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Facilities Condition Assessment

San Diego Civic Center Complex

Facilities Condition Assessment
Staubach, Inc.
San Diego, California

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San Diego Civic Center Complex Facilities Condition Assessment

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The San Diego Civic Center Complex Condition Assessment was conducted from March 24, 2008 through March 28, 2008. The assessment was conducted with architectural, mechanical, electrical and structural engineering disciplines represented. This document contains the results of the assessment and includes the following:

San Diego Civic Center Complex Facilities Condition Assessment

Introduction and Methodology

This report contains the results of a Facility Condition Assessment (FCA) of five buildings for the San Diego Civic Center Complex. The assessment conducted at the San Diego site involved buildings of three major types: mid to high rise office buildings, an exhibition hall, and a parking garage.

Comprehensive Analysis

As part of a comprehensive facility condition assessment, specific site and building related deficiencies were identified, categorized by type, and grouped into one of twelve major building systems. Subsequently, a detailed cost estimate for each deficiency was prepared including construction costs as well as San Diego, California related "soft costs" that account for design and engineering professional fees, contingencies, escalation, and administrative expense (for a detailed analysis of soft cost factors refer to the appendix.) Additionally, all deficiencies were prioritized to assign a relative level of importance and assist in determining an appropriate level of annual funding across all buildings. For the assessment, the following priority definitions were used:

- **Priority One**: Mission Critical Concerns (Current) - Deficiencies or conditions that directly affect the facility's ability to remain operational.
- **Priority Two**: Issues that directly impact the operation of the facility (1 Year) - Items assessed that, if not addressed in the near term, may progress to a priority one item.
- **Priority Three**: Short Term Conditions (2-3 Years) - These items are needs that are necessary to the function of the facility, but may not require immediate attention.
- **Priority Four**: Long Term Requirements (3-5 Years) - Items or systems observed which are likely to require attention within the next five years, or would be considered an enhancement to the facility.
- **Priority Five**: Aesthetic Enhancements (3-5 Years) - Items that are considered a functional enhancement or aesthetic improvement to the facility.

A Facilities Condition Assessment (FCA) can be used for:

- Identification of immediate facilities needs or mission critical facility items;
- Prioritization of short and long term needs across a range of facility types;
- Justification for major renovations and in some cases building replacement;
- Determination of capital renewal or replacement needs for building systems that are projected to reach the end of their useful life in the next ten years; and
- Supporting capital planning and annual budgets.

The total current deficiencies for all assessment site and building locations, in 2011 construction cost dollars, are estimated at **$99,708,729**.

San Diego Civic Center Complex Facilities Condition Assessment

Summary of Findings

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the all five buildings on the site in a cross tab that shows the buildings systems on the left, and the priority of the deficiencies across the top, with Priority 1 accounting for the most urgent items.

CCRP Crosstab by Priority by System

	Facility Condition Assessment Priority					
Building System	1	2	3	4	5	Total
Site	$ -	$ 75,926	$ 137,007	$ 332,363	$ 221,879	$ 767,175
Roofing	$ 1,569,762	$ 342,113	$ 818,316	$ 19,453	$ 102	$ 2,749,746
Exterior	$ -	$ 3,571,835	$ 1,025,980	$ 38,171	$ 4,025,653	$ 8,661,639
Structure	$ -	$ 934,479	$ -	$ 114,684	$ 204,692	$ 1,253,855
Interior	$ 22,960	$ 17,973,370	$ 8,861,038	$ 22,301,394	$ 1,147,660	$ 50,306,420
HVAC	$ 10,600	$ 6,272,874	$ 245,886	$ 1,552,137	$ 3,536,853	$ 11,618,350
Plumbing	$ 87,085	$ 94,785	$ 5,857,010	$ 560,827	$ 9,046	$ 6,608,754
Electrical	$ 242,963	$ 4,415,898	$ 1,140,528	$ 5,781,123	$ 122,148	$ 11,702,660
Technology	$ -	$ 8,942	$ 404,333	$ 15,635	$ -	$ 428,910
Fire and Safety	$ 805,212	$ 1,974,969	$ -	$ -	$ -	$ 2,780,181
Conveyances	$ -	$ 100,142	$ 1,032,554	$ 749,216	$ -	$ 1,881,913
Specialties	$ 327,801	$ -	$ 22,158	$ 566,725	$ -	$ 916,684
Other	$ -	$ -	$ -	$ -	$ 32,442	$ 32,442
Total	$ 3,066,383	$ 35,765,333	$ 19,544,811	$ 32,031,727	$ 9,300,476	$ 99,708,729

All deficiencies have been further categorized according to the type of condition observed. Deferred Maintenance deficiencies are those items that have broken or are in need of repair prior to reaching the end of life term. Capital Renewal items are those current deficiencies that have reached or exceeded their useful or serviceable life. A Functional Deficiency relates to an item that is presently not in place, or is not functioning correctly and should be added to the building. Code Compliance issues are those deficiencies that are building code related. ADA Compliance deficiencies are conditions that do not comply with Americans with Disabilities Act guidelines. Hazardous Materials are those items that primarily involve the removal and abatement of asbestos containing materials (ACMs) in a building.

CCRP Crosstab by Priority by Category

	Facility Condition Assessment Priority					
Deficiency Category	1	2	3	4	5	Total
Deferred Maintenance	$ 52,894	$ 2,324,457	$ 584,126	$ 1,659,065	$ 5,722,422	$ 10,342,964
Capital Renewal	$ 2,726,466	$ 15,920,557	$ 13,824,810	$ 8,128,874	$ 3,434,254	$ 44,034,960
Functional Deficiency	$ -	$ 697,647	$ 869,936	$ 21,329,785	$ 143,800	$ 23,041,168
Code Compliance	$ 253,463	$ 1,535,342	$ 3,482,153	$ 509,767	$ -	$ 5,780,724
ADA Compliance	$ -	$ 174,824	$ 783,787	$ 404,235	$ -	$ 1,362,846
Hazardous Material	$ 33,560	$ 15,112,506	$ -	$ -	$ -	$ 15,146,066
Total	$ 3,066,383	$ 35,765,333	$ 19,544,811	$ 32,031,727	$ 9,300,476	$ 99,708,729

Life Cycle Capital Renewal Forecast

As part of the assessment process, each building was analyzed according to twelve major building systems. Each system has subsystems, and each subsystem is further distinguished by type. For each line item, the original year, or most recent replacement year if applicable, was identified. Then, the historical life was compared to a model of expected life for each subsystem type. The remaining year was then forecasted by subtracting the expected life from the life used, and further adjusted for the apparent maintenance quality of the subsystem. In some cases the calculation was overridden if the assessor's judgment suggested a shorter or longer than expected life expectancy.

Once each subsystem was analyzed, they were combined to provide a 5-year life cycle capital renewal forecast for the building. The following chart shows the life cycle capital replacement forecast where the system is expected to reach the end of its life and require capital dollars for replacement. The chart shows the forecast in thousands ($000s) for the next five years. These figures should be added to the facility condition assessment and these expenditures are likely to be incurred over the course of the next five years. All Life Cycle Capital Renewal Forecasts are for the years 2009 to 2013. Items that have already reached the end of their useful or serviceable life are considered to be current deficiencies and they have been included under the capital renewal category in the facility condition assessment findings shown on the previous page.

CCRP Life Cycle Forecast Cost

	Year 1	Year 2	Year 3	Year 4	Year 5	
Type	2009	2010	2011	2012	2013	Total
Facilty Type						
Office Buildings	$ -	$ 56,450	$ 20,041	$ 121,554	$ 318,000	$ 516,045
Exhibition Centre	$ -	$ -	$ -	$ -	$ 322,603	$ 322,603
Parkade	$ -	$ -	$ -	$ -	$ 157,414	$ 157,414
Grand Total	$ -	$ 56,450	$ 20,041	$ 121,554	$ 798,017	$ 996,062

San Diego Civic Center Complex Facilities Condition Assessment

Overview of Assessed Buildings

Overview

The assessment of the five buildings provides a comprehensive view of the facilities, their condition, and the prognosis for continued use. These assessments were; however, limited to a visual inspection, without the benefit of destructive material testing and analysis. In some cases available drawings were limited or not available, so quantities in many cases are estimates. While our estimates do carry contingency, it is likely that as buildings are remodeled and internal aspects of the building are uncovered and removed, additional costs could be incurred.

The structural review of these buildings was limited due to the lack of structural drawings showing all of the detailed connections and framing. While seismic retrofit analysis was not part of the scope of this assessment, a comparison of the 1964 Uniform Building Code and the 2006 International Building Code shows that current design standards now require a lateral force that is more than double the code at the time these buildings were constructed, suggesting that that a retrofit would be required to bring these structures into compliance with current code. It should be noted that renovation of the structural systems to a condition compliant with current seismic codes could require extensive and costly work. Costs for such seismic upgrades are not included in repair cost estimates for this structure.

The structural system repair cost estimates provided in this report are based on data gathered from visual observation of problems and estimates of likely repairs, and do not address seismic upgrading of the structures. In most cases, the typical life cycle of a concrete structure is approximately fifty years, therefore, these structures (built in the early 1960's) could be assumed to be near the end of their useful life. Visually; however, the subject buildings appear to be in good condition, which may extend the life of the structure beyond typical conditions.

City Administrative Building

The current deficiencies for this facility total **$37.0 million** with an additional **$516,045** in life cycle capital renewal forecast expenditures over the next five years. The Facility Condition index (FCI) for this building is **50.3%.** This facility currently serves the city administrative functions including the mayor's office and his directors. The building also has several other city departments. The administration building is a thirteen story cast-in-place concrete building. The gravity system of the building was cast-in-place beams, columns and slabs. The building has 11 floors of office space plus a basement and the ground floor lobby. The thirteenth floor is primarily mechanical support areas, and elevator penthouse. While these floors are dedicated to mechanical functions, the main chillers and electrical service is form the central plant in the basement between the exhibition hall and this administrative building. The building was originally constructed in 1963, and as is often found, has a great deal of asbestos contained above the ceiling and in mechanical spaces. This material will have to be abated under any renovation scenario, even if the building is demolished. While floors 6 and 7 have had the asbestos containing material abated, a significant amount is reported to remain on other floors. The majority of this building's mechanical systems have reached or significantly passed the end of their life. The roof, possibly the original roof, is well beyond its useful life. Almost all of the interior areas feature outdated and energy inefficient lighting, plenum air supply in the ceilings, and poor condition finishes on floors,

walls, and ceilings. The elevators appear to be the original elevators and are reaching the end of their life. The exterior requires cleaning, and the building is only partially ADA compliant and will in many cases still not meet ADA provision under the pending revised ADA guidelines. The exterior windows are single pane aluminum windows that should be replaced. While the building is structurally sound, there are numerous cracks in the walls for the upper mechanical spaces. Because structural drawings for this building were not available at the time of inspection it was not evident how much of the structure has steel framing, but steel wide flange beams were noted in some areas. The lateral system of the building consists of concrete shear walls and cast-in-place concrete diaphragms. Architectural drawings showed significant shear wall support, so the lateral system is believed to be adequate. Deficiencies seen in the visual walk through inspection revealed the concrete had diagonal and vertical hairline cracks in several areas. These cracks seem to be minor. An estimated allowance to patch them has been added to estimates in this report. From visual inspection it appeared that the structure was in good condition which may extend the life of the structure beyond typical conditions, but at this point that timeline is not known.

With a FCI of 50.3%, building replacement is for the most part warranted on the basis of building condition alone. Continued use of this facility long term (assuming a 30-year life) will require the building to undergo major renovations and systems replacement. These activities will in all likelihood require the building to be vacated while asbestos is abated with water pressure blasters, and given the magnitude of need, and the logistics of relocating city offices during the renovation, the long term viability of the facility is questionable.

City Operations Building

The current deficiencies for this facility total **$22.5 million** with no additional life cycle capital renewal forecast expenditures over the next five years. The Facility Condition index (FCI) for this building is **26.6%.** The Operations Building has a basement level, five stories above ground and a two story mechanical penthouse. This facility currently serves the city planning department functions as well as a fire station. The first floor has a secure fire arson investigation unit and the city's emergency command center is located in the sub basement. The building has 5 floors of office space plus a basement and a subbasement. The fire station occupies the ground floor and this space occupies approximately half of the second floor as high-bay space. The basement is almost entirely storage and mechanical support, although the primary chillers, circulating pumps and electrical service is in the central plan located in the basement between the exhibition hall and the city administrative building. The building was originally constructed in 1965, and is reported to contain asbestos materials above the ceiling of the first floor and in some mechanical spaces. This material will have to be abated under any scenario, even if the building is demolished. The majority of this building's mechanical systems have reached or significantly passed the end of the typical useful life for equipment of this type and age. The roof has been recently replaced and asbestos containing materials were abated during the replacement. The exterior requires cleaning and the building is only partially ADA compliant, and will in many cases still not meet ADA provision under the pending revised ADA guidelines. While there have been some spot interior renovations, almost all of the interior areas feature outdated. Old energy inefficient lighting should be replaced and poor condition finishes on floors, walls, and ceilings is in need of replacement or renovation. The elevators appear to be the original elevators and are reaching the end of their useful life. The gravity system for the center core of the structure is cast-in-place concrete columns, slabs, beams. The gravity system for the perimeter square has steel beams and the floor is concrete with metal deck. The lateral

system of the building is concrete shear walls with a cast-in-place or concrete / metal deck diaphragm. Structural drawings were provided for review. A preliminary study of the drawings shows good detailing of connections between the floors and shear walls and ties to the foundations. There are four interior shear walls and four exterior shear walls. Initial inspection shows that there is an adequate lateral force resisting system. There were no significant visual structural issues at the time of inspection. Should the COB continue to house a fire station and an emergency operations center, renovation of the COB could trigger the need for compliance with the "Essential Service Building" requirements as per the California Building Code. These requirements would likely entail a major structural retrofit of this building in the future. It should be noted that renovation of the structural system to a condition compliant with current seismic codes or "Essential Service Building" requirements could require extensive and costly work. (Cost estimates for any such structural upgrades are not included in this report.)

With a FCI of 26.6%, building replacement is not entirely warranted on the basis of building condition alone, however, to continue to use this facility long term (assuming a 30-year life) the building will have to undergo major renovations and systems replacement. Given the magnitude of need, and the logistics of relocating city offices during the renovation, the long term viability of the facility is questionable. One unique consideration if use of this building is discontinued will be relocation of the infrastructure associated with both the fire department as well as the subbasement emergency command center that has a substantial technology infrastructure investment.

Civic Center Exhibition Building

The current deficiencies for this facility total **$26.9 million** with an additional **$322,603** in life cycle capital renewal forecast expenditures over the next five years. The Facility Condition index (FCI) for this building is **51.4%.** This facility is currently underutilized, as a there is a new San Diego Convention Center. The exhibition hall was two stories above grade and a basement which houses the central plant. It has three large ballrooms. Currently the building supports the Opera in the Copper and Silver rooms. Additionally, Plaza Hall contains the city print shop, and a small library is located in a portion of the lobby of Golden Hall. The library space is inadequate and is not served by restrooms without allowing entry into other portions of the building, which can pose a security risk. The large exhibition space of the Golden Hall is high bay space with a stage. The mechanical systems are located on the roof with three undersized boilers, one of which is abandoned and one of which is in substantial disrepair. The remainder of the building is served by the central plant in the basement. The building was originally constructed in 1963, and has a great deal of asbestos containing fireproofing above the ceiling in the catwalks over Golden Hall. This material will require abatement under any scenario, even if the building is demolished. The majority of this building's mechanical systems have reached or significantly passed the expected useful life of the equipment. The roof, possibly the original roof, is well beyond its useful life. Almost all of the interior areas feature outdated and energy inefficient lighting, and poor condition finish on floors, walls, and ceilings. The elevators appear to be the original elevators and are reaching the end of their life. Stage lighting systems and specialty lighting is obsolete and in many cases dysfunctional. The exterior is in need of cleaning, and the building is only partially ADA compliant and will in many cases still not meet ADA provision under the pending revised ADA guidelines. The gravity structural system over the ballrooms has wide flange trusses that span the open space. Open web joists span between the wide flange trusses. The roof is metal deck. The gravity system in other areas of the

building is cast-in-place beams, column and slab. The lateral system in the building was concrete shear walls and concrete cast-in-place diaphragms. Based on architectural drawings there appeared to be sufficient shear walls for lateral support. There were either minor or no cracks in the main structural elements which include the concrete slab, columns, beams and shear walls. Because structural drawings were not available at the time of inspection, the lateral system and connections could not be verified. Cosmetic cracks through out the building are covered under the architectural section of this report. From visual inspection it appeared that the structure was in good condition.

With an FCI of 51.4%, building replacement is for the most part warranted on the basis of building condition alone. This facility is significantly underutilized and the continued carrying cost to secure, heat, and cool this facility for limited use is questionable, outside the significant need for renovation and modernization.

Parkade Parking Garage

The current deficiencies for this facility total **$6.2 million** with an additional **$158,414** in life cycle capital renewal forecast expenditures over the next five years. The Facility Condition index (FCI) for this building is **12.7%.** This facility provides parking for approximately 1,100 cars. The structure has eleven floors of cast in place concrete parking levels, plus roof parking. There is a mezzanine level that currently houses the Exhibition Center Plaza Hall city print shop, a terrace level used primarily for vehicular circulation with some parking, and a terrace intermediate level to transition vehicular circulation to the parking levels. This facility was constructed in 1963 and is all open air with limited or no mechanical service. The lateral system for the Parkade structure consists of concrete shear walls with a cast-in-place concrete diaphragm. There are four interior 24" thick concrete shear walls that extend from the roof to the ground providing a lateral system that seems sufficient based on inspection, not verified by calculations. Structural drawings were not available for review. The structure was in visibly good condition at the time of inspection. Deficiencies observed in the walk through included water marks and discolored concrete around the exterior perimeter which should be pressure washed. The barrier walls in the elevator and stairwells had minor cracks which should be patched. The initial concrete mix for the barrier walls was not well vibrated. The concrete in these areas has a dimpled surface due to the air pockets that were created. The concrete stairs and stair columns at the first floor level had minor non-structural cracks in several locations and should be patched. Other stair wells had minor cracks which will need to be patched. The exterior façade concrete panels had minor cracks in several areas which will need to be patched. Two exterior ramps have major structural cracks and will need to be repaired with a crack injection system. The exterior is in need of substantial cleaning and painting, and there are several areas of concrete that require repair, for the most part non-structural in nature. The electrical service has minimal upgrades for a recent fluorescent lighting replacement in a portion of the structure, however the remainder of the electrical system is characterized by unsecured electrical panes, some with open buses, corroding electrical conduits, and a fire alarm and emergency exit system that is significantly beyond it serviceable life. The elevators serving the structure are the original elevators and are due for replacement. From visual inspection it appeared that the structure was in good condition.

Civic Center Plaza

The current interior tenant deficiencies for this facility total **$7.2 million** with no additional life cycle capital renewal forecast expenditures over the next five years. The Facility Condition index (FCI) for this building is **6.4%.** The figures for this building are incomplete; however, as access to the facility could not be arranged by the CCRP due to the fact that

the building is owned by a trust and the City offices are tenants in the building. Our assessment team was limited to visual assessment of tenant occupied areas and therefore the more expensive mechanical, electrical, and roofing infrastructure was not accessible for assessment. This facility is a newer facility constructed in 1972. The Civic Center Plaza building is eighteen stories above ground with two underground parking levels. There were no structural drawings available for this building so the structural system described was only what was observed in the field. The building's gravity system consists of steel columns incased in concrete with concrete cast-in-place slabs and beams. The lateral system consists of concrete shear walls with cast-in-place concrete diaphragms. There are partition walls constructed from light gage framing with drywall. The parking structure's gravity system is a concrete waffle slab. Visibly there was minor structural damage to the Civic Center Plaza. There were some deficiencies in the stair enclosures in the basement areas. There were minor non-structural cracks within the walls and floor slabs and water damage within the basement stairwell. Other exposed areas seemed to be in good condition. The facility will require upgrades to general interior finishes primarily providing for greater energy efficiency; however, the long term viability for the facility is sound.

For more detailed analysis of the conditions, specific deficiencies, projects cost, and photographs from the assessment team, refer to the facility assessment reports contained in the next section.

San Diego Civic Center Complex Facilities Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the Capital Needs Value by the Replacement Value. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest the building for replacement.

The facility Condition Index for the five buildings assessed follows:

CCRP Facility Cost Index (FCI) Summary

Site Name	Age	Site	Total Permanent Square Feet	Facility Condition Cost	Total Cost w/Life Cycle	FCI w/Life Cycle
City Administrative Building	1963	4.3	188,926	$ 37,007,842	$ 37,523,887	50.3%
City Operations Building	1965	4.9	213,905	$ 22,491,833	$ 22,491,833	26.6%
Civic Center Exhibition Hall	1963	3.6	158,119	$ 26,907,134	$ 27,229,737	51.4%
Civic Center Parkade	1963	14.5	580,076	$ 6,184,235	$ 6,341,649	12.7%
Civic Center Plaza	1972	6.5	283,175	$ 7,117,685	$ 7,117,685	6.4%
			1,424,201	$ 99,708,729	$ 100,704,791	26.9%

The Capital Needs Value represents the estimated cost to address current deficiencies in all of the assessed buildings, excluding the life cycle forecast. This estimate was derived using a detail listing of all noted deficiencies at each site and in each building. The cost to repair these deficiencies was then estimated using 2008 cost data adjusted to San Diego, CA (107.2% of national average.) The total cost escalated to the midpoint of construction for all site and building related deficiencies is **$99.7 million.**

The Replacement Value represents the estimated cost of replacing the current building(s) with another building of like size, based on today's estimated cost of construction in the San Diego, California area. The detailed Replacement Cost Models and the default deficiency soft cost model are included in the Appendix section. The replacement cost for the buildings assessed is estimated to be **$374.1 million**. Individual building replacement values are shown below.

CCRP Replacement Cost Summary

Site Name	Facility Type	Age	Site	# of Permanent Buildings	Total Permanent Square Feet	Total Replacement Cost
City Administrative Building	Office	1963	4.3	1	188,926	$ 74,649,312
City Operations Building	Office	1965	4.9	1	213,905	$ 84,519,128
Civic Center Exhibition Hall	Exhibition	1963	3.6	1	158,119	$ 52,950,988
Civic Center Parkade	Parkade	1963	14.5	1	580,076	$ 50,127,964
Civic Center Plaza	Office	1972	6.5	1	283,175	$ 111,889,408
				5	1,424,201	$ 374,136,800

The replacement value is used for determining the Facility Condition Index and assumes a building of the same overall gross square foot area and type. These costs are not necessarily reflective of the replacement value of what would be actually replaced as programmatic changes would in all likelihood be part of a revised need, and individual building requirements for required mechanical and building support will be different driven primarily by current building codes and requirements.

Facility Condition Assessment Detail Reports

What follows on the following pages are Facility Assessment Reports for each building assessed. These reports are the result of a visual, non-destructive assessment and include line item deficiencies for all observed deficiencies. The scope of work excluded hazardous materials and where these are included, they are from interviews of onsite plant operators, and from previous hazardous material assessments performed by other consultants. The cost estimates were derived based on recommendations from a local asbestos removal contractor for budget purposes. The costs associated with each deficiency area all inclusive costs including labor and materials as well as associated soft costs for professional fees, permitting and administrative costs, contingencies, and escalation to mid point of construction assumed to be the year 2011. These costs are based on line item unit costs from **RS**Means Cost Works®.

City Administrative Building Condition Assessment

Summary of Findings

The City Administrative Building Facility located at 202 C Street in San Diego, California, was built in 1963. It comprises approximately 188,926 gross square feet.

The total current deficiencies for this site, in 2008 construction cost dollars, are estimated at $37,007,842.

Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
1	CAB	188,926	1963	$36,492,832	49.41%	$193.16	$394,491
	Site	0	0	$515,009	.00%	$0.00	$121,554
Totals		**188,926**		**$37,007,842**	**50.27%**	**$195.89**	**$516,045**

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and life cycle capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	$69,347	$5,686	$181,629	$21,685	$278,348
Roofing	$117,211	$86,129	$241,771	-	$102	$445,213
Structural	-	$94,768	-	$30,329	$12,228	$137,325
Exterior	-	$1,518,921	$895,727	-	$681,122	$3,095,770
Interior	-	$11,730,250	$3,166,875	$6,147,671	$101,947	$21,146,742
Mechanical	-	$1,297,877	$59,036	$474,975	$1,592,071	$3,423,959
Electrical	-	$1,091,902	$630,426	$2,279,767	$30,821	$4,032,916
Plumbing	-	$44,948	$2,327,141	$130,352	$9,046	$2,511,488
Fire and Life Safety	$35,217	$829,938	-	-	-	$865,155
Technology	-	-	$201,924	-	-	$201,924
Conveyances	-	-	$275,348	$19,436	-	$294,784
Specialties	-	-	-	$560,104	-	$560,104
Other	-	-	-	-	$14,115	$14,115
Total	$152,428	$16,764,079	$7,803,934	$9,824,264	$2,463,137	$37,007,842

All deficiencies have been further categorized according to the type of deficiency observed. Capital renewal items include those that are included in the life cycle forecast and are items that have reached or exceeded their useful life. Americans with Disabilities Act deficiencies are associated with accessibility compliance concerns. Code compliance includes items that are a building code related deficiency. Deferred maintenance items are those items that have broken or are in need of repair prior to reaching the end of life term. A functional deficiency is one that is presently not in place, or is not functioning correctly, and should be added to the building.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	$0	$69,347	$240,194	$0	$0	$309,541
Capital Renewal	$118,977	$4,444,718	$5,754,263	$3,501,373	$397,394	$14,216,723
Code Compliance	$33,451	$812,403	$1,285,723	$32,767	$0	$2,164,344
Deferred Maintenance	$0	$419,446	$170,991	$282,278	$2,065,743	$2,938,458
Educational Adequacy	$0	$0	$0	$0	$0	$0
Energy Efficiency	$0	$0	$0	$0	$0	$0
Functional Deficiency	$0	$197,200	$352,764	$6,007,847	$0	$6,557,811
Hazardous Material	$0	$10,820,965	$0	$0	$0	$10,820,965
New Construction	$0	$0	$0	$0	$0	$0
Portable Buildings	$0	$0	$0	$0	$0	$0
Total	$152,428	$16,764,079	$7,803,934	$9,824,264	$2,463,137	$37,007,842

Life Cycle Capital Renewal Forecast

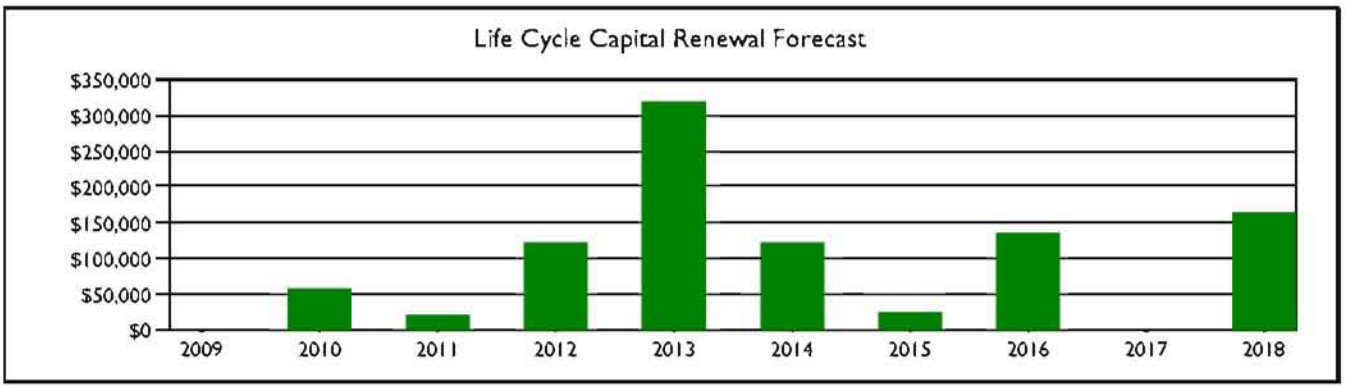
As part of the assessment process, this facility was analyzed according to twelve major building systems. Each system has subsystems, and each subsystem is further distinguished by type. For each line item, the original year, or most recent replacement year if applicable, was identified. Then, the historical life was compared to a model of expected life for each subsystem type. The remaining year was then forecasted by subtracting the expected life from the life used, and further adjusted for the apparent maintenance quality of the subsystem. In some cases, the calculation was overridden if the assessor's judgment suggested a shorter or longer than expected life expectancy.

Once each subsystem was analyzed, they were combined to provide a 10-year life cycle capital renewal forecast for the building. The following chart shows all deficiencies and the subsequent year's capital renewal projections for all systems where a component is expected to reach the end of its useful life and require capital dollars for replacement.

The chart on the following page shows the forecast in thousands ($000s) for the next ten years.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections ($000s)											
System	Current Deficiencies	Year 1 2009	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	$/GSF
Site	278	0	0	0	122	0	0	0	0	0	0	$122	$0.64
Roofing	445	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Structural	137	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Exterior	3,096	0	25	1	0	0	6	25	1	0	0	$56	$0.30
Interior	21,147	0	32	20	0	0	118	0	123	0	0	$292	$1.55
Mechanical	3,424	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Electrical	4,033	0	0	0	0	0	0	0	12	0	165	$177	$0.94
Plumbing	2,511	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Fire and Life Safety	865	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Technology	202	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Conveyances	295	0	0	0	0	318	0	0	0	0	0	$318	$1.68
Specialties	560	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Other	14	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Total	**37,008**	**0**	**56**	**20**	**122**	**318**	**123**	**25**	**136**	**0**	**165**	**$965**	**$5.11**



City Administrative Building Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the total facility condition repair cost plus five years of projected life cycle capital renewal costs by the replacement value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The City Administrative Building facility has an overall FCI of 50.27%

The total current cost for all building deficiencies is $37,007,842. There are $515,009 in deficiencies at the site level that are included in the FCI calculation. The five year capital renewal cost was $516,045. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to San Diego, Californian (107.2% of national average).

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the San Diego, California area. The replacement value for this facility is estimated to be $74,649,312.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.

Site Level Deficiencies

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	1014	1,200	SQFT	2	$16,004	No
	The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	1016	4,000	SQFT	2	$53,343	No
	The Sidewalk Longitudinal Or Cross Slope Exceeds Maximum Slope Criteria	1015	300	SQFT	3	$5,686	No
	Site Marquee Is Damaged And Requires Replacement	1011	1	Ea	4	$12,148	No
	Unit Pavers require replacement	1013	4,000	SF	4	$118,177	No
	Irrigation System requires replacement	1025	1	Acre	5	$19,565	No
	Site Signage Is Damaged And Requires Replacement	1012	4	Ea	5	$2,120	No
	Sub Total for System		7			**$227,044**	

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	LC: The Interior / Interior Paint and Wall Finishes / Vinyl/Fabric Wall Covering system is beyond its useful life.	1233	5,000	SF	5	$15,264	No
	Sub Total for System		1			**$15,264**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Pole Lighting Is Damaged And Should Be Replaced	690	24	Ea	3	$251,413	No
	The Ground Mounted Lighting Is Damaged And Should Be Replaced	691	12	Ea	5	$21,289	No
	Sub Total for System		2			**$272,702**	
	Sub Total for School and Site Level		10			**$515,009**	

Building: CAB-01 - City Administrative Building

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Structural Cracks Require Repair	1594	1,000	SF	4	$12,826	No
13th	Structural Cracks Require Repair	1595	1,000	SF	4	$12,826	No
14th	Structural Cracks Require Repair	1596	2,000	SF	4	$25,652	No
	Sub Total for System		3			**$51,304**	

Roofing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	1149	13,200	SF	1	$117,211	No
	Drains Are Clogged And Should Be Replaced	1153	15	Ea	2	$6,542	No
	Exhaust Fan Curbs are too Low and Should be Raised and Reflashed (<8")	1146	15	Ea	2	$24,363	No
	Gutters Are Damaged	1150	85	LF	2	$1,509	No
	Membrane Flashing At Curb (<2')	1142	480	LF	2	$8,711	No
	Membrane Flashings At Equipment Curbs Are Damaged And Should Be Repaired	1145	350	LF	2	$6,352	No
	Metal Coping Is Damaged Or Loose And Should Be Replaced	1144	480	LF	2	$27,751	No
	Metal Counter Flashing Is Loose Or Damaged And Should Be Replaced	1147	90	LF	2	$3,051	No
	Thru-Wall Flashing At Rise-Wall Should Be Raised And Reflashed	1143	480	LF	2	$7,850	No
	Built-up Roofing with Aggregate Ballast Requires Replacement	1148	13,200	SF	3	$231,377	No
	Strainers Are Missing And Needed	1154	4	Ea	3	$3,752	No
	The Metal Downspouts Are Damaged Or Missing And Requires Replacement	1151	120	LF	3	$6,642	No
	Splashblocks Are Missing Or Damaged And Are Needed	1152	2	Ea	5	$102	No
	Sub Total for System		13			**$445,213**	

Structural

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Wood Decking requires replacement	1194	10,000	SF	2	$94,768	No
	The Concrete / CMU Exterior Is Damaged And Requires Repair	1022	37,600	SF Wall	4	$29,909	No
6th	The Concrete Flooring Is Damaged And Requires Replacement	1091	50	SF	4	$420	No
Basement	The Concrete Flooring Requires Repair or Repainting	1033	2,400	SF	5	$5,699	No
2nd	The Concrete Flooring Requires Repair or Repainting	1052	50	SF	5	$119	No
3rd	The Concrete Flooring Requires Repair or Repainting	1063	50	SF	5	$119	No
4th	The Concrete Flooring Requires Repair or Repainting	1072	50	SF	5	$119	No
5th	The Concrete Flooring Requires Repair or Repainting	1080	50	SF	5	$119	No
7th	The Concrete Flooring Requires Repair or Repainting	1099	50	SF	5	$119	No
8th	The Concrete Flooring Requires Repair or Repainting	1106	50	SF	5	$119	No

Structural

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
12th	The Concrete Flooring Requires Repair or Repainting	1129	50	SF	5	$119	No
13th	The Concrete Flooring Requires Repair or Repainting	1138	2,400	SF	5	$5,699	No
	Sub Total for System		**12**			**$137,325**	

Exterior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Metal Exterior Door Is Damaged And Requires Replacement	1155	3	Door	2	$8,238	No
1st	The Aluminum Storefront Exterior Door Is Damaged And Requires Replacement	1236	12	Door	2	$60,882	No
1st	The Aluminum Window Is Damaged And Requires Replacement	1046	60	Ea	2	$120,817	No
2nd	The Aluminum Window Is Damaged And Requires Replacement	1057	60	Ea	2	$120,817	No
3rd	The Aluminum Window Is Damaged And Requires Replacement	1068	60	Ea	2	$120,817	No
4th	The Aluminum Window Is Damaged And Requires Replacement	1075	60	Ea	2	$120,817	No
5th	The Aluminum Window Is Damaged And Requires Replacement	1083	60	Ea	2	$120,817	No
6th	The Aluminum Window Is Damaged And Requires Replacement	1094	60	Ea	2	$120,817	No
7th	The Aluminum Window Is Damaged And Requires Replacement	1102	60	Ea	2	$120,817	No
8th	The Aluminum Window Is Damaged And Requires Replacement	1109	60	Ea	2	$120,817	No
9th	The Aluminum Window Is Damaged And Requires Replacement	1114	60	Ea	2	$120,817	No
10th	The Aluminum Window Is Damaged And Requires Replacement	1119	60	Ea	2	$120,817	No
11th	The Aluminum Window Is Damaged And Requires Replacement	1123	60	Ea	2	$120,817	No
12th	The Aluminum Window Is Damaged And Requires Replacement	1133	60	Ea	2	$120,817	No
	Louvers are missing and needed	1243	16	Ea	3	$18,181	No
	The Storefront / Curtain Wall Is Damaged And Requires Replacement	1023	6,000	SF Wall	3	$813,571	No
	The Stucco Exterior Is Damaged And Requires Repair	1021	56,400	SF Wall	3	$63,975	No
	Paint on metal exterior requires replacement	1024	26,000	SF	5	$28,363	No
	The Exterior Requires Cleaning	1017	120,000	SF Wall	5	$290,016	No
	The Exterior Requires Painting	1018	94,000	SF Wall	5	$327,146	No
	The Exterior Soffit Is Damaged And Requires Repainting	1020	6,000	SF	5	$30,096	No
	The Exterior Soffit Is Damaged And Requires Repair	1019	1,200	SF	5	$5,501	No
	Sub Total for System		**22**			**$3,095,770**	

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Cementitious Fireproofing requires replacement	1157	2	EACH	2	$712,320	No
	Vinyl Asbestos Tile present and requires Abatement	1176	1,300	SF	2	$23,248	No
Basement	Cementitious Fireproofing requires replacement	1168	18,657	SF	2	$1,244,673	No
Basement	The Interior Door Hardware is Damaged and Requires Replacement	1035	46	Ea	2	$54,577	No
1st	Firestopping is missing and is needed	997	1	Ea	2	$13,044	No
1st	One-hour fire rated wall is missing	1059	100	SF	2	$1,306	No
1st	The Interior Door Hardware is Damaged and Requires Replacement	1045	15	Ea	2	$17,797	No
2nd	Cementitious Fireproofing requires replacement	1167	12,437	SF	2	$829,715	No
2nd	Firestopping is missing and is needed	998	1	Ea	2	$13,044	No
2nd	One-hour fire rated wall is missing	1087	100	SF	2	$1,306	No
2nd	The Interior Door Hardware is Damaged and Requires Replacement	1054	30	Ea	2	$35,595	No
3rd	Cementitious Fireproofing requires replacement	1166	13,315	SF	2	$888,291	No
3rd	Firestopping is missing and is needed	999	1	Ea	2	$13,044	No
3rd	One-hour fire rated wall is missing	1086	100	SF	2	$1,306	No
3rd	One-hour fire rated wall is missing	1240	9,000	SF	2	$117,609	No
3rd	The Interior Door Hardware is Damaged and Requires Replacement	1065	62	Ea	2	$73,560	No
4th	Cementitious Fireproofing requires replacement	1165	13,315	SF	2	$888,291	No
4th	Firestopping is missing and is needed	1000	1	Ea	2	$13,044	No
4th	One-hour fire rated wall is missing	1085	100	SF	2	$1,306	No
4th	The Interior Door Hardware is Damaged and Requires Replacement	1074	20	Ea	2	$23,729	No
5th	Cementitious Fireproofing requires replacement	1164	13,315	SF	2	$888,291	No
5th	Firestopping is missing and is needed	1001	1	Ea	2	$13,044	No
5th	One-hour fire rated wall is missing	1084	100	SF	2	$1,306	No
5th	The Interior Door Hardware is Damaged and Requires Replacement	1082	32	Ea	2	$37,967	No
6th	Firestopping is missing and is needed	1002	1	Ea	2	$13,044	No
6th	One-hour fire rated wall is missing	1095	100	SF	2	$1,306	No
6th	The Interior Door Hardware is Damaged and Requires Replacement	1093	29	Ea	2	$34,408	No
7th	Firestopping is missing and is needed	1003	1	Ea	2	$13,044	No
7th	The Interior Door Hardware is Damaged and Requires Replacement	1101	30	Ea	2	$35,595	No
8th	Cementitious Fireproofing requires replacement	1163	13,315	SF	2	$888,291	No
8th	Firestopping is missing and is needed	1004	1	Ea	2	$13,044	No

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
8th	The Interior Door Hardware is Damaged and Requires Replacement	1108	31	Ea	2	$36,780	No
9th	Cementitious Fireproofing requires replacement	1162	13,315	SF	2	$888,291	No
9th	Firestopping is missing and is needed	1005	1	Ea	2	$13,044	No
9th	The Interior Door Hardware is Damaged and Requires Replacement	1113	41	Ea	2	$48,646	No
10th	Cementitious Fireproofing requires replacement	1161	13,315	SF	2	$888,291	No
10th	Firestopping is missing and is needed	1006	1	Ea	2	$13,044	No
10th	The Interior Door Hardware is Damaged and Requires Replacement	1118	57	Ea	2	$67,628	No
11th	Cementitious Fireproofing requires replacement	1160	13,315	SF	2	$888,291	No
11th	Firestopping is missing and is needed	1007	1	Ea	2	$13,044	No
11th	One-hour fire rated wall is missing	1124	100	SF	2	$1,306	No
11th	The Interior Door Hardware is Damaged and Requires Replacement	1122	57	Ea	2	$67,628	No
12th	Cementitious Fireproofing requires replacement	1159	12,887	SF	2	$859,736	No
12th	Firestopping is missing and is needed	1008	1	Ea	2	$13,044	No
12th	The Interior Door Hardware is Damaged and Requires Replacement	1131	47	Ea	2	$55,764	No
13th	Cementitious Fireproofing requires replacement	1158	13,315	SF	2	$888,291	No
13th	Firestopping is missing and is needed	1009	2	Ea	2	$26,091	No
13th	The Interior Door Hardware is Damaged and Requires Replacement	1201	30	Ea	2	$35,595	No
14th	Firestopping is missing and is needed	1010	1	Ea	2	$6,523	No
14th	One-hour fire rated wall is missing	1234	1,000	SF	2	$13,068	No
	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1067	188,926	SF	3	$36,419	No
Basement	Access Flooring requires replacement	1235	3,000	SF	3	$54,035	No
Basement	Interior Doors Require Replacement	1034	46	Door	3	$67,473	No
Basement	The Carpet Flooring Is Damaged And Requires Replacement	1030	7,600	SF	3	$78,173	No
Basement	The Suspended Ceiling Grid is Damaged And Require Replacement	1026	12,130	SF	3	$113,920	No
Basement	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1031	5,600	SF	3	$49,159	No
1st	Interior Doors Require Replacement	1044	15	Door	3	$22,001	No
1st	The Suspended Ceiling Grid is Damaged And Require Replacement	1040	6,500	SF	3	$61,045	No
2nd	Existing Door Hardware Is Not ADA Compliant	1056	2	Door	3	$1,921	No
2nd	Interior Doors Require Replacement	1053	30	Door	3	$44,005	No
2nd	The Carpet Flooring Is Damaged And Requires Replacement	1050	10,000	SF	3	$102,858	No
2nd	The Suspended Ceiling Grid is Damaged And Require Replacement	1048	10,800	SF	3	$101,429	No
2nd	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1051	450	SF	3	$3,950	No
3rd	Interior Doors Require Replacement	1064	62	Door	3	$90,942	No
3rd	The Carpet Flooring Is Damaged And Requires Replacement	1061	10,000	SF	3	$102,858	No
3rd	The Suspended Ceiling Grid is Damaged And Require Replacement	1060	10,800	SF	3	$101,429	No
3rd	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1062	450	SF	3	$3,950	No
4th	Interior Doors Require Replacement	1073	20	Door	3	$29,337	No
4th	The Carpet Flooring Is Damaged And Requires Replacement	1070	10,000	SF	3	$102,858	No
4th	The Suspended Ceiling Grid is Damaged And Require Replacement	1069	10,800	SF	3	$101,429	No
4th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1071	450	SF	3	$3,950	No
5th	Interior Doors Require Replacement	1081	32	Door	3	$46,937	No
5th	The Carpet Flooring Is Damaged And Requires Replacement	1077	10,000	SF	3	$102,858	No
5th	The Suspended Ceiling Grid is Damaged And Require Replacement	1076	10,800	SF	3	$101,429	No
5th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1078	450	SF	3	$3,950	No
6th	Interior Doors Require Replacement	1092	29	Door	3	$42,538	No
6th	The Carpet Flooring Is Damaged And Requires Replacement	1089	10,000	SF	3	$102,858	No
6th	The Suspended Ceiling Grid is Damaged And Require Replacement	1088	10,800	SF	3	$101,429	No
6th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1090	300	SF	3	$2,633	No
7th	Interior Doors Require Replacement	1100	30	Door	3	$44,005	No
7th	The Carpet Flooring Is Damaged And Requires Replacement	1097	10,000	SF	3	$102,858	No
7th	The Suspended Ceiling Grid is Damaged And Require Replacement	1096	10,800	SF	3	$101,429	No
7th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1098	300	SF	3	$2,633	No
8th	Interior Doors Require Replacement	1107	31	Door	3	$45,472	No
8th	The Carpet Flooring Is Damaged And Requires Replacement	1104	10,000	SF	3	$102,858	No
8th	The Suspended Ceiling Grid is Damaged And Require Replacement	1103	10,800	SF	3	$101,429	No
8th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1105	300	SF	3	$2,633	No
9th	Interior Doors Require Replacement	1112	41	Door	3	$60,138	No
9th	The Suspended Ceiling Grid is Damaged And Require Replacement	1110	10,800	SF	3	$101,429	No
9th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1111	300	SF	3	$2,633	No
10th	Interior Doors Require Replacement	1117	57	Door	3	$83,609	No
10th	The Suspended Ceiling Grid is Damaged And Require Replacement	1115	10,800	SF	3	$101,429	No

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
10th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1116	300	SF	3	$2,633	No
11th	Interior Doors Require Replacement	1121	57	Door	3	$83,609	No
11th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1120	300	SF	3	$2,633	No
12th	Existing Door Hardware Is Not ADA Compliant	1132	7	Door	3	$6,723	No
12th	Interior Doors Require Replacement	1130	47	Door	3	$68,940	No
12th	The Carpet Flooring Is Damaged And Requires Replacement	1127	8,500	SF	3	$87,429	No
12th	The Ceramic Tile Flooring Is Damaged And Requires Replacement	1128	80	SF	3	$1,486	No
12th	The Suspended Ceiling Grid is Damaged And Require Replacement	1125	8,300	SF	3	$77,950	No
13th	Interior Doors Require Replacement	1139	44	Door	3	$64,539	No
13th	The Carpet Flooring Is Damaged And Requires Replacement	1137	6,000	SF	3	$61,715	No
13th	The Suspended Ceiling Grid is Damaged And Require Replacement	1134	8,400	SF	3	$78,869	No
	Interior needs general remodeling and refitting	1241	188,926	Sq	4	$6,007,847	No
Basement	Interior Toilet Partition Require Repair Or Replacement	1029	4	Ea	4	$11,276	No
Basement	One-hour fire rated corridor is missing	1039	1,500	SF	4	$30,719	No
Basement	The Plaster Ceilings Are Damaged And Requires Repair	1028	800	SF	4	$12,160	No
2nd	Interior Gypboard Walls Require Repair	1049	1,000	SF Wall	4	$10,286	No
2nd	One-hour fire rated corridor is missing	1058	100	SF	4	$2,048	No
5th	The Terrazzo Flooring Is Damaged And Requires Repair	1079	50	SF	4	$1,329	No
12th	Interior Gypboard Walls Require Repair	1126	6,400	SF Wall	4	$65,834	No
13th	Interior Gypboard Walls Require Repair	1136	600	SF Wall	4	$6,171	No
Basement	The Exposed Ceilings Are Damaged And Requires Repainting	1027	1,800	SF	5	$4,535	No
1st	Interior Ceilings Requires Repainting	1041	600	SF	5	$1,768	No
2nd	Interior Gypboard Walls Require Repainting	1185	11,437	SF Wall	5	$15,033	No
3rd	Interior Gypboard Walls Require Repainting	1186	12,915	SF Wall	5	$16,975	No
4th	Interior Gypboard Walls Require Repainting	1187	12,915	SF Wall	5	$16,975	No
12th	Interior Gypboard Walls Require Repainting	1188	6,572	SF Wall	5	$8,639	No
13th	Interior Gypboard Walls Require Repainting	1205	12,715	SF Wall	5	$16,712	No
13th	The Exposed Ceilings Are Damaged And Requires Repainting	1135	2,400	SF	5	$6,046	No
		Sub Total for System	**120**			**$21,131,478**	

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
7th	Controls Are Inadequate And Should Be Repaired	956	13,315	SF	2	$21,493	No
8th	Controls Are Inadequate And Should Be Repaired	962	13,315	SF	2	$21,493	No
12th	Kitchen Fire Suppression Hood is Missing	1239	1	Ea	2	$10,600	No
13th	The Air Handler HVAC Component Is Damaged And Requires Replacement	911	226,000	CFM	2	$1,244,292	No
	The 4 X 6 Exhaust/Hoods Are Missing/Damaged And Require Replacement	898	2	Ea	3	$40,212	No
	The 4 X 6 Exhaust/Hoods Are Missing/Damaged And Require Replacement	1156	2	Ea	3	$18,823	No
	Controls Are Inadequate And Should Be Replaced With DDC Controls	899	18,657	SF	4	$48,699	No
	The 2 X 2 Exhausts/Hoods Are Missing/Damaged And Require Replacement	1238	1	Ea	4	$2,646	No
Basement	Controls Are Inadequate And Should Be Replaced With DDC Controls	913	18,657	SF	4	$48,699	No
1st	Controls Are Inadequate And Should Be Replaced With DDC Controls	914	11,795	SF	4	$30,789	No
2nd	Controls Are Inadequate And Should Be Replaced With DDC Controls	922	12,437	SF	4	$32,464	No
3rd	Controls Are Inadequate And Should Be Replaced With DDC Controls	929	13,315	SF	4	$34,755	No
4th	Controls Are Inadequate And Should Be Replaced With DDC Controls	936	13,315	SF	4	$34,755	No
5th	Controls Are Inadequate And Should Be Replaced With DDC Controls	943	13,315	SF	4	$34,755	No
6th	Controls Are Inadequate And Should Be Replaced With DDC Controls	950	13,315	SF	4	$34,755	No
9th	Controls Are Inadequate And Should Be Replaced With DDC Controls	969	13,315	SF	4	$34,755	No
10th	Controls Are Inadequate And Should Be Replaced With DDC Controls	976	13,315	SF	4	$34,755	No
11th	Controls Are Inadequate And Should Be Replaced With DDC Controls	980	13,315	SF	4	$34,755	No
12th	Controls Are Inadequate And Should Be Replaced With DDC Controls	984	12,887	SF	4	$33,638	No
13th	Controls Are Inadequate And Should Be Replaced With DDC Controls	991	13,315	SF	4	$34,755	No
	Duct Cleaning Required	900	18,657	SF	5	$20,394	No
	Duct Register is Damaged And Should Be Replaced	901	200	Ea	5	$192,273	No
Basement	Duct Cleaning Required	912	18,657	SF	5	$20,394	No
1st	Duct Cleaning Required	915	11,795	SF	5	$12,894	No
2nd	Duct Cleaning Required	923	12,437	SF	5	$13,596	No
2nd	Duct Register is Damaged And Should Be Replaced	924	120	Ea	5	$115,364	No
3rd	Duct Cleaning Required	930	13,315	SF	5	$14,556	No
3rd	Duct Register is Damaged And Should Be Replaced	931	130	Ea	5	$124,978	No
4th	Duct Cleaning Required	937	13,315	SF	5	$14,556	No
4th	Duct Register is Damaged And Should Be Replaced	938	130	Ea	5	$124,978	No

