is not in serviceable condition.*

Description of Work: *Remove and replace existing wood wall panels.*

Comments:



**Cupertino
Facility Condition Assessment**

Blesch House

Record ID: 1035
System: B3020 - ROOF APPURTENANCES

Item No.: B3020.70.001
Floor/Room: 1 / Exterior
Priority: 3
Quantity/Unit of Measure: 200/LF
Total Deficiency Cost: \$10,940
Deficiency Description: *Rain leaders/gutters are damaged and leak.*

Description of Work: *Repair, replace rain leaders/gutters.*

Comments:



Record ID: 1155
System: D5040 - LIGHTING

Item No.: D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 5/EA
Total Deficiency Cost: \$12,880
Deficiency Description: *The exterior fixture is past its expected useful life.*

Description of Work: *Replace the existing fixture with an LED lighting fixture.*

Comments:

PHOTO
NOT
APPLICABLE

Record ID: 1156
System: D5040 - LIGHTING

Item No.: D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 2,740/SF
Total Deficiency Cost: \$177,500
Deficiency Description: *Interior lighting system is past its expected useful life.*

Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*

Comments:

PHOTO
NOT
APPLICABLE

Mann Pump Station

Detailed Report

Address: Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Mann Pump Station	Unknown	1,500	\$903,000	\$602



Assessment Descriptions

Architectural Elements

Access to the interior of the approximately 1,175 SF Mann Drive Pump station was unavailable at time of visit. The exterior wood shingle roof is at the end of its useful life and should be replaced. The fascia board around the roof perimeter is at the end of its useful life and should be replaced. Overall, the exterior is in poor condition.

Mechanical Systems

No mechanical systems were observed in the building.

Electrical Systems

The team was not able to evaluate the electrical equipment.

Plumbing Elements

The plumbing systems observed in the building consist of an underground pump with a damaged wooden cover.

Fire Protection

The building did not appear to be equipped with a fire alarm or sprinkler system.

Stockmeirs House

Detailed Report

Address: Near the Blackberry Farms Golf Course Parking Lot, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Building 1	Unknown	2,100	\$1,641,000	\$781
Building 2	Unknown	1,400	\$1,094,000	\$781
Building 3	Unknown	270	\$211,000	\$781



Assessment Descriptions

Architectural Elements

Limited Data is available on the Stockmeir House which includes three structures totalling approximately 3,289 SF. The interior was not assessed as the team was unable to enter the buildings as they have been boarded up and have not in use for several years. The wood board siding, asphalt shingle roofing, eaves, gutters, frames, and foundation are among the elements that are in critical condition.

Due to the structures' lack of maintenance, significant decaying and deterioration can be seen throughout. There are several indications of animals burrowing and building nests all around the slab on grade, raising concerns about the stability of the foundation. Overall, the Stockmeir House buildings are in critical condition and should be demolished.

Mechanical Systems

There were no mechanical systems observed..

Electrical Systems

The electrical systems, including exterior lighting, is in poor condition.

Plumbing Elements

There were no plumbing systems observed.

Fire Protection

There were no fire protection systems observed.

Conclusion

Due to access and the apparent condition the Stockmeir House buildings were not able to be assessed using the standard FCA approach. It is the recommendation of the assessment team that the structures be demolished, and if needed new structures be constructed.

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