

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO				CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)	
TO: CITY COUNCIL		FROM (ORIGINATING DEPARTMENT): Public Works/Engineering		DATE: 4/6/2015	
SUBJECT: Facilities Condition Assessment Update					
PRIMARY CONTACT (NAME, PHONE): James Nagelvoort, 6195335100/MS 9A			SECONDARY CONTACT (NAME, PHONE): Leigh Ann Sutton, 6195333427/MS612		
COMPLETE FOR ACCOUNTING PURPOSES					
FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00
FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00
COST SUMMARY (IF APPLICABLE):					
ROUTING AND APPROVALS					
CONTRIBUTORS/REVIEWERS:		APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	
Environmental Analysis		ORIG DEPT.	Nagelvoort, James	04/14/2015	
Liaison Office		CFO			
Financial Management		DEPUTY CHIEF			
		COO			
		CITY ATTORNEY			
		COUNCIL PRESIDENTS OFFICE			
PREPARATION OF:	<input checked="" type="checkbox"/> RESOLUTIONS	<input type="checkbox"/> ORDINANCE(S)	<input type="checkbox"/> AGREEMENT(S)	<input type="checkbox"/> DEED(S)	
Accept the City Council Report 15-039 and support recommended Service Level for General Fund (Non-Leased) Facilities.					
STAFF RECOMMENDATIONS: Staff recommends a Service Level of Good Condition for public and semi-public facilities and Fair Condition for city offices and work yards.					
SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)					
COUNCIL DISTRICT(S):	All				
COMMUNITY AREA(S):	All				

ENVIRONMENTAL IMPACT:	This activity is not subject to CEQA as provided in Guidelines Section 15060(c)(3) because establishing service levels is a continuing administrative activity or maintenance activity; and therefore not a project pursuant to Guidelines Section 15378(b)(2)
CITY CLERK INSTRUCTIONS:	Provide copies of the final resolution to Leigh Ann Sutton.

**COUNCIL ACTION  
EXECUTIVE SUMMARY SHEET  
CITY OF SAN DIEGO**

DATE: 4/6/2015

ORIGINATING DEPARTMENT: Public Works/Engineering

SUBJECT: Facilities Condition Assessment Update

COUNCIL DISTRICT(S): All

CONTACT/PHONE NUMBER: James Nagelvoort/6195335100/MS 9A

**DESCRIPTIVE SUMMARY OF ITEM:**

This item provides a status update of the three Facilities Condition Assessment Agreements approved in December 2013 and the findings for the 274 City-Occupied (Non-Leased) General Fund facilities that were assessed in FY 14. In order to assist with establishing a city-approved Service Level standard for City-Occupied (Non-Leased) General Fund Facilities, a proposed Service Level Option is provided to illustrate the affect of funding level on condition and reliability.

**STAFF RECOMMENDATION:**

Staff recommends a Service Level of Good Condition for public and semi-public facilities and Fair Condition for city offices and work yards.

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:**

**BACKGROUND:**

In December 2013, City Council authorized (by Resolution 308581) the award of three Facilities Condition Assessment (FCA) consultant agreements for the purpose of assessing the condition of the City's facilities. Each of the three agreements was authorized for a maximum of \$5 million and up to 5 years.

**STATUS UPDATE:**

Three Facilities Condition Assessment consultants were selected in early 2014: Alpha Facilities Solutions, Kitchell CEM, and AECOM. Each of the three FCA consultants started performing assessments in FY14. The attached City Council Report 15-039 summarizes the scope of services and status of the three FCA efforts (General Fund Buildings, Developed Parks, and Public Utilities Buildings). The attached City Council Report 15-039 summarizes the findings from the FY14 General Fund Building Assessment for the 274 City-Occupied (Non-Leased) Facilities. The report also includes a proposed Service Level for the 274 non-leased General Fund Buildings assessed in FY14. The proposed Service Level is Good Condition for public and semi-public facilities and Fair Condition for City offices and work yards. This proposed Service Level has been approved by CIPRAC. Currently, there is no City-approved Service Level for General Fund buildings. Approving a Service Level for General Fund Buildings is a necessary component of developing a capital program for General Fund Buildings.

**FISCAL CONSIDERATIONS:** The proposed Service Level requires approximately \$227M (\$177M for the backlog and \$50M for future capital renewal) through 2020 for the 274 City-Occupied (Non-Leased) General Fund Facilities assessed in FY14. As future assessments are

completed, projected funding requirements will be revised. The \$177M backlog was included FY16 to FY20 Consolidated Multiyear CIP as unfunded needs.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): n/a

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):

12/9/2013: City Council - Approval of three FCA Contracts(Resolution 308581)

12/18/2014: CIPRAC Committee - FY14 General Fund Facility Presentation

1/21/2015: Infrastructure Committee - FY16-FY20 Consolidated Multi-Year Capital Planning Report included \$177M (proposed Service Level for General Fund Facility needs.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: n/a

KEY STAKEHOLDERS AND PROJECTED IMPACTS: n/a

Nagelvoort, James

Originating Department

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Deputy Chief/Chief Operating Officer





THE CITY OF SAN DIEGO  
**REPORT TO THE CITY COUNCIL**

DATE ISSUED: May 29, 2015

REPORT NO: 15-039

ATTENTION: Honorable Council President Lightner and City Councilmembers

SUBJECT: Facilities Condition Assessment Update and Proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities/Buildings

REQUESTED ACTION:

Accept the report and support proposed Service Level for City-Occupied (Non-Leased) General Fund Facilities.

STAFF RECOMMENDATION:

Staff recommends a Service Level of “Good Condition” for public and semi-public facilities and “Fair Condition” for city offices and work yards.

BACKGROUND:

In December 2013, City Council authorized (Resolution No. 308581) the award of three Facilities Condition Assessment (FCA) consultant agreements for the purpose of assessing the condition of the City’s facilities. Each of the three agreements was authorized for a maximum of \$5 million and up to 5 years for a total capacity of \$15 million over 5 years (FY14 to FY18) for facilities condition assessments.

STATUS UPDATE:

The three Facilities Condition Assessment (FCA) consultants were selected in early 2014:

- Alpha Facilities Solutions
- Kitchell CEM
- AECOM

Each of the three FCA consultants started performing assessments last fiscal year (FY14). The table below summarizes the scope of services and status of the three FCA efforts (General Fund Buildings, Developed Parks\* and buildings owned by the Public Utilities Department (PUD) known as PUD Buildings.

*\*The Developed Parks Assessment includes only the developed areas of the parks.*

Asset Class	Consultant	FY14 Scope/Status	FY15 Scope/Status	FY16 Scope/Projections
General Fund <sup>1</sup> Buildings (approx. 700)	Alpha Facilities Solutions, LLC	<ul style="list-style-type: none"> <li>✓ 349 Buildings Assessed</li> <li>✓ 274 City-Occupied</li> <li>✓ 75 Leased</li> <li>✓ 123 Accessibility Surveys</li> <li>✓ 57 Solar Assessments</li> </ul>	<ul style="list-style-type: none"> <li>❖ 328 Buildings</li> <li>❖ 259 City-Occupied</li> <li>❖ 69 Leased</li> </ul>	<ul style="list-style-type: none"> <li>▪ ≈74 Buildings</li> <li>▪ 51 City-Occupied</li> <li>▪ 23 Leased</li> </ul>
		<ul style="list-style-type: none"> <li>✓ Field data collected</li> <li>✓ Building reports reviewed</li> <li>✓ Data formatted</li> <li>✓ Data analyzed</li> <li>➤ <b>Interim FY14 Report Attached</b></li> </ul>	<ul style="list-style-type: none"> <li>✓ Field data collected</li> <li>✓ Building reports reviewed</li> <li>❖ Data Formatting in progress</li> <li>▪ <b>Interim Report July 2015 (FY14/FY15 data)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Final Report Jan 2016 (FY14/FY15/FY16)</b></li> <li>▪ Rotation FY17-FY20</li> </ul>
Developed Parks (approx. 300)	Kitchell CEM, Inc.	30 Parks Assessed	45 Parks	≈50 Parks
		<ul style="list-style-type: none"> <li>✓ Field data collected</li> <li>✓ Park reports reviewed</li> <li>❖ Data Formatting in progress</li> <li>▪ <b>Interim FY14 Report July 2015</b></li> </ul>	<ul style="list-style-type: none"> <li>❖ Field data collection in progress</li> <li>▪ <b>Interim Report Sept 2015 (FY14/FY15 data)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Interim Report July 2016 (FY14/FY15/FY16)</b></li> <li>▪ <b>Final Report FY19*</b> *at current funding level</li> <li>▪ Rotation FY20-FY25</li> </ul>
Public Utilities Buildings (approx. 300)	AECOM	278 Buildings	31 Buildings	0 Buildings
		<ul style="list-style-type: none"> <li>✓ Field data collected</li> <li>❖ Report review in progress</li> <li>▪ <b>Interim FY14 Report July 2015</b></li> </ul>	<ul style="list-style-type: none"> <li>❖ Task award in progress</li> <li>▪ <b>Final Report Sept 2015 (FY14/FY15 data)</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Rotation FY17-FY19</li> </ul>

- ✓ Activity completed
- ❖ Activity currently in progress
- Deliverable status
- Future Projection

***Note 1** - Special assessments for General Fund Buildings (accessibility and solar): Of the 349 General Fund buildings assessed in FY14, 123 buildings (92 City-Occupied/31 Leased) received an abbreviated accessibility assessment and 57 buildings (50 City-Occupied/7 Leased) received a solar energy feasibility assessment. Solar System installations are feasible for 56 of the 57 General Fund buildings that received the solar assessment. Environmental Services Department is managing solar system planning and estimating.*

## DISCUSSION OF FINDINGS:

Condition Assessment data for the 349 General Fund buildings (274 City-Occupied/75 Leased) that were assessed in FY14 is summarized in the attached report entitled “FY14 Facility Condition Assessment: Interim Report for General Fund Facilities”. The 75 leased facilities are being evaluated by the Real Estate Assets and Park and Recreation Departments. This represents less than 50% of the leased building inventory. There are at least 92 more buildings to assess before a comprehensive report can be developed for assessments and recommendations.

For the content of this report, the following discussion of findings is based on the 274 City-Occupied (Non-Leased) General Fund facilities that were assessed in FY14.

As was outlined in the 2013 Facilities Condition Assessment presentation to Infrastructure Committee, the FCA program provides detailed information on the remaining useful life and cost of replacement or repair of the assets and their associated building subsystems. The building subsystems that have been assessed as part of the General Fund and Public Utilities Building assessments are included in the table below.



<b>Building Subsystems included in GF and PU Building Assessment</b>			
Electrical	Foundation	Floor Finishes	Partitions
Fire Protection	Basement	Plumbing (Fixtures, Rain Water)	Interior Doors
HVAC	Floor/Roof Structure	Equipment (Appliances, etc.)	Interior Fittings
Plumbing (water and sewer)	Walls, Windows, Doors	Structures (Awnings, etc.)	Stair Finishes
Site Utilities	Roofing	Site Earthwork	Wall Finishes
Conveying (Elevators)	Stairs	Site Roadways, Walkways	Ceiling Finishes
		Site Utilities (Water, Stormwater)	

As is the norm in the industry, the replacement costs along with the years that represent the end of each building subsystem's useful life are used to compile the maintenance and capital backlog and project capital renewal. The maintenance backlog is a summation of current repairs required for each building subsystem. The capital backlog is a summation of the assets and/or associated building subsystems that have reached the end of their useful life in 2014 or prior years. Capital renewal is a summation of the assets and/or associated subsystems that will reach the end of their useful life in years 2015 and beyond. The attached "FY14 Facility Condition Assessment: Interim Report for General Fund Facilities" provides the maintenance backlog, capital backlog, and capital renewal for the facilities assessed in FY14.

#### Asset Function Groupings:

For purposes of analysis, the General Fund Building types have been grouped into categories by function (Asset Function) as shown in the table below.

<b>Public</b>	<b>Semi-Public</b>	<b>City Offices/Work Yards/Operations</b>
Comfort Station	Fire Station	Blockhouse
Community Center	Guardhouse	Boat Dock
Dump Station	Lifeguard Station	Boat House
Elevator Building	Police Station	City Office/Work Yard
Kiosk	Police Storefront	Fire Training
Library		Guardhouse
Parking Garage (Public)		Nursery
Public Event Site		Parking Garage (City staff)
Recreation Center		Pilot Building
Senior Center		Police Training
Skate Park		Storm Water Pump Station
Swimming Pool		Vehicle Facility
Transit Facility		
Youth Center		

#### Condition Ratings and Facility Condition Index (FCI):

The Facility Condition Index (FCI) that has been implemented (starting with the FY2014 assessment) is a modified standard FCI which incorporates the cost of the maintenance backlog and capital backlog. The attached FY14 Interim FCA report includes details about how the FCI was developed for the General Fund Building portfolio. Prior assessments (eg. 2009 Parsons

Assessment) only included the cost of the maintenance backlog in the FCI calculations. The FY14 FCI formula is shown below:

$$\text{FCI} = \frac{(\text{Cost of Current Maintenance Backlog} + \text{Current Capital Backlog})}{\text{Plant Replacement Value (PRV)}}$$

The FCI Condition Ratings implemented (starting with the FY14 assessments) are comparable with other government agencies and as shown below:

FCI Condition Ratings		Examples:
Good	0% to 20%	Cesar Chavez Community Center Mid-City Division Police Station
Fair	21% to 29%	South Clairemont Recreation Center Southeastern Division Police Station
Poor	30% or higher	Development Review Center (DRC) City Administration Buildings (CAB) Western Division Police Station

#### FCI Summary (274 City-Occupied (Non-Leased) General Fund Buildings)

For these facilities, the average FCI for each asset function (Public, Semi-Public, City Office/Work Yard) are included in the table below. The average FCI Condition Rating is an average for the entire portfolio of buildings assessed; therefore, the FCI of individual buildings may vary from good to poor. An Average FCI of poor, for example, does not mean that every building in the portfolio is in poor condition. For example, the average FCI of the entire portfolio of Public Facilities is 25 which is rated fair condition; however, Cesar Chavez Recreation Center has an FCI of 12 – Good Condition and North Park Recreation Center has an FCI of 62 – Poor Condition.

Asset Function	No. Bldgs. Assessed in FY14	Square Footage Assessed in FY14	Average FCI <sup>2</sup>	Avg. FCI Condition Rating
Public Facilities	141	678,558	25	Fair
Semi-Public Facilities	31	245,101	28	Fair
City Office/Work Yard/Operations	102	841,238	51	Poor <sup>3</sup>
<b>Total City-Occupied</b>	<b>274</b>	<b>1,764,897</b>	<b>39</b>	<b>Poor <sup>4</sup></b>

**Note 2** – *It is not Industry Best Management Practice or typical for agencies to improve facilities to an FCI of 0.*

**Note 3** – *The average FCI of poor for the City Offices/Work Yards/Operations facilities does not indicate that all of these facilities are in poor condition. The individual offices and work yard buildings vary from good to poor condition.*

**Note 4** – *The average FCI of poor for the 274 City-Occupied facilities does not indicate that all of these facilities are in poor condition. The individual City-Occupied facilities vary from good to poor condition.*



### Reliability Levels:

The FCI condition rating of Fair for Public and Semi-Public Facilities and Poor for City Offices and Work Yards indicates that there are building subsystems that are in service past the end of their useful life. It is important to understand the type of systems that are in service past the end of their useful life so that an effective capital and maintenance program can be developed.

Targeting funding strategically toward building subsystems that are critical to the operation of the buildings will ensure reliability of the building portfolio.

Building subsystems are not all equal in terms of their ability to provide a facility that is reliable (eg. electrical system vs. paint). Therefore, the building subsystems have been compiled and analyzed into three reliability levels based on their impact to building operations as shown in the table below. The three reliability levels are Level 1 Operations Impacts, Level 2 Deterioration, and Level 3 Appearance.

<b>Reliability Levels by Building Subsystem</b>			
<b>Level 1 Operations Impacts</b>	<b>Level 2 Deterioration</b>		<b>Level 3 Appearance</b>
Electrical	Foundation	Floor Finishes	Partitions
Fire Protection	Basement	Plumbing (Fixtures, Rain Water)	Interior Doors
HVAC	Floor/Roof Structure	Equipment (Appliances, etc.)	Interior Fittings
Plumbing (water and sewer)	Walls, Windows, Doors	Structures (Awnings, etc.)	Stair Finishes
Site Utilities	Roofing	Site Earthwork	Wall Finishes
Conveying (Elevators)	Stairs	Site Roadways, Walkways	Ceiling Finishes
		Site Utilities (Water, Stormwater)	

The definition of the three reliability levels is indicated below:

- Level 1 Operations Impacts represent the subsystems that can lead to partial or full shut-downs of the facility if the subsystems are allowed to exceed the end of their useful life or are not properly maintained (e.g. electrical, HVAC, plumbing).
- Level 2 Deterioration represents subsystems that will shorten the life of the asset and cause deterioration to other subsystems if allowed to exceed the end of their useful life or are not properly maintained (e.g. roofing, windows, doors, walls).
- Level 3 Appearance represents subsystems that provide the appearance and quality of the facility (e.g. interior wall finishes, built-in furnishings, cabinets, interior doors).

It is important to first address the Level 1 Operations Impacts followed by Level 2 Deterioration subsystems to ensure reliability of the City-Occupied (Non-Leased) General Fund Facilities.

The table below summarizes the estimated backlog (repairs and building subsystems in service past the end of their useful life) by Reliability Level for each Asset Function.