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
5th	Duct Cleaning Required	944	13,315	SF	5	$14,556	No
5th	Duct Register is Damaged And Should Be Replaced	945	130	Ea	5	$124,978	No
6th	Duct Cleaning Required	951	13,315	SF	5	$14,556	No
6th	Duct Register is Damaged And Should Be Replaced	952	130	Ea	5	$124,978	No
7th	Duct Cleaning Required	957	13,315	SF	5	$14,556	No
7th	Duct Register is Damaged And Should Be Replaced	958	130	Ea	5	$124,978	No
8th	Duct Cleaning Required	963	13,315	SF	5	$14,556	No
8th	Duct Register is Damaged And Should Be Replaced	964	130	Ea	5	$124,978	No
9th	Duct Cleaning Required	970	13,315	SF	5	$14,556	No
9th	Duct Register is Damaged And Should Be Replaced	971	130	Ea	5	$124,978	No
10th	Duct Cleaning Required	977	13,315	SF	5	$14,556	No
11th	Duct Cleaning Required	981	13,315	SF	5	$14,556	No
12th	Duct Cleaning Required	985	12,887	SF	5	$14,087	No
12th	Duct Register is Damaged And Should Be Replaced	986	60	Ea	5	$57,683	No
13th	Duct Cleaning Required	992	13,315	SF	5	$14,556	No
13th	Duct Register is Damaged And Should Be Replaced	993	130	Ea	5	$124,978	No
		Sub Total for System	**46**			**$3,423,959**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Bus Duct has reached the end of its Service Life	709	20	LF	2	$1,227	No
Basement	Panelboard is not Labelled for Safety	722	100	Amps	2	$305	No
Basement	Rectifier is damaged and should be Replaced	706	6	Ea	2	$1,473	No
Basement	Sealed Battery requires replacement	695	48	Ea	2	$35,616	No
Basement	Switchgear is in need or replacement	692	1	Ea	2	$59,089	No
Basement	The Distribution Panel Is Damaged And Should Be Replaced	698	600	Amps	2	$26,396	No
Basement	The Electrical Transformer Is Damaged And Should Be Replaced	697	2,000	KVA	2	$176,297	No
Basement	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	693	2,000	KVA	2	$209,503	No
Basement	The Panelboard Is Damaged And Should Be Replaced	699	225	Amps	2	$29,451	No
Basement	The Panelboard Is Damaged And Should Be Replaced	721	3	Amps	2	$106	No
Basement	The Panelboard Is Damaged And Should Be Replaced	730	100	Amps	2	$6,892	No
Basement	The Panelboard Is Damaged And Should Be Replaced	731	225	Amps	2	$13,786	No
Basement	The Panelboard Is Damaged And Should Be Replaced	732	225	Amps	2	$13,786	No
Basement	The Panelboard Is Damaged And Should Be Replaced	734	225	Amps	2	$13,786	No
Basement	Uninterruped Power Supply needs minor repairs	703	1	Ea	2	$35,010	No
1st	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	764	75	KVA	2	$14,620	No
1st	The Panelboard Is Damaged And Should Be Replaced	755	225	Amps	2	$6,892	No
1st	The Panelboard Is Damaged And Should Be Replaced	757	225	Amps	2	$6,892	No
2nd	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	773	75	KVA	2	$14,620	No
2nd	The Panelboard Is Damaged And Should Be Replaced	767	225	Amps	2	$6,892	No
2nd	The Panelboard Is Damaged And Should Be Replaced	769	225	Amps	2	$15,508	No
3rd	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	782	75	KVA	2	$14,620	No
3rd	The Panelboard Is Damaged And Should Be Replaced	777	125	Amps	2	$3,447	No
3rd	The Panelboard Is Damaged And Should Be Replaced	778	225	Amps	2	$6,892	No
3rd	The Panelboard Is Damaged And Should Be Replaced	780	225	Amps	2	$15,508	No
4th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	796	75	KVA	2	$14,620	No
4th	The Panelboard Is Damaged And Should Be Replaced	790	225	Amps	2	$6,892	No
4th	The Panelboard Is Damaged And Should Be Replaced	792	225	Amps	2	$6,892	No
5th	The Panelboard Is Damaged And Should Be Replaced	799	225	Amps	2	$6,892	No
5th	The Panelboard Is Damaged And Should Be Replaced	800	225	Amps	2	$6,892	No
6th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	811	75	KVA	2	$14,620	No
6th	The Panelboard Is Damaged And Should Be Replaced	806	225	Amps	2	$6,892	No
6th	The Panelboard Is Damaged And Should Be Replaced	807	225	Amps	2	$6,892	No
7th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	819	75	KVA	2	$14,620	No
7th	The Panelboard Is Damaged And Should Be Replaced	816	225	Amps	2	$6,892	No
7th	The Panelboard Is Damaged And Should Be Replaced	817	225	Amps	2	$6,892	No
8th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	832	75	KVA	2	$14,620	No
8th	The Panelboard Is Damaged And Should Be Replaced	825	225	Amps	2	$6,892	No
8th	The Panelboard Is Damaged And Should Be Replaced	826	225	Amps	2	$6,892	No
9th	The Panelboard Is Damaged And Should Be Replaced	839	125	Amps	2	$3,447	No
9th	The Panelboard Is Damaged And Should Be Replaced	840	225	Amps	2	$6,892	No
9th	The Panelboard Is Damaged And Should Be Replaced	842	225	Amps	2	$6,892	No

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
10th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	853	75	KVA	2	$14,620	No
10th	The Panelboard Is Damaged And Should Be Replaced	850	225	Amps	2	$6,892	No
10th	The Panelboard Is Damaged And Should Be Replaced	852	225	Amps	2	$6,892	No
11th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	863	75	KVA	2	$14,620	No
11th	The Panelboard Is Damaged And Should Be Replaced	859	125	Amps	2	$3,447	No
11th	The Panelboard Is Damaged And Should Be Replaced	860	225	Amps	2	$6,892	No
11th	The Panelboard Is Damaged And Should Be Replaced	861	225	Amps	2	$6,892	No
12th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	874	75	KVA	2	$14,620	No
12th	The Panelboard Is Damaged And Should Be Replaced	870	225	Amps	2	$6,892	No
12th	The Panelboard Is Damaged And Should Be Replaced	871	225	Amps	2	$6,892	No
13th	Switchgear is in need or replacement	896	1	Ea	2	$8,556	No
13th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	895	75	KVA	2	$14,620	No
13th	The Motor Control Center Is Damaged And Should Be Clean/Repaired	886	1	Ea	2	$3,390	No
14th	Bus Duct has reached the end of its Service Life	747	30	LF	2	$1,840	No
14th	The Electrical Disconnect Is Damaged And Should Be Replaced	751	30	Amps	2	$1,921	No
14th	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	745	75	KVA	2	$19,491	No
14th	The Panelboard Is Damaged And Should Be Replaced	740	800	Amps	2	$31,931	No
14th	The Panelboard Is Damaged And Should Be Replaced	743	225	Amps	2	$6,892	No
14th	The Panelboard Is Damaged And Should Be Replaced	744	125	Amps	2	$6,892	No
14th	The Panelboard Is Damaged And Should Be Replaced	749	500	Amps	2	$34,465	No
Basement	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	725	4	Ea	3	$2,283	No
Basement	The Power Service Is Inadequate And Should Be Upgraded	696	2,500	Amps	3	$150,840	No
9th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	844	6	Ea	3	$3,424	No
10th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	854	4	Ea	3	$2,283	No
11th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	862	4	Ea	3	$2,283	No
12th	The Electrical Receptacles Are Inadequate And Require Replacement	872	750	Ea	3	$181,196	No
12th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	873	10	Ea	3	$5,707	No
13th	The Electrical Receptacles Are Inadequate And Require Replacement	887	100	Ea	3	$24,160	No
13th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	888	6	Ea	3	$3,424	No
14th	The H.I.D. Lighting Is Damaged And Should Be Replaced	737	4	Ea	3	$2,731	No
14th	The H.I.D. Lighting Is Damaged And Should Be Replaced	738	1	Ea	3	$683	No
Basement	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	711	9	Ea	4	$3,702	No
Basement	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	719	5	Ea	4	$3,129	No
Basement	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	720	193	Ea	4	$120,817	No
1st	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	753	708	Ea	4	$291,186	No
1st	The Incandescent Lighting Is Damaged And Should Be Replaced	758	66	Ea	4	$25,357	No
1st	The Incandescent Lighting Is Damaged And Should Be Replaced	760	62	Ea	4	$23,820	No
1st	The Incandescent Lighting Is Damaged And Should Be Replaced	761	4	Ea	4	$1,537	No
2nd	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	765	12	Ea	4	$4,935	No
2nd	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	766	180	Ea	4	$74,030	No
3rd	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	774	12	Ea	4	$4,935	No
3rd	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	775	385	Ea	4	$158,343	No
4th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	788	12	Ea	4	$4,935	No
4th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	789	720	Ea	4	$296,122	No
5th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	797	12	Ea	4	$4,935	No
5th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	798	275	Ea	4	$113,102	No
6th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	804	193	Ea	4	$120,817	No
6th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	810	4	Ea	4	$2,504	No
7th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	815	187	Ea	4	$117,060	No
8th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	822	12	Ea	4	$4,935	No
8th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	827	15	Ea	4	$6,169	No
8th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	823	2	Ea	4	$1,253	No
8th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	824	305	Ea	4	$190,927	No
9th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	836	12	Ea	4	$4,935	No
9th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	837	182	Ea	4	$74,853	No
9th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	843	80	Ea	4	$32,902	No
10th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	848	12	Ea	4	$4,935	No
10th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	849	300	Ea	4	$123,384	No
11th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	856	12	Ea	4	$4,935	No
11th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	857	1	Ea	4	$411	No
11th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	864	300	Ea	4	$123,384	No

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
12th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	866	37	Ea	4	$15,217	No
12th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	869	40	Ea	4	$16,451	No
12th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	867	16	Ea	4	$10,015	No
12th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	868	40	Ea	4	$25,039	No
12th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	875	329	Ea	4	$205,952	No
12th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	881	2	Ea	4	$1,253	No
12th	The Incandescent Lighting Is Damaged And Should Be Replaced	876	5	Ea	4	$1,921	No
12th	The Incandescent Lighting Is Damaged And Should Be Replaced	882	4	Ea	4	$1,537	No
13th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	883	34	Ea	4	$13,984	No
13th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	884	5	Ea	4	$3,129	No
13th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	897	36	Ea	4	$22,536	No
13th	The Incandescent Lighting Is Damaged And Should Be Replaced	889	9	Ea	4	$3,458	No
13th	The Pendant Lighting Is Damaged And Should Be Replaced	885	5	Ea	4	$5,436	No
14th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	736	10	Ea	4	$4,113	No
14th	The Pendant Lighting Is Damaged And Should Be Replaced	741	5	Ea	4	$5,436	No
	Electrical Equipment is Abandonded and Requires Removal	902	1	Ea	5	$5,983	No
	The Ground Mounted Lighting Is Damaged And Should Be Replaced	735	2	Ea	5	$3,549	No
		Sub Total for System	**120**			**$3,760,214**	

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Remove Asbestos Pipe Insulation	1169	1,000	LF	2	$44,948	No
	Install Fire Sprinklers	909	18,657	SF	3	$166,473	No
	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	903	18,657	SF	3	$79,106	No
	The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	907	5	Ea	3	$7,710	No
	The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	908	2	Ea	3	$3,562	No
Basement	The Restroom is Not ADA Compliant	1038	2	Ea	3	$60,259	No
1st	Install Fire Sprinklers	920	11,795	SF	3	$105,245	No
1st	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	921	20,000	SF	3	$84,800	No
1st	The Restroom is Not ADA Compliant	1047	2	Ea	3	$60,259	No
1st	The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	918	2	Ea	3	$3,085	No
1st	The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	919	1	Ea	3	$1,781	No
2nd	Install Fire Sprinklers	927	12,437	SF	3	$110,974	No
2nd	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	928	12,437	SF	3	$52,733	No
3rd	Install Fire Sprinklers	934	13,315	SF	3	$118,807	No
3rd	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	935	13,315	SF	3	$56,456	No
4th	Install Fire Sprinklers	941	13,315	SF	3	$118,807	No
4th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	942	13,315	SF	3	$56,456	No
5th	Install Fire Sprinklers	948	13,315	SF	3	$118,807	No
5th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	949	13,315	SF	3	$56,456	No
6th	Install Fire Sprinklers	954	13,315	SF	3	$118,807	No
6th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	955	13,315	SF	3	$56,456	No
7th	Install Fire Sprinklers	960	13,315	SF	3	$118,807	No
7th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	961	13,315	SF	3	$56,456	No
8th	Install Fire Sprinklers	967	13,315	SF	3	$118,807	No
8th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	968	13,315	SF	3	$56,456	No
9th	Install Fire Sprinklers	974	13,315	SF	3	$118,807	No
9th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	975	13,315	SF	3	$56,456	No
10th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	979	13,315	SF	3	$56,456	No
11th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	983	13,315	SF	3	$56,456	No
12th	Install Fire Sprinklers	989	8,000	SF	3	$71,383	No
12th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	990	12,887	SF	3	$54,641	No
13th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	996	13,315	SF	3	$56,456	No
13th	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	1141	2	Ea	3	$8,669	No
13th	The Restroom is Not ADA Compliant	1140	2	Ea	3	$60,259	No
	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	905	1	Ea	4	$4,598	No
	The Refrigerated Water Cooler is Damaged And Should Be Replaced	904	2	Ea	4	$10,170	No
	The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	906	3	Ea	4	$5,730	No
1st	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	916	1	Ea	4	$4,598	No
1st	The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	917	2	Ea	4	$3,820	No
2nd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	926	1	Ea	4	$4,598	No
2nd	The Refrigerated Water Cooler is Damaged And Should Be Replaced	925	1	Ea	4	$5,086	No

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
3rd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	933	1	Ea	4	$4,598	No
3rd	The Refrigerated Water Cooler is Damaged And Should Be Replaced	932	1	Ea	4	$5,086	No
4th	The Refrigerated Water Cooler is Damaged And Should Be Replaced	939	1	Ea	4	$5,086	No
5th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	947	1	Ea	4	$4,598	No
5th	The Refrigerated Water Cooler is Damaged And Should Be Replaced	946	1	Ea	4	$5,086	No
6th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	953	1	Ea	4	$4,598	No
7th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	959	1	Ea	4	$4,598	No
8th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	966	1	Ea	4	$4,598	No
8th	The Refrigerated Water Cooler is Damaged And Should Be Replaced	965	1	Ea	4	$5,086	No
9th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	973	1	Ea	4	$4,598	No
9th	The Refrigerated Water Cooler is Damaged And Should Be Replaced	972	1	Ea	4	$5,086	No
10th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	978	1	Ea	4	$4,598	No
11th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	982	1	Ea	4	$4,598	No
12th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	988	1	Ea	4	$4,598	No
12th	The Refrigerated Water Cooler is Damaged And Should Be Replaced	987	2	Ea	4	$10,170	No
13th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	995	1	Ea	4	$4,598	No
13th	The Refrigerated Water Cooler is Damaged And Should Be Replaced	994	2	Ea	4	$10,170	No
4th	The Custodial Mop Or Service Sink Is Missing And Should Be Installed	940	1	Ea	5	$9,046	No
		Sub Total for System	59			**$2,511,488**	

Fire and Life Safety

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
8th	Fire Alarm Strobe Is Damaged And Should Be Replaced	831	2	Ea	1	$1,522	No
13th	Fire Alarm Actuator Is Damaged And Should Be Replaced	894	1	Ea	1	$244	No
13th	Fire Alarm is Missing or Inadequate	893	13,315	SF	1	$33,451	No
	Fire Supression system is not code compliant	910	4,000	SF Flr	2	$330,533	No
Basement	Emergency Battery Pack Lighting Is Damaged And Should Be Replaced	701	4	Ea	2	$2,432	No
Basement	Emergency Battery Pack Lighting Is Damaged And Should Be Replaced	727	1	Ea	2	$608	No
Basement	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	702	12	Ea	2	$7,458	No
Basement	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	729	10	Ea	2	$6,214	No
Basement	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	700	18,657	SF	2	$32,440	No
Basement	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	726	18,657	SF	2	$32,440	No
1st	Emergency Exit Signage Is Missing And Needed	762	3	Ea	2	$2,735	No
2nd	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	772	20	Ea	2	$12,430	No
2nd	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	770	13,315	SF	2	$23,153	No
3rd	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	785	20	Ea	2	$12,430	No
3rd	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	784	13,315	SF	2	$23,153	No
4th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	795	20	Ea	2	$12,430	No
4th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	793	13,315	SF	2	$23,153	No
5th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	802	20	Ea	2	$12,430	No
5th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	801	13,315	SF	2	$23,153	No
6th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	814	20	Ea	2	$12,430	No
6th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	813	13,315	SF	2	$23,153	No
7th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	821	20	Ea	2	$12,430	No
7th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	820	13,315	SF	2	$23,153	No
8th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	830	20	Ea	2	$12,430	No
8th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	829	13,315	SF	2	$23,153	No
9th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	846	20	Ea	2	$12,430	No
9th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	845	13,315	SF	2	$23,153	No
11th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	865	13,315	SF	2	$23,153	No
12th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	878	20	Ea	2	$12,430	No
12th	Emergency Exit Signage Is Missing And Needed	879	15	Ea	2	$13,672	No
12th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	877	12,887	SF	2	$22,408	No
12th	Security Alarm Camera Is Missing And Needed	880	4	Ea	2	$17,085	No
13th	Emergency Battery Pack Lighting Is Missing And Needed	891	4	Ea	2	$3,606	No
13th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	892	24	Ea	2	$14,914	No
13th	Emergency Lighting Is Inadequate Or Not Present And Should Be Installed	890	13,315	SF	2	$23,153	No
		Sub Total for System	35			**$865,155**	

Technology

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Additional data cabling required	694	500	Ea	3	$201,924	No
		Sub Total for System	1			**$201,924**	

Conveyances

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Elevator Cab Is Damaged And Requires Replacement	1037	4	Ea	3	$275,348	No
Basement	Elevator Electrical System Should Be Cleaned And Inspected	724	13	Stop	4	$19,436	No
		Sub Total for System	2			**$294,784**	

Specialties

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Moveable Partitions Are Damaged And Require Replacement	1036	1,800	SF	4	$252,047	No
2nd	Moveable Partitions Are Damaged And Require Replacement	1055	2,200	SF	4	$308,057	No
		Sub Total for System	2			**$560,104**	

Other

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
14th	Cleaning	1237	13,315	SF	5	$14,115	No
		Sub Total for System	1			**$14,115**	
		Sub Total for Building CAB-01 - City Administrative Building	436			**$36,492,832**	
		Total for Campus	446			**$37,007,842**	

City Administrative Building Condition Assessment

Supporting Photos

Picture - Photo 1

Picture - Photo 2

Picture - Photo 3

Picture - Photo 4

Picture - Photo 5

Picture - Photo 6

Picture - Photo 7

Picture - Photo 8

Picture - Photo 9

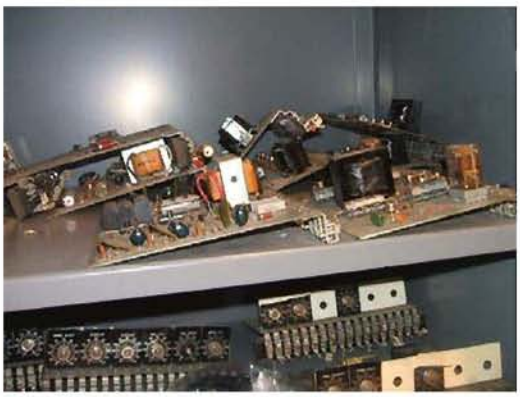
Picture - Photo 10

Picture - Photo 11

Picture - Photo 12

Picture - Photo 13

Picture - Photo 14



Picture - Photo 15

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Picture - Photo 18

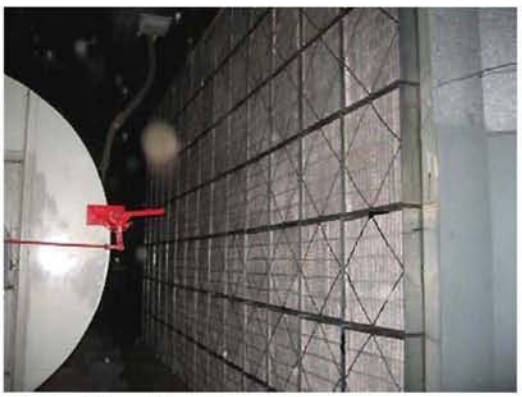
Picture - Photo 19

Picture - Photo 20

Picture - Photo 21

Picture - Photo 22

Picture - Photo 23



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Picture - Photo 31

Picture - Photo 32

Picture - Photo 33

Picture - Photo 34

Picture - Photo 35

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Picture - Photo 37

Picture - Photo 38

Picture - Photo 39

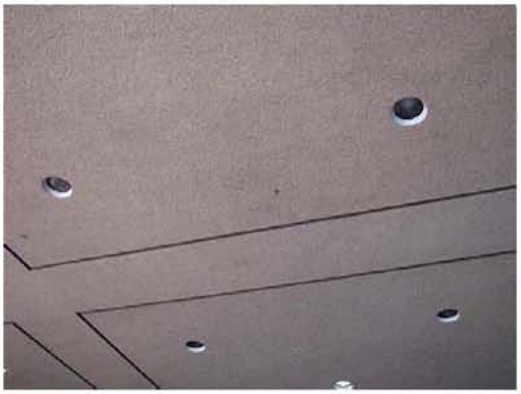
Picture - Photo 40

Picture - Photo 41

Picture - Photo 42

Picture - Photo 43

Picture - Photo 44



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Picture - Photo 55

Picture - Photo 56

Picture - Photo 57

Picture - Photo 58

Picture - Photo 59

Picture - Photo 60


Picture - Photo 61


Picture - Photo 62


Picture - Photo 63


Picture - Photo 64


Picture - Photo 65


Picture - Photo 66

Picture - Photo 67

Picture - Photo 68

Picture - Photo 69

Picture - Photo 70

City Operations Building Condition Assessment

Summary of Findings

The City Operations Building Facility located at 202 C Street in San Diego, California, was built in 1965. It comprises approximately 213,905 gross square feet.

The total current deficiencies for this site, in 2008 construction cost dollars, are estimated at $22,491,833.

Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
3	COB	213,905	1965	$22,491,833	26.61%	$105.15	$0
Totals		213,905		$22,491,833	26.61%	$105.15	$0

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and life cycle capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	$220	$64,130	-	$64,350
Roofing	$6,167	$346	$4,365	-	-	$10,878
Structural	-	-	-	-	$60,891	$60,891
Exterior	-	$1,698,790	-	$38,171	$135,582	$1,872,543
Interior	$1,709	$2,999,793	$2,476,764	$6,908,747	$256,632	$12,643,645
Mechanical	$10,600	$898,157	$129,362	$567,757	$619,027	$2,224,904
Electrical	$242,963	$713,501	$38,645	$1,229,636	$33,962	$2,258,707
Plumbing	$40,246	$22,474	$1,920,275	$83,971	-	$2,066,966
Fire and Life Safety	-	$772,293	-	-	-	$772,293
Technology	-	-	$485	-	-	$485
Conveyances	-	$100,142	$206,511	$166,384	-	$473,038
Specialties	-	-	$22,158	$2,648	-	$24,806
Other	-	-	-	-	$18,327	$18,327
Total	$301,684	$7,205,496	$4,798,787	$9,061,443	$1,124,423	$22,491,833

All deficiencies have been further categorized according to the type of deficiency observed. Capital renewal items include those that are included in the life cycle forecast and are items that have reached or exceeded their useful life. Americans with Disabilities Act deficiencies are associated with accessibility compliance concerns. Code compliance includes items that are a building code related deficiency. Deferred maintenance items are those items that have broken or are in need of repair prior to reaching the end of life term. A functional deficiency is one that is presently not in place, or is not functioning correctly, and should be added to the building.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	$0	$100,142	$179,324	$93,498	$0	$372,965
Capital Renewal	$283,321	$3,646,711	$2,878,288	$1,891,947	$106	$8,700,373
Code Compliance	$0	$605,784	$1,568,577	$0	$0	$2,174,361
Deferred Maintenance	$6,055	$102,290	$78,239	$273,819	$1,002,692	$1,463,095
Educational Adequacy	$0	$0	$0	$0	$0	$0
Energy Efficiency	$0	$0	$0	$0	$0	$0
Functional Deficiency	$0	$378,816	$94,359	$6,802,179	$121,624	$7,396,978
Hazardous Material	$12,309	$2,371,752	$0	$0	$0	$2,384,061
New Construction	$0	$0	$0	$0	$0	$0
Portable Buildings	$0	$0	$0	$0	$0	$0
Total	$301,684	$7,205,496	$4,798,787	$9,061,443	$1,124,423	$22,491,833

Life Cycle Capital Renewal Forecast

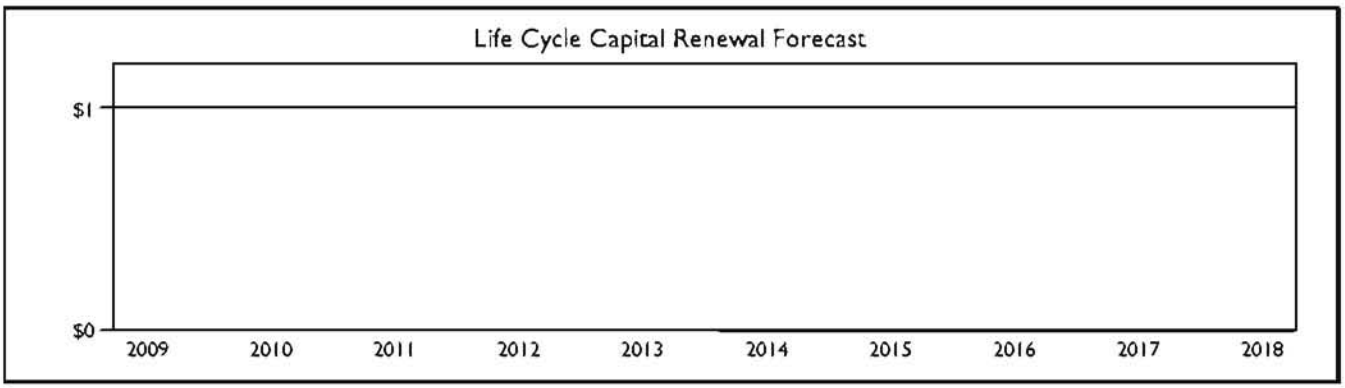
As part of the assessment process, this facility was analyzed according to twelve major building systems. Each system has subsystems, and each subsystem is further distinguished by type. For each line item, the original year, or most recent replacement year if applicable, was identified. Then, the historical life was compared to a model of expected life for each subsystem type. The remaining year was then forecasted by subtracting the expected life from the life used, and further adjusted for the apparent maintenance quality of the subsystem. In some cases, the calculation was overridden if the assessor's judgment suggested a shorter or longer than expected life expectancy.

Once each subsystem was analyzed, they were combined to provide a 10-year life cycle capital renewal forecast for the building. The following chart shows all deficiencies and the subsequent year's capital renewal projections for all systems where a component is expected to reach the end of its useful life and require capital dollars for replacement.

The chart on the following page shows the forecast in thousands ($000s) for the next ten years.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections ($000s)											
System	Current Deficiencies	Year 1 2009	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	$/GSF
Site	64	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Roofing	11	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Structural	61	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Exterior	1,873	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Interior	12,644	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Mechanical	2,225	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Electrical	2,259	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Plumbing	2,067	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Fire and Life Safety	772	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Technology	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Conveyances	473	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Specialties	25	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Other	18	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Total	**22,492**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$0**	**$0.00**



City Operations Building Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the total facility condition repair cost plus five years of projected life cycle capital renewal costs by the replacement value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The City Operations Building facility has an overall FCI of 26.61%

The total current cost for all building deficiencies is $22,491,833. There are $0 in deficiencies at the site level that are included in the FCI calculation. The five year capital renewal cost was $0. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to San Diego, Californian (107.2% of national average).

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the San Diego, California area. The replacement value for this facility is estimated to be $84,519,128.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.

Building: COB-01 - City Operations Building / Development Services

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	1250	2	Ea	3	$220	No
	Structural Cracks Require Repair	1599	5,000	SF	4	$64,130	No
	Sub Total for System		**2**			**$64,350**	

Roofing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	1257	324	SF	1	$6,167	No
	Metal Coping Lap Joints Have Lost Their Seal And Should Be Resealed	1256	6	Ea	2	$346	No
	Tapered Insulation Is Required To Eliminate Ponding When Re-Roofing	1259	1,300	SF	3	$4,365	No
	Sub Total for System		**3**			**$10,878**	

Structural

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Concrete Flooring Epoxy Requires Replacement	1258	40	SF	5	$106	No
1st	The Concrete Flooring Requires Repair or Repainting	1280	24,000	SF	5	$56,986	No
2nd	The Concrete Flooring Requires Repair or Repainting	1289	400	SF	5	$950	No
3rd	The Concrete Flooring Requires Repair or Repainting	1301	400	SF	5	$950	No
4th	The Concrete Flooring Requires Repair or Repainting	1313	400	SF	5	$950	No
5th	The Concrete Flooring Requires Repair or Repainting	1325	400	SF	5	$950	No
	Sub Total for System		**6**			**$60,891**	

Exterior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Metal Exterior Door Is Damaged And Requires Replacement	1260	2	Door	2	$5,491	No
1st	Sliding Metal Door/Grille requires replacement	1341	1	Ea	2	$2,330	No
1st	The Aluminum Storefront Exterior Door Is Damaged And Requires Replacement	1253	2	Door	2	$10,146	No
1st	The Aluminum Window Is Damaged And Requires Replacement	1284	208	Ea	2	$418,834	No
2nd	The Aluminum Window Is Damaged And Requires Replacement	1293	156	Ea	2	$314,125	No
3rd	The Aluminum Window Is Damaged And Requires Replacement	1305	156	Ea	2	$314,125	No
3rd	The Metal Exterior Door Is Damaged And Requires Replacement	1702	1	Door	2	$2,745	No
4th	The Aluminum Window Is Damaged And Requires Replacement	1318	156	Ea	2	$314,125	No
4th	The Metal Exterior Door Is Damaged And Requires Replacement	1701	1	Door	2	$2,745	No
5th	The Aluminum Window Is Damaged And Requires Replacement	1329	156	Ea	2	$314,125	No
	Precast Wall Panel requires replacement	1252	3,000	SF	4	$38,171	No
	The Exterior Requires Cleaning	1251	56,100	SF Wall	5	$135,583	No
	Sub Total for System		**12**			**$1,872,543**	

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Remove Asbestos wallboard panel	1173	128	SF	1	$1,709	No
	Firestopping is missing and is needed	1681	250	Ea	2	$163,062	No
	Firestopping is missing and is needed	1689	100	Ea	2	$65,224	No
	One-hour fire rated wall is missing	1262	500	SF	2	$6,534	No
Sub Basement	The Interior Door Hardware is Damaged and Requires Replacement	1255	9	Ea	2	$10,678	No
Basement	One-hour fire rated wall is missing	1680	2,000	SF	2	$98,519	No
Basement	The Interior Door Hardware is Damaged and Requires Replacement	1267	45	Ea	2	$53,390	No
1st	Cementitious Fireproofing requires replacement	1175	35,000	SF	2	$2,334,972	No
1st	The Interior Door Hardware is Damaged and Requires Replacement	1282	50	Ea	2	$59,324	No
2nd	One-hour fire rated wall is missing	1295	750	SF	2	$9,801	No
2nd	One-hour fire rated wall is missing	1338	120	SF	2	$1,569	No
2nd	The Interior Door Hardware is Damaged and Requires Replacement	1291	16	Ea	2	$18,982	No
2nd	Vinyl Asbestos Tile present and requires Abatement	1183	200	SF	2	$3,576	No
3rd	One-hour fire rated wall is missing	1307	750	SF	2	$9,801	No
3rd	One-hour fire rated wall is missing	1336	120	SF	2	$1,569	No
3rd	The Interior Door Hardware is Damaged and Requires Replacement	1303	29	Ea	2	$34,408	No
3rd	Vinyl Asbestos Tile present and requires Abatement	1182	200	SF	2	$3,576	No
4th	One-hour fire rated wall is missing	1319	750	SF	2	$9,801	No
4th	One-hour fire rated wall is missing	1334	120	SF	2	$1,569	No

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
4th	The Interior Door Hardware is Damaged and Requires Replacement	1315	43	Ea	2	$51,018	No
4th	Vinyl Asbestos Tile present and requires Abatement	1181	200	SF	2	$3,576	No
5th	One-hour fire rated wall is missing	1330	750	SF	2	$9,801	No
5th	One-hour fire rated wall is missing	1333	120	SF	2	$1,569	No
5th	The Interior Door Hardware is Damaged and Requires Replacement	1327	37	Ea	2	$43,899	No
5th	Vinyl Asbestos Tile present and requires Abatement	1180	200	SF	2	$3,576	No
	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1700	213,905	SF	3	$41,236	No
Sub Basement	Interior Doors Require Replacement	1254	9	Door	3	$13,201	No
Basement	Existing Door Hardware Is Not ADA Compliant	1270	2	Door	3	$1,921	No
Basement	Interior Doors Require Replacement	1266	45	Door	3	$66,006	No
Basement	The Carpet Flooring Is Damaged And Requires Replacement	1708	4,000	SF	3	$41,143	No
Basement	The Existing Door Width Does Not Meet The Minimum 32" Width ADA Requirement	1271	1	Door	3	$399	No
Basement	The Suspended Ceiling Grid is Damaged And Require Replacement	1263	1,360	SF	3	$12,773	No
Basement	The Suspended Ceiling Grid is Damaged And Require Replacement	1709	4,000	SF	3	$37,566	No
Basement	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1265	400	SF	3	$3,511	No
1st	Interior Doors Require Replacement	1281	50	Door	3	$73,341	No
1st	The Carpet Flooring Is Damaged And Requires Replacement	1277	7,200	SF	3	$74,058	No
1st	The Ceramic Tile Flooring Is Damaged And Requires Replacement	1279	2,400	SF	3	$44,598	No
1st	The Suspended Ceiling Grid is Damaged And Require Replacement	1274	11,000	SF	3	$103,308	No
1st	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1278	400	SF	3	$3,511	No
2nd	Interior Doors Require Replacement	1290	16	Door	3	$23,468	No
2nd	The Carpet Flooring Is Damaged And Requires Replacement	1287	9,620	SF	3	$98,949	No
2nd	The Suspended Ceiling Grid is Damaged And Require Replacement	1285	9,620	SF	3	$90,348	No
2nd	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1288	110	SF	3	$965	No
3rd	Interior Doors Require Replacement	1302	29	Door	3	$42,538	No
3rd	The Carpet Flooring Is Damaged And Requires Replacement	1299	32,500	SF	3	$334,290	No
3rd	The Suspended Ceiling Grid is Damaged And Require Replacement	1296	26,400	SF	3	$247,938	No
3rd	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1300	110	SF	3	$965	No
4th	Interior Doors Require Replacement	1314	43	Door	3	$63,072	No
4th	The Carpet Flooring Is Damaged And Requires Replacement	1311	32,800	SF	3	$337,375	No
4th	The Suspended Ceiling Grid is Damaged And Require Replacement	1308	23,000	SF	3	$216,007	No
4th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1312	110	SF	3	$965	No
5th	Interior Doors Require Replacement	1326	37	Door	3	$54,272	No
5th	The Cabinets Protrude Into Corridor	1697	1	Ea	3	$530	No
5th	The Carpet Flooring Is Damaged And Requires Replacement	1323	32,800	SF	3	$337,375	No
5th	The Suspended Ceiling Grid is Damaged And Require Replacement	1320	11,600	SF	3	$108,943	No
5th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1324	250	SF	3	$2,194	No
	Interior needs general remodeling and refitting	1242	213,905	Sq	4	$6,802,179	No
Basement	Interior Gypboard Walls Require Repair	1264	760	SF Wall	4	$7,819	No
1st	Interior Gypboard Walls Require Repair	1276	4,600	SF Wall	4	$47,318	No
2nd	Interior Gypboard Walls Require Repair	1286	1,400	SF Wall	4	$14,401	No
3rd	Interior Gypboard Walls Require Repair	1298	1,400	SF Wall	4	$14,401	No
4th	Interior Gypboard Walls Require Repair	1310	1,100	SF Wall	4	$11,314	No
5th	Interior Gypboard Walls Require Repair	1322	1,100	SF Wall	4	$11,314	No
	Wall Louver requires replacement	1670	44	Ea	5	$105,303	No
1st	Interior Gypboard Walls Require Repainting	1275	19,000	SF Wall	5	$24,974	No
3rd	Interior Gypboard Walls Require Repainting	1297	1,400	SF Wall	5	$1,840	No
4th	Blinds are missing or in poor condition.	1699	2,800	SF Surf	5	$60,725	No
4th	Interior Gypboard Walls Require Repainting	1309	1,100	SF Wall	5	$1,446	No
5th	Blinds are missing or in poor condition.	1698	2,808	SF Surf	5	$60,899	No
5th	Interior Gypboard Walls Require Repainting	1321	1,100	SF Wall	5	$1,446	No
		Sub Total for System	70			**$12,643,645**	

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Remove Asbestos pipe fittings	1184	250	Ea	1	$10,600	No
	Cooling Tower - Packaged 111 Ton requires replacement	1676	1	Ea	2	$152,642	No
	Heat Exchanger Requires Replacement	1677	1	Ea	2	$15,783	No
	Large circulating pumps require replacement	1674	2	Ea	2	$33,589	No
	The Air Handler HVAC Component Is Damaged And Requires Replacement	1666	25,000	CFM	2	$167,730	No
	The Air Handler HVAC Component Is Damaged And Requires Replacement	1673	6,000	CFM	2	$40,255	No

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Roof Air Handler/Exhaust is Damaged And Requires Replacement	1679	4	EACH	2	$148,455	No
Sub Basement	The Air Handler HVAC Component Is Damaged And Requires Replacement	1683	620	CFM	2	$4,159	No
Basement	Small HVAC Circulating Pump requies Replacement	1355	2	Ea	2	$17,740	No
Basement	The Air Handler HVAC Component Is Damaged And Requires Replacement	1352	35,000	CFM	2	$234,822	No
Basement	The Fan Coil HVAC Component Is Damaged And Requires Replacement	1353	5	TonAC	2	$16,375	No
Basement	The HVAC Terminal Device Is Damaged And Requires Replacement	1354	15	Ea	2	$66,606	No
Sub Basement	LC: The Mechanical / HVAC Piping / 2-Pipe System (Cold) system is beyond its useful life.	1349	200	SF	3	$1,768	No
Basement	Ductwork Is Damaged And Should Be Replaced	1357	1,500	LF	3	$33,235	No
1st	VAV Box (medium) missing and needed	1695	20	Ea	3	$11,796	No
2nd	VAV Box (medium) missing and needed	1694	20	Ea	3	$11,796	No
3rd	VAV Box (medium) missing and needed	1693	40	Ea	3	$23,589	No
4th	VAV Box (medium) missing and needed	1692	40	Ea	3	$23,589	No
5th	VAV Box (medium) missing and needed	1691	40	Ea	3	$23,589	No
	The 2 X 2 Exhausts/Hoods Are Missing/Damaged And Require Replacement	1687	1	Ea	4	$2,646	No
Sub Basement	Controls Are Inadequate And Should Be Replaced With DDC Controls	1346	4,331	SF	4	$11,306	No
Basement	Controls Are Inadequate And Should Be Replaced With DDC Controls	1356	34,581	SF	4	$90,265	No
Basement	Exhaust Fan Ventilation Is Damaged And Should Be Replaced	1358	2	Ea	4	$4,509	No
1st	Controls Are Inadequate And Should Be Replaced With DDC Controls	1367	34,333	SF	4	$89,619	No
2nd	Controls Are Inadequate And Should Be Replaced With DDC Controls	1374	35,165	SF	4	$91,790	No
3rd	Controls Are Inadequate And Should Be Replaced With DDC Controls	1380	35,165	SF	4	$91,790	No
4th	Controls Are Inadequate And Should Be Replaced With DDC Controls	1389	35,165	SF	4	$91,790	No
4th	Exhaust Fan Ventilation Is Damaged And Should Be Replaced	1391	1	Ea	4	$2,254	No
5th	Controls Are Inadequate And Should Be Replaced With DDC Controls	1396	35,165	SF	4	$91,790	No
Sub Basement	Duct Cleaning Required	1347	4,331	SF	5	$4,734	No
Sub Basement	Duct Register is Damaged And Should Be Replaced	1348	40	Ea	5	$38,455	No
Basement	Duct Register is Damaged And Should Be Replaced	1359	60	Ea	5	$57,683	No
1st	Duct Cleaning Required	1368	34,333	SF	5	$37,530	No
1st	Duct Register is Damaged And Should Be Replaced	1369	340	Ea	5	$326,866	No
2nd	Duct Cleaning Required	1375	35,165	SF	5	$38,440	No
3rd	Duct Cleaning Required	1381	35,165	SF	5	$38,440	No
4th	Duct Cleaning Required	1390	35,165	SF	5	$38,440	No
5th	Duct Cleaning Required	1397	35,165	SF	5	$38,440	No
	Sub Total for System		**38**			**$2,224,904**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Generator Is Damaged And Requires Replacement	1404	225	KW	1	$242,963	No
	Switchgear is in need or replacement	1402	3	Ea	2	$177,266	No
	The Distribution Panel Is Damaged And Should Be Replaced	1660	2,500	Amps	2	$10,579	No
	The Exterior Liquid Filled Transformer Is Damaged And Should Be Replaced	1403	2,000	KVA	2	$326,474	No
	The Motor Control Center Is Damaged And Should Be Replaced	1651	1	Ea	2	$10,112	No
Sub Basement	The Distribution Panel Is Damaged And Should Be Replaced	1406	400	Amps	2	$1,692	No
Sub Basement	The Motor Control Center Is Damaged And Should Be Replaced	1405	1	Ea	2	$10,112	No
Basement	Switchgear is in need or replacement	1412	3	Ea	2	$177,266	No
	The Mounted Building Lighting Is Damaged And Should Be Replaced	1688	1	Ea	3	$1,136	No
Basement	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1413	8	Ea	3	$4,564	No
1st	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1419	12	Ea	3	$6,848	No
1st	The H.I.D. Lighting Is Damaged And Should Be Replaced	1417	20	Ea	3	$13,649	No
2nd	The Electrical Receptacles Are Inadequate And Require Replacement	1423	5	Ea	3	$1,208	No
2nd	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1424	5	Ea	3	$2,854	No
3rd	The Electrical Receptacles Are Inadequate And Require Replacement	1431	4	Ea	3	$967	No
3rd	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1432	4	Ea	3	$2,283	No
4th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1438	5	Ea	3	$2,854	No
5th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1441	4	Ea	3	$2,283	No
	The Incandescent Lighting Is Damaged And Should Be Replaced	1654	20	Ea	4	$7,683	No
	The Incandescent Lighting Is Damaged And Should Be Replaced	1656	20	Ea	4	$7,683	No
Basement	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1408	150	Ea	4	$61,692	No

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1409	50	Ea	4	$31,300	No
Basement	The Incandescent Lighting Is Damaged And Should Be Replaced	1411	12	Ea	4	$4,611	No
Basement	The Pendant Lighting Is Damaged And Should Be Replaced	1410	56	Ea	4	$60,876	No
1st	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1415	175	Ea	4	$71,974	No
1st	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1416	150	Ea	4	$93,899	No
2nd	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1421	200	Ea	4	$125,199	No
2nd	The Incandescent Lighting Is Damaged And Should Be Replaced	1422	14	Ea	4	$5,378	No
3rd	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1428	400	Ea	4	$250,397	No
3rd	The Incandescent Lighting Is Damaged And Should Be Replaced	1429	18	Ea	4	$6,915	No
4th	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1434	3	Ea	4	$1,234	No
4th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1435	400	Ea	4	$250,397	No
5th	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	1439	400	Ea	4	$250,397	No
	Electrical Equipment is Abandonded and Requires Removal	1678	500	Ea	5	$10,645	No
	Electrical Equipment is Abandonded and Requires Removal	1690	4	Ea	5	$15,073	No
	Electrical Equipment is Abandonded and Requires Removal	1696	1	Ea	5	$7,537	No
4th	Electrical Equipment is Abandonded and Requires Removal	1436	1	Ea	5	$708	No
		Sub Total for System	37			**$2,258,707**	

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Sub Basement	Fire Sprinklers Heads Are Damaged And Require Replacement	1351	40	Ea	1	$13,676	No
Basement	Fire Sprinklers Heads Are Damaged And Require Replacement	1364	60	Ea	1	$20,515	No
Basement	Gas Piping Is Damaged And Requires Replacement	1366	100	LF	1	$3,027	No
1st	Gas Piping Is Damaged And Requires Replacement	1373	100	LF	1	$3,027	No
	Remove Asbestos Pipe Insulation	1174	500	LF	2	$22,474	No
Sub Basement	Install Fire Sprinklers	1350	800	SF	3	$7,138	No
Basement	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1365	2,000	SF	3	$8,480	No
Basement	Sewage Pump requires replacement	1684	2	Ea	3	$29,544	No
Basement	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	1272	1	Ea	3	$4,333	No
Basement	The Restroom Grab Bars are not ADA Compliant	1273	2	Ea	3	$1,501	No
Basement	The Restroom is Not ADA Compliant	1705	2	Ea	3	$60,259	No
Basement	The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	1362	8	Ea	3	$12,336	No
Basement	The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	1363	2	Ea	3	$3,562	No
1st	Install Fire Sprinklers	1371	34,333	SF	3	$306,349	No
1st	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1372	7,000	SF	3	$29,680	No
2nd	Install Fire Sprinklers	1378	35,165	SF	3	$313,773	No
2nd	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1379	7,000	SF	3	$29,680	No
2nd	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	1294	1	Ea	3	$4,333	No
2nd	The Restroom is Not ADA Compliant	1703	2	Ea	3	$60,259	No
3rd	Install Fire Sprinklers	1387	35,165	SF	3	$313,773	No
3rd	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1388	7,000	SF	3	$29,680	No
3rd	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	1306	1	Ea	3	$4,333	No
3rd	The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	1385	7	Ea	3	$10,795	No
3rd	The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	1386	2	Ea	3	$3,562	No
4th	Install Fire Sprinklers	1394	35,165	SF	3	$313,773	No
4th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1395	7,000	SF	3	$29,680	No
5th	Install Fire Sprinklers	1400	35,165	SF	3	$313,773	No
5th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1401	7,000	SF	3	$29,680	No
Basement	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1360	1	Ea	4	$4,598	No
Basement	The Refrigerated Water Cooler is Damaged And Should Be Replaced	1706	2	Ea	4	$10,170	No
Basement	The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	1361	4	Ea	4	$7,640	No
1st	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1370	1	Ea	4	$4,598	No
2nd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1377	1	Ea	4	$4,598	No
2nd	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1376	2	Ea	4	$6,778	No
3rd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1383	1	Ea	4	$4,598	No
3rd	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1382	2	Ea	4	$6,778	No
3rd	The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	1384	6	Ea	4	$11,461	No
4th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1393	1	Ea	4	$4,598	No
4th	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1392	2	Ea	4	$6,778	No
5th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1399	1	Ea	4	$4,598	No

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
5th	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1398	2	Ea	4	$6,778	No
		Sub Total for System	**41**			**$2,066,966**	

Fire and Life Safety

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Sub Basement	Emergency Exit Signage Is Missing And Needed	1343	10	Ea	2	$9,114	No
Sub Basement	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	1407	4,331	SF	2	$2,962	No
Sub Basement	Fire Supression system is not code compliant	1704	4,331	SF Flr	2	$357,884	No
Basement	Emergency Exit Signage Is Missing And Needed	1342	10	Ea	2	$9,114	No
Basement	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	1414	34,581	SF	2	$23,640	No
Basement	Fire Supression system is not code compliant	1685	3,000	SF Flr	2	$247,900	No
1st	Emergency Exit Signage Is Missing And Needed	1340	10	Ea	2	$9,114	No
1st	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	1420	34,333	SF	2	$23,471	No
2nd	Emergency Exit Signage Is Missing And Needed	1339	10	Ea	2	$9,114	No
2nd	Emergency Exit Signage Is Missing And Needed	1427	5	Ea	2	$4,558	No
2nd	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	1426	35,165	SF	2	$24,041	No
3rd	Emergency Exit Signage Is Missing And Needed	1337	10	Ea	2	$9,114	No
3rd	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	1433	35,165	SF	2	$24,041	No
4th	Emergency Exit Signage Is Missing And Needed	1335	10	Ea	2	$9,114	No
5th	Emergency Exit Signage Is Missing And Needed	1331	10	Ea	2	$9,114	No
		Sub Total for System	**15**			**$772,293**	

Technology

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Communications Wiring Is Damaged And Should Be Replaced	1686	300	LF	3	$485	No
		Sub Total for System	**1**			**$485**	

Conveyances

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Stair Treads are not ADA Compliant	1682	480	Ea	2	$100,142	No
Basement	Elevator Cab Is Damaged And Requires Replacement	1268	3	Ea	3	$206,511	No
Basement	The Handrails In The Stair Area Are Not ADA Compliant	1269	80	LF	4	$10,999	No
1st	Elevator Electrical System Should Be Cleaned And Inspected	1418	3	Stop	4	$14,577	No
1st	The Handrails In The Stair Area Are Not ADA Compliant	1283	120	LF	4	$16,500	No
2nd	Elevator Electrical System Should Be Cleaned And Inspected	1425	3	Stop	4	$14,577	No
2nd	The Handrails In The Stair Area Are Not ADA Compliant	1292	120	LF	4	$16,500	No
3rd	Elevator Electrical System Should Be Cleaned And Inspected	1430	3	Stop	4	$14,577	No
3rd	The Handrails In The Stair Area Are Not ADA Compliant	1304	120	LF	4	$16,500	No
4th	Elevator Electrical System Should Be Cleaned And Inspected	1437	3	Stop	4	$14,577	No
4th	The Handrails In The Stair Area Are Not ADA Compliant	1317	120	LF	4	$16,500	No
5th	Elevator Electrical System Should Be Cleaned And Inspected	1440	3	Stop	4	$14,577	No
5th	The Handrails In The Stair Area Are Not ADA Compliant	1328	120	LF	4	$16,500	No
		Sub Total for System	**13**			**$473,038**	

Specialties

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Storage Tank requires replacement	1675	1	Ea	3	$22,158	No
4th	The Base Storage Cabinets Require Replacement	1316	8	LF	4	$2,648	No
		Sub Total for System	**2**			**$24,806**	

Other

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Cleaning	1707	34,581	SF	5	$18,327	No
		Sub Total for System	**1**			**$18,327**	
	Sub Total for Building COB-01 - City Operations Building / Development Services		**241**			**$22,491,833**	
		Total for Campus	**241**			**$22,491,833**	

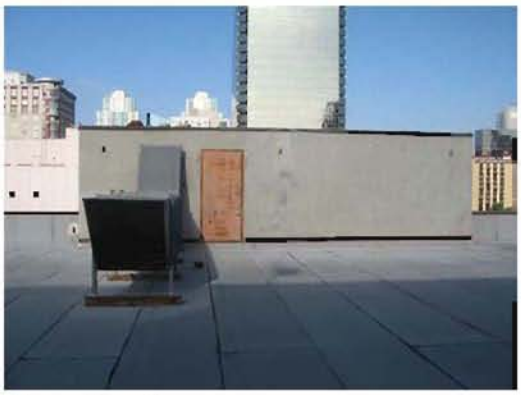
City Operations Building Condition Assessment

Supporting Photos

Picture - Photo 1

Picture - Photo 2

Picture - Photo 3



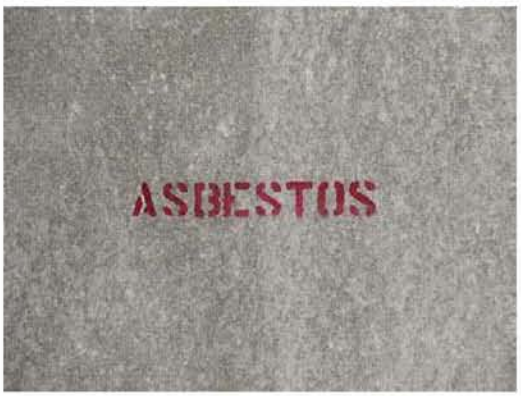
Picture - Photo 4

Picture - Photo 5

Picture - Photo 6

Picture - Photo 7

Picture - Photo 8



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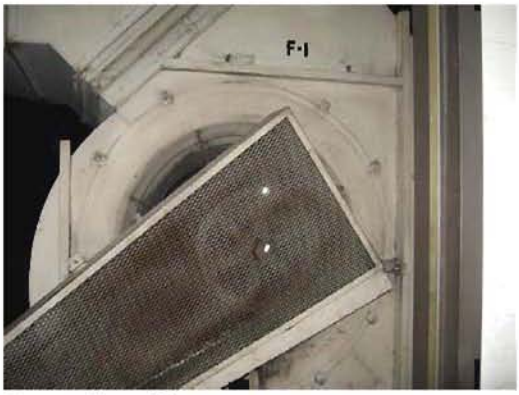

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Picture - Photo 72

Civic Center Exhibition Hall Condition Assessment

Summary of Findings

The Civic Center Exhibition Hall Facility located at 202 C Street in San Diego, California, was built in 1963. It comprises approximately 158,119 gross square feet.