<b>Asset Function</b>	<b>No. Bldgs. Assessed in FY14</b>	<b>Square Footage Assessed in FY14</b>	<b>Level 1 Operations Impacts</b>	<b>Level 2 Deterioration</b>	<b>Level 3 Appearance</b>
Public Facilities	141	678,558	\$39,922,900	\$33,352,880	\$20,226,319
Semi-Public Facilities	31	245,101	\$21,277,586	\$13,869,547	\$8,775,088
City Office/Work Yard/Operations	102	841,238	\$116,044,988	\$94,484,547	\$57,132,882
<b>Total City-Occupied</b>	<b>274</b>	<b>1,764,897</b>	<b>\$177,245,474</b>	<b>\$141,706,974</b>	<b>\$86,134,289</b>

The table above only includes the backlog (building subsystems that have already exceeded the end of their useful life). Building subsystems that will be reaching the end of their useful life in 2015 and beyond (called Capital Renewal) are summarized in the attached report "FY14 Facility Condition Assessment: Interim Report for General Fund Facilities". This council report focuses on the backlog of building subsystems in service past the end of their useful life due to the higher risk of failure of these building subsystems. Every year that a system is in service past the end of its useful life, the risk of failure and potential for operational impacts increases.

#### Service Level Discussion:

Past facility condition assessments were used by numerous groups to generate lists of projects and repairs based on available funding and inconsistent priorities. The reason for this disjointed approach is due to the fact that the City has not established a unified asset management approach or Service Level Standard for the General Fund Building portfolio. The result is a large variation in condition among the buildings in the portfolio and lack of knowledge of key metrics regarding the portfolio as a whole (reliability, safety, code compliance, aesthetics, etc).

This disjointed approach to the General Fund Building portfolio became very evident as staff attempted to compile the General Fund Building needs for the Consolidated Multi-Year Capital Planning Report. The General Fund Building needs that were submitted by the various groups were conflicting and duplicative. Also, staff has not been able to identify a City-approved Service Level Standard for the General Fund Building portfolio.

#### Proposed Service Level:

The FY14 Alpha FCA data has been analyzed by staff to develop a proposed Service Level Standard based on attaining certain goals that relate to the city's mission such as providing services that are reliable, safe, code compliant, and aesthetically appealing.

The FY14 FCA data and various Service Level Options were presented to the Capital Improvement Program Review and Advisory Committee (CIPRAC) in October and December 2014. The CIPRAC Committee members supported the Service Level detailed in the table below which, if implemented, would improve the condition of the Public and Semi-Public buildings to Good condition and the City Offices to Fair condition.

<b>Proposed Service Level - Public &amp; Semi-Public - Good/City Office - Fair</b>					
<b>Asset Function</b>	<b>No. Bldgs. Assessed in FY14</b>	<b>Square Footage Assessed in FY14</b>	<b>Avg. <u>ACTUAL</u> FCI</b>	<b>Avg. <u>GOAL</u> FCI</b>	<b>Proposed Reinvestment</b>
Public Facilities	141	678,558	25 Fair	15 Good	\$39,922,900
Semi-Public Facilities	31	245,101	28 Fair	15 Good	\$21,277,586
City Office/Work Yard/Operations	102	841,238	51 Poor	29 Fair	\$116,044,988
<b>Total City-Occupied</b>	<b>274</b>	<b>1,764,897</b>	<b>39 Poor</b>	<b>22 Fair</b>	<b>\$177,245,474</b>

The CIPRAC members chose this proposed Service Level due to the establishment of a service level (condition) of "Good" for public and semi-public facilities and "Fair" for city offices and work yards while targeting funding in a fiscally responsible way to assure reliability of the facilities. This Service Level requires an estimated \$177M to fund the backlog of building



subsystems that are currently in service past the end of their useful life. An additional \$50M is estimated for capital renewal through 2020 (building subsystems that will reach the end of their useful life in 2015 through 2020). **Therefore, the projected funding requirement through 2020 for this Service Level is estimated at \$227M (\$177M for the backlog and \$50M for capital renewal).**

SUMMARY:

It is important for the City to establish a Service Level for the City-Occupied (Non-Leased) General Fund Facilities, to develop a long-term funding plan, and a capital program.

**City Staff recommends the following Service Level for the City-Occupied (Non-Leased) General Fund Facilities:**

**Goals:**

**Public & Semi Public Facilities:**

**FCI Goal 15 - Good Condition**

**City Office/Work Yard/Operations:**

**FCI Goal 29 - Fair Condition**

FISCAL CONSIDERATIONS: The proposed Service Level outlined in this report requires approximately \$227M through 2020 for the 274 City-Occupied (Non-Leased) General Fund Facilities assessed in FY14. As future assessments are completed, projected funding requirements will be revised.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (if applicable): N/A

PREVIOUS COUNCIL and/or COMMITTEE ACTIONS:

City Council 12/9/2013 Resolution 308581

Infrastructure Committee 1/21/2015 FY 2016 – 2020 Consolidated Multi-Year Capital Planning Report

COMMUNITY PARTICIPATION AND OUTREACH EFFORTS: N/A

KEY STAKEHOLDERS AND PROJECTED IMPACTS: N/A

STRATEGIC PLAN RELATED SECTIONS:

Goal 2 #1 Protect lives, property, and the environment through timely and effective response in all communities

Goal 2 #3 Invest in Infrastructure

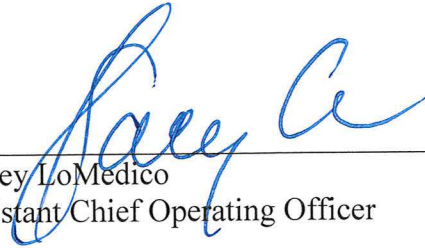
Goal 2 #4 Foster services that improve quality of life

Goal 3 #1 Create dynamic neighborhoods that incorporate mobility, connectivity and sustainability



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James Nagelvoort  
Director and City Engineer  
Public Works Department



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Stacey LoMedico  
Assistant Chief Operating Officer

Attachments(s): 1. FY14 Facility Condition Assessment: Interim Report for General Fund Facilities





City of San Diego

# Facility Condition Assessment: INTERIM REPORT

May 27, 2015 (*Revision 8*)



**Date:** May 27, 2015

**Version:** Interim Rev. 8v2

**Disclaimer:** All content provided herein is considered at a INTERIM stage.



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# INTRODUCTION

In November 2013 the City of San Diego (City) selected the team of ALPHA Facilities Solutions (ALPHA), Heritage Architecture and Planning (Heritage), and Borrego Solar Systems (Borrego) to perform facility condition assessments, equipment inventory, abbreviated accessibility assessments, and solar feasibility assessment services as part of the FY-2014-2018 As-Needed Facilities Condition Assessment (FCA) for the Public Works Department, Project #H136032. This report is an interim comprehensive summary report on 349 general fund facilities assessed in FY-2014 only. Current plans are to update and expand this report to include the information for additional general fund facilities as they are assessed on an as-needed basis during FY-2015 – FY-2018.



**Facility 206 – Fire Station #4**

The overall primary goal of the facility condition assessment project is to identify the current backlog of facility related maintenance and capital backlogs and also to forecast the anticipated future capital renewals for the building and site systems and selected building equipment installed at each of the City's general fund facilities. In addition to performing the facility condition assessments, additional needs for abbreviated accessibility and solar energy and feasibility were also identified for selected facilities. Other work included the research and review of facility as-built drawings and preparation of an updated drawing file index for archived drawings, development of a project specific information database, and development of an interactive and transparent public website detailing facility conditions across the City. The information contained in this report and other project deliverables will be used to assist City staff in programming and planning for facility maintenance, capital renewal, and sustainability needs for the next twenty (20) years.

The final scope of work and contract negotiation for the FY-2014 assessment was completed by mid-December 2013 and preliminary mobilization, project plans, and schedules were submitted for review and discussion by the project team through the end of January FY-2014. During this initial planning period it was agreed the FY-2014 assessment would occur between mid-February FY-2014 and the end of June FY-2014. Pilot assessments of nine (9) facilities were made during the period of February 25<sup>th</sup> to March 4<sup>th</sup> FY-2014 to illustrate, test, and validate the project team's assessment approach and methods in the field. Upon completion of the pilot assessment field work, the assessment of the remaining 340 facilities commenced on March 5<sup>th</sup> FY-2014 and was completed on May 28<sup>th</sup> FY-2014. Other work related activities associated with assessment report reviews, data base development, website development, and as-built drawing research continued up to June 30<sup>th</sup> FY-2014. In all, a total of 349 general fund facilities totaling approximately 3,508,207 gross square feet were assessed. Of these 349 facilities, City departments and services occupy 274 of the facilities and 75 are leased to various non-City entities.



**Facility 39 – Police Support  
Non-Emergency Homeland**

During the course of the FY-2014 assessment the project team identified a current backlog of 5,656 building and site system maintenance and capital backlogs estimated at \$405,086,737 for the City-Occupied facilities. Of this figure \$5,710,635 are identified as maintenance backlog and \$399,576,102 are identified as capital backlog. An additional \$578,066,277 of total backlog are identified for the Leased facilities, however the City will need to research individual lease agreements to determine the City's actual obligation on resolution of



these backlogs. The backlogs are based on each facilities overall condition and age. These estimates included the assessment of 2,468 pieces of system related equipment of which 1,347 are currently in need of replacement. The Plant Replacement Value (PRV) of the 274 City-Occupied facilities as of the end of FY-2014 is estimated at \$1,049,862,100 and the Plant Replacement Value (PRV) of the 75 Leased facilities as of the end of FY-2014 is estimated at \$1,112,757,878. Using a derivative of the National Association of University and College Business Officers (NACUBO) standard for measuring and rating facility conditions, which is a ratio of the cost of maintenance backlog and capital backlog divided by the Plant Replacement Value (PRV), the City-Occupied facilities assessed in FY-2014 received an overall Facility Condition Index (FCI) of 39% indicating the facilities are in overall Poor condition. The Leased facilities assessed in FY-2014 received an overall Facility Condition Index (FCI) of 52% indicating the selected facilities are also in overall Poor condition. Of the 274 City-Occupied facilities assessed in FY-2014, 122 received a condition rating of Good (0% - 20%), 37 received a condition rating of Fair (21% - 29%) and 115 received a condition rating of Poor (30% or greater). For the Leased facilities assessed in FY-2014, 10 received a condition rating of Good, 8 received a condition rating of Fair, and 57 received a condition rating of Poor (30% or greater). Detailed below is the FCI formula and condition rating method used throughout this report and a summary table on condition findings by asset function / occupancy for the facilities assessed in FY-2014.

$$\text{City of San Diego FCI} = \left( \frac{\text{Cost of Maintenance Backlog} + \text{Capital Backlog}}{\text{Plant Replacement Value (PRV)}} \right)$$

Condition Ratings  
 Good = 0% - 20%  
 Fair = 21% - 29%  
 Poor = ≥ 30%

Asset Function	# Facilities Assessed (FY-2014)	Gross Square Footage (G SF)	Maintenance Backlog (FY-2014)	Capital Backlog (FY-2014)	Total of Backlog (FY-2014)	Plant Replacement Value (PRV) (FY-2014)	Overall FCI (FY-2014)	# Facilities With FCI of Good	# Facilities With FCI of Fair	# Facilities With FCI of Poor
Public (Rec. & Sr. Centers / Comfort Stations / Libraries / Kiosk / Skate Parks)	141	678,558	\$ 2,499,642	\$ 91,002,457	\$ 93,502,099	\$ 369,506,519	25%	82	19	40
Semi-Public (Police / Fire / Life Guard)	31	245,101	\$ 879,937	\$ 43,042,284	\$ 43,922,221	\$ 154,645,982	28%	10	4	17
City Offices / Work Yards / Operations	102	841,238	\$ 2,331,056	\$ 265,331,361	\$ 267,662,417	\$ 525,709,599	51%	30	14	58
<b>Total City Occupied Facilities</b>	<b>274</b>	<b>1,764,897</b>	<b>\$ 5,710,636</b>	<b>\$ 399,376,101</b>	<b>\$ 405,086,737</b>	<b>\$ 1,049,862,100</b>	<b>39%</b>	<b>122</b>	<b>37</b>	<b>115</b>
<b>Total Leased Facilities</b>	<b>75</b>	<b>1,743,310</b>	<b>\$ 6,530,393</b>	<b>\$ 571,535,884</b>	<b>\$ 578,066,277</b>	<b>\$ 1,112,757,878</b>	<b>52%</b>	<b>10</b>	<b>8</b>	<b>57</b>

In addition to the current maintenance and capital backlogs, future projected capital renewal forecasts of \$444,758,235 for the City-Occupied facilities and \$346,788,302 for Leased facilities are predicted for building systems and equipment that will reach the end of their expected life cycles during the period of 2015 - 2034.

Additional information and expanded details about these figures and findings and a host of other facility related information is contained in this report and the associated appendices. As mentioned earlier, this report is an interim comprehensive summary report, which reflects the results and findings of the FY-2014 assessment only. In addition, all figures associated with the Leased facilities assessed will require further research on individual lease agreements to determine the City's actual obligation on these facilities. Current plans are to update and expand this report to include the information for additional general fund facilities as they are assessed on an as-needed basis during FY-2015 – FY-2018.

Submitted:  
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 ALPHA Facilities Solutions

Approved:  
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 Program Manager  
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## ***FACILITY CONDITION ASSESSMENTS***

Facility Condition Assessments (FCA) are typically conducted on a recurring basis to identify the overall backlog of deferred maintenance and capital backlogs on building or site systems for any given facility or group of facilities. This is usually done to identify any needs that have not been reported through the routine maintenance work order or capital planning processes. This approach also includes reconciling any backlogs that may have been identified through other methods but have not been resolved for some reason. The process also provides a means of determining if building components or systems can be repaired or if replacement is needed. Historically these are backlogs that would typically be budgeted for resolution within a

1 – 5 year time frame. In addition to identifying the backlog of deferred maintenance and capital backlogs, the FCA can be an effective program for forecasting life cycle related capital renewal for up to 20 years. In an FCA, facility needs can be generally classed into two categories:

- **Backlog** – Maintenance, repair, or capital replacement work which has been deferred on a planned or unplanned basis due to lack of funds or for lack of knowledge of the need, but should be scheduled, planned, or funded within a typical budget cycle of 1 – 5 years. There can also be a number of sub-classes of deferred or backlogs such as building Integrity or safety related needs.
- **Projected Capital Renewal** – These are projected future needs that will be needed as facility components and systems reach the end of their expected life cycles due to age or obsolescence. These components and systems may be currently operational and in good physical condition, but funding should be planned for future placement of a component or system to extend the useful life of the facility typically with a 10 – 20 year forecast. Projected capital renewal needs are not typically considered in standard Facility Condition Index (FCI) calculations. However, due to the high cost associated with the replacement of major components and systems, and the length of time needed to obtain and program the funding for these high cost items, many organizations will consider current capital renewal needs as when determining their overall Facility Condition Index (FCI) and needs.

As stated, the primary objective of the FCA is to identify the backlog of maintenance and capital backlogs and determine the overall physical condition of building systems and equipment for an individual facility or a portfolio of facilities. Provided in the individual facility assessment reports are detailed descriptions and cost estimates of the maintenance, repair and system replacement backlogs for each facility. With the goal being to provide enough technical and budgetary information to enable the City to make informed decisions on how best to sustain the facilities. The information may also help the City to better answer questions such as:

- What is the condition of a particular building or a group of buildings with respect to the overall backlogs of the City?



**Facility 220 – College Roland Center**



**Facility 257 – Chollas Street Storm Water**



- Given limited funding, what and where are the most prevailing maintenance, repair, and capital backlogs?
- What are the estimated costs to remedy the current backlog of maintenance, repair, and capital backlogs?
- How should we prioritize the current maintenance and capital backlog in relation to current or projected funding levels?
- Considering you usually get better pricing on larger maintenance and capital replacement contracts, is there a group of similar discipline work coming due at or near the same time period? Can we optimize current funding and reduce cost of the work?
- Are there certain facilities whose physical condition is unsafe or can no longer support the mission of the Department and the City?
- Should we continue to repair and maintain a facility or should additional studies be made to replace the facility?
- What will it cost to bring a facility up to standards, considering its condition and age?
- What is the future life cycle and capital renewal needs for replacement components and major systems for the next several years?

Using the information contained in the individual facility assessment reports, and the summary information found in this report, the City will have much of the information needed to answer these and other questions. To provide oversight and stewardship on the operation and maintenance of these public owned assets the City needs to know the condition of their facilities and the backlog of maintenance and capital work needed now and in the future. This data will help the City determine which facilities and what components and systems in those facilities need attention now and how to move forward with the work and future needs.



**Facility 289 – Police Cover Pistol Range**

## **APPROACH**

To start the assessment, ALPHA's project team met with members of the City's Public Works Department, Engineering and Capital Projects and Facility Maintenance Divisions, in a number of planning meetings to gain a mutual and collaborative understanding of the project goals and objectives to achieve a successful project as a team. During these meetings several key decisions were made that set the course on how the work would progress. Some of these decisions were:

- Establishing the facilities that would be assessed.
- Prioritizing the order of the facilities assessed.
- Identifying what equipment would be inventoried.
- Selecting and scheduling the facilities for the pilot assessment.
- Establishing the lines of communication
- Identifying access requirements and procedures
- Preparation of the project schedules

ALPHA then conducted a pilot assessment on 9 general fund facilities to demonstrate and test the project approach and determine if the approach would meet overall project objectives and goals. Preliminary reports were produced for data content and format and some adjustments were made to data collection, cost estimating, and reporting details. Once these adjustments were agreed and settled, the project team set a course to perform the assessment the remaining 340 facilities. During the course of the field data collection and individual facility reports submittals were prepared and delivered to the City for review and comment. The results of those separate facility reports and this summary report are compiled in and supported by a database which stores and produces the assessment information for each facility.

The process used to assess the facilities was as follows:

- The City prioritized and categorized a list of the overall facilities to be assessed. From this list, ALPHA produced the weekly assessment and reporting schedules.
- Gathered information from available building drawings as to the construction of the facility and the make-up of building's systems.
- Developed facility and system Cost Models for each facility type using the R.S. Means Cost Estimating guides to estimate facility system and Plant Replacement Values (PRV).
- Reviewed and compared the Cost Models to historical construction cost schedules paid by the City on similar facilities.
- Interviewed facilities management, maintenance, and operations personnel to learn what the people maintaining the property know about the facilities such as: the original construction date, additions and upgrades done since construction, planned or on-going projects; and any known problems with the various building systems, such as the foundation, the structure; the mechanical, electrical, and plumbing systems; and the floor, wall, and ceiling finishes.