The total current deficiencies for this site, in 2008 construction cost dollars, are estimated at $26,907,134.

Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
2	CCE	158,119	1963	$26,396,311	50.46%	$166.94	$322,603
	Site	0	0	$510,822	.00%	$0.00	$0
Totals		**158,119**		**$26,907,134**	**51.42%**	**$170.17**	**$322,603**

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and life cycle capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	$2,667	$4,134	-	$97,414	$104,215
Roofing	$1,446,385	$230,624	$572,179	$19,453	-	$2,268,642
Structural	-	$839,711	-	$13,685	$131,574	$984,969
Exterior	-	$220,351	$52,046	-	$331,036	$603,433
Interior	$21,251	$2,018,420	$1,297,902	$8,550,146	$134,412	$12,022,131
Mechanical	-	$3,548,897	$34,630	$426,724	$150,982	$4,161,233
Electrical	-	$2,573,784	$213,768	$303,868	$39,625	$3,131,045
Plumbing	$36,328	$26,969	$1,598,069	$131,334	-	$1,792,699
Fire and Life Safety	$696,774	$76,337	-	-	-	$773,111
Technology	-	$8,942	$201,924	$15,635	-	$226,501
Conveyances	-	-	$275,348	$302,675	-	$578,022
Specialties	$261,133	-	-	-	-	$261,133
Other	-	-	-	-	-	$0
Total	$2,461,871	$9,546,701	$4,250,000	$9,763,520	$885,043	$26,907,134

All deficiencies have been further categorized according to the type of deficiency observed. Capital renewal items include those that are included in the life cycle forecast and are items that have reached or exceeded their useful life. Americans with Disabilities Act deficiencies are associated with accessibility compliance concerns. Code compliance includes items that are a building code related deficiency. Deferred maintenance items are those items that have broken or are in need of repair prior to reaching the end of life term. A functional deficiency is one that is presently not in place, or is not functioning correctly, and should be added to the building.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	$0	$2,667	$215,405	$283,238	$0	$501,310
Capital Renewal	$2,254,664	$6,479,727	$3,039,825	$725,216	$309,588	$12,809,020
Code Compliance	$149,627	$0	$624,599	$0	$0	$774,226
Deferred Maintenance	$36,328	$1,143,496	$160,450	$235,305	$553,280	$2,128,859
Educational Adequacy	$0	$0	$0	$0	$0	$0
Energy Efficiency	$0	$0	$0	$0	$0	$0
Functional Deficiency	$0	$1,022	$209,721	$8,519,760	$22,175	$8,752,678
Hazardous Material	$21,251	$1,919,789	$0	$0	$0	$1,941,040
New Construction	$0	$0	$0	$0	$0	$0
Portable Buildings	$0	$0	$0	$0	$0	$0
Total	$2,461,871	$9,546,701	$4,250,000	$9,763,520	$885,043	$26,907,134

Life Cycle Capital Renewal Forecast

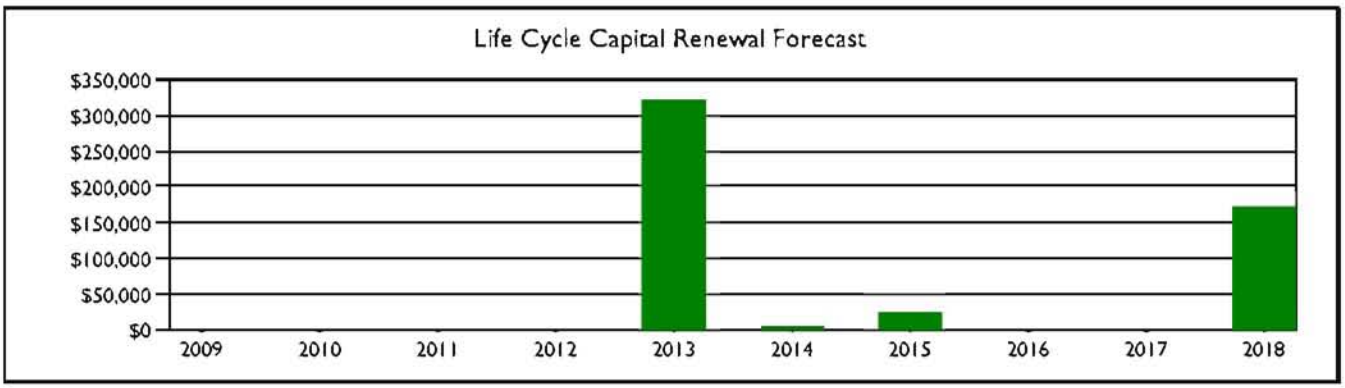
As part of the assessment process, this facility was analyzed according to twelve major building systems. Each system has subsystems, and each subsystem is further distinguished by type. For each line item, the original year, or most recent replacement year if applicable, was identified. Then, the historical life was compared to a model of expected life for each subsystem type. The remaining year was then forecasted by subtracting the expected life from the life used, and further adjusted for the apparent maintenance quality of the subsystem. In some cases, the calculation was overridden if the assessor's judgment suggested a shorter or longer than expected life expectancy.

Once each subsystem was analyzed, they were combined to provide a 10-year life cycle capital renewal forecast for the building. The following chart shows all deficiencies and the subsequent year's capital renewal projections for all systems where a component is expected to reach the end of its useful life and require capital dollars for replacement.

The chart on the following page shows the forecast in thousands ($000s) for the next ten years.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections ($000s)											
System	Current Deficiencies	Year 1 2009	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	$/GSF
Site	104	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Roofing	2,269	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Structural	985	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Exterior	603	0	0	0	0	216	2	25	0	0	0	$243	$1.54
Interior	12,022	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Mechanical	4,161	0	0	0	0	106	0	0	0	0	0	$106	$0.67
Electrical	3,131	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Plumbing	1,793	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Fire and Life Safety	773	0	0	0	0	0	0	0	0	0	174	$174	$1.10
Technology	227	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Conveyances	578	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Specialties	261	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Total	**26,907**	**0**	**0**	**0**	**0**	**323**	**2**	**25**	**0**	**0**	**174**	**$523**	**$3.31**



Civic Center Exhibition Hall Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the total facility condition repair cost plus five years of projected life cycle capital renewal costs by the replacement value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Civic Center Exhibition Hall facility has an overall FCI of 51.42%

The total current cost for all building deficiencies is $26,907,134. There are $510,822 in deficiencies at the site level that are included in the FCI calculation. The five year capital renewal cost was $322,603. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to San Diego, Californian (107.2% of national average).

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the San Diego, California area. The replacement value for this facility is estimated to be $52,950,988.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.

Site Level Deficiencies

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	604	200	SQFT	2	$2,667	No
	Asphalt Walks Are Damaged And Require Replacement	603	700	SF	3	$3,583	No
	The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	605	5	Ea	3	$551	No
	Irrigation System requires replacement	1213	1	Acre	5	$71,866	No
	Site Marquee Is Damaged And Requires Repair	601	5	Ea	5	$22,599	No
	Site Signage Is Damaged And Requires Replacement	602	4	Ea	5	$2,120	No
	Tree Requires Trimming	1195	1	Ea	5	$829	No
	Sub Total for System		7			**$104,215**	

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Boiler HVAC Component Is Damaged And Requires Replacement	1245	4,500	MBH	2	$118,782	No
	Sub Total for System		1			**$118,781**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Mounted Building Lighting Is Damaged And Should Be Replaced	608	18	Ea	3	$20,441	No
	The Canopy Lighting Is Damaged And Should Be Replaced	607	35	Ea	4	$71,898	No
	Sub Total for System		2			**$92,339**	

Specialties

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Public Address Is Inadequate And Should Be Replaced	1207	59,559	SF	1	$195,487	No
	Sub Total for System		1			**$195,487**	
	Sub Total for School and Site Level		11			**$510,822**	

Building: CCE-02 - CCE Exhibition Hall

Roofing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Multi-Ply Bitumen Roof Covering Is Damaged And Requires Replacement	655	76,000	SF	1	$1,446,385	No
	Drains Are Clogged And Should Be Replaced	657	20	Ea	2	$8,724	No
	Expansion Joint Cover Is Missing Or Damaged And Should Be Replaced	644	100	LF	2	$8,338	No
	Lead Flashing Is Damaged And Should Be Repaired	647	50	Ea	2	$17,100	No
	Membrane Flashing At Curb (<2')	642	960	LF	2	$17,422	No
	Membrane Flashings At Equipment Curbs Are Damaged And Should Be Repaired	645	200	LF	2	$3,629	No
	Membrane Flashings At Penetration Are Damaged And Should Be Repaired	649	35	Ea	2	$4,261	No
	Metal Coping Is Damaged Or Loose And Should Be Repaired	643	1,160	LF	2	$82,801	No
	Metal Counter Flashing Is Loose Or Damaged And Should Be Replaced	646	2,200	LF	2	$74,577	No
	Penetration Boot Is Damaged And Should Be Replaced	650	35	Ea	2	$5,340	No
	Pitch Pan Is Damaged And Should Be Replaced	648	35	Ea	2	$5,359	No
	Sealant At Penetration Boot Is Damaged And Should Be Repaired	651	35	Ea	2	$3,072	No
	Ballast/Aggregate Is Missing Or Damaged And Should Be Replaced	654	76,000	SF	3	$93,235	No
	Built-up Roofing with Aggregate Ballast Requires Replacement	653	76,000	SF	3	$471,147	No
	Drains And Piping Are Needed To Eliminate Ponding	658	3	Ea	3	$7,797	No
	The Roof Requires Cleaning	656	38,000	SF	4	$19,453	No
	Sub Total for System		16			**$2,268,642**	

Structural

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Metal Roof Subdeck Is Damaged And Requires Replacement	652	25,000	SF	2	$744,943	No
	Wood Decking requires replacement	1193	10,000	SF	2	$94,768	No
1st	The Concrete / CMU Exterior Is Damaged And Requires Repair	635	200	SF Wall	4	$4,041	No
1st	The Concrete / CMU Exterior Is Damaged And Requires Replacement	1214	300	SF Wall	4	$9,644	No
Basement	The Concrete Flooring Requires Repair or Repainting	639	23,000	SF	5	$54,611	No
1st	Concrete Flooring Epoxy Requires Replacement	1209	100	SF	5	$2,349	No
1st	The Concrete Flooring Requires Repair or Repainting	623	31,424	SF	5	$74,613	No
	Sub Total for System		7			**$984,969**	

Exterior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Junction box is damaged and should be replaced	1227	2	Ea	2	$748	No
	Junction box is damaged and should be replaced	1228	1	Ea	2	$375	No
	Junction box is damaged and should be replaced	1230	21	Ea	2	$7,859	No
1st	The Aluminum Storefront Exterior Door Is Damaged And Requires Replacement	614	35	Door	2	$177,573	No
1st	The Aluminum Window Is Damaged And Requires Replacement	616	8	Ea	2	$16,110	No
1st	The Wood Exterior Door Is Damaged And Requires Replacement	613	14	Door	2	$17,685	No
1st	Exterior door hardware is damaged and should be replaced	615	49	Ea	3	$52,046	No
	The Exterior Requires Painting	610	46,400	SF Wall	5	$161,485	No
	The Exterior Soffit Is Damaged And Requires Repainting	612	23,200	SF	5	$116,369	No
	The Exterior Soffit Is Damaged And Requires Repair	611	11,600	SF	5	$53,182	No
		Sub Total for System	**10**			**$603,433**	

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Remove Asbestos accoustical ceiling tile	1178	6,345	SQFT	1	$21,251	No
	Cementitious Fireproofing requires replacement	1170	26,764	SF	2	$1,785,521	No
	Paints & Coating is missing and is needed	1203	200	SF	2	$1,022	No
	Vinyl Asbestos Tile present and requires Abatement	1179	6,000	SF	2	$107,300	No
1st	The Interior Door Hardware is Damaged and Requires Replacement	625	105	Ea	2	$124,578	No
Basement	The Ceramic Tile Flooring Is Damaged And Requires Replacement	1244	1,200	SF	3	$22,298	No
Basement	The Suspended Ceiling Grid is Damaged And Require Replacement	636	16,000	SF	3	$150,266	No
1st	Existing Door Hardware Is Not ADA Compliant	629	24	Door	3	$23,051	No
1st	Interior Doors Require Replacement	624	105	Door	3	$154,014	No
1st	The Building Does Not Have Way finding Signage That Meets ADA Requirements	627	20,000	SF	3	$3,856	No
1st	The Carpet Flooring Is Damaged And Requires Replacement	619	43,994	SF	3	$452,514	No
1st	The Ceramic Tile Flooring Is Damaged And Requires Replacement	621	1,571	SF	3	$29,192	No
1st	The Room Signage Is Not ADA Compliant With Raised Letters And Braille	628	105	Ea	3	$12,527	No
1st	The Suspended Ceiling Grid is Damaged And Require Replacement	617	47,200	SF	3	$443,284	No
1st	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	620	786	SF	3	$6,901	No
	Interior needs general remodeling and refitting	1212	158,119	Sq	4	$8,380,307	No
Basement	Interior Gypboard Walls Require Repair	638	1,600	SF Wall	4	$16,460	No
Basement	Interior needs general remodeling and refitting	1199	2,500	Sq	4	$132,500	No
1st	The Terrazzo Flooring Is Damaged And Requires Repair	622	786	SF	4	$20,880	No
Basement	Interior Doors Require Repainting	640	53	Door	5	$3,286	No
Basement	Interior Gypboard Walls Require Repainting	637	6,400	SF Wall	5	$8,412	No
1st	The Plaster Ceilings Are Damaged And Requires Repainting	618	31,400	SF	5	$63,905	No
2nd	Blinds are missing or in poor condition.	1189	2,000	SF Surf	5	$22,175	No
2nd	LC: The Interior / Interior Paint and Wall Finishes / Vinyl/Fabric Wall Covering system is beyond its useful life.	1211	12,000	SF	5	$36,634	No
		Sub Total for System	**24**			**$12,022,131**	

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	LC: The Mechanical / Boilers / Cast Iron - Steam system is beyond its useful life.	1202	2,500	MBH	2	$183,573	No
	Small HVAC Circulating Pump requies Replacement	1197	3	Ea	2	$26,610	No
	The Cooling Tower Should Be Drained And Recharged	606	1,500	TonAC	2	$33,051	No
Basement	The Air Handler HVAC Component Is Damaged And Requires Replacement	1200	475,000	CFM	2	$3,186,881	No
	The 4 X 4 Exhausts/Hoods Are Missing/Damaged And Require Replacement	659	2	Ea	3	$12,472	No
Basement	Ductwork Is Damaged And Should Be Replaced	673	500	LF	3	$11,079	No
2nd	Ductwork Is Damaged And Should Be Replaced	679	500	LF	3	$11,079	No
	Abandoned equipment left in place	1196	1	Ea	4	$13,994	No
Basement	Controls Are Inadequate And Should Be Replaced With DDC Controls	671	20,000	SF	4	$52,205	No
1st	Controls Are Inadequate And Should Be Replaced With DDC Controls	660	78,560	SF	4	$205,061	No
2nd	Controls Are Inadequate And Should Be Replaced With DDC Controls	677	59,559	SF	4	$155,464	No
Basement	Duct Cleaning Required	672	10,000	SF	5	$10,931	No
1st	Duct Cleaning Required	661	78,560	SF	5	$85,877	No
2nd	Duct Cleaning Required	678	49,559	SF	5	$54,174	No
		Sub Total for System	**14**			**$4,042,452**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Switchgear is in need or replacement	704	1	Ea	2	$59,089	No
	The Electrical Disconnect Is Damaged And Should Be Replaced	1225	120	Amps	2	$7,683	No
	The Electrical Disconnect Is Damaged And Should Be Replaced	1226	90	Amps	2	$5,762	No

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Electrical Disconnect Is Damaged And Should Be Replaced	1232	350	Amps	2	$7,074	No
	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	705	112	KVA	2	$21,832	No
	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	707	600	KVA	2	$68,504	No
	The Exterior Dry Type Transformer Is Damaged And Should Be Replaced	708	750	KVA	2	$97,802	No
	The Motor Control Center Is Damaged And Should Be Replaced	1223	2	Ea	2	$20,227	No
	The Motor Control Center Is Damaged And Should Be Replaced	1224	2	Ea	2	$20,227	No
Basement	LC: The Electrical / Unit Substation / Unit Substations (Assume 480v) system is beyond its useful life	779	2,500	Amps	2	$252,492	No
Basement	The Electrical Transformer Is Damaged And Should Be Replaced	791	2,000	KVA	2	$406,603	No
Basement	The Electrical Transformer Is Damaged And Should Be Replaced	794	300	KVA	2	$60,990	No
Basement	The Motor Control Center Is Damaged And Should Be Replaced	763	2	Ea	2	$11,955	No
Basement	The Motor Control Center Is Damaged And Should Be Replaced	768	2	Ea	2	$17,581	No
Basement	The Panelboard Is Damaged And Should Be Replaced	771	200	Amps	2	$13,786	No
1st	LC: The Electrical / Unit Substation / Unit Substations (Assume 480v) system is beyond its useful life	1248	3,700	Amps	2	$373,688	No
1st	Panelboard is not Labelled for Safety	718	175	Amps	2	$305	No
1st	The Electrical Disconnect Is Damaged And Should Be Replaced	715	125	Amps	2	$1,200	No
1st	The Electrical Disconnect Is Damaged And Should Be Replaced	716	20	Amps	2	$193	No
1st	The Panelboard Is Damaged And Should Be Replaced	717	150	Amps	2	$13,169	No
1st	The Panelboard Is Damaged And Should Be Replaced	723	4,200	Amps	2	$184,359	No
1st	The Panelboard Is Damaged And Should Be Replaced	728	2,400	Amps	2	$105,349	No
1st	The Panelboard Is Damaged And Should Be Replaced	733	9,450	Amps	2	$289,497	No
1st	The Panelboard Is Damaged And Should Be Replaced	739	9,450	Amps	2	$289,497	No
1st	The Panelboard Is Damaged And Should Be Replaced	742	1,500	Amps	2	$131,686	No
1st	The Panelboard Is Damaged And Should Be Replaced	746	2,400	Amps	2	$105,349	No
2nd	Panelboard is not Labelled for Safety	834	450	Amps	2	$687	No
2nd	Panelboard is not Labelled for Safety	858	100	Amps	2	$305	No
2nd	The Panelboard Is Damaged And Should Be Replaced	833	225	Amps	2	$6,892	No
1st	The H.I.D. Lighting Is Damaged And Should Be Replaced	1219	62	Ea	3	$42,313	No
1st	The Mounted Building Lighting Is Damaged And Should Be Replaced	1218	114	Ea	3	$91,118	No
2nd	The Electrical Receptacles Are Inadequate And Require Replacement	838	20	Ea	3	$4,831	No
2nd	The H.I.D. Lighting Is Damaged And Should Be Replaced	828	40	Ea	3	$27,299	No
2nd	The Mounted Building Lighting Is Damaged And Should Be Replaced	818	6	Ea	3	$6,814	No
2nd	The Pole Lighting Is Damaged And Should Be Replaced	803	2	Ea	3	$20,952	No
Basement	The Pendant Lighting Is Damaged And Should Be Replaced	759	3	Ea	4	$3,261	No
1st	Stage Lighting Is Inadequate	1190	10	Ea	4	$55,423	No
1st	The Incandescent Lighting Is Damaged And Should Be Replaced	1220	15	Ea	4	$5,762	No
1st	The Incandescent Lighting Is Damaged And Should Be Replaced	1221	48	Ea	4	$18,442	No
2nd	The 2 X 2 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	805	37	Ea	4	$15,762	No
2nd	The 2 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	808	77	Ea	4	$48,202	No
2nd	The Canopy Lighting Is Damaged And Should Be Replaced	809	16	Ea	4	$32,868	No
2nd	The Incandescent Lighting Is Damaged And Should Be Replaced	1222	28	Ea	4	$10,757	No
2nd	The Incandescent Lighting Is Damaged And Should Be Replaced	1249	108	Ea	4	$41,493	No
	Electrical Equipment is Abandonded and Requires Removal	1192	1	Ea	5	$1,264	No
	Electrical Equipment is Abandonded and Requires Removal	1231	1	Ea	5	$1,107	No
	The Ground Mounted Lighting Is Damaged And Should Be Replaced	1229	21	Ea	5	$37,255	No
		Sub Total for System	47			**$3,038,706**	

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Gas Piping Is Damaged And Requires Replacement	676	1,000	LF	1	$30,274	No
2nd	Gas Piping Is Damaged And Requires Replacement	686	200	LF	1	$6,055	No
	Remove Asbestos Pipe Insulation	1172	948	LF	2	$22,474	No
	Remove Asbestos Pipe Insulation	1177	100	LF	2	$4,494	No
Basement	Install Fire Sprinklers	674	20,000	SF	3	$178,457	No
Basement	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	675	50,000	SF	3	$212,000	No
1st	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	669	500	SF	3	$2,120	No
1st	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1217	78,000	SF	3	$330,720	No
1st	The Existing Lavatory/Sink Exceeds The Maximum ADA Height Requirements	634	6	Ea	3	$2,215	No
1st	The Existing Lavatory/Sink is not ADA Compliant	632	6	Ea	3	$7,424	No
1st	The Existing Lavatory/Sink Pipes are not Insulated Correctly	633	20	Ea	3	$5,205	No
1st	The Existing Toilet Stall Does Not Meet Minimum ADA Requirements	630	8	Ea	3	$34,670	No
1st	The Restroom is Not ADA Compliant	1204	2	Ea	3	$60,259	No

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
1st	The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	667	30	Ea	3	$46,261	No
1st	The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	668	12	Ea	3	$21,370	No
1st	The Water Heater Plumbing Fixtures Are Damaged And Should Be Repaired	1247	1	Ea	3	$2,697	No
1st	Toilet Accessories are not ADA Compliant	631	4	Ea	3	$5,387	No
2nd	Install Fire Sprinklers	1215	50,000	SF	3	$446,141	No
2nd	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	685	25,000	SF	3	$106,000	No
2nd	The Restroom is Not ADA Compliant	1210	2	Ea	3	$60,259	No
2nd	The Toilets Plumbing Fixtures Are Damaged And Should Be Replaced	683	36	Ea	3	$55,514	No
2nd	The Urinal Plumbing Fixtures Are Damaged And Should Be Replaced	684	12	Ea	3	$21,370	No
1st	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	665	2	Ea	4	$9,199	No
1st	The Refrigerated Water Cooler is Damaged And Should Be Replaced	1246	1	Ea	4	$5,086	No
1st	The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	666	18	Ea	4	$34,382	No
2nd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	681	4	Ea	4	$18,395	No
2nd	The Refrigerated Water Cooler is Damaged And Should Be Replaced	680	4	Ea	4	$20,339	No
2nd	The Rest Room Lavatories Plumbing Fixtures Are Damaged And Should Be Replaced	682	23	Ea	4	$43,933	No
	Sub Total for System		**28**			**$1,792,699**	

Fire and Life Safety

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	LC: The Fire and Life Safety / Fire Sprinkler System system is beyond its useful life.	1216	108,119	SF	1	$545,525	No
1st	Fire Alarm Actuator Is Damaged And Should Be Replaced	752	2	Ea	1	$488	No
1st	Fire Alarm Horn/Strobe Is Damaged And Should Be Replaced	754	2	Ea	1	$1,134	No
2nd	Fire Alarm is Missing or Inadequate	855	59,559	SF	1	$149,628	No
	The Exterior Security Camera Is Damaged And Should Be Replaced	688	3	Ea	2	$13,316	No
Basement	Emergency Battery Pack Lighting Is Damaged And Should Be Replaced	786	5	Ea	2	$3,040	No
Basement	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	787	20	Ea	2	$12,430	No
Basement	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	783	20,000	SF	2	$13,672	No
1st	Emergency Battery Pack Lighting Is Damaged And Should Be Replaced	748	6	Ea	2	$3,649	No
1st	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	750	8	Ea	2	$4,971	No
1st	Security Alarm Camera Is Missing Or Damaged And Should Be Replaced	756	3	Ea	2	$12,830	No
2nd	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	851	20	Ea	2	$12,430	No
	Sub Total for System		**12**			**$773,111**	

Technology

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
2nd	Intercom Master Station requires replacement	1191	1	Ea	2	$8,942	No
	Additional data cabling required	713	500	Ea	3	$201,924	No
	Satellite Antenna Is Damaged And Requires Replacement	710	2	Ea	4	$6,021	No
	Vertical Antenna Is Damaged And Requires Replacement	712	1	Ea	4	$2,661	No
2nd	The Data Ports Are Inadequate And Require Replacement	841	10	Ea	4	$6,954	No
	Sub Total for System		**5**			**$226,501**	

Conveyances

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Elevator Cab Is Damaged And Requires Replacement	641	4	Ea	3	$275,348	No
	Elevator Electrical System Should Be Cleaned And Inspected	714	2	Stop	4	$9,718	No
	The Handrails In The Stair Area Are Not ADA Compliant	1206	200	LF	4	$27,499	No
Basement	Elevator Electrical System Should Be Cleaned And Inspected	776	1	Stop	4	$4,859	No
1st	The Handrails In The Stair Area Are Not ADA Compliant	626	1,200	LF	4	$164,993	No
1st	The Handrails In The Stair Area Are Not ADA Compliant	1208	360	LF	4	$49,498	No
2nd	Elevator Electrical System Should Be Cleaned And Inspected	835	1	Stop	4	$4,859	No
2nd	The Handrails In The Stair Area Are Not ADA Compliant	1198	300	LF	4	$41,249	No
	Sub Total for System		**8**			**$578,022**	

Specialties

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Basement	Public Address Is Inadequate And Should Be Replaced	781	20,000	SF	1	$65,646	No
	Sub Total for System		**1**			**$65,646**	
	Sub Total for Building CCE-02 - CCE Exhibition Hall		**172**			**$26,396,311**	
	Total for Campus		**183**			**$26,907,134**	

Civic Center Exhibition Hall Condition Assessment

Supporting Photos

Picture - Photo 1

Picture - Photo 2

Picture - Photo 3

Picture - Photo 4

Picture - Photo 5

Picture - Photo 6

Picture - Photo 7

Picture - Photo 8

Picture - Photo 9

Picture - Photo 10

Picture - Photo 11

Picture - Photo 12

Picture - Photo 13

Picture - Photo 14

Picture - Photo 15

Picture - Photo 16

Picture - Photo 17

Picture - Photo 18

Picture - Photo 19

Picture - Photo 20

Picture - Photo 21

Picture - Photo 22

Picture - Photo 23

Picture - Photo 24

Picture - Photo 25

Picture - Photo 26

Picture - Photo 27

Picture - Photo 28

Picture - Photo 29

Picture - Photo 30

Picture - Photo 31

Picture - Photo 32

Picture - Photo 33

Picture - Photo 34

Picture - Photo 35

Picture - Photo 36

Picture - Photo 37

Picture - Photo 38

Picture - Photo 39

Picture - Photo 40

Picture - Photo 41

Picture - Photo 42

Picture - Photo 43

Picture - Photo 44

Picture - Photo 45

Picture - Photo 46

Picture - Photo 47

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Civic Center Parkade Condition Assessment

Summary of Findings

The Civic Center Parkade Facility located at 1202 1st Avenue in San Diego, California, was built in 1963. It comprises approximately 580,076 gross square feet.

The total current deficiencies for this site, in 2008 construction cost dollars, are estimated at $6,184,235.

Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
4	Parkade	580,076	1963	$5,759,302	11.80%	$9.93	$157,414
	Site	0	0	$424,933	.00%	$0.00	$0
Totals		**580,076**		**$6,184,235**	**12.65%**	**$10.66**	**$157,414**

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and life cycle capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	$118,366	$49,809	$102,780	$270,955
Roofing	-	$25,014	-	-	-	$25,014
Structural	-	-	-	$70,670	-	$70,670
Exterior	-	$93,187	$65,851	-	$2,562,376	$2,721,414
Interior	-	-	$168,436	-	-	$168,436
Mechanical	-	-	-	-	-	$0
Electrical	-	$36,712	$213,304	$1,967,852	$17,740	$2,235,608
Plumbing	$10,511	$394	$848	$20,339	-	$32,093
Fire and Life Safety	$62,807	$21,999	-	-	-	$84,806
Technology	-	-	-	-	-	$0
Conveyances	-	-	$275,348	$233,223	-	$508,571
Specialties	$66,668	-	-	-	-	$66,668
Other	-	-	-	-	-	$0
Total	$139,986	$177,306	$842,153	$2,341,894	$2,682,896	$6,184,235

All deficiencies have been further categorized according to the type of deficiency observed. Capital renewal items include those that are included in the life cycle forecast and are items that have reached or exceeded their useful life. Americans with Disabilities Act deficiencies are associated with accessibility compliance concerns. Code compliance includes items that are a building code related deficiency. Deferred maintenance items are those items that have broken or are in need of repair prior to reaching the end of life term. A functional deficiency is one that is presently not in place, or is not functioning correctly, and should be added to the building.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	$0	$0	$80,219	$0	$0	$80,219
Capital Renewal	$66,668	$116,229	$459,824	$1,972,478	$2,072,497	$4,687,695
Code Compliance	$62,807	$0	$0	$0	$0	$62,807
Deferred Maintenance	$10,511	$54,847	$95,527	$369,416	$610,399	$1,140,700
Educational Adequacy	$0	$0	$0	$0	$0	$0
Energy Efficiency	$0	$0	$0	$0	$0	$0
Functional Deficiency	$0	$6,231	$206,583	$0	$0	$212,814
Hazardous Material	$0	$0	$0	$0	$0	$0
New Construction	$0	$0	$0	$0	$0	$0
Portable Buildings	$0	$0	$0	$0	$0	$0
Total	$139,986	$177,306	$842,153	$2,341,894	$2,682,896	$6,184,235

Life Cycle Capital Renewal Forecast

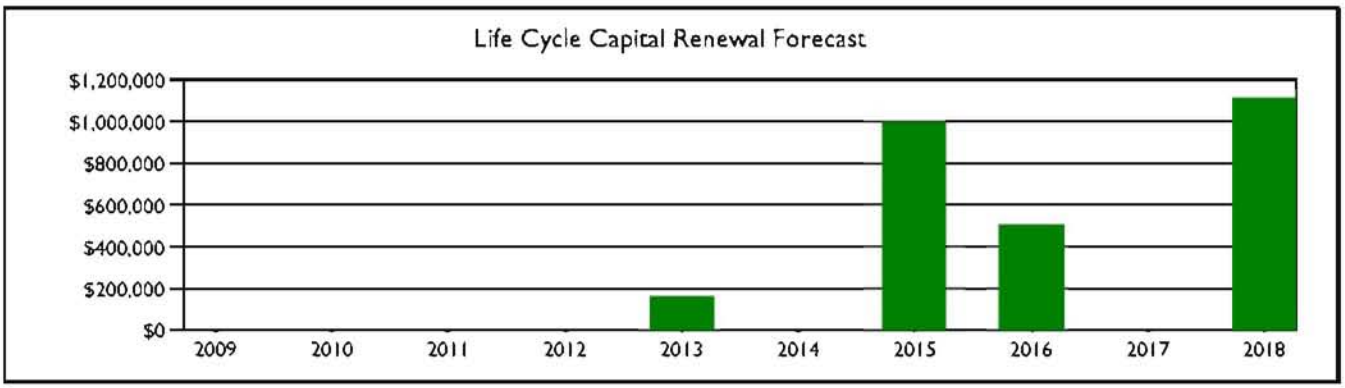
As part of the assessment process, this facility was analyzed according to twelve major building systems. Each system has subsystems, and each subsystem is further distinguished by type. For each line item, the original year, or most recent replacement year if applicable, was identified. Then, the historical life was compared to a model of expected life for each subsystem type. The remaining year was then forecasted by subtracting the expected life from the life used, and further adjusted for the apparent maintenance quality of the subsystem. In some cases, the calculation was overridden if the assessor's judgment suggested a shorter or longer than expected life expectancy.

Once each subsystem was analyzed, they were combined to provide a 10-year life cycle capital renewal forecast for the building. The following chart shows all deficiencies and the subsequent year's capital renewal projections for all systems where a component is expected to reach the end of its useful life and require capital dollars for replacement.

The chart on the following page shows the forecast in thousands ($000s) for the next ten years.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections ($000s)											
System	Current Deficiencies	Year 1 2009	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	$/GSF
Site	271	0	0	0	0	0	0	0	43	0	0	$43	$0.07
Roofing	25	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Structural	71	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Exterior	2,721	0	0	0	0	157	0	0	0	0	157	$315	$0.54
Interior	168	0	0	0	0	0	0	1,001	0	0	0	$1,001	$1.73
Mechanical	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Electrical	2,236	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Plumbing	32	0	0	0	0	0	0	0	460	0	0	$460	$0.79
Fire and Life Safety	85	0	0	0	0	0	0	0	0	0	639	$639	$1.10
Technology	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Conveyances	509	0	0	0	0	0	0	0	0	0	318	$318	$0.55
Specialties	67	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Total	**6,184**	**0**	**0**	**0**	**0**	**157**	**0**	**1,001**	**503**	**0**	**1,115**	**$2,776**	**$4.79**



Civic Center Parkade Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the total facility condition repair cost plus five years of projected life cycle capital renewal costs by the replacement value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Civic Center Parkade facility has an overall FCI of 12.65%

The total current cost for all building deficiencies is $6,184,235. There are $424,933 in deficiencies at the site level that are included in the FCI calculation. The five year capital renewal cost was $157,414. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to San Diego, Californian (107.2% of national average).

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the San Diego, California area. The replacement value for this facility is estimated to be $50,127,964.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.

Site Level Deficiencies

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Existing Sidewalk Has Gaps That Pose A Hazard To Accessibility	509	300	LF	3	$28,431	No
	The Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements	510	2	Ea	3	$220	No
	The Exterior Signage At The Accessible Parking Area Does Not Meet ADA Requirements	506	2	Ea	3	$475	No
	The Exterior Walkway Signage From The Accessible Parking Area Does Not Meet ADA Requirements	507	2	Ea	3	$591	No
	The Sidewalk Longitudinal Or Cross Slope Exceeds Maximum Slope Criteria	508	200	SQFT	3	$3,791	No
	The Van Accessible Parking Spaces Are Not Properly Striped	502	6	Ea	3	$996	No
	Asphalt paving at end of life	504	1,500	SF	4	$15,989	Yes
	Site Marquee Is Damaged And Requires Replacement	498	1	Ea	4	$12,148	No
	Structural Cracks Require Repair	1601	500	SF	4	$6,413	No
	Irrigation System requires replacement	592	1	Acre	5	$35,932	No
	Paving Requires Restriping	505	100	CAR	5	$3,017	No
	Site Signage Is Damaged And Requires Replacement	499	25	Ea	5	$13,250	No
	Small Benches Are Damaged And Require Replacement	501	12	Ea	5	$29,152	No
	Tree Replacement Required	500	11	Ea	5	$21,429	No
	Sub Total for System		**14**			**$171,834**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Mounted Building Lighting Is Damaged And Should Be Replaced	514	48	Ea	3	$54,507	No
	The Mounted Building Lighting Is Damaged And Should Be Replaced	515	50	Ea	3	$56,780	No
	The Pole Lighting Is Damaged And Should Be Replaced	511	4	Ea	3	$41,902	No
	The Canopy Lighting Is Damaged And Should Be Replaced	513	40	Ea	4	$82,169	No
	The Ground Mounted Lighting Is Damaged And Should Be Replaced	512	10	Ea	5	$17,740	No
	Sub Total for System		**5**			**$253,098**	
	Sub Total for School and Site Level		**19**			**$424,933**	

Building: Parkade - Civic Center Parkade

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
P03	Parking Attendance or management office damaged and requires replacement	598	1	Ea	3	$27,954	No
P04	Parking Attendance or management office damaged and requires replacement	599	1	Ea	3	$55,907	No
P01	Bicycle storage rack is damaged and should be replaced	600	2	Ea	4	$3,386	No
P03	Gate Motorized Closure Device Requires Replacement	597	1	Ea	4	$11,874	No
	Sub Total for System		**4**			**$99,121**	

Roofing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
P01	Expansion Joint Cover Is Missing Or Damaged And Should Be Replaced	591	100	LF	2	$8,338	No
P14	Expansion Joint Cover Is Missing Or Damaged And Should Be Replaced	590	200	LF	2	$16,676	No
	Sub Total for System		**2**			**$25,014**	

Structural

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Concrete / CMU Exterior Is Damaged And Requires Repair	560	1,000	SF Wall	4	$20,204	No
	The Concrete Flooring Is Damaged And Requires Replacement	586	5,500	SF	4	$46,261	No
P03	The Concrete Flooring Is Damaged And Requires Replacement	561	500	SF	4	$4,206	No
	Sub Total for System		**3**			**$70,670**	

Exterior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
P03	The Metal Exterior Door Is Damaged And Requires Replacement	563	6	Door	2	$9,016	Yes
P04	The Metal Exterior Door Is Damaged And Requires Replacement	565	6	Door	2	$9,016	Yes
P05	The Metal Exterior Door Is Damaged And Requires Replacement	566	5	Door	2	$7,515	Yes
P06	The Metal Exterior Door Is Damaged And Requires Replacement	568	5	Door	2	$7,515	Yes
P07	The Metal Exterior Door Is Damaged And Requires Replacement	570	5	Door	2	$7,515	Yes
P08	The Metal Exterior Door Is Damaged And Requires Replacement	572	5	Door	2	$7,515	Yes
P09	The Metal Exterior Door Is Damaged And Requires Replacement	574	5	Door	2	$7,515	Yes
P10	The Metal Exterior Door Is Damaged And Requires Replacement	576	5	Door	2	$7,515	Yes

Exterior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
P11	The Metal Exterior Door Is Damaged And Requires Replacement	578	5	Door	2	$7,515	Yes
P12	The Metal Exterior Door Is Damaged And Requires Replacement	580	5	Door	2	$7,515	Yes
P13	The Metal Exterior Door Is Damaged And Requires Replacement	582	5	Door	2	$7,515	Yes
P14	The Metal Exterior Door Is Damaged And Requires Replacement	584	5	Door	2	$7,515	Yes
P03	Exterior door hardware is damaged and should be replaced	562	6	Ea	3	$6,373	No
P04	Exterior door hardware is damaged and should be replaced	564	6	Ea	3	$6,373	No
P05	Exterior door hardware is damaged and should be replaced	567	5	Ea	3	$5,311	No
P06	Exterior door hardware is damaged and should be replaced	569	5	Ea	3	$5,311	No
P07	Exterior door hardware is damaged and should be replaced	571	5	Ea	3	$5,311	No
P08	Exterior door hardware is damaged and should be replaced	573	5	Ea	3	$5,311	No
P09	Exterior door hardware is damaged and should be replaced	575	5	Ea	3	$5,311	No
P10	Exterior door hardware is damaged and should be replaced	577	5	Ea	3	$5,311	No
P11	Exterior door hardware is damaged and should be replaced	579	5	Ea	3	$5,311	No
P12	Exterior door hardware is damaged and should be replaced	581	5	Ea	3	$5,311	No
P13	Exterior door hardware is damaged and should be replaced	583	5	Ea	3	$5,311	No
P14	Exterior door hardware is damaged and should be replaced	585	5	Ea	3	$5,311	No
	The Exterior Requires Cleaning	557	200,000	SF Wall	5	$483,360	No
	The Exterior Requires Painting	558	580,076	Sq	5	$2,018,825	No
P01	The Exterior Soffit Is Damaged And Requires Repainting	559	12,000	SF	5	$60,191	No
		Sub Total for System	27			**$2,721,414**	

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Paints & Coating is missing and is needed	593	120,000	SF	3	$122,723	Yes
	The Building Does Not Have Way finding Signage That Meets ADA Requirements	588	200,000	SF	3	$38,554	No
	The Room Signage Is Not ADA Compliant With Raised Letters And Braille	589	60	Ea	3	$7,159	No
		Sub Total for System	3			**$168,436**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
P02	Automatic lighting control is missing and needed	595	1	Ea	2	$6,231	No
P02	Panelboard is not Labelled for Safety	528	650	Amps	2	$1,221	No
P02	The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	518	20	Ea	2	$6,218	No
P02	The Panelboard Is Damaged And Should Be Replaced	527	650	Amps	2	$23,042	No
P02	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	529	26	Ea	3	$14,836	No
P02	The Mounted Building Lighting Is Damaged And Should Be Replaced	526	24	Ea	3	$27,255	No
P05	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	534	4	Ea	3	$2,283	No
P05	The H.I.D. Lighting Is Damaged And Should Be Replaced	533	1	Ea	3	$683	No
P07	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	538	4	Ea	3	$2,283	No
P09	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	542	4	Ea	3	$2,283	No
P09	The H.I.D. Lighting Is Damaged And Should Be Replaced	541	2	Ea	3	$1,365	No
P11	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	545	4	Ea	3	$2,283	No
P13	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	549	6	Ea	3	$3,424	Yes
P13	The Mounted Building Lighting Is Damaged And Should Be Replaced	548	1	Ea	3	$1,136	No
P14	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	551	4	Ea	3	$2,283	No
	LC: The Electrical / Electrical Wiring system is beyond its useful life.	517	200,000	SF	4	$1,768,080	Yes
P01	Special Purpose Lighting requires replacement	594	20	Ea	4	$18,864	No
P02	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	524	6	Ea	4	$2,468	Yes
P02	The Pendant Lighting Is Damaged And Should Be Replaced	525	25	Ea	4	$27,176	No
P05	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	532	36	Ea	4	$14,806	Yes
P06	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	536	15	Ea	4	$6,169	Yes
P07	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	537	19	Ea	4	$7,814	Yes
P08	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	539	15	Ea	4	$6,169	Yes
P09	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	540	19	Ea	4	$7,814	Yes
P10	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	543	15	Ea	4	$6,169	Yes
P11	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	544	19	Ea	4	$7,814	Yes
P12	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	546	15	Ea	4	$6,169	Yes
P13	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	547	12	Ea	4	$4,935	Yes
P14	The 1 X 4 Interior Fluorescent Lighting Is Damaged And Should Be Replaced	550	3	Ea	4	$1,234	Yes
		Sub Total for System	29			**$1,982,509**	

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
P01	Fire Sprinklers Heads Are Damaged And Require Repair	555	100	Ea	1	$4,204	No
P02	Fire Sprinklers Heads Are Damaged And Require Repair	553	100	Ea	1	$4,204	No
P03	Fire Sprinklers Heads Are Damaged And Require Repair	556	50	Ea	1	$2,103	No
P01	Drainage Specialty needs minor repairs	596	1	Ea	2	$394	No
P02	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	554	200	SF	3	$848	No
P02	The Refrigerated Water Cooler is Damaged And Should Be Replaced	552	4	Ea	4	$20,339	No
	Sub Total for System		**6**			**$32,093**	

Fire and Life Safety

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Fire Alarm is Missing or Inadequate	523	25,000	SF	1	$62,807	Yes
	Emergency Exit Signage Is Missing And Needed	521	18	Ea	2	$16,407	No
P02	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	520	2	Ea	2	$1,242	No
P02	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	531	4	Ea	2	$2,487	No
P05	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	535	3	Ea	2	$1,863	No
	Sub Total for System		**5**			**$84,806**	

Conveyances

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Elevator Cab Is Damaged And Requires Replacement	587	4	Ea	3	$275,348	No
	Elevator Electrical System Should Be Cleaned And Inspected	519	48	Stop	4	$233,223	No
	Sub Total for System		**2**			**$508,571**	

Specialties

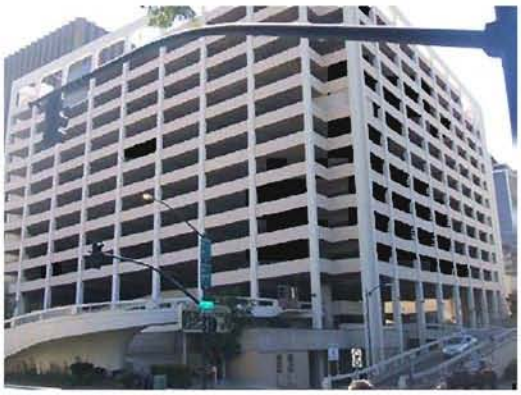
Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Public Address Is Inadequate And Should Be Replaced	522	630,036	SF	1	$66,668	Yes
	Sub Total for System		**1**			**$66,668**	
	Sub Total for Building Parkade - Civic Center Parkade		**82**			**$5,759,302**	
	Total for Campus		**101**			**$6,184,235**	

Civic Center Parkade Condition Assessment
Supporting Photos

Picture - Photo 1


Picture - Photo 2


Picture - Photo 3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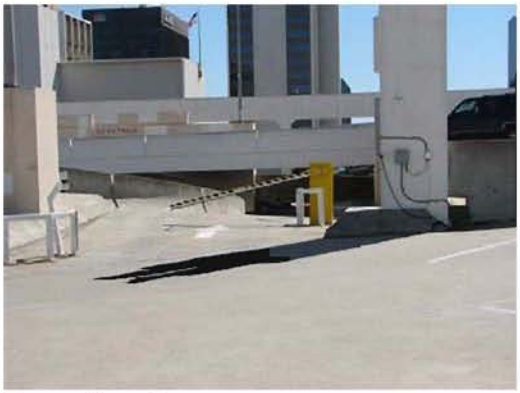

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Civic Center Plaza Condition Assessment

Summary of Findings

The Civic Center Plaza Facility located at 202 C Street in San Diego, California, was built in 1972. It comprises approximately 283,175 gross square feet.

The total current deficiencies for this site, in 2008 construction cost dollars, are estimated at $7,117,685.