**Facility 300 – Rose Canyon Parks Service Building**



**Facility 470 – Kensington Normal Heights Library**

- Reviewed documents furnished by the City to learn more about special problems such as: past work orders; outstanding work orders; roof reports; either performed by the City or previous consultants.
- Visually assess and photograph the facilities to independently determine the overall physical condition of the existing and systems and prepare deficiency reports and cost estimates.
- Inventory and assess select types of facility equipment.
- Entered the collected data into ALPHA's APPS software and database and software tool designed for facilities assessment, cost estimating, reporting, and planning.
- Analyze the assessment data for completeness and produce individual facility assessment reports.
- Prepared a separate database of the City's use.
- Developed an interactive website to inform and publish the assessment data to the public



**Facility 488 – North Park Rec Center**

While historical and background information was available on some facilities, much of this information, such as drawings, maintenance records, and past projects and reports was not available to the assessment teams. The teams relied primarily on their own visual assessment and experience in identifying the maintenance, repair and capital replacement backlogs and any information obtained through interviews with building managers. Using the APPS software, the teams then entered the condition assessment and equipment inventory data, prepared the individual deficiency cost estimates, which include deficiency and repair and replacement descriptions and recommendations, attached applicable photographs, and prepared a facility executive summary for each of the 349 facilities assessed.



**Facility 628 – Clubhouse Tennis Court Balboa Park**

### *The Facility Condition Index (FCI) Standard*

The Facility Condition Index (FCI) is a means of quantitatively expressing the current physical condition of a facility or group of facilities by dividing the cost of backlog or deferred backlogs by the replacement value of the facility or group of facilities.

In 1991 the National Association of College and University Business Officers (NACUBO) published their FCI standard and defined the FCI as a ratio of the Cost of Repairs (Deferred Maintenance) divided by the Current Replacement Value (CRV) of a facility. This is expressed as:

$$NACUBO\ FCI = \left( \frac{\text{Cost of Deferred Maintenance Repairs (DM)}}{\text{Current Replacement Value (CRV)}} \right)$$

The NACUBO standard focuses on using the cost of repairs only, also referred to as **Deferred Maintenance (DM)**, as a means of quantitatively determining the maintenance related condition of a facility or group of facilities. While the NACUBO standard is effective in determining an FCI by measuring the backlog of maintenance related backlogs, it overlooks the cost associated with the backlog of deferred or expired capital related backlogs. For instance, the FCI, as published by NACUBO may work well in a university and college environment seeking to improve maintenance related outcomes but not as well in the K-12 or municipal organizations seeking to develop short and long range capital improvement or sustainment programs.



**Facility 648 – Carousel Balboa Park**

One of the first major challenges facing our project team was determining how to keep and use the fundamental principal of the NACUBO standard FCI without overlooking the backlog of capital backlogs typically found in older facilities. Fortunately derivatives of the FCI have been used to align the standard FCI with the vastly different organizational planning and budgeting processes and requirements within the facility management community.



**Facility 762 – Boy Scout Headquarters**

One FCI derivative most often used is to include the cost of all current deferred backlogs, which can include both deferred maintenance and capital backlogs, in the numerator of the FCI standard. Also used in this approach is the use of the term Plant Replacement Value (PRV) in place of the term Current Replacement Value (CRV). When this approach is used it is typically expressed as:

$$City\ of\ San\ Diego\ FCI = \left( \frac{\text{Cost of Maintenance Backlog} + \text{Capital Backlog}}{\text{Plant Replacement Value (PRV)}} \right)$$

By using this method a FCI using a combination of both the deferred maintenance and deferred capital backlogs was achieved for the FY-2014 condition assessment.

The FCI derivative used for the FY-2014 assessment further provides a condition rating matrix relative to the FCI to provide a qualitative sense of the Good, Fair, or Poor condition of a facility or group of facilities. The matrix listed below is also a derivative of the subjective condition ratings established by the NACUBO standard, and like the FCI derivative, the ratings have been adjusted to incorporate and consider both the backlog of deferred or expired capital renewal related backlogs. Using this FCI ratings derivative the ratings are expressed as:

- Good = FCI of 0% - 20%
- Fair = FCI of 21% - 29%
- Poor = FCI  $\geq$  30%

**Appendix A** provides the FCI findings and ratings for each of the City facilities assessed for FY-2014.

## ***Repairing or Renewing a Facility versus Replacing a Facility***

While making the determination on the need to replace a facility was not a backlog of the condition assessment, the question on when a facility should be considered for replacement, versus reinvesting in its renewal, is often asked. It is generally held in the property management industry when the cost of repair or renewal of a facility is between 50% – 70% of its replacement value the facility should be considered for replacement versus the continued investment in the facility and its components or systems. Using the FCI as a measure, this would equate to an FCI of 50% – 70%.



**Facility 860 – Mount Hope Admin**

However, this is a general approach and these figures are not strictly applied or followed. A facility can be in overall good physical condition, with little maintenance or capital backlog backlogs due recent system renewals and have an FCI of 20% or less, but in actuality the facility may be inadequate from the stand point of size, function, or even location. The opposite can also be true. A facility can be in overall poor condition, and receive a FCI greater than 30%, but may be a historic structure that cannot be replaced and the systems cannot be modified. In this case, keeping the facility and reinvesting in its repair and renewal may be required. In general, and when you consider the cost of land, demolition, and the longer 100-year life cycle structural systems such as foundations and superstructure, it is typically less expensive to repair or renew a facility versus replacement. The ultimate decision to renew or replace a facility could, and likely will, depend on several other variables. Some other factors that also must be considered are:

- Available funding and any restrictions on the use of the funding such as charters, by-laws, and public law.
- The cost of land acquisition and new construction.
- The good condition of the existing systems with long life cycles, such as the foundations and other structures.
- The overall size, function and design and layout of the facility and its spaces or the need for additional space.
- The location of the facility.
- The overall life extension gained by reinvestment in the capital renewal of the facility or its components and systems.

Of the facilities assessed In FY-2014, 64 of the City-Occupied facilities and 37 of the Leased facilities should receive further review regarding function and adequacy to support City needs and then be considered for replacement or other disposition. Detailed findings on the facilities that received a condition rating of Poor are discussed in the Assessment Findings section of this report.



## *Deficiency Cost Estimates*

The cost estimates the backlog of maintenance and capital backlogs identified in the facility assessment reports are derived directly from the R. S. Means Cost Estimating guides. The estimates include applicable direct cost and City Cost Index (CCI) adjustments for performing the work, State of California Prevailing Wage requirements for San Diego County, and any additional adjustments needed to bring the direct cost in line with the City's historical cost for similar work. Also included are any soft costs the City typically applies to administer, design, manage, regulate, and execute the work performed on the facilities. The soft factor used for the FY-2014 assessment is set at 1.50 for the purposed of determining the maintenance and capital renewal deficiency cost estimates.

## *Plant Replacement Value (PRV)*

An important requirement of a facility condition assessment project is to determine the estimated Plant Replacement Value (PRV) of individual building systems and ultimately the entire facility or group of facilities. As illustrated earlier the PRV is used as the denominator in the FCI calculation.

Determining the PRV is done through an iterative process which starts with using a known construction cost standard, such as the R. S. Means Square Foot Cost Guide, and comparing that

standard to the historical cost of construction paid by the City for a similar facility, such as a fire station, listed in the standard. Also factoring into this process is a comparison of the design and material standards that are used by the City for construction of their facilities and any additive soft costs the City typically applies to administer, design, manage, regulate, and execute the work performed on the facilities. This process was used to determine square foot replacement cost for each building systems and each facility assessed in FY-2014.

During the project planning and while making the above mentioned construction cost comparisons, it became apparent the cost references in the R.S. Means Square Foot Cost Guide would require significant adjustment to develop meaningful PRV's for the FY-2014 assessment.

The comparisons revealed the overall facility replacement values derived from just the R.S. Means Guides were around 3.0 to 4.0 times lower than the cost historically paid by the City for recent construction of similar facility types. This was the case even after applying the R. S. Means City Cost Index (CCI) escalator of 1.05 for San Diego. In simple terms, this means the cost of new construction for similar types of facilities in San Diego are 3.0 and 4.0 times above the national average in comparison to the R. S. Means cost standard. To compensate for this difference and to provide the City with PRV's that are meaningful and in keeping with historical construction cost paid by the City, the replacement values for the facilities have been adjusted to reflect a multiplier of between 3.0 and 4.0 depending on the type of system and building



**Facility 1225 – Teen Center Mira Mesa Police**



**Facility 1346 – Guardhouse Main Gate Chollas**

At first the multiplier may seem excessive, but after a number of comparisons and applications of different cost models were made on separate City facility types, the replacement values derived by applying the multiplier were found to be consistently closer to historical cost paid by the City to build a Fire Station, Police Station, Library or Recreation Center, and may even be lower than construction cost for a facility such as the Natural History Museum or Casa Del Prado & Theater in Balboa Park. In conclusion, it was determined that the standard R.S. Means Square Foot Cost Guide was far too low to meet project requirements and needed to be adjusted.

For the facilities assessed in FY-2014 1,764,897 gross square feet was assessed for the City-Occupied facilities and 1,743,301 gross square feet for the Leased facilities. The Plant Replacement Values (PRV) are currently estimated at \$1,049,862,100 of the City-Occupied facilities and \$1,112,757,878 of the Leased facilities. The average construction cost is determined by dividing the actual gross square feet assessed by the Plant Replacement Values (PRV). The average construction cost for the City-Occupied facilities is estimated to be \$594.86 per gross square foot. The average construction cost for the Leased facilities is estimated to be \$638.30 per square foot. Each of these estimates includes the cost of the building systems **and** the site systems.

## OTHER ASSESSMENTS

### *Abbreviated Accessibility Assessment*

In addition to the condition assessment, selected facilities received an abbreviated accessibility assessment. This assessment was performed by the condition assessment team and was designed to assist the City in identifying barrier removal and accessibility needs within the facility for facilities built prior to 1996 without a barrier removal project completed. The accessibility assessments include the building and the parking lot but not a complete path of travel, for example from a bus stop. The table below details the findings from the accessibility assessments. Individual accessibility deficiencies can be found in the assessment reports for those facilities that received an accessibility assessment. A list of the facilities that received an accessibility assessment can be found in **Appendix B**.



**Facility 1370 – Pro Shop Tennis Court Balboa Park**

<b>FY-2014 Abbreviated Accessibility Assessments</b>		
	<b>City-Occupied Facilities</b>	<b>Leased Facilities</b>
# Facilities Receiving Abbreviated Accessibility Assessments	92	31
Gross Square Footage of Abbreviated Accessibility Assessments	525,092	189,163
# Facilities with Accessibility Needs	90	30
FY-2014 Estimated Cost of Accessibility Needs	\$1,423,431	\$1,226,104

## Solar Energy and Feasibility Assessment

During the course of the project it was determined that selected facilities needed a solar energy and feasibility assessment. City staff selected the facilities that received a solar assessment based on the energy use and facility function. A list of the facilities that received a solar energy and feasibility assessment can be found in **Appendix C**. For each facility that received a solar assessment, the solar report is included in the individual facility report.

The overall scope of the solar energy and feasibility assessment is to evaluate the facility energy use and consumption characteristics and to determine if the selected facility would be a candidate for installation of a solar power system. The solar energy and feasibility assessment was performed by ALPHA's teaming partner and sub-consulting Borrego Solar Systems and this effort was broken down into seven (7) separate tasks. These are:

- **Task #1** - Obtain energy bills for each site and compare actual energy use with statistical data from applicable industry standards.
- **Task #2** - Determine the condition of a roof and ability to support a solar photovoltaic (PV) system including probable area(s) available for solar panels.
- **Task #3** – Identify and document any existing shading that may impact solar photovoltaic generation.
- **Task #4** – Determine the ability of an existing electrical system to support the installation of a photovoltaic system.
- **Task #5** - Ease of installing photovoltaic system including inverters, conduits, disconnects, metering and any other required equipment. As described in Task #4 a site assessment and/or study of electrical as-built
- **Task #6** - Document the size, shading and condition of associated parking lots or other available/open space.
- **Task #7** - Provide the information above to the City in database or excel spreadsheet format with applicable notes as required.

In FY-2014, solar assessments were conducted on 50 City-Occupied facilities and 7 Leased facilities resulting in 49 City-Occupied facilities and 7 Leased facilities feasible for solar installations.

FY-2104 Solar /Energy Feasibility Assessments		
	City-Occupied Facilities	Leased Facilities
# Facilities Receiving Solar / Energy Feasibility Assessments	50	7
Gross Square Footage of Solar / Energy Feasibility Assessments	880,746	765,807
# Facilities Where Solar / Energy Upgrades are Feasible	49	7
# Facilities w/Good FCI Where Solar Energy Upgrades are Feasible	16	1
# Facilities w/Fair FCI Where Solar Energy Upgrades are Feasible	7	0
# Facilities w/Poor FCI Where Solar Energy Upgrades are Feasible	26	6



## **THE ASSESSMENT TEAM**

Field assessment, data entry and report preparations began on February 24<sup>th</sup>, FY-2014 and were completed on June 30<sup>th</sup>, FY-2014. Generally five assessment teams consisting of one to three people on each team performed the majority of the work. Three person teams were assigned to facilities greater than 5,000 GSF with one assessor evaluating the architectural and civil systems, another evaluating the mechanical, electrical and plumbing (MEP) systems, and another assigned to equipment inventory and to assist the other assessors as needed. One person teams were assigned to assess and inventory facilities less than 5,000 GSF. In addition, the City provided each team with a City employed facility service technician who facilitated access to the buildings and roofs and provided historical maintenance and replacement information on the building systems.



**Facility 1402 – Recreation Center  
Tierrasanta**

### **Assessors assigned the project were:**

- Wayne Zeigler – ALPHA – MEP Assessor – Team Lead
- Curtis Drake – Heritage Architecture (SLBE) – Arch/CIV/Accessibility Assessor
- Mark Zetts – Equipment Inventory Specialist
- Alex Grey – ALPHA – Equipment Inventory Specialist
- Eric Altman – ALPHA – MEP Assessor – Team Lead
- Carmen Pauli – Heritage Architecture (SLBE) – Arch/CIV/Accessibility Assessor
- Matt Ciranna – ALPHA – Equipment Inventory Specialist
- George Wilburn – ALPHA – All Systems & Accessibility Assessor
- Mike Patterson – ALPHA – All Systems & Accessibility Assessor
- Buz Sanders – ALPHA – Arch/CIV/Accessibility Assessor
- Leena Rahman – Heritage Architecture (SLBE) – Arch/Accessibility Assessor
- Ted Delgado – Borrego Solar – Solar Energy & Feasibility Assessor

### **Additional team members included:**

- Vincent Rivera – Heritage Architecture (SLBE) – As-Built Drawing Research
- Riley John – ALPHA – As-Built Drawing Research
- Johnathan Truedale – ALPHA – As Built Drawing Research
- John Garcia – ALPHA – Founder & Executive Director
- Kimberley Jones. – ALPHA – Principal In Charge
- David Marshal, AIA – Heritage Architecture (SLBE) – Principal In Charge
- Cameron Thorne, PE – Borrego Solar Systems - Principal In Charge
- Cesar de la Canal – ALPHA – Technical Manager
- Steve Desrosiers – ALPHA – Software Application and Database Development
- Keith Plummer – ALPHA – Director of Information Technology
- Benita Coleman – ALPHA – Quality Assurance
- Sonny Satterfield – ALPHA – Quality Assurance
- Troy Weeks – ALPHA – Project Manager

During the course of the work the teams reviewed available drawings and other facility information provided by the City and interviewed maintenance and facilities staff. The teams then conducted the onsite assessments to verify any data provided as well as to record additional condition information found. Using visual observation and measurement and discussions with facility occupants and maintenance staff, the assessors determined which building systems were in overall need of maintenance or replacement based on current physical condition and age. The team then developed a written report including a general description of the facility, including an overview of the facility's construction, building systems and general conditions and recommendations.



**Facility 10210 – NTC 609 Fire Fighting Trainer**

The assessment teams had tremendous support from the City staff of the Public Works Department, Facilities Management and other City departments. Without the support of the following City personnel this project would not have been possible:

- **Leigh Ann Sutton**, PE, Associate Engineer and Project Lead who coordinated and guided the overall assessment effort from the City's side and provided leadership and insight to the City's project goals and objectives. Leigh Ann ensured the project team was provided the resources needed by the project team. This included coordinating access to available City contacts and information such as previous studies and drawings and kept the project team on track and on task throughout the project.
- **Joshua Lahmann**, PE Associate Engineer and Project Manager, General Services. Joshua provided project direction and coordinated the access to the facilities with building occupants across the City and made sure the assessment teams had City staff available to accompany them on the site visits. He also provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Scott Lee**, PE Assistant Engineer, Public Works. Scott provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Randy Jones**, Building Service Technician, General Services. Randy provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Debra Rowley**, Building Service Technician, General Services. Debra provided facility historical information and acted as assessment team escort and facilitated building and roof access.
- **Scott Fuller**, Building Maintenance Supervisor, Police Department. Scott provided historical information, drawings and coordinated access to the Police Department facilities.
- **Bridgette Brashear**, Building Supervisor, Public Works Department. Bridgette was instrumental in providing information and coordinating access to the Civic Center facilities.



**Facility 10240 –Ranger's Office**

# CITY OF SAN DIEGO ASSESSMENT FINDINGS

## BACKGROUND

It is estimated the City of San Diego currently owns, manages, and maintains around 680 general fund facilities totaling approximately 7,200,000 gross square feet of various types, construction, size, age, and function. As trustees and stewards of these publicly owned properties, the City is responsible for the day-to-day operation, maintenance, and sustainment of these valuable assets. Unfortunately, limited resources will lead to the delay and the backlog of the repair and replacement of damaged or outdated facility components and systems. Often the routine process of reporting facility backlogs through existing work order and planning methods will fail to capture many of the backlogs of any given facility. Lastly, the inevitable expiration and obsolescence of the useful life of expensive systems and equipment and their replacement is routinely delayed until the last minute. Unchecked, all of these situations can have a catastrophic effect on City's ability to meet the public's demands. While delaying and deferring maintenance and capital backlogs are standard practices for any facility management organization, the need to identify, track, and ultimately resolve these issues cannot be ignored. To avoid this, it is necessary to conduct regular facility inspections and assessments on the existing physical condition of the City owned facilities. With this project the City has taken the initiative to inspect and assess the general fund facilities. The results and findings contained in this report, and in the individual facility reports, are intended to provide the City with the information about the current condition of the facilities and those components and systems where maintenance, repair, or replacement may have been deferred. In addition, a twenty (20) year forecast of system capital renewal schedule was prepared for each facility.