Facility Condition by Building

Number	Building Name	Gross Sq Ft	Built Date	Facility Condition Cost	FCI	Cost Per Square Foot	Future Life Cycle Cost (Yr 1-5)
5	CCP	283,175	1972	$7,086,093	6.33%	$25.02	$0
	Site	0	0	$31,592	.00%	$0.00	$0
Totals		**283,175**		**$7,117,685**	**6.36%**	**$25.14**	**$0**

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for this site in a cross tab that shows the buildings systems down the left and the priority of the deficiency across the top. This listing includes current deficiencies including deferred maintenance, functional deficiencies, code compliance, Americans with Disabilities Act, and life cycle capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	$3,911	$8,601	$36,795	-	$49,307
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	$40,587	$12,355	-	$315,537	$368,479
Interior	-	$1,224,906	$1,751,061	$694,830	$654,669	$4,325,465
Mechanical	-	$527,944	$22,858	$82,680	$1,174,773	$1,808,254
Electrical	-	-	$44,384	-	-	$44,384
Plumbing	-	-	$10,678	$194,830	-	$205,509
Fire and Life Safety	$10,413	$274,402	-	-	-	$284,816
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	$27,499	-	$27,499
Specialties	-	-	-	$3,973	-	$3,973
Other	-	-	-	-	-	$0
Total	$10,413	$2,071,751	$1,849,937	$1,040,606	$2,144,978	$7,117,685

All deficiencies have been further categorized according to the type of deficiency observed. Capital renewal items include those that are included in the life cycle forecast and are items that have reached or exceeded their useful life. Americans with Disabilities Act deficiencies are associated with accessibility compliance concerns. Code compliance includes items that are a building code related deficiency. Deferred maintenance items are those items that have broken or are in need of repair prior to reaching the end of life term. A functional deficiency is one that is presently not in place, or is not functioning correctly, and should be added to the building.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	$0	$2,667	$68,646	$27,499	$0	$98,811
Capital Renewal	$2,837	$1,233,172	$1,692,610	$37,861	$654,669	$3,621,148
Code Compliance	$7,577	$117,155	$3,254	$477,000	$0	$604,986
Deferred Maintenance	$0	$604,378	$78,919	$498,247	$1,490,309	$2,671,853
Educational Adequacy	$0	$0	$0	$0	$0	$0
Energy Efficiency	$0	$0	$0	$0	$0	$0
Functional Deficiency	$0	$114,378	$6,508	$0	$0	$120,887
Hazardous Material	$0	$0	$0	$0	$0	$0
New Construction	$0	$0	$0	$0	$0	$0
Portable Buildings	$0	$0	$0	$0	$0	$0
Total	$10,413	$2,071,751	$1,849,937	$1,040,606	$2,144,978	$7,117,685

Life Cycle Capital Renewal Forecast

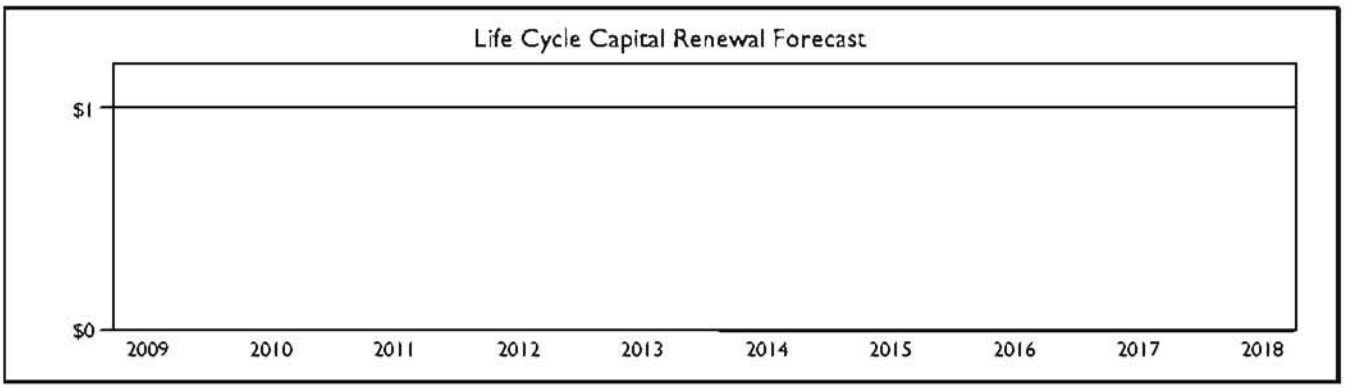
As part of the assessment process, this facility was analyzed according to twelve major building systems. Each system has subsystems, and each subsystem is further distinguished by type. For each line item, the original year, or most recent replacement year if applicable, was identified. Then, the historical life was compared to a model of expected life for each subsystem type. The remaining year was then forecasted by subtracting the expected life from the life used, and further adjusted for the apparent maintenance quality of the subsystem. In some cases, the calculation was overridden if the assessor's judgment suggested a shorter or longer than expected life expectancy.

Once each subsystem was analyzed, they were combined to provide a 10-year life cycle capital renewal forecast for the building. The following chart shows all deficiencies and the subsequent year's capital renewal projections for all systems where a component is expected to reach the end of its useful life and require capital dollars for replacement.

The chart on the following page shows the forecast in thousands ($000s) for the next ten years.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections ($000s)											
System	Current Deficiencies	Year 1 2009	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	$/GSF
Site	49	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Roofing	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Structural	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Exterior	368	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Interior	4,325	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Mechanical	1,808	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Electrical	44	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Plumbing	206	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Fire and Life Safety	285	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Technology	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Conveyances	27	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Specialties	4	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Other	0	0	0	0	0	0	0	0	0	0	0	$0	$0.00
Total	**7,118**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$0**	**$0.00**



Civic Center Plaza Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building's health. The FCI is calculated by dividing the total facility condition repair cost plus five years of projected life cycle capital renewal costs by the replacement value. Costs associated with new construction are not included in the FCI calculation. As a rule of thumb, an FCI below 10% is considered good. An FCI above 65% would suggest that the building is a candidate for replacement.

The Civic Center Plaza facility has an overall FCI of 6.36%

The total current cost for all building deficiencies is $7,117,685. There are $31,592 in deficiencies at the site level that are included in the FCI calculation. The five year capital renewal cost was $0. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the cost data adjusted to San Diego, Californian (107.2% of national average).

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the San Diego, California area. The replacement value for this facility is estimated to be $111,889,408.

The following pages provide a listing of all deficiencies and their associated cost for the site and building, followed by photos taken during the assessment.

Site Level Deficiencies

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Concrete Expansion Joint is Missing and Needed or Requires Replacement	1712	250	LF	2	$1,244	No
	The Existing Sidewalk Is Cracked And Poses A Hazard To Accessibility	1444	200	SQFT	2	$2,667	No
	The Exterior Walkway Signage From The Accessible Parking Area Does Not Meet ADA Requirements	1442	20	Ea	3	$5,908	No
	The Parking Area Curb Ramp Does Not Meet Minimum Color Differential Requirements	1443	25	Ea	3	$2,692	No
	Sub Total for System		4			**$12,512**	

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Stair Tread/Nosing requires replacement	1713	120	Ea	3	$19,080	No
	Sub Total for System		1			**$19,080**	
	Sub Total for School and Site Level		5			**$31,592**	

Building: CCP-01 - Civic Center Plaza

Site

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Structural Cracks Require Repair	1630	200	SF	4	$2,565	No
	Structural Cracks Require Repair	1636	500	SF	4	$27,817	No
1st	Structural Cracks Require Repair	1628	500	SF	4	$6,413	No
	Sub Total for System		3			**$36,795**	

Exterior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
1st	The Aluminum Storefront Exterior Door Is Damaged And Requires Replacement	1714	8	Door	2	$40,587	No
	The Exterior Entry Door Threshold Exceeds The Maximum Threshold Height	1711	17	Door	3	$5,576	No
	The Storefront / Curtain Wall Is Damaged And Requires Replacement	1446	50	SF Wall	3	$6,780	No
	The Exterior Requires Cleaning	1445	130,560	SF Wall	5	$315,537	No
	Sub Total for System		4			**$368,479**	

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	Firestopping is missing and is needed	1710	100	Ea	2	$65,224	No
1st	One-hour fire rated wall is missing	1581	500	SF	2	$6,534	No
1st	The Interior Door Hardware is Damaged and Requires Replacement	1579	8	Ea	2	$9,491	No
2nd	The Interior Door Hardware is Damaged and Requires Replacement	1576	44	Ea	2	$52,205	No
3rd	One-hour fire rated wall is missing	1715	120	SF	2	$5,911	No
3rd	The Interior Door Hardware is Damaged and Requires Replacement	1572	75	Ea	2	$88,985	No
4th	The Interior Door Hardware is Damaged and Requires Replacement	1568	51	Ea	2	$60,509	No
5th	The Interior Door Hardware is Damaged and Requires Replacement	1535	35	Ea	2	$41,527	No
6th	The Interior Door Hardware is Damaged and Requires Replacement	1521	68	Ea	2	$80,679	No
7th	The Interior Door Hardware is Damaged and Requires Replacement	1510	64	Ea	2	$75,934	No
8th	The Interior Door Hardware is Damaged and Requires Replacement	1502	37	Ea	2	$43,899	No
9th	The Interior Door Hardware is Damaged and Requires Replacement	1489	54	Ea	2	$64,069	No
10th	One-hour fire rated wall is missing	1719	120	SF	2	$5,911	No
10th	The Interior Door Hardware is Damaged and Requires Replacement	1481	70	Ea	2	$83,053	No
11th	The Interior Door Hardware is Damaged and Requires Replacement	1471	78	Ea	2	$92,544	No
12th	The Interior Door Hardware is Damaged and Requires Replacement	1464	75	Ea	2	$88,985	No
13th	One-hour fire rated wall is missing	1462	500	SF	2	$6,534	No
13th	The Interior Door Hardware is Damaged and Requires Replacement	1456	39	Ea	2	$46,271	No
14th	One-hour fire rated wall is missing	1720	120	SF	2	$5,911	No
14th	The Interior Door Hardware is Damaged and Requires Replacement	1585	70	Ea	2	$83,053	No
15th	One-hour fire rated wall is missing	1721	120	SF	2	$5,911	No
15th	The Interior Door Hardware is Damaged and Requires Replacement	1588	78	Ea	2	$92,544	No
16th	One-hour fire rated wall is missing	1722	120	SF	2	$5,911	No
16th	The Interior Door Hardware is Damaged and Requires Replacement	1592	53	Ea	2	$62,881	No
17th	One-hour fire rated wall is missing	1603	500	SF	2	$6,534	No
17th	The Interior Door Hardware is Damaged and Requires Replacement	1600	37	Ea	2	$43,899	No
1st	Interior Doors Require Replacement	1578	8	Door	3	$11,734	No

Interior

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
2nd	Interior Doors Require Replacement	1575	44	Door	3	$64,539	No
2nd	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1577	16,396	SF	3	$3,161	No
3rd	Interior Doors Require Replacement	1571	75	Door	3	$110,011	No
3rd	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1574	16,396	SF	3	$3,161	No
4th	Interior Doors Require Replacement	1567	51	Door	3	$74,806	No
4th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1570	16,396	SF	3	$3,161	No
4th	The Carpet Flooring Is Damaged And Requires Replacement	1565	14,000	SF	3	$144,001	No
4th	The Vinyl Composition Tile Flooring Is Damaged And Requires Replacement	1566	400	SF	3	$3,511	No
5th	Door is not equiped with Card Key Access	1647	4	Ea	3	$3,254	No
5th	Interior Doors Require Replacement	1534	35	Door	3	$51,338	No
5th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1536	16,396	SF	3	$3,161	No
6th	Door is not equiped with Card Key Access	1645	4	Ea	3	$3,254	No
6th	Interior Doors Require Replacement	1520	68	Door	3	$99,744	No
6th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1528	16,396	SF	3	$3,161	No
7th	Door is not equiped with Card Key Access	1644	4	Ea	3	$3,254	No
7th	Interior Doors Require Replacement	1509	64	Door	3	$93,876	No
7th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1513	16,396	SF	3	$3,161	No
8th	Interior Doors Require Replacement	1501	37	Door	3	$54,272	No
8th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1503	16,396	SF	3	$3,161	No
9th	Interior Doors Require Replacement	1488	54	Door	3	$79,207	No
9th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1492	16,396	SF	3	$3,161	No
10th	Interior Doors Require Replacement	1480	70	Door	3	$102,676	No
10th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1482	16,396	SF	3	$3,161	No
10th	The Carpet Flooring Is Damaged And Requires Replacement	1479	14,700	SF	3	$151,203	No
11th	Interior Doors Require Replacement	1470	78	Door	3	$114,410	No
11th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1472	16,396	SF	3	$3,161	No
12th	Interior Doors Require Replacement	1463	75	Door	3	$110,011	No
12th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1465	16,396	SF	3	$3,161	No
13th	Interior Doors Require Replacement	1455	39	Door	3	$57,206	No
13th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1459	16,396	SF	3	$3,161	No
14th	Interior Doors Require Replacement	1584	70	Door	3	$102,676	No
14th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1586	16,396	SF	3	$3,161	No
15th	Interior Doors Require Replacement	1587	78	Door	3	$114,410	No
15th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1589	16,396	SF	3	$3,161	No
16th	Interior Doors Require Replacement	1591	53	Door	3	$77,740	No
16th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1593	16,396	SF	3	$3,161	No
17th	Interior Doors Require Replacement	1598	37	Door	3	$54,272	No
17th	The Building Does Not Have Way finding Signage That Meets ADA Requirements	1602	16,396	SF	3	$3,161	No
4th	Interior Gypboard Walls Require Repair	1564	15,676	SF Wall	4	$161,254	No
8th	Interior needs general remodeling and refitting	1716	5,000	Sq	4	$159,000	No
9th	Interior needs general remodeling and refitting	1717	5,000	Sq	4	$159,000	No
13th	Interior Gypboard Walls Require Repair	1454	500	SF Wall	4	$5,143	No
14th	Interior Gypboard Walls Require Repair	1583	5,000	SF Wall	4	$51,433	No
14th	Interior needs general remodeling and refitting	1718	5,000	Sq	4	$159,000	No
1st	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1605	10	SF	5	$354	No
4th	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1563	14,760	SF	5	$107,022	No
8th	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1500	14,760	SF	5	$107,022	No
10th	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1478	14,000	SF	5	$101,512	No
13th	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1453	9,800	SF	5	$71,058	No
14th	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1582	14,760	SF	5	$107,022	No
16th	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1590	7,400	SF	5	$53,657	No
17th	The Acoustical Ceilings Tiles Are Damaged And Require Replacement	1597	14,760	SF	5	$107,022	No
		Sub Total for System	79			**$4,306,385**	

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
1st	Controls Are Inadequate And Should Be Repaired	1447	20,839	SF	2	$33,638	No
2nd	Controls Are Inadequate And Should Be Repaired	1559	16,396	SF	2	$26,466	No
3rd	Controls Are Inadequate And Should Be Repaired	1552	16,396	SF	2	$26,466	No
4th	Controls Are Inadequate And Should Be Repaired	1547	16,396	SF	2	$26,466	No
4th	Kitchen Fire Suppression Hood Requires Replacement	1625	1	Ea	2	$70,848	No
5th	Controls Are Inadequate And Should Be Repaired	1542	16,396	SF	2	$26,466	No

Mechanical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
6th	Controls Are Inadequate And Should Be Repaired	1537	16,396	SF	2	$26,466	No
7th	Controls Are Inadequate And Should Be Repaired	1529	16,396	SF	2	$26,466	No
8th	Controls Are Inadequate And Should Be Repaired	1522	16,396	SF	2	$26,466	No
9th	Controls Are Inadequate And Should Be Repaired	1516	16,396	SF	2	$26,466	No
10th	Controls Are Inadequate And Should Be Repaired	1508	16,396	SF	2	$26,466	No
11th	Controls Are Inadequate And Should Be Repaired	1504	16,396	SF	2	$26,466	No
12th	Controls Are Inadequate And Should Be Repaired	1496	16,396	SF	2	$26,466	No
13th	Controls Are Inadequate And Should Be Repaired	1490	16,396	SF	2	$26,466	No
14th	Controls Are Inadequate And Should Be Repaired	1483	16,396	SF	2	$26,466	No
15th	Controls Are Inadequate And Should Be Repaired	1466	16,396	SF	2	$26,466	No
16th	Controls Are Inadequate And Should Be Repaired	1473	16,396	SF	2	$26,466	No
17th	Controls Are Inadequate And Should Be Repaired	1457	16,396	SF	2	$26,466	No
1st	LC: The Mechanical / HVAC Piping / 2-Pipe System (Cold) system is beyond its useful life.	1449	400	SF	3	$3,536	No
3rd	Duct Damper is Damaged And Should Be Replaced	1554	100	Ea	3	$19,322	No
	Abandoned equipment left in place	1640	1,000	Ea	4	$82,680	No
1st	Duct Cleaning Required	1448	20,839	SF	5	$22,779	No
2nd	Duct Cleaning Required	1560	16,396	SF	5	$17,922	No
3rd	Duct Cleaning Required	1553	16,396	SF	5	$17,922	No
4th	Duct Cleaning Required	1548	16,396	SF	5	$17,922	No
4th	Duct Register is Damaged And Should Be Replaced	1549	160	Ea	5	$153,819	No
5th	Duct Cleaning Required	1543	16,396	SF	5	$17,922	No
6th	Duct Cleaning Required	1538	16,396	SF	5	$17,922	No
7th	Duct Cleaning Required	1530	16,396	SF	5	$17,922	No
8th	Duct Cleaning Required	1523	16,396	SF	5	$17,922	No
8th	Duct Register is Damaged And Should Be Replaced	1524	100	Ea	5	$96,138	No
9th	Duct Cleaning Required	1517	16,396	SF	5	$17,922	No
10th	Duct Cleaning Required	1511	16,396	SF	5	$17,922	No
10th	Duct Register is Damaged And Should Be Replaced	1512	160	Ea	5	$153,819	No
11th	Duct Cleaning Required	1505	16,396	SF	5	$17,922	No
12th	Duct Cleaning Required	1497	16,396	SF	5	$17,922	No
13th	Duct Cleaning Required	1491	16,396	SF	5	$17,922	No
13th	Duct Register is Damaged And Should Be Replaced	1493	140	Ea	5	$134,592	No
14th	Duct Cleaning Required	1484	16,396	SF	5	$17,922	No
14th	Duct Register is Damaged And Should Be Replaced	1485	160	Ea	5	$153,819	No
15th	Duct Cleaning Required	1467	16,396	SF	5	$17,922	No
16th	Duct Cleaning Required	1474	16,396	SF	5	$17,922	No
16th	Duct Register is Damaged And Should Be Replaced	1475	80	Ea	5	$76,909	No
17th	Duct Cleaning Required	1458	16,396	SF	5	$17,922	No
17th	Duct Register is Damaged And Should Be Replaced	1460	100	Ea	5	$96,138	No
	Sub Total for System		**45**			**$1,808,254**	

Electrical

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
2nd	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1624	4	Ea	3	$2,283	No
3rd	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1627	8	Ea	3	$4,564	No
4th	The Electrical Receptacles Are Inadequate And Require Replacement	1631	8	Ea	3	$1,933	No
4th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1632	20	Ea	3	$11,412	No
6th	The Electrical Receptacles Are Inadequate And Require Replacement	1637	2	Ea	3	$483	No
6th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1638	2	Ea	3	$1,141	No
7th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1641	2	Ea	3	$1,141	No
8th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1643	4	Ea	3	$2,283	No
9th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1648	8	Ea	3	$4,564	No
10th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1652	3	Ea	3	$1,713	No
11th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1658	4	Ea	3	$2,283	No
12th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1661	4	Ea	3	$2,283	No
14th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1664	4	Ea	3	$2,283	No
16th	The Electrical Receptacles Are Inadequate And Require Replacement	1667	6	Ea	3	$1,450	No
16th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1668	4	Ea	3	$2,283	No
17th	The GFCI Electrical Receptacles Are Inadequate And More Are Needed	1671	4	Ea	3	$2,283	No
	Sub Total for System		**16**			**$44,384**	

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle

Plumbing

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
1st	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1451	100	SF	3	$424	No
1st	The Drinking Fountain Protrudes Into Corridor	1580	1	Ea	3	$1,211	No
2nd	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1562	100	SF	3	$424	No
3rd	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1558	100	SF	3	$424	No
3rd	The Drinking Fountain Protrudes Into Corridor	1573	2	Ea	3	$2,423	No
4th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1551	100	SF	3	$424	No
5th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1546	100	SF	3	$424	No
6th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1541	100	SF	3	$424	No
7th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1533	100	SF	3	$424	No
8th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1527	100	SF	3	$424	No
9th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1519	100	SF	3	$424	No
10th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1515	100	SF	3	$424	No
11th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1507	100	SF	3	$424	No
12th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1498	100	SF	3	$424	No
13th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1495	100	SF	3	$424	No
14th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1487	100	SF	3	$424	No
15th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1469	100	SF	3	$424	No
16th	LC: The Plumbing / Domestic Water Piping System system is beyond its useful life.	1477	100	SF	3	$424	No
17th	The Existing Lavatory/Sink Pipes are not Insulated Correctly	1604	1	Ea	3	$261	No
1st	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1450	1	Ea	4	$4,598	No
1st	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1623	1	Ea	4	$4,598	No
2nd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1561	1	Ea	4	$4,598	No
2nd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1622	1	Ea	4	$4,598	No
3rd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1556	1	Ea	4	$4,598	No
3rd	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1621	1	Ea	4	$4,598	No
3rd	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1555	2	Ea	4	$6,778	No
4th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1550	1	Ea	4	$4,598	No
4th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1620	1	Ea	4	$4,598	No
5th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1545	1	Ea	4	$4,598	No
5th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1619	1	Ea	4	$4,598	No
5th	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1544	2	Ea	4	$6,778	No
6th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1540	1	Ea	4	$4,598	No
6th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1618	1	Ea	4	$4,598	No
6th	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1539	2	Ea	4	$6,778	No
7th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1532	1	Ea	4	$4,598	No
7th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1617	1	Ea	4	$4,598	No
7th	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1531	2	Ea	4	$6,778	No
8th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1526	1	Ea	4	$4,598	No
8th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1616	1	Ea	4	$4,598	No
8th	The Non-Refrigerated Drinking Fountain is Damaged And Should Be Replaced	1525	2	Ea	4	$6,778	No
9th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1518	1	Ea	4	$4,598	No
9th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1615	3	Ea	4	$13,797	No
10th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1514	1	Ea	4	$4,598	No
10th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1614	1	Ea	4	$4,598	No
11th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1506	1	Ea	4	$4,598	No
11th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1613	1	Ea	4	$4,598	No
12th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1499	1	Ea	4	$4,598	No
12th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1612	1	Ea	4	$4,598	No
13th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1494	1	Ea	4	$4,598	No
13th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1611	1	Ea	4	$4,598	No
14th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1486	1	Ea	4	$4,598	No
14th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1610	1	Ea	4	$4,598	No
15th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1468	1	Ea	4	$4,598	No
15th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1609	1	Ea	4	$4,598	No
16th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1476	1	Ea	4	$4,598	No
16th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1608	1	Ea	4	$4,598	No
17th	The Custodial Mop Or Service Sink Is Damaged And Should Be Replaced	1461	1	Ea	4	$4,598	No
		Sub Total for System	57			**$205,509**	

Fire and Life Safety

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
4th	Fire Alarm Horn/Strobe Is Missing And Is Needed	1634	5	Ea	1	$3,788	No

Fire and Life Safety

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
9th	Fire Alarm Horn/Strobe Is Missing And Is Needed	1650	5	Ea	1	$3,788	No
10th	Fire Alarm Horn/Strobe Is Damaged And Should Be Replaced	1657	5	Ea	1	$2,837	No
	Verticle Shafts lack Pressurization System	1607	2	Ea	2	$117,155	No
1st	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1606	15	Ea	2	$9,322	No
2nd	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1626	15	Ea	2	$9,322	No
3rd	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1629	15	Ea	2	$9,322	No
4th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1633	10	Ea	2	$6,214	No
5th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1635	15	Ea	2	$9,322	No
6th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1639	15	Ea	2	$9,322	No
7th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1642	15	Ea	2	$9,322	No
8th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1646	15	Ea	2	$9,322	No
9th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1649	15	Ea	2	$9,322	No
10th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1655	15	Ea	2	$9,322	No
10th	Emergency Lighting System Is Damaged Or Missing And Should Be Replaced	1653	16,396	SF	2	$11,208	No
11th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1659	15	Ea	2	$9,322	No
12th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1662	15	Ea	2	$9,322	No
13th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1663	15	Ea	2	$9,322	No
14th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1665	15	Ea	2	$9,322	No
16th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1669	15	Ea	2	$9,322	No
17th	Emergency Exit Signage Is Damaged Or Missing And Should Be Replaced	1672	15	Ea	2	$9,322	No
	Sub Total for System		**21**			**$284,816**	

Conveyances

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
	The Handrails In The Stair Area Are Not ADA Compliant	1452	200	LF	4	$27,499	No
	Sub Total for System		**1**			**$27,499**	

Specialties

Floor	Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
4th	The Base Storage Cabinets Require Replacement	1569	12	LF	4	$3,973	No
	Sub Total for System		**1**			**$3,973**	
	Sub Total for Building CCP-01 - Civic Center Plaza		**227**			**$7,086,093**	
	Total for Campus		**232**			**$7,117,685**	

Civic Center Plaza Condition Assessment

Supporting Photos

Picture - Photo 1

Picture - Photo 2

Picture - Photo 3

Picture - Photo 4

Picture - Photo 5

Picture - Photo 6

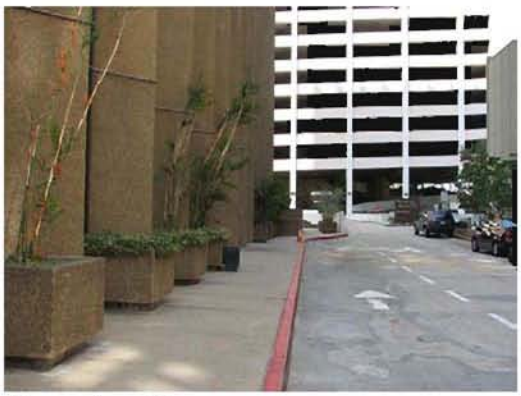
Picture - Photo 7

Picture - Photo 8

Picture - Photo 9

Picture - Photo 10

Picture - Photo 11



Picture - Photo 12

Picture - Photo 13

Picture - Photo 14

Picture - Photo 15

Picture - Photo 16

Picture - Photo 17

Picture - Photo 18

Picture - Photo 19

Picture - Photo 20

Picture - Photo 21

Picture - Photo 22

Picture - Photo 23

Picture - Photo 24

Picture - Photo 25

Picture - Photo 26

Picture - Photo 27

Picture - Photo 28

Picture - Photo 29

Picture - Photo 30

Picture - Photo 31

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Picture - Photo 40

Picture - Photo 41

Picture - Photo 42

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Picture - Photo 46

Picture - Photo 47

Picture - Photo 48

Picture - Photo 49

Picture - Photo 50

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Picture - Photo 52

Picture - Photo 53

Picture - Photo 54

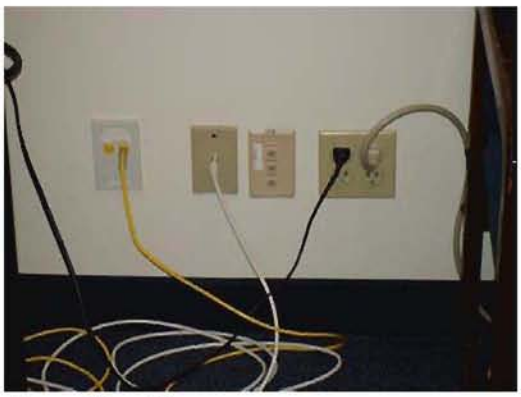
Picture - Photo 55

Picture - Photo 56

Picture - Photo 57

Picture - Photo 58

Picture - Photo 59



Picture - Photo 60

Picture - Photo 61

Picture - Photo 62

Picture - Photo 63

Picture - Photo 64

Picture - Photo 65

Picture - Photo 66

Picture - Photo 67

Picture - Photo 68

Picture - Photo 69

Picture - Photo 70

Picture - Photo 71

Picture - Photo 72

San Diego Civic Center Complex Facilities Condition Assessment
Appendix

Replacement Cost Model Assumptions

The Replacement Value represents the estimated cost of replacing the current building(s) with another building of like size, based on today's estimated cost of construction in the San Diego, California area. The detailed Replacement Cost Models are included on the following pages for the various building construction types. These costs are all inclusive of design fees, escalation, and contingencies, projected to the midpoint of construction assumed to be the year 2011.

Deficiency Soft Cost Model Assumptions

Soft costs may be defined as necessary expenditures that are not directly related to the materials, equipment or labor required to construct or repair a facility. Examples include design and consultant fees, interim housing, moving or relocation costs as well as furniture and equipment. Soft costs are typically allocated as a percentage of the total construction budget. All deficiencies have been estimated using a default deficiency soft cost model. The actual assumptions are outlined at the end of the replacement cost model pages.

San Diego Civic Center Complex Facilities Condition Assessment

City Administrative Building

		Soft Cost Assumptions					Factors
A	**Building Cost (i.e. R.S. Means)**			188,926 Sq.Ft. @ $175.00 /SqF =	$	33,062,050	
B	**Other Building Cost**	$ -	Or	0% of A	$	-	
C	**Building Cost**			$175.00 /SqFt	$	33,062,050	1.00
D	**Site Development**	$ -	Or	5% of C	$	1,653,103	
E	**Demolition**	$ -	Or	3% of C	$	991,862	
F	**Contractor GC, OH & Profit**						
F1	Subcontractor Overhead and Profit			0% of C	$	-	
F2	Subcontractor General Conditions			0.0% of C	$	-	
F3	Contractor Overhead and Profit			15.0% of C	$	4,959,308	
F4	Contractor General Conditions			10.0% of C	$	3,306,205	
G	**Inflation for Price Figures**			**12 Months @ 6.0%**	$	1,983,723	
H	**LEED Premium**			**105%**	$	1,653,103	
I	**Local Adjustment**			**107%**	$	2,380,468	
J	**Construction Contingency for Change Orders**			0% of C	$	-	
K	**Total Construction Cost**			$264.60 /SqFt	$	49,989,820	1.51
L	**Site Acquisition and Improvements**						
L1	Land	$ -	Or	43,560 Sq.Ft. @ $0.00 /SqFt	$	-	
L2	Associated Costs (Legal, Survey, Testing)	$ -		Lump Sum Amount	$	-	
L3	Infrastructure Improvements	$ -		Lump Sum Amount	$	-	
L4	Grounds Improvements (Playgrounds, Fencing, Parking)	$ -		Lump Sum Amount	$	-	
M	**Furniture, Fixtures, and Equipment**						
M1	Moveable Equipment	$ -	Or	0% of K	$	-	
M2	Technology Allowance	$ -	Or	0% of K	$	-	
M3	Supplies Allowance	$ -	Or	0% of K	$	-	
N	**Temporary Housing and Security**						
N1	Portable Buildings and Structures	$ -	Or	0% of K	$	-	
N2	Temporary Utilities	$ -	Or	0% of K	$	-	
N3	Move and Relocation Allowance	$ -	Or	0.0% of K	$	-	
N4	Safety and Security	$ -	Or	0% of K	$	-	
O	**Professional Design and Consulting Services**						
O1	Architect and Engineering Fees			6.0% of K	$	2,999,389	
O2	Other Design Consultants			2.0% of K	$	999,796	
O3	Program Management Fee			4.5% of K	$	2,249,542	
O4	Land Surveys			0.20% of K	$	99,980	
O5	Geotechnical Surveys			0.30% of K	$	149,969	
O6	Soil Bearings and Phase 1 Environmental			0.10% of K	$	49,990	
O7	Material Testing			0.25% of K	$	124,975	
O8	Building Permit/Review/Inspection Fees			0.25% of K	$	124,975	
P	**Total Project Budget**			$300.59 /SqFt	$	56,788,435	1.72
Q	**Contingency**						
Q1	Bid Contingency			5.0% of P	$	2,839,422	
Q2	Project Contingency			5.0% of P	$	2,839,422	
Q3	Program Contingency			0.0% of P	$	-	
Q4	Hazardous Material Contingency			0.0% of P	$	-	
Q5	ADA Contingency			0.0% of P	$	-	
			Subtotal	10.0%			
R	**Administration and Security Expense**						
R1	Management G&A Expense			1.50% of P	$	851,827	
R2	Printing - Bid Documents			0.25% of P	$	141,971	
R3	Advertising for Bids			0.10% of P	$	56,788	
R4	Builders Risk Insurance			0.25% of P	$	141,971	
R5	Bond Fees			0.25% of P	$	141,971	
S	**Escalation to Midpoint of Construction**			**36 Months @ 6.0%**	$	10,847,500	
T	**Total Program Management Budget**			$395.12 /SqFt	$	74,649,307	2.26

Construction Cost to Program Budget Factor **49%**

San Diego Civic Center Complex Facilities Condition Assessment

City Operations Building

		Soft Cost Assumptions					Factors
A	**Building Cost (i.e. R.S. Means)**			213,905 Sq.Ft.	@ $175.00 /SqF =	$ 37,433,375	
B	**Other Building Cost**	$ -	Or	0% of A		$ -	
C	**Building Cost**				$175.00 /SqFt	$ 37,433,375	1.00
D	**Site Development**	$ -	Or	5% of C		$ 1,871,669	
E	**Demolition**	$ -	Or	3% of C		$ 1,123,001	
F	**Contractor GC, OH & Profit**						
F1	Subcontractor Overhead and Profit			0% of C		$ -	
F2	Subcontractor General Conditions			0.0% of C		$ -	
F3	Contractor Overhead and Profit			15.0% of C		$ 5,615,006	
F4	Contractor General Conditions			10.0% of C		$ 3,743,338	
G	**Inflation for Price Figures**			**12 Months @ 6.0%**		$ 2,246,003	
H	**LEED Premium**			**105%**		$ 1,871,669	
I	**Local Adjustment**			**107%**		$ 2,695,203	
J	**Construction Contingency for Change Orders**			0% of C		$ -	
K	**Total Construction Cost**				$264.60 /SqFt	$ 56,599,263	1.51
L	**Site Acquisition and Improvements**						
L1	Land	$ -	Or	43,560 Sq.Ft.	@ $0.00 /SqFt	$ -	
L2	Associated Costs (Legal, Survey, Testing)	$ -	Lump Sum Amount			$ -	
L3	Infrastructure Improvements	$ -	Lump Sum Amount			$ -	
L4	Grounds Improvements (Playgrounds, Fencing, Parking)	$ -	Lump Sum Amount			$ -	
M	**Furniture, Fixtures, and Equipment**						
M1	Moveable Equipment	$ -	Or	0% of K		$ -	
M2	Technology Allowance	$ -	Or	0% of K		$ -	
M3	Supplies Allowance	$ -	Or	0% of K		$ -	
N	**Temporary Housing and Security**						
N1	Portable Buildings and Structures	$ -	Or	0% of K		$ -	
N2	Temporary Utilities	$ -	Or	0% of K		$ -	
N3	Move and Relocation Allowance	$ -	Or	0.0% of K		$ -	
N4	Safety and Security	$ -	Or	0% of K		$ -	
O	**Professional Design and Consulting Services**						
O1	Architect and Engineering Fees			6.0% of K		$ 3,395,956	
O2	Other Design Consultants			2.0% of K		$ 1,131,985	
O3	Program Management Fee			4.5% of K		$ 2,546,967	
O4	Land Surveys			0.20% of K		$ 113,199	
O5	Geotechnical Surveys			0.30% of K		$ 169,798	
O6	Soil Bearings and Phase 1 Environmental			0.10% of K		$ 56,599	
O7	Material Testing			0.25% of K		$ 141,498	
O8	Building Permit/Review/Inspection Fees			0.25% of K		$ 141,498	
P	**Total Project Budget**				$300.59 /SqFt	$ 64,296,763	1.72
Q	**Contingency**						
Q1	Bid Contingency			5.0% of P		$ 3,214,838	
Q2	Project Contingency			5.0% of P		$ 3,214,838	
Q3	Program Contingency			0.0% of P		$ -	
Q4	Hazardous Material Contingency			0.0% of P		$ -	
Q5	ADA Contingency			0.0% of P		$ -	
			Subtotal	**10.0%**			
R	**Administration and Security Expense**						
R1	Management G&A Expense			1.50% of P		$ 964,451	
R2	Printing - Bid Documents			0.25% of P		$ 160,742	
R3	Advertising for Bids			0.10% of P		$ 64,297	
R4	Builders Risk Insurance			0.25% of P		$ 160,742	
R5	Bond Fees			0.25% of P		$ 160,742	
S	**Escalation to Midpoint of Construction**			**36 Months @ 6.0%**		$ 12,281,710	
T	**Total Program Management Budget**				$395.12 /SqFt	$ 84,519,123	2.26

Construction Cost to Program Budget Factor **49%**

San Diego Civic Center Complex Facilities Condition Assessment

Civic Center Exhibition Building

		Soft Cost Assumptions					Factors
A	**Building Cost (i.e. R.S. Means)**			283,175 Sq.Ft. @ $175.00 /SqF =	$	49,555,625	
B	**Other Building Cost**	$ -	Or	0% of A	$	-	
C	**Building Cost**			$175.00 /SqFt	$	49,555,625	1.00
D	**Site Development**	$ -	Or	5% of C	$	2,477,781	
E	**Demolition**	$ -	Or	3% of C	$	1,486,669	
F	**Contractor GC, OH & Profit**						
F1	Subcontractor Overhead and Profit			0% of C	$	-	
F2	Subcontractor General Conditions			0.0% of C	$	-	
F3	Contractor Overhead and Profit			15.0% of C	$	7,433,344	
F4	Contractor General Conditions			10.0% of C	$	4,955,563	
G	**Inflation for Price Figures**			**12 Months @ 6.0%**	$	2,973,338	
H	**LEED Premium**			**105%**	$	2,477,781	
I	**Local Adjustment**			**107%**	$	3,568,005	
J	**Construction Contingency for Change Orders**			0% of C	$	-	
K	**Total Construction Cost**			$264.60 /SqFt	$	74,928,105	1.51
L	**Site Acquisition and Improvements**						
L1	Land	$ -	Or	43,560 Sq.Ft. @ $0.00 /SqFt	$	-	
L2	Associated Costs (Legal, Survey, Testing)	$ -	Lump Sum Amount		$	-	
L3	Infrastructure Improvements	$ -	Lump Sum Amount		$	-	
L4	Grounds Improvements (Playgrounds, Fencing, Parking)	$ -	Lump Sum Amount		$	-	
M	**Furniture, Fixtures, and Equipment**						
M1	Moveable Equipment	$ -	Or	0% of K	$	-	
M2	Technology Allowance	$ -	Or	0% of K	$	-	
M3	Supplies Allowance	$ -	Or	0% of K	$	-	
N	**Temporary Housing and Security**						
N1	Portable Buildings and Structures	$ -	Or	0% of K	$	-	
N2	Temporary Utilities	$ -	Or	0% of K	$	-	
N3	Move and Relocation Allowance	$ -	Or	0.0% of K	$	-	
N4	Safety and Security	$ -	Or	0% of K	$	-	
O	**Professional Design and Consulting Services**						
O1	Architect and Engineering Fees			6.0% of K	$	4,495,686	
O2	Other Design Consultants			2.0% of K	$	1,498,562	
O3	Program Management Fee			4.5% of K	$	3,371,765	
O4	Land Surveys			0.20% of K	$	149,856	
O5	Geotechnical Surveys			0.30% of K	$	224,784	
O6	Soil Bearings and Phase 1 Environmental			0.10% of K	$	74,928	
O7	Material Testing			0.25% of K	$	187,320	
O8	Building Permit/Review/Inspection Fees			0.25% of K	$	187,320	
P	**Total Project Budget**			$300.59 /SqFt	$	85,118,327	1.72
Q	**Contingency**						
Q1	Bid Contingency			5.0% of P	$	4,255,916	
Q2	Project Contingency			5.0% of P	$	4,255,916	
Q3	Program Contingency			0.0% of P	$	-	
Q4	Hazardous Material Contingency			0.0% of P	$	-	
Q5	ADA Contingency			0.0% of P	$	-	
			Subtotal	**10.0%**			
R	**Administration and Security Expense**						
R1	Management G&A Expense			1.50% of P	$	1,276,775	
R2	Printing - Bid Documents			0.25% of P	$	212,796	
R3	Advertising for Bids			0.10% of P	$	85,118	
R4	Builders Risk Insurance			0.25% of P	$	212,796	
R5	Bond Fees			0.25% of P	$	212,796	
S	**Escalation to Midpoint of Construction**			**36 Months @ 6.0%**	$	16,258,962	
T	**Total Program Management Budget**			$395.12 /SqFt	$	111,889,403	2.26

Construction Cost to Program Budget Factor **49%**

San Diego Civic Center Complex Facilities Condition Assessment

Civic Centre Plaza

		Soft Cost Assumptions					Factors
A	**Building Cost (i.e. R.S. Means)**			283,175 Sq.Ft. @ $175.00 /SqF =	$	49,555,625	
B	**Other Building Cost**	$ -	Or	0% of A	$	-	
C	**Building Cost**			$175.00 /SqFt	$	49,555,625	1.00
D	**Site Development**	$ -	Or	5% of C	$	2,477,781	
E	**Demolition**	$ -	Or	3% of C	$	1,486,669	
F	**Contractor GC, OH & Profit**						
F1	Subcontractor Overhead and Profit			0% of C	$	-	
F2	Subcontractor General Conditions			0.0% of C	$	-	
F3	Contractor Overhead and Profit			15.0% of C	$	7,433,344	
F4	Contractor General Conditions			10.0% of C	$	4,955,563	
G	**Inflation for Price Figures**			**12 Months @ 6.0%**	$	2,973,338	
H	**LEED Premium**			**105%**	$	2,477,781	
I	**Local Adjustment**			**107%**	$	3,568,005	
J	**Construction Contingency for Change Orders**			0% of C	$	-	
K	**Total Construction Cost**			$264.60 /SqFt	$	74,928,105	1.51
L	**Site Acquisition and Improvements**						
L1	Land	$ -	Or	43,560 Sq.Ft. @ $0.00 /SqFt	$	-	
L2	Associated Costs (Legal, Survey, Testing)	$ -		Lump Sum Amount	$	-	
L3	Infrastructure Improvements	$ -		Lump Sum Amount	$	-	
L4	Grounds Improvements (Playgrounds, Fencing, Parking)	$ -		Lump Sum Amount	$	-	
M	**Furniture, Fixtures, and Equipment**						
M1	Moveable Equipment	$ -	Or	0% of K	$	-	
M2	Technology Allowance	$ -	Or	0% of K	$	-	
M3	Supplies Allowance	$ -	Or	0% of K	$	-	
N	**Temporary Housing and Security**						
N1	Portable Buildings and Structures	$ -	Or	0% of K	$	-	
N2	Temporary Utilities	$ -	Or	0% of K	$	-	
N3	Move and Relocation Allowance	$ -	Or	0.0% of K	$	-	
N4	Safety and Security	$ -	Or	0% of K	$	-	
O	**Professional Design and Consulting Services**						
O1	Architect and Engineering Fees			6.0% of K	$	4,495,686	
O2	Other Design Consultants			2.0% of K	$	1,498,562	
O3	Program Management Fee			4.5% of K	$	3,371,765	
O4	Land Surveys			0.20% of K	$	149,856	
O5	Geotechnical Surveys			0.30% of K	$	224,784	
O6	Soil Bearings and Phase 1 Environmental			0.10% of K	$	74,928	
O7	Material Testing			0.25% of K	$	187,320	
O8	Building Permit/Review/Inspection Fees			0.25% of K	$	187,320	
P	**Total Project Budget**			$300.59 /SqFt	$	85,118,327	1.72
Q	**Contingency**						
Q1	Bid Contingency			5.0% of P	$	4,255,916	
Q2	Project Contingency			5.0% of P	$	4,255,916	
Q3	Program Contingency			0.0% of P	$	-	
Q4	Hazardous Material Contingency			0.0% of P	$	-	
Q5	ADA Contingency			0.0% of P	$	-	
			Subtotal	**10.0%**			
R	**Administration and Security Expense**						
R1	Management G&A Expense			1.50% of P	$	1,276,775	
R2	Printing - Bid Documents			0.25% of P	$	212,796	
R3	Advertising for Bids			0.10% of P	$	85,118	
R4	Builders Risk Insurance			0.25% of P	$	212,796	
R5	Bond Fees			0.25% of P	$	212,796	
S	**Escalation to Midpoint of Construction**			**36 Months @ 6.0%**	$	16,258,962	
T	**Total Program Management Budget**			$395.12 /SqFt	$	111,889,403	2.26

Construction Cost to Program Budget Factor **49%**

San Diego Civic Center Complex Facilities Condition Assessment

Parkade

		Soft Cost Assumptions					Factors
A	**Building Cost (i.e. R.S. Means)**			580,076 Sq.Ft.	@ $40.50 /SqF =	$ 23,493,078	
B	**Other Building Cost**	$ -	Or	0% of A		$ -	
C	**Building Cost**				$40.50 /SqFt	$ 23,493,078	1.00
D	**Site Development**	$ -	Or	5% of C		$ 1,174,654	
E	**Demolition**	$ -	Or	3% of C		$ 704,792	
F	**Contractor GC, OH & Profit**						
F1	Subcontractor Overhead and Profit			0% of C		$ -	
F2	Subcontractor General Conditions			0.0% of C		$ -	
F3	Contractor Overhead and Profit			15.0% of C		$ 3,523,962	
F4	Contractor General Conditions			10.0% of C		$ 2,349,308	
G	**Inflation for Price Figures**			12 Months @ 6.0%		$ 1,409,585	
H	**LEED Premium**			105%		$ 1,174,654	
I	**Local Adjustment**			107%		$ 1,691,502	
J	**Construction Contingency for Change Orders**			0% of C		$ -	
K	**Total Construction Cost**				$61.24 /SqFt	$ 35,521,534	1.51
L	**Site Acquisition and Improvements**						
L1	Land	$ -	Or	43,560 Sq.Ft.	@ $0.00 /SqFt	$ -	
L2	Associated Costs (Legal, Survey, Testing)	$ -		Lump Sum Amount		$ -	
L3	Infrastructure Improvements	$ -		Lump Sum Amount		$ -	
L4	Grounds Improvements (Playgrounds, Fencing, Parking)	$ -		Lump Sum Amount		$ -	
M	**Furniture, Fixtures, and Equipment**						
M1	Moveable Equipment	$ -	Or	0% of K		$ -	
M2	Technology Allowance	$ -	Or	0% of K		$ -	
M3	Supplies Allowance	$ -	Or	0% of K		$ -	
N	**Temporary Housing and Security**						
N1	Portable Buildings and Structures	$ -	Or	0% of K		$ -	
N2	Temporary Utilities	$ -	Or	0% of K		$ -	
N3	Move and Relocation Allowance	$ -	Or	0% of K		$ -	
N4	Safety and Security	$ -	Or	0% of K		$ -	
O	**Professional Design and Consulting Services**						
O1	Architect and Engineering Fees			6.0% of K		$ 2,131,292	
O2	Other Design Consultants			0.0% of K		$ -	
O3	Program Management Fee			4.5% of K		$ 1,598,469	
O4	Land Surveys			0.20% of K		$ 71,043	
O5	Geotechnical Surveys			0.30% of K		$ 106,565	
O6	Soil Bearings and Phase 1 Environmental			0.10% of K		$ 35,522	
O7	Material Testing			0.25% of K		$ 88,804	
O8	Building Permit/Review/Inspection Fees			0.25% of K		$ 88,804	
P	**Total Project Budget**				$68.34 /SqFt	$ 39,642,032	1.69
Q	**Contingency**						
Q1	Bid Contingency			0.0% of P		$ -	
Q2	Project Contingency			5.0% of P		$ 1,982,102	
Q3	Program Contingency			0.0% of P		$ -	
Q4	Hazardous Material Contingency			0.0% of P		$ -	
Q5	ADA Contingency			0.0% of P		$ -	
			Subtotal	**5.0%**			
R	**Administration and Security Expense**						
R1	Management G&A Expense			1.50% of P		$ 594,630	
R2	Printing - Bid Documents			0.25% of P		$ 99,105	
R3	Advertising for Bids			0.10% of P		$ 39,642	
R4	Builders Risk Insurance			0.25% of P		$ 99,105	
R5	Bond Fees			0.25% of P		$ 99,105	
S	**Escalation to Midpoint of Construction**			36 Months @ 6.0%		$ 7,572,262	
T	**Total Program Management Budget**				$86.42 /SqFt	$ 50,127,984	2.13

Construction Cost to Program Budget Factor 41%

F

San Diego Civic Center Complex Facilities Condition Assessment

Deficiency Soft Cost Model

		Soft Cost Assumptions					Factors
A	**Building Cost (i.e. R.S. Means)**			1 Sq.Ft. @ $100.00 /SqF =	$	100	
B	**Other Building Cost**	$ -	Or	0% of A	$	-	
C	**Building Cost**			$100.00 /SqFt	$	100	1.00
D	**Site Development**	$ -	Or	0% of C	$	-	
E	**Demolition**	$ -	Or	0% of C	$	-	
F	**Contractor GC, OH & Profit**						
F1	Subcontractor Overhead and Profit			0% of C	$	-	
F2	Subcontractor General Conditions			0.0% of C	$	-	
F3	Contractor Overhead and Profit			15.0% of C	$	15	
F4	Contractor General Conditions			10.0% of C	$	10	
G	**Inflation for Price Figures**			**12 Months @ 6.0%**	$	6	
H	**LEED Premium**			105%	$	5	
I	**Local Adjustment**			107%	$	7	
J	**Construction Contingency for Change Orders**			0% of C	$	-	
K	**Total Construction Cost**			$143.20 /SqFt	$	143	1.43
L	**Site Acquisition and Improvements**						
L1	Land	$ -	Or	43,560 Sq.Ft. @ $0.00 /SqFt	$	-	
L2	Associated Costs (Legal, Survey, Testing)	$ -		Lump Sum Amount	$	-	
L3	Infrastructure Improvements	$ -		Lump Sum Amount	$	-	
L4	Grounds Improvements (Playgrounds, Fencing, Parking)	$ -		Lump Sum Amount	$	-	
M	**Furniture, Fixtures, and Equipment**						
M1	Moveable Equipment	$ -	Or	0% of K	$	-	
M2	Technology Allowance	$ -	Or	0% of K	$	-	
M3	Supplies Allowance	$ -	Or	0% of K	$	-	
N	**Temporary Housing and Security**						
N1	Portable Buildings and Structures	$ -	Or	0% of K	$	-	
N2	Temporary Utilities	$ -	Or	0% of K	$	-	
N3	Move and Relocation Allowance	$ -	Or	0.0% of K	$	-	
N4	Safety and Security	$ -	Or	0% of K	$	-	
O	**Professional Design and Consulting Services**						
O1	Architect and Engineering Fees			6.0% of K	$	9	
O2	Other Design Consultants			2.0% of K	$	3	
O3	Program Management Fee			4.5% of K	$	6	
O4	Land Surveys			0.0% of K	$	-	
O5	Geotechnical Surveys			0.0% of K	$	-	
O6	Soil Bearings and Phase 1 Environmental			0.0% of K	$	-	
O7	Material Testing			0.30% of K	$	0	
O8	Building Permit/Review/Inspection Fees			0.30% of K	$	0	
P	**Total Project Budget**			$161.96 /SqFt	$	162	1.62
Q	**Contingency**						
Q1	Bid Contingency			0.0% of P	$	-	
Q2	Project Contingency			5.0% of P	$	8	
Q3	Program Contingency			5.0% of P	$	8	
Q4	Hazardous Material Contingency			0.0% of P	$	-	
Q5	ADA Contingency			0.0% of P	$	-	
			Subtotal	**10.0%**			
R	**Administration and Security Expense**						
R1	Management G&A Expense			1.50% of P	$	2	
R2	Printing - Bid Documents			0.30% of P	$	0	
R3	Advertising for Bids			0.10% of P	$	0	
R4	Builders Risk Insurance			0.00% of P	$	-	
R5	Bond Fees			0.00% of P	$	-	
S	**Escalation to Midpoint of Construction**			**36 Months @ 6.0%**	$	31	
T	**Total Program Management Budget**			$212.17 /SqFt	$	212	2.12

Construction Cost to Program Budget Factor **48%**

G