FCI RATINGS	
Good	0% – 20%
Fair	21% – 29%
Poor	≥ 30%

### ***The Facilities – Summary of Results and Findings***

For FY-2014 the teams assessed the physical condition of 349 general fund facilities with a total of 3,508,207 gross square feet. The teams not only assessed the buildings but also assessed the associated site infrastructure supporting the buildings, such as visible parts of the utilities, sidewalks, and parking. The assessment teams identified 5,656 FY-2014 maintenance, repair, and capital renewal backlogs with estimated cost of \$405,086,737 for the City-Occupied facilities and \$578,066,277 for the Leased facilities. The estimated Plant Replacement Value (PRV) for the City-Occupied facilities as of FY-2014 is \$1,049,862,100. The estimated Plant Replacement Value (PRV) for the Leased facilities as of FY-2014 is \$1,112,757,878. Using a derivative of the Facility Condition Index (FCI) standard of dividing the cost of current maintenance and capital renewal backlogs by the plant replacement value, the City-Occupied facilities received an overall FCI of 39% indicating the facilities are in overall Poor condition. The Leased facilities received an overall FCI of 52% indicating the facilities are in overall Poor condition.



**Facility 10269 – Residence House  
Vollmer Estate**

## Assessment Finding by Facility Age

With the exception of regular preventative maintenance the age of a facility and its systems and components are perhaps the most relevant factor when evaluating the condition of a facility and its systems. Almost all facility systems have an expected useful life. Some facility systems have a longer useful life than others. An example of this can be made when we compare the expected useful life of a concrete foundation (100 years) and a single-ply rubber membrane roof covering (15 years). When determining the expected useful life of a facility the typical approach is to determine the expected useful life of the facility systems and the average life cycles to achieve an average useful life. In general, in the facility management industry the average overall expected life of facility systems is projected as 40 – 50 years. These figures are generalizations and are considered averages when using known standards on facility system expected useful life but are generally accepted for planning purposes. A detailed listing of standard facility system life cycles used during the facility condition assessment is discussed in the Capital Renewal section of this report. During the course of the assessment each assessor must ultimately determine if a facility system should be repaired or replaced based on its overall physical condition and age. The following tables and charts illustrate the facilities aged 1 – 10 and 11 – 20 years are in overall good condition, but a significant increase in the FCI is seen on the facilities in the age 21 – 110 year time frames. The information also reveals that a vast majority of the facilities that are greater than 20 years old are in poor condition, which is indicative of facility systems that have surpassed or have reached the end of their expected useful life.

**Table 1. Facility Condition Index by Facility Age – City-Occupied Facilities**

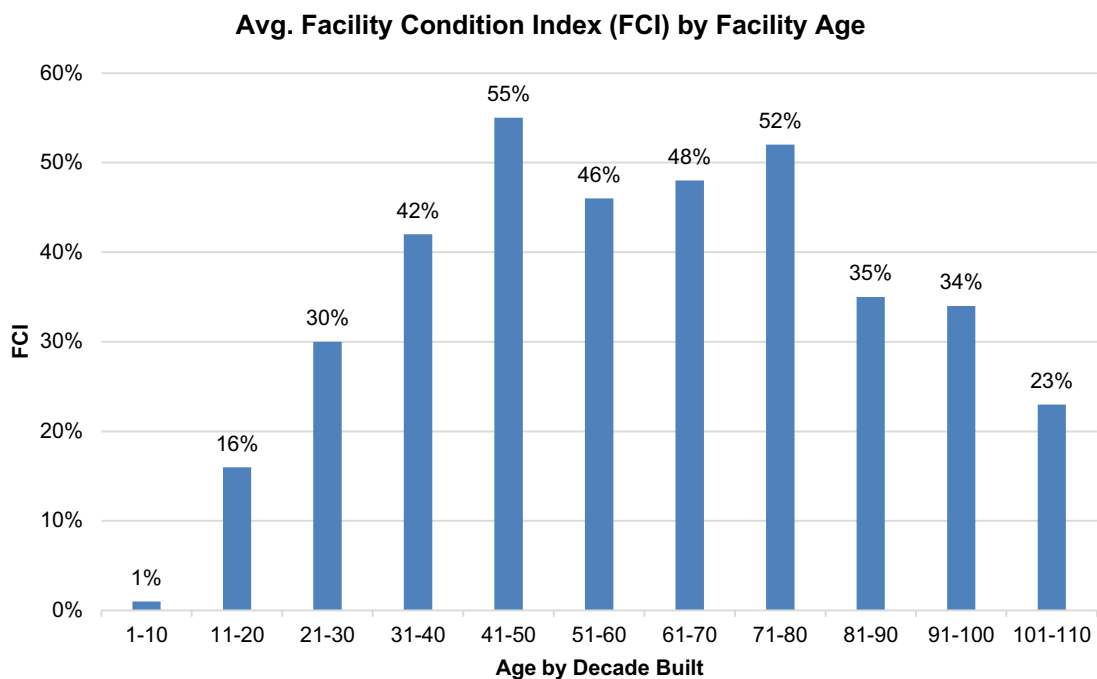
Age Range By Decade	Number of Facilities	Total Backlog	Plant Replacement Value (PRV)	Avg. Facility Condition Index (FCI)	Condition
1-10	61	\$1,480,921	\$103,854,260	1%	Good
11-20	44	\$15,876,932	\$101,993,732	16%	Good
21-30	49	\$55,250,199	\$184,208,703	30%	Poor
31-40	34	\$37,884,527	\$89,505,095	42%	Poor
41-50	28	\$213,720,014	\$386,529,073	55%	Poor
51-60	29	\$38,080,439	\$83,596,967	46%	Poor
61-70	20	\$32,567,340	\$68,146,910	48%	Poor
71-80	5	\$1,889,822	\$3,627,036	52%	Poor
81-90	1	\$995,838	\$2,855,248	35%	Poor
91-100	2	\$4,681,875	\$13,846,359	34%	Poor
101-110	1	\$2,658,830	\$11,698,715	23%	Fair
<b>Totals</b>	<b>274</b>	<b>\$405,086,737</b>	<b>\$1,049,862,100</b>	<b>39%</b>	<b>Poor</b>

**Table 2. Facility Condition Index by Facility Age - Leased Facilities**

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*

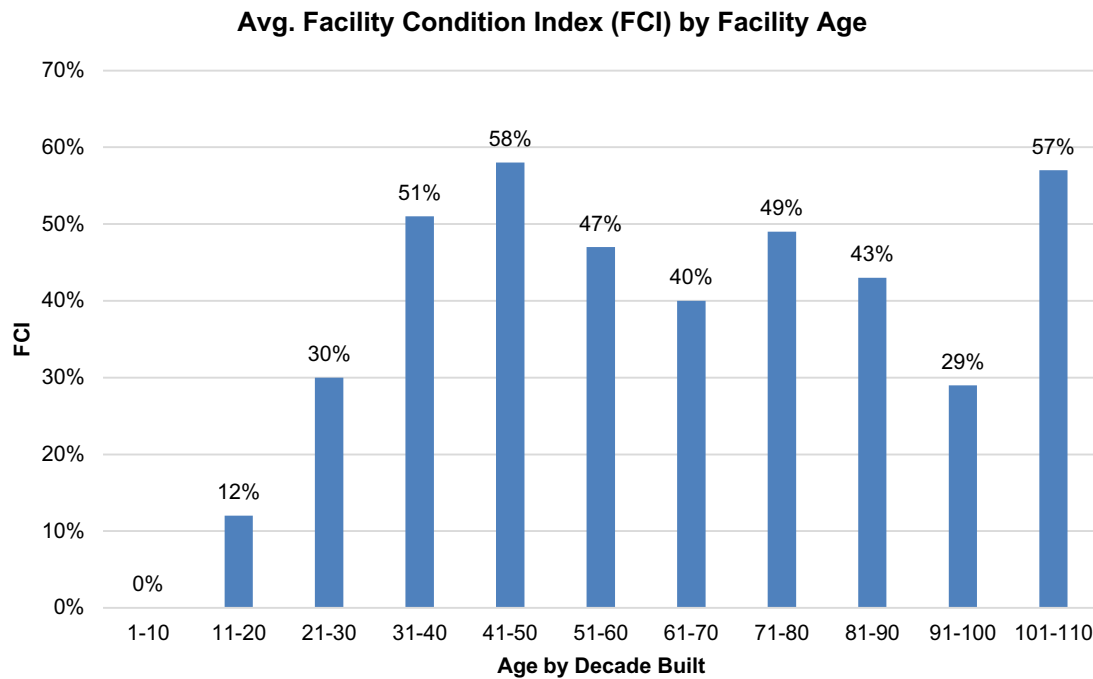
Age Range By Decade	Number of Facilities	Total Backlog	Plant Replacement Value (PRV)	Avg. Facility Condition Index (FCI)	Condition
1-10	0	\$0	\$0	0%	
11-20	6	\$940,270	\$7,702,765	12%	Good
21-30	8	\$10,223,773	\$33,631,896	30%	Poor
31-40	14	\$28,999,650	\$56,638,189	51%	Poor
41-50	16	\$422,619,969	\$728,828,285	58%	Poor
51-60	8	\$23,374,459	\$49,485,372	47%	Poor
61-70	10	\$13,343,326	\$33,057,526	40%	Poor
71-80	3	\$4,553,868	\$9,303,178	49%	Poor
81-90	1	\$39,758,179	\$91,494,796	43%	Poor
91-100	5	\$25,958,737	\$88,165,277	29%	Fair
101-110	4	\$8,294,045	\$14,450,596	57%	Poor
<b>Total</b>	<b>75</b>	<b>\$578,066,277</b>	<b>\$1,112,757,878</b>	<b>52%</b>	<b>Poor</b>

**Figure 1. Average Facility Condition Index by Facility Age – City-Occupied Facilities**



**Figure 2. Average Facility Condition Index by Facility Age – Leased Facilities**

**Note:** For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.



## Facility Backlog of Maintenance & Capital Backlog by Department

The following tables and charts summarize the findings of the facilities assessed for each City **Department**. Included are tables and charts for both City-Occupied and Leased facilities, the number facilities assessed, the gross square footage of the buildings, the total backlog of maintenance repairs and capital replacements, the plant replacement value, and the resulting FCI for both City-Occupied and Leased facilities. A comprehensive list of the facilities assessed and the results and findings for each facility can be found in **Appendix A** of this report. For the Leased Facilities backlog, the City will need to research lease agreements to determine the actual City obligation for the backlog.

**Table 3. Facility Backlog by Department – City-Occupied Facilities**

Department	Number of Facilities	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. FCI
E and D - Field Engineering Division	2	\$365,819	\$0	\$365,819	\$3,401,434	11%
Fire and Life Safety Services	25	\$25,580,892	\$269,500	\$25,850,393	\$83,140,755	31%
General Services	24	\$201,660,136	\$1,110,837	\$202,770,973	\$364,387,886	56%
Information, Technology and Communications	14	\$31,379,858	\$242,655	\$31,622,513	\$73,937,433	43%
Library	17	\$21,986,859	\$525,212	\$22,512,071	\$122,564,160	18%
Life Guard	7	\$4,741,962	\$117,826	\$4,859,789	\$13,924,904	35%
Mt. Hope Cemetery	2	\$842,394	\$32,264	\$874,659	\$2,216,250	39%
Multiple Departments	3	\$39,984	\$1,826	\$41,810	\$70,021	60%
Neighborhood Code Compliance	1	\$314,036	\$6,310	\$320,346	\$452,120	71%
Park And Recreation	140	\$74,804,950	\$2,362,876	\$77,167,826	\$246,166,156	31%
Planning	5	\$38,303	\$20,670	\$58,973	\$2,111,037	3%
Police	28	\$36,037,971	\$988,592	\$37,026,562	\$130,077,491	28%
Real Estate Assets	3	\$1,292,442	\$19,420	\$1,311,862	\$5,659,078	23%
Storm Water	3	\$290,494	\$12,647	\$303,142	\$1,753,375	17%
<b>Total</b>	<b>274</b>	<b>\$399,376,101</b>	<b>\$5,710,636</b>	<b>\$405,086,737</b>	<b>\$1,049,862,100</b>	<b>39%</b>

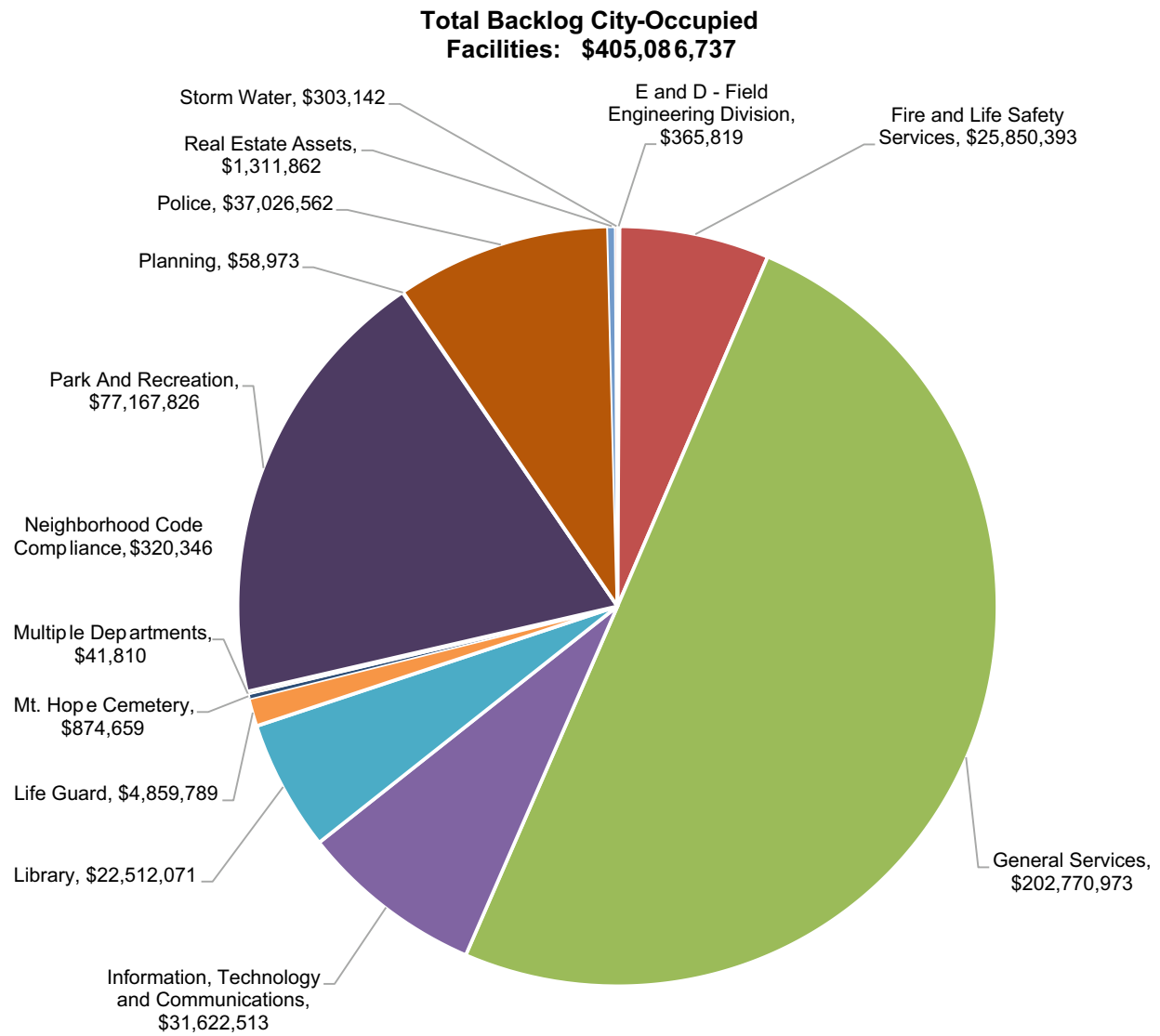
**Table 4. Facility Backlog by Department – Leased Facilities**

**Note:** For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.

Department	Number of Facilities	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. FCI
Fire and Life Safety Services	2	\$7,962,722	\$187,715	\$8,150,437	\$21,932,995	37%
Life Guard	1	\$7,894	\$1,601	\$9,494	\$71,476	13%
Park And Recreation	30	\$110,169,425	\$5,131,209	\$115,300,635	\$284,784,527	40%
Police	2	\$12,617,381	\$169,711	\$12,787,091	\$26,035,301	49%
Real Estate Assets	40	\$440,778,462	\$1,040,158	\$441,818,620	\$779,933,579	57%
<b>Total</b>	<b>75</b>	<b>\$571,535,884</b>	<b>\$6,530,393</b>	<b>\$578,066,277</b>	<b>\$1,112,757,878</b>	<b>52%</b>

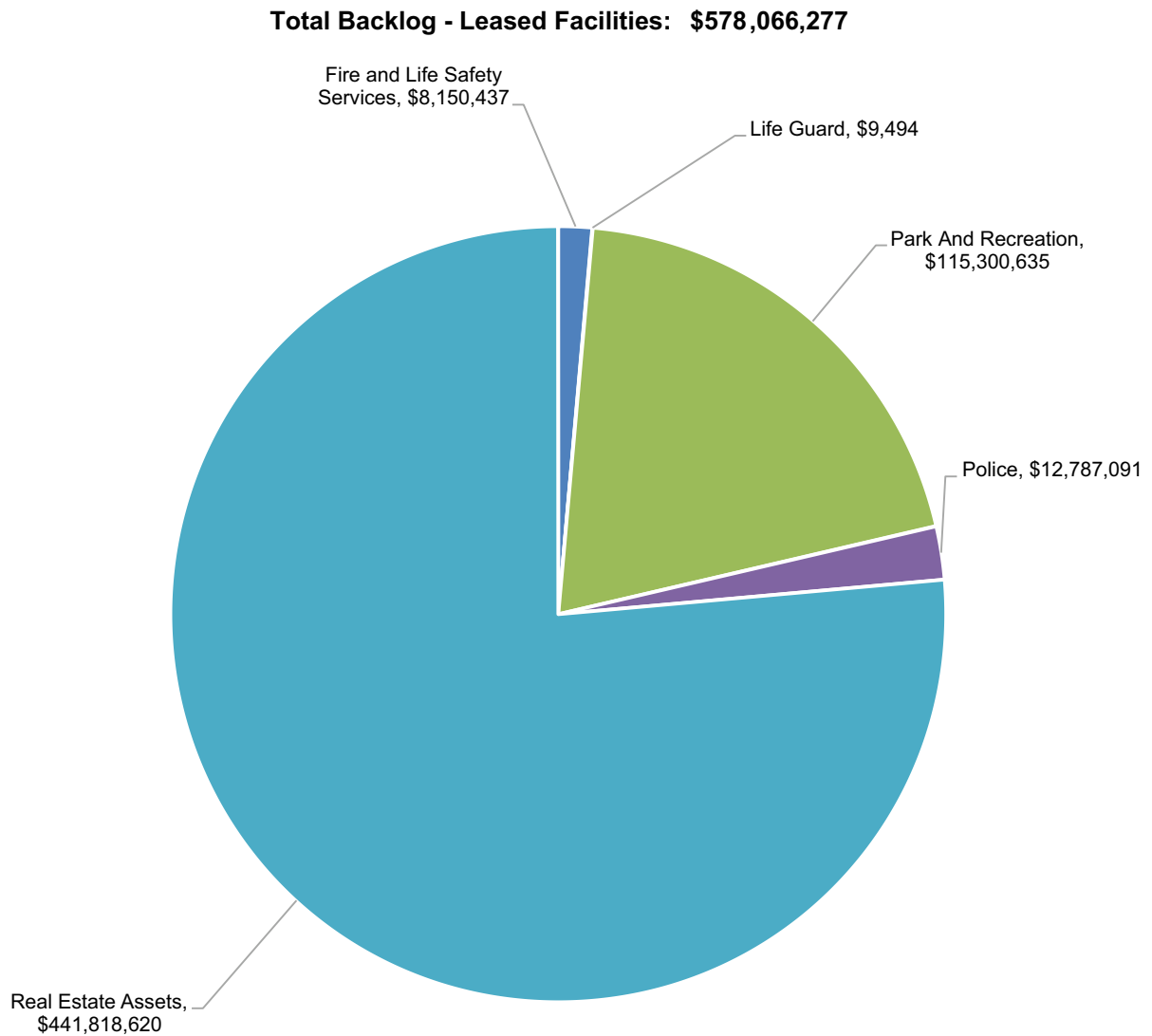


**Figure 3. Facility Backlog by Department – City-Occupied Facilities**



**Figure 4. Facility Backlog by Department - Leased Facilities**

**Note:** For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.



## Maintenance & Capital Backlog by Building Systems

The following tables and charts reveal the totals for the maintenance and capital backlogs both City-Occupied and Leased facilities by the **Building Systems**. The tables and charts reveal the interior building systems and building service systems, such as interior finishes, HVAC, plumbing, and electrical account for most of the backlogs. This is typical and expected for facilities used for public service. Also notable are the backlogs for exterior enclosure which includes windows and doors and roof systems. These systems are important for safeguarding and protecting the interior of the facilities. For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the replacement backlogs.

**Table 5. Facility Backlog by Building Systems – City-Occupied Facilities**

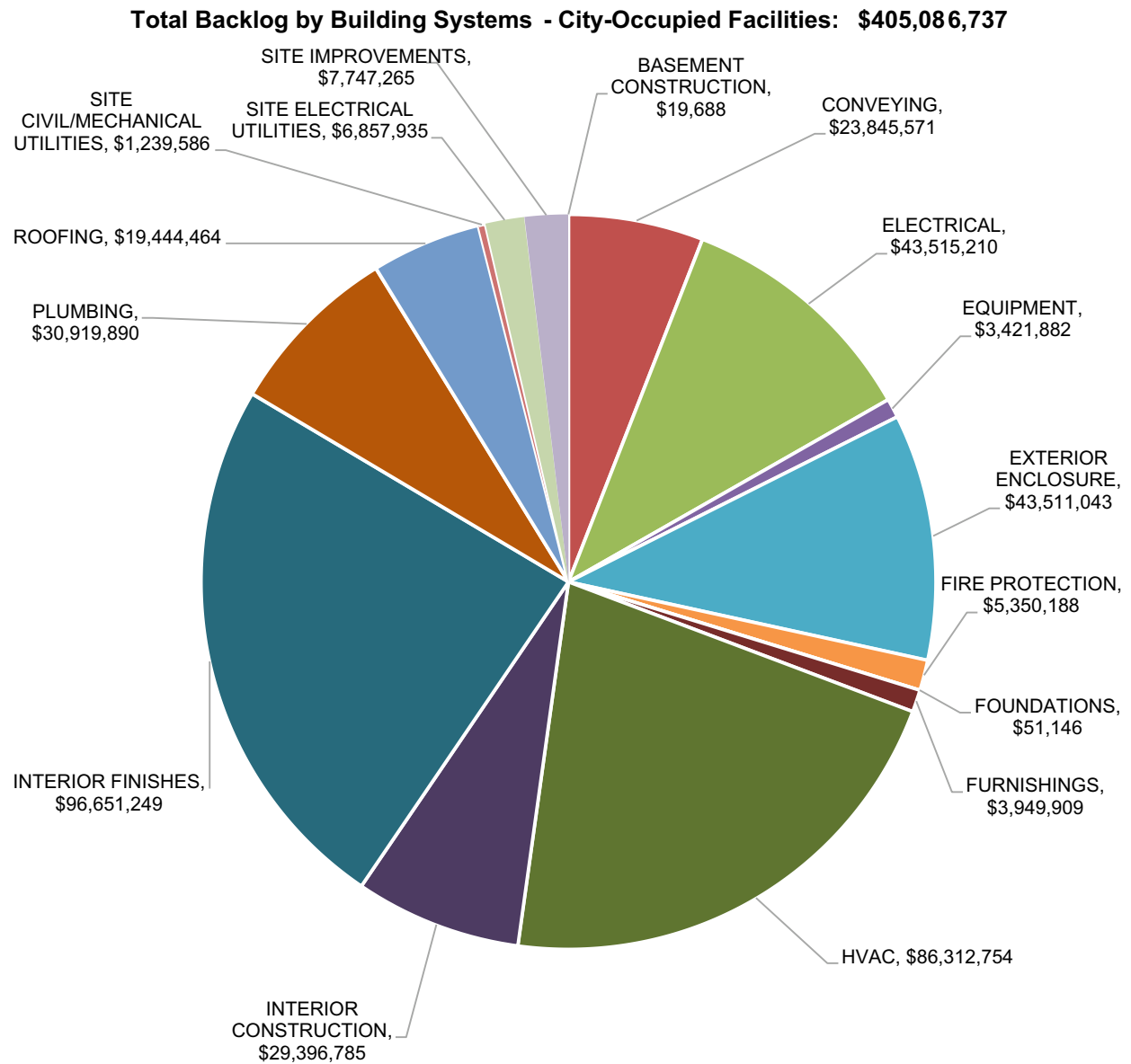
System	Total Maintenance & Capital Backlog
BASEMENT CONSTRUCTION	\$19,688
CONVEYING	\$23,845,571
ELECTRICAL	\$43,515,210
EQUIPMENT	\$3,421,882
EXTERIOR ENCLOSURE	\$43,511,043
FIRE PROTECTION	\$5,350,188
FOUNDATIONS	\$51,146
FURNISHINGS	\$3,949,909
HVAC	\$86,312,754
INTERIOR CONSTRUCTION	\$29,396,785
INTERIOR FINISHES	\$96,651,249
PLUMBING	\$30,919,890
ROOFING	\$19,444,464
SITE CIVIL/MECHANICAL UTILITIES	\$1,239,586
SITE ELECTRICAL UTILITIES	\$6,857,935
SITE IMPROVEMENTS	\$7,747,265
SITE PREPARATIONS	\$43,192
SPECIAL CONSTRUCTION	\$590,187
STAIRS	\$1,844,857
SUPERSTRUCTURE	\$373,938
<b>Total</b>	<b>\$405,086,737</b>

**Table 6. Facility Backlog by Building Systems - Leased Facilities**

**Note:** For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.

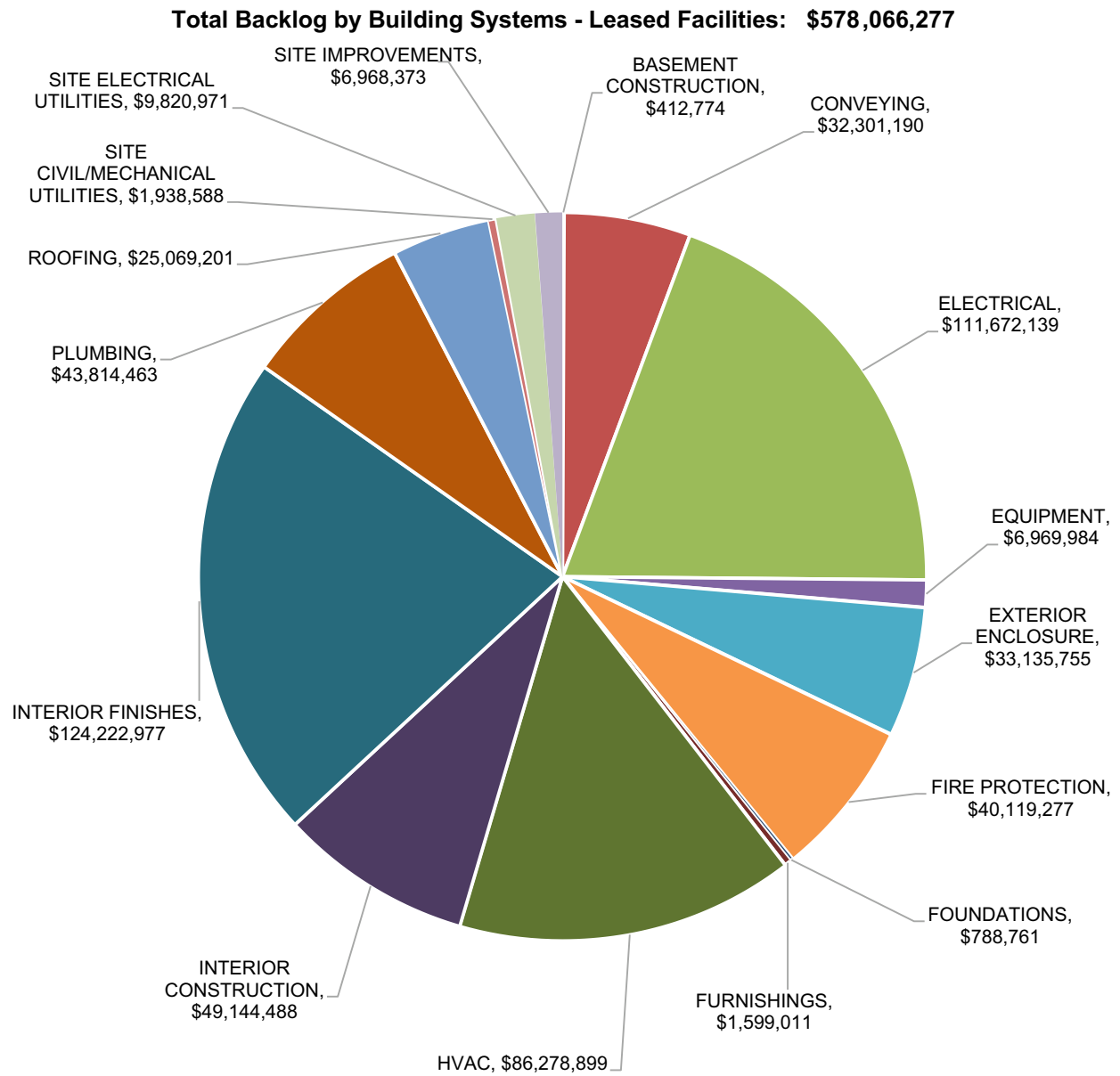
System	Total Maintenance & Capital Backlog
BASEMENT CONSTRUCTION	\$412,774
CONVEYING	\$32,301,190
ELECTRICAL	\$111,672,139
EQUIPMENT	\$6,969,984
EXTERIOR ENCLOSURE	\$33,135,755
FIRE PROTECTION	\$40,119,277
FOUNDATIONS	\$788,761
FURNISHINGS	\$1,599,011
HVAC	\$86,278,899
INTERIOR CONSTRUCTION	\$49,144,488
INTERIOR FINISHES	\$124,222,977
PLUMBING	\$43,814,463
ROOFING	\$25,069,201
SITE CIVIL/MECHANICAL UTILITIES	\$1,938,588
SITE ELECTRICAL UTILITIES	\$9,820,971
SITE IMPROVEMENTS	\$6,968,373
SPECIAL CONSTRUCTION	\$969,180
STAIRS	\$2,823,160
SUPERSTRUCTURE	\$17,088
<b>Total</b>	<b>\$578,066,277</b>

**Figure 5. Facility Backlog by Building Systems – City-Occupied Facilities**



**Figure 6. Facility Backlog by Building Systems - Leased Facilities**

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*



## Maintenance & Capital Backlog By Reliability Level

To effectively address and manage the total maintenance and capital backlogs the estimated cost for the building system related maintenance and capital backlogs have been categorized into three system **Reliability Levels**. The three reliability levels that were analyzed for the FY-2014 assessment are described and defined below.

- **Level 1 Operations Impacts**

Level 1 Operations Impacts represent systems that can lead to partial or full shutdowns of the facility if the systems are allowed to exceed the end of their useful life or are not properly maintained. This would include building electrical, mechanical (HVAC), plumbing fire protection, conveying and site related utility systems.

- **Level 2 Deterioration**

Level 2 Deterioration represents systems that will shorten the life of the asset and cause deterioration to other systems if allowed to exceed the end of their useful life or are not properly maintained This would include roofing, windows, doors, walls, and flooring).

- **Level 3 Appearance**

Level 3 Appearance represents systems that provide the appearance and quality of the facility This would include systems such as interior ceiling and wall finishes and site landscaping.

The following tables and charts reveal the findings total maintenance and capital backlogs for both City-Occupied and Leased facilities by the building system Reliability Levels. To achieve optimum service reliability for the building systems it is important to first address the Level 1 Operations Impacts followed by Level 2 Deterioration to ensure reliability of the General Fund facilities. For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlogs.

**Table 7. Facility Maintenance & Capital Backlog by Reliability Level – City-Occupied Facilities**

Level 1 Operations Total	Level 2 Deterioration Total	Level 3 Appearance Total	Total Backlog
\$177,245,474	\$141,706,974	\$86,134,289	\$405,086,737

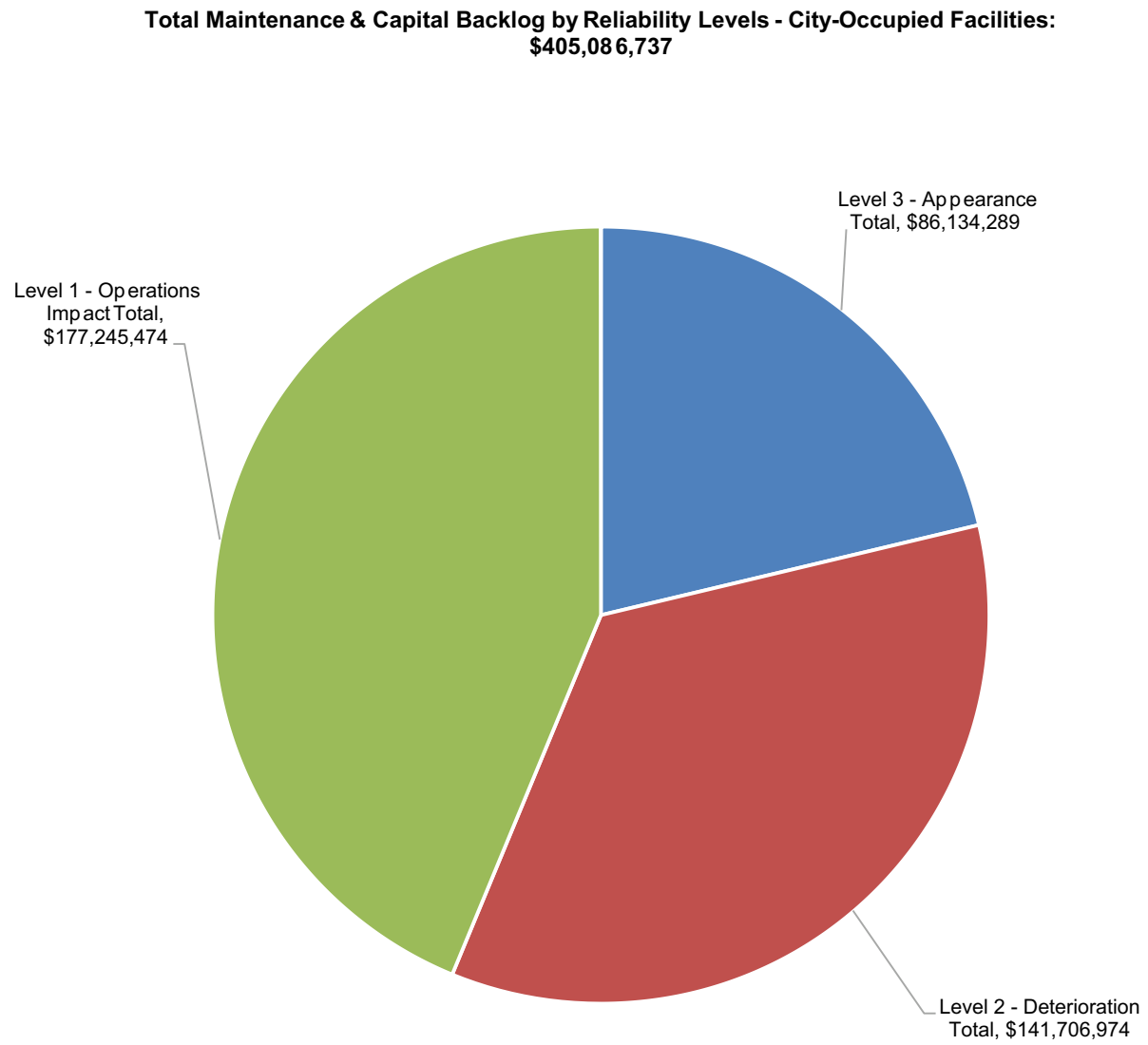
**Table 8. Facility Maintenance & Capital Backlog by Reliability - Leased Facilities**

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*

Level 1 Operations Total	Level 2 Deterioration Total	Level 3 Appearance Total	Total Backlog
\$302,438,730	\$161,696,506	\$113,931,041	\$578,066,277

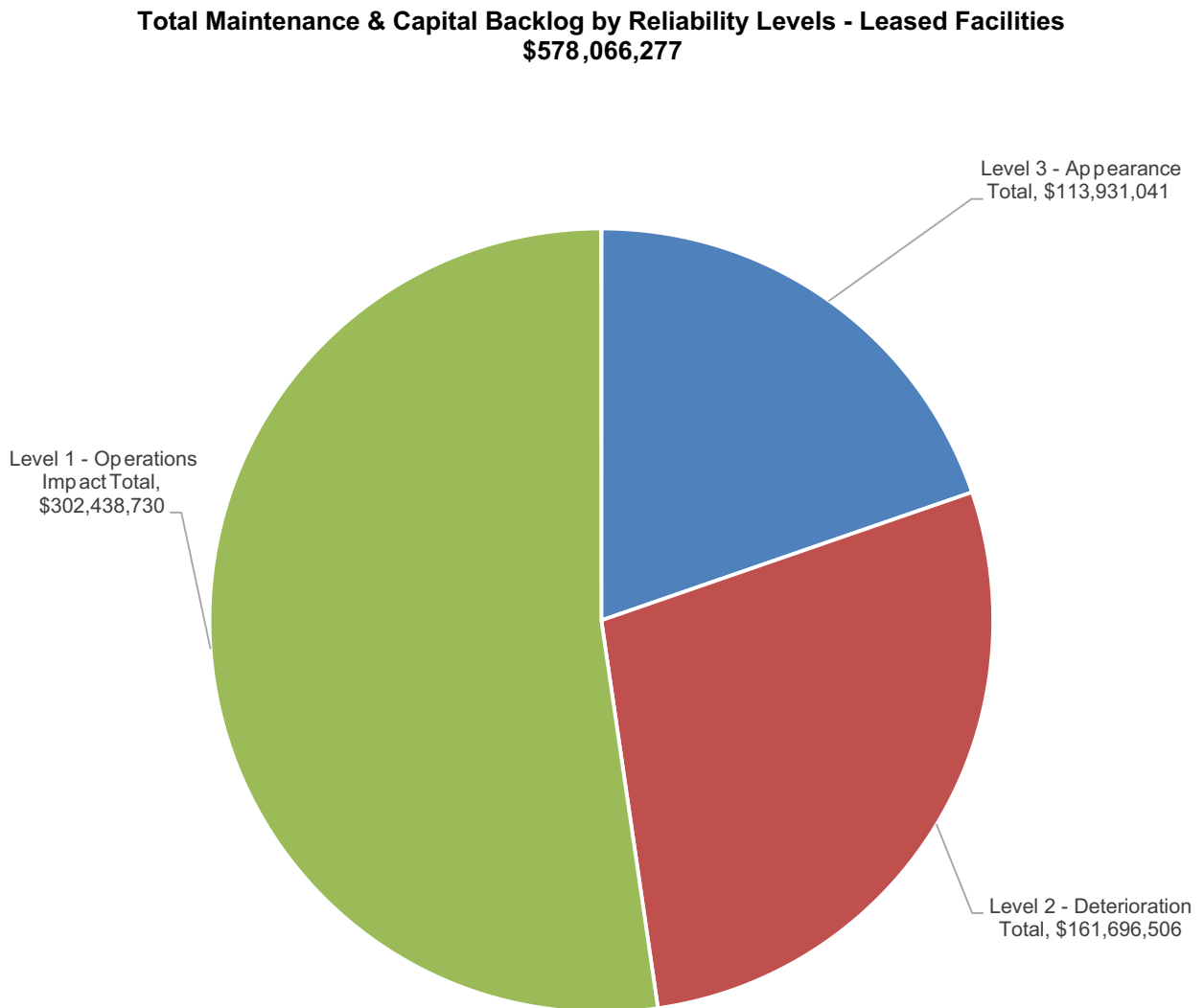


**Figure 7. Facility Maintenance & Capital Backlog by Reliability Levels – City-Occupied Facilities**



### Figure 8. Facility Maintenance & Capital Backlog by Reliability Levels - Leased Facilities

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*



## ***Additional Facility Condition Assessment Findings***

The following Tables reveal the total maintenance and capital renewal backlogs, plant replacement values, and FCI's by ***Council District and Community Planning Area***. These additional tables provide a means of geographically identifying areas of the City with the most backlogs. From these results and findings the City can now take the next steps towards their goals of funding and correcting the backlogs. For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlogs.

**Table 9. Facility Maintenance & Capital Backlog by Council District – City-Occupied Facilities**

<b>District</b>	<b># Facilities Assessed</b>	<b>Total Capital Backlog</b>	<b>Total Maintenance Backlog</b>	<b>Total Backlog</b>	<b>Plant Replacement Value</b>	<b>Avg. FCI</b>
1	29	\$20,145,373	\$787,547	\$20,932,921	\$127,644,237	16%
2	58	\$185,059,757	\$843,051	\$185,902,808	\$328,578,445	57%
3	58	\$115,190,122	\$1,454,520	\$116,644,642	\$268,029,539	44%
4	28	\$17,070,975	\$657,022	\$17,727,997	\$52,487,521	34%
5	18	\$10,006,190	\$514,222	\$10,520,412	\$40,199,757	26%
6	15	\$10,664,534	\$282,844	\$10,947,378	\$45,698,866	24%
7	28	\$24,615,665	\$428,550	\$25,044,216	\$82,821,188	30%
8	13	\$8,172,465	\$424,083	\$8,596,548	\$70,307,181	12%
9	23	\$8,032,010	\$289,568	\$8,321,578	\$32,826,104	25%
N/A*	4	\$419,010	\$29,227	\$448,238	\$1,269,262	35%
<b>Total</b>	<b>274</b>	<b>\$399,376,101</b>	<b>\$5,710,636</b>	<b>\$405,086,737</b>	<b>\$1,049,862,100</b>	<b>39%</b>

**Note: \*N/A These facilities are located in San Diego County and are not in a mapped City Council District.**

**Table 10. Facility Maintenance & Capital Backlog by Council District - Leased Facilities**

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*

District	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. FCI
1	2	\$832,366	\$5,274	\$837,639	\$3,872,740	22%
2	21	\$183,380,065	\$556,648	\$183,936,713	\$295,172,006	62%
3	35	\$352,828,465	\$3,909,173	\$356,737,638	\$735,169,269	49%
4	1	\$142,621	\$0	\$142,621	\$278,859	51%
5	1	\$770,435	\$11,044	\$781,479	\$5,780,299	14%
6	2	\$4,293,113	\$24,273	\$4,317,386	\$10,105,626	43%
7	2	\$1,577,936	\$0	\$1,577,936	\$3,654,290	43%
8	5	\$11,706,128	\$1,910,523	\$13,616,651	\$27,888,715	49%
9	6	\$16,004,756	\$113,458	\$16,118,215	\$30,836,075	52%
<b>Total</b>	<b>75</b>	<b>\$571,535,884</b>	<b>\$6,530,393</b>	<b>\$578,066,277</b>	<b>\$1,112,757,878</b>	<b>52%</b>

**Table 11. Facility Maintenance & Capital Backlog by Community Planning Area – City-Occupied Facilities**

Community Area	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. FCI
Balboa Park	21	\$14,751,788	\$705,832	\$15,457,620	\$43,415,160	36%
Black Mountain Ranch	1	\$0	\$676	\$676	\$162,039	0%
Carmel Mountain Ranch	1	\$9,024	\$641	\$9,665	\$83,329	12%
Carmel Valley	9	\$6,444,618	\$106,577	\$6,551,195	\$39,983,218	16%
Centre City	3	\$189,144,517	\$295,164	\$189,439,681	\$335,406,056	56%
Clairemont Mesa	16	\$41,272,932	\$429,834	\$41,702,767	\$96,822,741	43%
Downtown	3	\$3,045,591	\$215,370	\$3,260,961	\$6,174,882	53%
Encanto Neighborhoods, Southeastern	4	\$1,343,057	\$96,919	\$1,439,976	\$12,534,998	11%
Fairbanks Country Club	2	\$291,008	\$103,017	\$394,025	\$15,948,944	2%
Greater Golden Hill	11	\$10,747,819	\$246,887	\$10,994,706	\$16,883,243	65%
Greater North Park	6	\$11,813,652	\$28,162	\$11,841,814	\$24,578,832	48%
Kearny Mesa	11	\$9,527,219	\$154,391	\$9,681,610	\$34,482,429	28%
La Jolla	5	\$3,407,347	\$67,355	\$3,474,702	\$11,384,171	31%
Linda Vista	5	\$11,913,091	\$49,696	\$11,962,786	\$22,548,560	53%
Los Penasquitos Canyon Preserve	2	\$11,785	\$3,120	\$14,905	\$182,637	8%
Mid-City: City Heights	19	\$6,173,254	\$252,922	\$6,426,175	\$28,787,936	22%
Mid-City: Eastern Area	20	\$13,129,268	\$511,884	\$13,641,151	\$30,053,545	45%
Mid-City: Kensington-Talmadge	1	\$1,016,143	\$1,229	\$1,017,372	\$1,728,404	59%
Mid-City: Normal Heights	6	\$4,070,773	\$43,264	\$4,114,037	\$10,461,483	39%
Mira Mesa	6	\$5,513,176	\$148,936	\$5,662,112	\$29,907,021	19%
Miramar Ranch North	2	\$309,574	\$20,382	\$329,956	\$4,659,477	7%
Mission Bay Park	21	\$6,945,042	\$155,964	\$7,101,006	\$18,978,976	37%
Mission Beach	5	\$2,579,023	\$42,796	\$2,621,819	\$6,534,890	40%
Navajo	7	\$9,778,066	\$157,746	\$9,935,812	\$23,792,109	42%
None	4	\$434,777	\$42,987	\$477,764	\$1,311,230	36%
Ocean Beach	5	\$5,168,135	\$45,595	\$5,213,729	\$13,341,339	39%

Community Area	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. FCI
Old San Diego	2	\$65,633	\$3,575	\$69,208	\$365,794	19%
Otay Mesa	1	\$51,007	\$0	\$51,007	\$230,759	22%
Otay Mesa - Nestor	4	\$1,281,023	\$8,402	\$1,289,425	\$3,966,414	33%
Pacific Beach	3	\$2,782,867	\$91,389	\$2,874,256	\$10,957,917	26%
Pacific Highlands Ranch	1	\$0	\$7,148	\$7,148	\$11,171,461	0%
Peninsula	8	\$3,054,598	\$65,614	\$3,120,212	\$6,807,658	46%
Rancho Bernardo	2	\$433,836	\$27,485	\$461,321	\$3,574,171	13%
Rancho Encantada	1	\$3,932	\$181	\$4,113	\$220,820	2%
Rancho Penasquitos	4	\$5,845,885	\$385,952	\$6,231,837	\$23,256,131	27%
Sabre Springs	1	\$41,944	\$0	\$41,944	\$421,277	10%
San Pasqual	2	\$22,556	\$11,290	\$33,846	\$205,389	16%
San Ysidro	5	\$1,586,651	\$321,841	\$1,908,492	\$17,243,388	11%
Scripps Miramar Ranch	1	\$53,160	\$8,741	\$61,901	\$555,528	11%
Serra Mesa	2	\$2,237,687	\$71,702	\$2,309,390	\$3,890,686	59%
Skyline - Paradise Hills	5	\$2,863,846	\$48,220	\$2,912,066	\$10,600,210	27%
Southeastern San Diego, Southeastern	8	\$3,089,313	\$123,202	\$3,212,515	\$46,846,924	7%
Tierrasanta	10	\$2,177,816	\$63,111	\$2,240,926	\$17,384,084	13%
Torrey Hills	1	\$57,616	\$11,038	\$68,654	\$601,874	11%
University	12	\$10,983,397	\$528,202	\$11,511,599	\$54,177,070	21%
Uptown	5	\$3,902,655	\$6,200	\$3,908,855	\$7,236,896	54%
<b>Total</b>	<b>274</b>	<b>\$399,376,101</b>	<b>\$5,710,636</b>	<b>\$405,086,737</b>	<b>\$1,049,862,100</b>	<b>39%</b>

**Table 12. Facility Maintenance & Capital Backlog by Community Planning Area – Leased Facilities**

**Note:** For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.

Community Area	# Facilities Assessed	Total Capital Backlog	Total Maintenance Backlog	Total Backlog	Plant Replacement Value	Avg. FCI
Balboa Park	20	\$94,760,568	\$3,268,456	\$98,029,024	\$252,823,275	39%
Barrio Logan	4	\$9,714,097	\$179,558	\$9,893,655	\$18,512,901	53%
Carmel Mountain Ranch	1	\$770,435	\$11,044	\$781,479	\$5,780,299	14%
Centre City	3	\$243,510,365	\$537,668	\$244,048,032	\$454,422,831	54%
College Area	1	\$589,573	\$10,830	\$600,403	\$951,257	63%
Downtown	2	\$4,628,471	\$16,253	\$4,644,723	\$10,700,636	43%
Greater Golden Hill	1	\$1,453,975	\$0	\$1,453,975	\$2,228,328	65%
Greater North Park	1	\$3,810,792	\$6,630	\$3,817,422	\$6,827,360	56%
Kearny Mesa	1	\$1,022,027	\$0	\$1,022,027	\$5,233,706	20%
La Jolla	2	\$832,366	\$5,274	\$837,639	\$3,872,740	22%
Linda Vista	1	\$1,502,745	\$0	\$1,502,745	\$2,696,970	56%
Mid-City: City Heights	3	\$6,988,059	\$92,019	\$7,080,078	\$15,309,307	46%
Mira Mesa	1	\$3,271,087	\$24,273	\$3,295,359	\$4,871,920	68%
Mission Bay Park	3	\$1,569,890	\$2,442	\$1,572,331	\$3,906,712	40%
Mission Beach	1	\$426,897	\$0	\$426,897	\$704,743	61%
Navajo	1	\$75,191	\$0	\$75,191	\$957,320	8%
Ocean Beach	1	\$1,462,094	\$37,656	\$1,499,750	\$3,154,956	48%
Old San Diego	2	\$699,267	\$3,274	\$702,541	\$1,204,011	58%
Peninsula	12	\$178,763,887	\$516,550	\$179,280,437	\$285,122,720	63%
Southeastern San Diego, Southeastern	4	\$10,561,776	\$1,741,575	\$12,303,351	\$24,230,185	51%
University	4	\$1,157,297	\$0	\$1,157,297	\$2,282,876	51%
Up town	6	\$3,965,027	\$76,894	\$4,041,921	\$6,962,829	58%
<b>Total</b>	<b>75</b>	<b>\$571,535,884</b>	<b>\$6,530,393</b>	<b>\$578,066,277</b>	<b>\$1,112,757,878</b>	<b>52%</b>



The Reliability Level 1 Operations impacts backlog for the City-Occupied facilities is \$177,245,474 or 44% of the \$405,086,737 backlog. Focused efforts to address condition-related issues associated with the Reliability Level 1 systems are needed to ensure the operational, safety and suitability of the associated facilities to meet the City's facilities services. This finding is not unusual and is consistent for a group of facilities with an average age of 35 years and with the service systems associated with Reliability Level 1 that typically have an average expected life cycle of between 10 – 30 years. These findings are indicative of building systems that are at or have exceeded their life cycles.

While focused efforts to address the Reliability Level 1 backlog of the City-Occupied facilities should be an overall priority to improve facility conditions, efforts to address the backlogs to protect the facilities from the weather should not be ignored. Addressing the Reliability Level 2 exterior enclosure systems such as windows, doors and roofing systems, which total \$141,706,974 or 35% of total backlog, will also be required for the City-Occupied facilities. For all Leased facilities the City will need to research lease agreements to determine the actual City obligation for the backlogs.

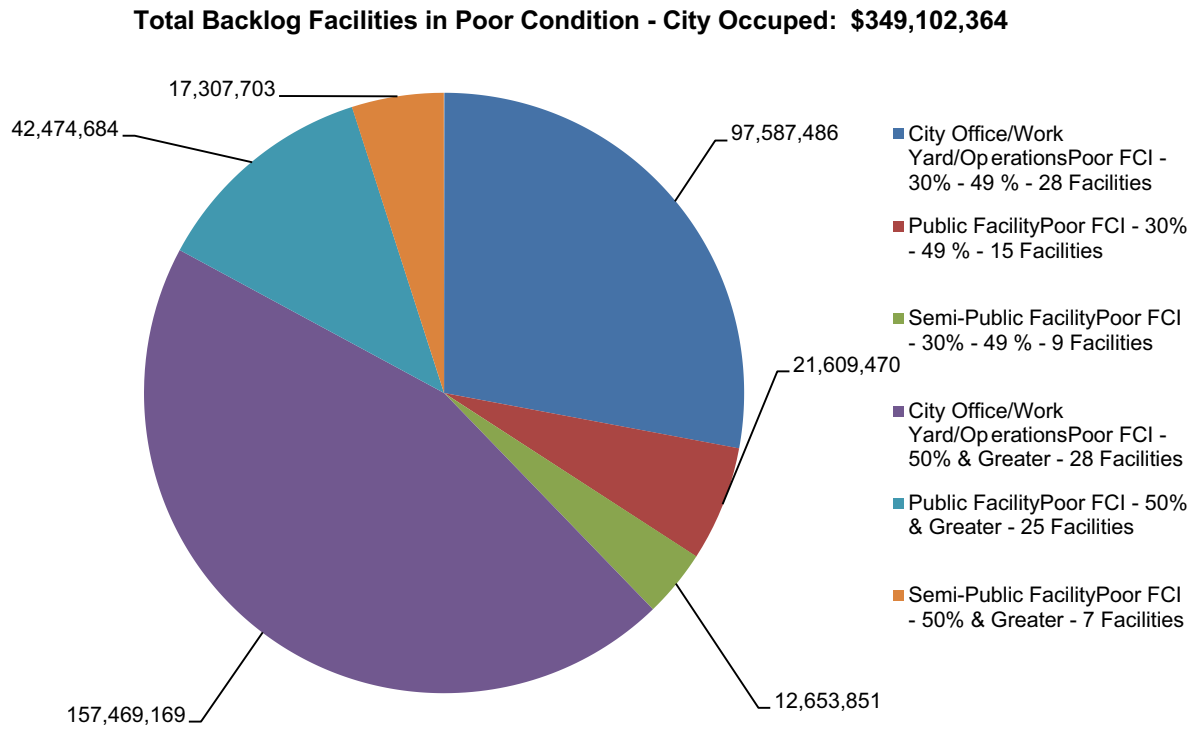
Of the 274 City-Occupied facilities assessed in FY-2014 115 facilities are in Poor condition. The maintenance and capital backlog for these 115 Poor facilities is estimated at \$349,102,364. These figures represent 42% of the 274 City-Occupied facilities assessed and 86% of the total maintenance and capital backlog of \$405,086,737 identified in FY-2014. Of the 75 Leased facilities assessed in FY-2014, 57 are in Poor condition. The maintenance and capital backlog for the 57 Leased facilities rated in Poor condition are estimated at \$552,814,781. These figures represent 76% of the 75 Leased facilities assessed and 96% of the total maintenance and capital backlog backlogs of \$578,066,277 identified in FY-2014. For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation of the backlog.

For these facilities in poor condition, an immediate action plan must be developed and set forth to resolve any conditions that could put the City at some liability or risk and a decision to either repair, replace, or some other disposition be made. While there are many reasons why a facility will fall into a poor condition, it is crucial that action to resolve the condition is taken. Of particular note are the significant backlogs identified with the facilities that are leased. The charts and tables below provide a summary of the facilities found to be in Poor condition by occupancy.



**Facility 10324 – Carmel Valley Pool**

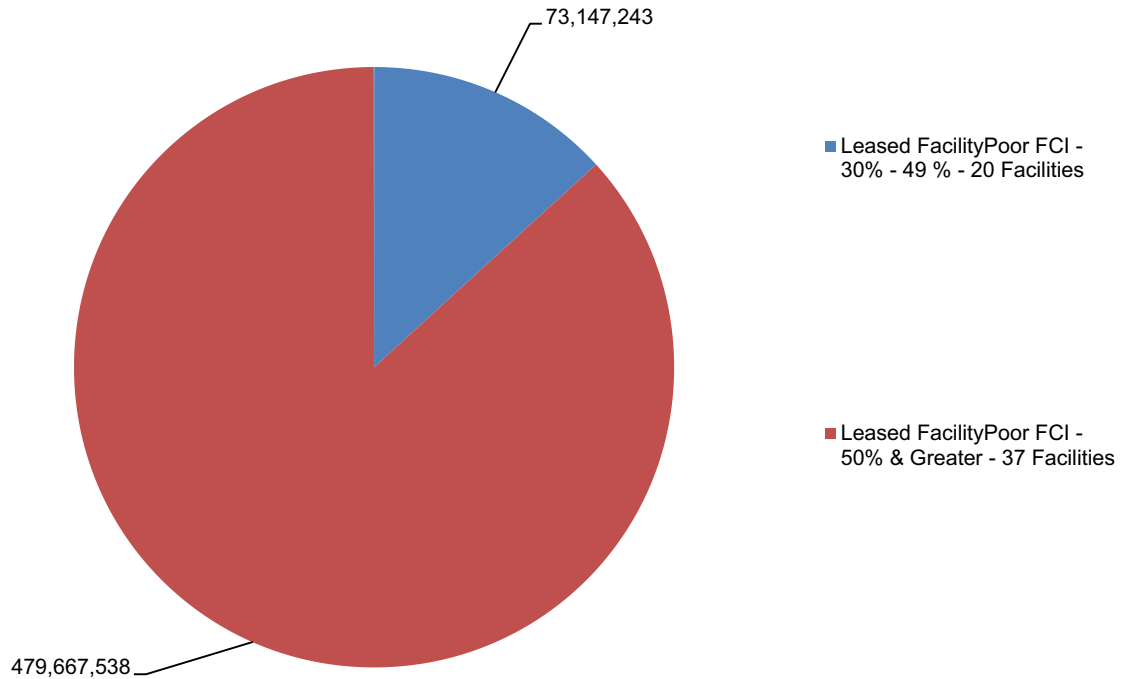
**Figure 9. Total Backlog Facilities in Poor Condition by Occupancy – City-Occupied Facilities**



**Figure 10. Total Backlog Facilities in Poor Condition by Occupancy – Leased Facilities**

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*

**Total Backlog Facilities in Poor Condition - Leased: \$552,814,781**



**Table 13. Facilities in Poor Condition – City-Occupied Facilities**

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000293 - Police, Rangemaster's Office, Pistol Range	City Office/Work Yard/Operations	Police	1934	1,314	\$166,201	\$520,646	30%	Poor
000001 - City Administration Building	City Office/Work Yard/Operations	General Services	1965	182,400	\$68,787,224	\$157,454,976	44%	Poor
000008 - DRC, Development Review Center	City Office/Work Yard/Operations	General Services	1970	217,669	\$119,692,591	\$172,744,295	69%	Poor
000031 - Police, Non-Emergency Support, Central Yard	City Office/Work Yard/Operations	Police	1947	18,500	\$8,092,512	\$10,350,380	78%	Poor
000035 - Blockhouse, Radio, Lyons Peak	City Office/Work Yard/Operations	Information, Technology and Communications	1961	704	\$268,268	\$461,810	47%	Poor
000036 - Blockhouse, Radio, Mt. Woodson	City Office/Work Yard/Operations	Information, Technology and Communications	1967	700	\$126,595	\$331,877	32%	Poor
000039 - Police Support Non Emergency-Homeland	City Office/Work Yard/Operations	Police	1947	4,258	\$1,151,638	\$1,765,026	64%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000042 - Fac. Maint., Offices and Craft Shops, Central	City Office/Work Yard/Operations	General Services	1947	14,525	\$2,207,518	\$5,835,564	36%	Poor
000052 - Guardhouse, Main Entrance, Central	City Office/Work Yard/Operations	General Services	1956	210	\$59,867	\$123,913	48%	Poor
000110 - Warehouse, Fire Dept.	City Office/Work Yard/Operations	Fire and Life Safety Services	1982	2,879	\$821,020	\$1,330,962	63%	Poor
000142 - Lifeguard Station, South Mission Beach	Semi-Public Facility	Life Guard	1975	1,176	\$201,787	\$496,072	40%	Poor
000208 - Fire Station #05	Semi-Public Facility	Fire and Life Safety Services	1951	4,344	\$2,143,371	\$3,751,087	56%	Poor
000217 - Fire Station #28	Semi-Public Facility	Fire and Life Safety Services	1958	5,660	\$2,202,832	\$4,489,625	48%	Poor
000238 - Fire Station #22	Semi-Public Facility	Fire and Life Safety Services	1942	2,900	\$1,376,301	\$2,497,103	54%	Poor
000240 - Fire Station #23	Semi-Public Facility	Fire and Life Safety Services	1964	4,022	\$1,917,359	\$3,397,062	54%	Poor
000248 - Fire Station #25	Semi-Public Facility	Fire and Life Safety Services	1953	3,728	\$1,727,700	\$3,077,949	55%	Poor
000250 - Fire Station #26	Semi-Public Facility	Fire and Life Safety Services	1954	6,237	\$2,737,367	\$4,977,563	53%	Poor
000257 - Streets, Carpenter Shop and Urban Forestry, Chollas	City Office/Work Yard/Operations	General Services	1962	12,951	\$3,150,955	\$6,222,049	40%	Poor
000259 - Purchasing, Pipeyard, Central Store #5, Chollas	City Office/Work Yard/Operations	General Services	1962	10,000	\$2,648,680	\$4,099,200	62%	Poor
000260 - Parker Hall, Streets, Chollas	City Office/Work Yard/Operations	General Services	1962	4,410	\$1,193,866	\$2,857,812	39%	Poor
000272 - Streets, Shed, Gunite, Chollas	City Office/Work Yard/Operations	General Services	1963	864	\$141,713	\$292,611	37%	Poor
000281 - Lifeguard Station, Tower, Ocean Beach	Semi-Public Facility	Life Guard	1981	3,341	\$812,667	\$2,147,728	38%	Poor
000286 - Police, Clubhouse, Pistol Range	City Office/Work Yard/Operations	Police	1947	4,187	\$1,204,021	\$1,991,044	58%	Poor
000287 - Police, Caretakers House, Pistol Range	City Office/Work Yard/Operations	Police	1934	899	\$252,257	\$380,124	67%	Poor
000289 - Police, Cover, Pistol Range	City Office/Work Yard/Operations	Police	1947	8,100	\$327,462	\$618,111	57%	Poor
000291 - Police, Compressor Bldg, Pistol Range	City Office/Work Yard/Operations	Police	1947	80	\$5,885	\$7,595	77%	Poor
000295 - Comfort Station, Pistol Range	City Office/Work Yard/Operations	Police	1934	448	\$79,355	\$183,062	42%	Poor
000297 - Equip, Acquisition and Fitting, Chollas	City Office/Work Yard/Operations	General Services	1964	2,654	\$472,644	\$1,259,907	39%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000298 - Bank, Graffiti Exchange, Chollas	City Office/Work Yard/Operations	Neighborhood Code Compliance	1964	926	\$320,346	\$452,120	70%	Poor
000300 - Parks, Service Bldg. and Offices, Rose Canyon	City Office/Work Yard/Operations	Park And Recreation	1964	2,500	\$1,070,049	\$1,458,850	72%	Poor
000333 - Rose Canyon, Developed Regional Parks	City Office/Work Yard/Operations	Park And Recreation	1967	2,400	\$477,313	\$740,016	64%	Poor
000451 - Library, Ocean Beach	Public Facility	Library	1928	5,066	\$995,838	\$2,855,248	33%	Poor
000452 - Library, University Heights	Public Facility	Library	1965	6,608	\$2,694,252	\$4,828,532	56%	Poor
000470 - Library, Kensington Normal Heights	Public Facility	Library	1962	2,733	\$1,017,372	\$1,728,404	58%	Poor
000475 - Library, Serra Mesa	Public Facility	Library	1962	5,300	\$2,304,563	\$3,572,836	63%	Poor
000481 - Recreation Center, La Jolla	Public Facility	Park And Recreation	1915	7,920	\$2,367,376	\$5,058,583	47%	Poor
000482 - Recreation Center, Tecolote	Public Facility	Park And Recreation	1971	1,664	\$578,703	\$903,302	64%	Poor
000483 - Recreation Center, Ocean Beach	Public Facility	Park And Recreation	1946	12,918	\$3,399,887	\$7,416,482	45%	Poor
000488 - Recreation Center, North Park (001334)(001063)	Public Facility	Park And Recreation	1947	11,000	\$4,122,708	\$6,518,050	62%	Poor
000497 - Recreation Center, Pacific Beach	Public Facility	Park And Recreation	1948	12,800	\$2,681,263	\$7,344,256	34%	Poor
000511 - Recreation Center, Santa Clara Point	Public Facility	Park And Recreation	1948	5,032	\$1,498,488	\$2,754,014	52%	Poor
000522 - Comfort Station, North Crown Point	Public Facility	Park And Recreation	1961	1,440	\$420,774	\$627,725	63%	Poor
000555 - Recreation Center, North Clairemont	Public Facility	Park And Recreation	1961	10,379	\$3,008,709	\$5,964,292	50%	Poor
000557 - Recreation Center, Allied Gardens	Public Facility	Park And Recreation	1961	10,585	\$2,274,740	\$6,001,166	37%	Poor
000565 - Lifeguard, Headquarters, Services and Coastal Division	Semi-Public Facility	Life Guard	1962	5,491	\$1,800,358	\$3,676,554	49%	Poor
000607 - Toolshed, Sefton, North (Laurel Bridge Balboa)	City Office/Work Yard/Operations	Park And Recreation	1950	170	\$11,488	\$26,092	39%	Poor
000695 - Toolshed, Sefton, South (Laurel Bridge Balboa)	City Office/Work Yard/Operations	Park And Recreation	1950	170	\$12,482	\$19,868	58%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000699 - Toolshed, Shuffleboard Club	City Office/Work Yard/Operations	Park And Recreation	1950	120	\$8,355	\$13,462	58%	Poor
000712 - Storage, South Of Organ Pavilion, Balboa Park	City Office/Work Yard/Operations	Park And Recreation	1950	365	\$43,088	\$84,998	46%	Poor
000738 - Balboa Park, Storage, Flammable	City Office/Work Yard/Operations	Park And Recreation	1940	241	\$15,708	\$46,101	34%	Poor
000756 - Recreation Center, San Carlos	Public Facility	Park And Recreation	1970	10,800	\$3,854,841	\$5,956,740	64%	Poor
000770 - Police Storefront, Star Pal - Colina Del Sol	Semi-Public Facility	Park And Recreation	1954	1,450	\$284,428	\$720,679	36%	Poor
000782 - Clubhouse and Shuffleboard, Balboa Park	Public Facility	Park And Recreation	1961	7,994	\$2,418,957	\$3,922,016	61%	Poor
000813 - Senior Center, N. Park Community Adult	Public Facility	Park And Recreation	1969	3,990	\$1,407,658	\$2,130,860	66%	Poor
000860 - Mount Hope Cemetery Administration	City Office/Work Yard/Operations	Mt. Hope Cemetery	1964	1,861	\$585,886	\$1,049,716	57%	Poor
000875 - Recreation Center, Old, San Ysidro, Casa	Public Facility	Park And Recreation	1957	7,242	\$3,044,309	\$4,514,808	67%	Poor
000912 - Rose Canyon Office, Developed	City Office/Work Yard/Operations	Park And Recreation	1960	30,975	\$4,111,951	\$9,479,589	40%	Poor
001002 - Blockhouse, Radio, Point Loma	City Office/Work Yard/Operations	Information, Technology and Communications	1971	624	\$145,638	\$326,964	35%	Poor
001062 - Shuffleboard, Covered Court, North Park	Public Facility	Park And Recreation	1969	5,124	\$130,551	\$309,695	46%	Poor
001065 - Library, San Carlos	Public Facility	Library	1972	8,190	\$2,108,139	\$5,136,768	41%	Poor
001070 - Comfort Station, Silverwing	Public Facility	Park And Recreation	1975	555	\$146,861	\$270,357	51%	Poor
001074 - Recreation Center, Kearny Mesa	Public Facility	Park And Recreation	1973	11,162	\$2,367,041	\$6,409,779	37%	Poor
001079 - Comfort Station, Gompers Park	Public Facility	Park And Recreation	1975	592	\$166,291	\$265,346	59%	Poor
001211 - Handball Court, Standley	Public Facility	Park And Recreation	1976	1,736	\$359,931	\$569,460	64%	Poor
001213 - Recreation Center, Standley	Public Facility	Park And Recreation	1976	16,795	\$3,859,639	\$10,025,775	38%	Poor
001228 - Fac. Maint, Locksmith Shop, Central	City Office/Work Yard/Operations	General Services	1976	4,500	\$453,105	\$1,321,155	35%	Poor
001229 - Booth, Spray Paint, Central	City Office/Work Yard/Operations	General Services	1976	450	\$42,475	\$102,735	41%	Poor
001235 - Comfort Station, Cabrillo Park	Public Facility	Park And Recreation	1977	1,026	\$277,877	\$481,471	57%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
001236 - Recreation Center, Mira Mesa	Public Facility	Park And Recreation	1976	10,825	\$3,307,231	\$6,329,919	52%	Poor
001252 - Fire Station #03	Semi-Public Facility	Fire and Life Safety Services	1977	2,823	\$1,185,136	\$2,473,795	47%	Poor
001256 - Comfort Station, Pioneer Park	Public Facility	Park And Recreation	1978	473	\$127,170	\$216,066	57%	Poor
001278 - Police Substation, Western Division (Security Alarm)	Semi-Public Facility	Police	1984	18,400	\$5,529,958	\$8,930,808	62%	Poor
001283 - Lifeguard Station, Tower, Mission Beach	Semi-Public Facility	Life Guard	1976	4,794	\$1,875,647	\$3,351,390	56%	Poor
001283A - Comfort Station, Mission Beach Lifeguard Station	Public Facility	Park And Recreation	2000	1,729	\$290,445	\$694,626	43%	Poor
001296 - IT and C, Communications, Storage and Cell Work	City Office/Work Yard/Operations	Information, Technology and Communications	1983	2,400	\$265,196	\$701,232	37%	Poor
001313 - Park, Pioneer, Grant School Grounds	Public Facility	Park And Recreation	1983	1,806	\$444,822	\$782,486	57%	Poor
001346 - Guardhouse and Gate, Main Entry, Chollas	City Office/Work Yard/Operations	Multiple Departments	1983	36	\$24,061	\$32,721	75%	Poor
001347 - Guardhouse and Gate, Main Entry, Rose Canyon	City Office/Work Yard/Operations	Multiple Departments	1983	32	\$3,362	\$5,981	57%	Poor
001348 - Fire Department Training Tower	City Office/Work Yard/Operations	Fire and Life Safety Services	1983	1,549	\$288,068	\$549,260	33%	Poor
001351 - Storeroom, Parks, Storage, Large, Central	City Office/Work Yard/Operations	General Services	1983	5,000	\$680,560	\$1,225,600	56%	Poor
001353 - Shed, Compressor, Central	City Office/Work Yard/Operations	General Services	1983	80	\$12,688	\$16,393	77%	Poor
001354 - Storage, Flammable, Central	City Office/Work Yard/Operations	General Services	1983	96	\$4,365	\$9,495	49%	Poor
001355 - Shed, Roofers, Facilities Maintenance, Central	City Office/Work Yard/Operations	General Services	1983	200	\$10,305	\$16,446	66%	Poor
001364 - Storage, Flammable, Quivira Lifeguard Aquatics	City Office/Work Yard/Operations	Fire and Life Safety Services	1982	300	\$18,966	\$42,831	44%	Poor
001385 - Comfort Station, Mission Valley (Stadium)	Public Facility	Real Estate Assets	1982	1,466	\$309,849	\$589,655	53%	Poor
001398 - Organ Pavilion	Public Facility	Park And Recreation	1984	12,104	\$6,621,680	\$12,696,733	51%	Poor
001402 - Recreation Center, Tierrasanta (Old)	Public Facility	Park And Recreation	1985	1,600	\$341,184	\$911,824	38%	Poor



Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
001438 - Trailer, Aquatics Control Offices	City Office/Work Yard/Operations	Fire and Life Safety Services	1986	800	\$107,710	\$158,416	73%	Poor
001459 - Recreation Center, Adams	Public Facility	Park And Recreation	1987	2,362	\$582,913	\$1,348,324	44%	Poor
001489 - Airport, Montgomery Field, Police Air Support,	City Office/Work Yard/Operations	Police	1986	640	\$96,003	\$165,114	81%	Poor
009840 - Nursery, Office, Staff-Balboa Park	City Office/Work Yard/Operations	Park And Recreation	1989	1,200	\$272,476	\$604,776	46%	Poor
009841 - Balboa Park- Nursery, Hot Houses, 4 Connected	City Office/Work Yard/Operations	Park And Recreation	1989	8,172	\$255,203	\$563,541	55%	Poor
009866 - Fire Station #18	Semi-Public Facility	Fire and Life Safety Services	1989	6,619	\$1,775,507	\$4,871,121	37%	Poor
009883 - Trailer, Office, Parks	City Office/Work Yard/Operations	Park And Recreation	1988	400	\$41,288	\$60,396	71%	Poor
009896 - Trailer, Chollas Streets, Contracts (Old Asphalt)	City Office/Work Yard/Operations	General Services	1989	1,440	\$234,949	\$405,302	63%	Poor
009982 - Fire Station #14	Semi-Public Facility	Fire and Life Safety Services	1992	7,612	\$2,188,424	\$5,637,828	40%	Poor
010007 - Police, Garage, Southern	City Office/Work Yard/Operations	Police	1992	6,293	\$1,140,858	\$3,080,738	38%	Poor
010065 - 39th Street Neighborhood Park	Public Facility	Park And Recreation	1982	2,777	\$1,102,045	\$1,632,543	68%	Poor
010354 - Fire Station #24	Semi-Public Facility	Fire and Life Safety Services	1993	8,258	\$2,202,711	\$6,944,730	33%	Poor
010361 - Park, Memorial Skateboard Entrance Kiosk	Public Facility	Park And Recreation	2004	120	\$16,981	\$45,197	39%	Poor
010473 - Teralta Neighborhood Park and Comfort Station	Public Facility	Park And Recreation	2008	132	\$27,826	\$118,717	31%	Poor
010524 - NTC Park Comfort Station II	Public Facility	Park And Recreation	1965	3,400	\$1,015,460	\$1,626,594	63%	Poor
012751 - Police, Garage, Eastern	City Office/Work Yard/Operations	Police	1988	5,820	\$1,044,397	\$4,202,447	38%	Poor
257 - Chollas Streets, Storm Water	City Office/Work Yard/Operations	General Services	1962	4,244	\$1,316,630	\$2,609,763	49%	Poor
30001219 - Old SDDPC Building #1 South	City Office/Work Yard/Operations	Information, Technology and Communications	1985	42,000	\$10,710,115	\$25,993,800	42%	Poor
30001220 - Old SDDPC Building #2 North	City Office/Work Yard/Operations	Information, Technology and Communications	1983	42,370	\$16,963,992	\$33,190,540	53%	Poor
802828 - Mission Bay, Information Center	Public Facility	Park And Recreation	1969	6,300	\$2,032,093	\$3,932,838	52%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
900025 - Comfort Station and Concessions, Encanto Verna Quinn	Public Facility	Park And Recreation	1980	596	\$192,041	\$278,076	70%	Poor
900039 - Police, Garage, SouthEastern	City Office/Work Yard/Operations	Police	1984	6,101	\$1,048,757	\$2,413,861	44%	Poor
900040 - Police, Garage, Northern	City Office/Work Yard/Operations	Police	1971	3,069	\$798,828	\$1,526,735	53%	Poor
900041 - Police, Garage, Western,	City Office/Work Yard/Operations	Police	1984	6,090	\$1,569,725	\$2,907,610	53%	Poor
900614 - Comfort Station, Rancho Bernardo Park (New)	Public Facility	Park And Recreation	1985	950	\$165,648	\$441,817	41%	Poor

**Table 14. Facilities in Poor Condition – Leased Facilities**

**Note:** For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000002 - San Diego Concourse (L)	Leased Facility	Real Estate Assets	1965	206,216	\$102,845,166	\$189,496,007	54%	Poor
000003 - Civic Theatre and Exterior Restrooms (L)	Leased Facility	Real Estate Assets	1965	111,809	\$47,961,955	\$90,953,267	53%	Poor
000004 - Concourse Parkade (L)	Leased Facility	Real Estate Assets	1964	498,806	\$93,240,911	\$173,973,557	51%	Poor
000015 - Concessions, Balboa Park (L)	Leased Facility	Park And Recreation	1973	1,728	\$374,149	\$812,782	55%	Poor
000057 - Residence and Garage (L)(No Maint.)	Leased Facility	Real Estate Assets	1964	1,956	\$199,377	\$532,130	35%	Poor
000210 - Museum, Firehouse (L)	Leased Facility	Real Estate Assets	1915	10,672	\$3,976,765	\$8,004,640	50%	Poor
000220 - College Rolando Center	Leased Facility	Real Estate Assets	1934	1,667	\$600,403	\$951,257	64%	Poor
000232 - A.B.U.S.D.F.F. (L)	Leased Facility	Real Estate Assets	1948	3,100	\$549,863	\$1,181,472	45%	Poor
000302 - Residence (L)(No Maint.)	Leased Facility	Real Estate Assets	1964	1,050	\$142,621	\$278,859	48%	Poor
000456 - Education Enrichment System (Old Linda Vista)	Leased Facility	Real Estate Assets	1950	4,554	\$1,502,745	\$2,696,970	55%	Poor
000467 - Mission Beach Community Clinic (L)(No Maint.)	Leased Facility	Real Estate Assets	1947	1,375	\$426,897	\$704,743	60%	Poor
000493 - Adult Center, E. San Diego (L)	Leased Facility	Park And Recreation	1938	2,280	\$1,255,099	\$1,701,154	69%	Poor
000516 - Chapel, Old Adobe (L)	Leased Facility	Park And Recreation	1919	1,400	\$353,670	\$725,004	49%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
000517 - Clubhouse, Golf, Presidio Hills Golf Course (L)	Leased Facility	Real Estate Assets	1948	1,024	\$348,871	\$479,007	72%	Poor
000526 - Museum, Villa Montezuma (L)	Leased Facility	Park And Recreation	1976	3,720	\$3,722,996	\$9,375,814	37%	Poor
000618 - Clubhouse, Senior Citizen, Morley Field (L)	Leased Facility	Park And Recreation	1948	1,548	\$530,261	\$828,582	64%	Poor
000628 - Clubhouse, Tennis Court, Balboa Park (L)	Leased Facility	Park And Recreation	1960	1,906	\$514,507	\$950,065	55%	Poor
000630 - Tower, California (L)	Leased Facility	Park And Recreation	1913	20,224	\$5,888,711	\$10,930,263	54%	Poor
000634 - House Of Pacific Relations, Italy and Hall Of Nations (L)	Leased Facility	Park And Recreation	1914	4,736	\$1,161,229	\$2,835,633	43%	Poor
000638 - Theatre, Old Globe (L)	Leased Facility	Park And Recreation	1955	40,027	\$16,967,241	\$32,328,207	51%	Poor
000641 - Museum Of Art (L)	Leased Facility	Park And Recreation	1925	100,483	\$39,758,179	\$91,494,796	44%	Poor
000644 - United Nations Building (L)	Leased Facility	Park And Recreation	1947	2,110	\$595,649	\$1,561,970	33%	Poor
000672 - Tank, World Beat, South Pepper Grove (L)	Leased Facility	Park And Recreation	1940	9,750	\$2,698,366	\$6,650,768	43%	Poor
000715 - Station, Toy Railroad (L)(No Maint.) Balboa Park	Leased Facility	Park And Recreation	1950	98	\$36,031	\$46,816	71%	Poor
000757 - Storage, Theatre Central, Central (L)	Leased Facility	Park And Recreation	1970	7,200	\$1,453,975	\$2,228,328	64%	Poor
000762 - Boy Scout Headquarters (L)(No Maint.)	Leased Facility	Real Estate Assets	1950	9,092	\$4,109,997	\$6,722,170	60%	Poor
000777 - Girl Scout Headquarters (L)(No Maint.) Balboa	Leased Facility	Real Estate Assets	1956	13,741	\$2,910,703	\$7,922,511	34%	Poor
000778 - Residence, Girl Scout (L)(No Maint.)	Leased Facility	Real Estate Assets	1956	1,224	\$161,691	\$415,169	36%	Poor
000779 - Girl Scout Shop (L)(No Maint.)	Leased Facility	Real Estate Assets	1956	1,825	\$580,212	\$995,793	57%	Poor
001005 - Community Center, Baybridge (L)(No Maint.)	Leased Facility	Park And Recreation	1971	9,890	\$4,129,932	\$6,234,755	66%	Poor
001081 - Residence, USIU Campus (L)	Leased Facility	Real Estate Assets	1974	3,850	\$542,523	\$1,085,392	51%	Poor
001133 - Neighborhood House, Mountain View (L)(No Maint.)	Leased Facility	Park And Recreation	1974	22,000	\$7,887,871	\$13,394,040	59%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
001203 - Boat Center, Santa Clara Point (L)(No Maint.)	Leased Facility	Park And Recreation	1976	6,628	\$1,559,087	\$3,781,539	40%	Poor
001216 - Marston Mansion, Balboa Park (L)	Leased Facility	Park And Recreation	1905	8,216	\$1,943,162	\$2,815,377	68%	Poor
001225 - Teen Center, San Diego Regional and Police Store	Leased Facility	Real Estate Assets	1977	8,000	\$3,295,359	\$4,871,920	68%	Poor
001280 - Barrio Youth Facility #1 (L)(No Maint.)	Leased Facility	Real Estate Assets	1979	7,784	\$2,192,247	\$4,023,627	55%	Poor
001281 - Barrio Youth Facility #2 (L)(No Maint.)	Leased Facility	Real Estate Assets	1979	4,556	\$1,081,637	\$2,561,338	42%	Poor
001282 - Barrio Youth Facility #3 (L)(No Maint.)	Leased Facility	Real Estate Assets	1979	10,075	\$2,489,839	\$5,693,181	44%	Poor
001370 - Pro Shop, Tennis Court, Balboa Park (L)(No Maint.)	Leased Facility	Park And Recreation	1982	808	\$123,519	\$240,348	52%	Poor
001495 - Mid-City Multi Service Center (L)	Leased Facility	Real Estate Assets	1980	8,000	\$3,817,422	\$6,827,360	56%	Poor
009837 - Community Clinic, Mid-City (L)(No Maint.)	Leased Facility	Real Estate Assets	1916	12,800	\$4,222,502	\$10,247,680	40%	Poor
010034 - Youth and Community Center, City Heights (L)	Leased Facility	Park And Recreation	1980	6,246	\$1,602,477	\$3,360,473	47%	Poor
010177 - NTC-89, Camp Nimitz, Barracks, Recruit (L)	Leased Facility	Real Estate Assets	1969	90,567	\$44,774,017	\$68,772,957	65%	Poor
010197 - NTC-479, Camp Nimitz, Barracks, Recruit (L)	Leased Facility	Police	1969	33,306	\$11,765,064	\$20,801,595	57%	Poor
010198 - NTC-480, Camp Nimitz, Barracks, Recruit (L)	Leased Facility	Real Estate Assets	1969	33,306	\$16,631,711	\$25,667,935	65%	Poor
010207 - NTC-557, Camp Nimitz, Recruit In-Processing (L)	Leased Facility	Real Estate Assets	1969	106,718	\$49,398,055	\$75,619,308	66%	Poor
010210 - NTC-609, Camp Nimitz, Fire Fighting Trainer (L)	Leased Facility	Fire and Life Safety Services	1990	12,314	\$2,709,906	\$7,619,534	36%	Poor
010212 - NTC-611, Camp Nimitz, Training, Gas Mask (L)	Leased Facility	Real Estate Assets	1969	1,437	\$401,045	\$640,787	63%	Poor
010268 - Residence, House, Vollmer Estate (L)	Leased Facility	Real Estate Assets	1970	3,272	\$472,624	\$859,718	56%	Poor
010269 - Residence, House, Vollmer Estate (L)	Leased Facility	Real Estate Assets	1979	2,300	\$287,169	\$634,662	45%	Poor

Facility Name	Asset Function	Department	Year Built	Gross Square Feet	Total Backlog	Plant Replacement Value	Building FCI	Condition
010270 - Residence, House, Vollmer Estate (L)	Leased Facility	Real Estate Assets	1979	2,300	\$301,843	\$605,176	50%	Poor
010271 - Residence, Studio, Vollmer Estate (L)	Leased Facility	Real Estate Assets	1979	663	\$95,662	\$183,320	53%	Poor
010394 - Two story building located west of Ocean Beach	Leased Facility	Real Estate Assets	1960	4,207	\$1,499,750	\$3,154,956	46%	Poor
01055 - Residence, 3 Unit (L)(No Maint.)	Leased Facility	Real Estate Assets	1965	8,800	\$1,476,276	\$2,654,432	55%	Poor
770032 - NTC-608, Camp Nimitz, Fire Fighting School (L)	Leased Facility	Fire and Life Safety Services	1991	17,786	\$5,440,531	\$14,313,461	38%	Poor
900607 - Marston House, Carriage, Balboa Park (L)	Leased Facility	Park And Recreation	1905	1,900	\$452,220	\$663,214	63%	Poor
TBD - NTC-88, Camp Nimitz, Barracks, Recruit (L)	Leased Facility	Real Estate Assets	1969	90,567	\$47,353,092	\$69,301,868	69%	Poor

## CAPITAL RENEWAL

In addition to identifying backlog of maintenance and capital backlogs for the selected FY-2014 facilities, an additional goal of the project was to identify and forecast for a 20 year period both the maintenance and capital backlog and future capital renewal. Previous sections of this report focused primarily on the existing maintenance and capital backlog (systems that are in service past the end of their useful life). In this section we will address both current FY-2014 maintenance and capital backlog and also projected future capital renewal needs which are based on the remaining useful life of buildings systems that are expected to expire in 2015 -2034. Capital renewals identified for the years 2015 – 2034 should be considered additional future needs to the FY-2014 maintenance and capital backlogs. These projections are based on either the assessor's determination on the remaining useful

life of the building system or component or they are based on linear straight line calculation using the chronological age and remaining useful life of the system. Average useful life expectations were derived from the Building Owners and Managers Association (BOMA) International standards for building systems useful life expectations. The table below depicts the standard useful life expectations for facility systems used in the assessment.



**Facility 10370 – South Village Neighborhood Park Comfort Station**

**Table 15. Facility Condition Assessment Building System Average Useful Life**

System Code	System	Sub System	Sub System Code	Category	Priority	Life
A10	FOUNDATIONS	Slab on Grade	A1030	Architectural	Level 2 Deterioration	20 - 100
A10	FOUNDATIONS	Special Foundations	A1020	Architectural	Level 2 Deterioration	20 - 100
A10	FOUNDATIONS	Standard Foundations	A1010	Architectural	Level 2 Deterioration	20 - 100
A20	BASEMENT CONSTRUCTION	Basement Excavation	A2010	Architectural	Level 2 Deterioration	20 - 100
A20	BASEMENT CONSTRUCTION	Basement Walls	A2020	Architectural	Level 2 Deterioration	20 - 100
B10	SUPERSTRUCTURE	Floor Construction	B1010	Architectural	Level 2 Deterioration	20 - 100
B10	SUPERSTRUCTURE	Roof Construction	B1020	Architectural	Level 2 Deterioration	15 - 100
B20	EXTERIOR ENCLOSURE	Exterior Doors	B2030	Architectural	Level 2 Deterioration	15 - 40
B20	EXTERIOR ENCLOSURE	Exterior Walls	B2010	Architectural	Level 2 Deterioration	5 - 100
B20	EXTERIOR ENCLOSURE	Exterior Windows	B2020	Architectural	Level 2 Deterioration	25 - 100
B30	ROOFING	Roof Coverings	B3010	Architectural	Level 2 Deterioration	5 - 75
C10	INTERIOR CONSTRUCTION	Fittings	C1030	Architectural	Level 3 Appearance	20 - 40
C10	INTERIOR CONSTRUCTION	Interior Doors	C1020	Architectural	Level 3 Appearance	20 - 40
C10	INTERIOR CONSTRUCTION	Partitions	C1010	Architectural	Level 3 Appearance	20 - 750
C20	STAIRS	Stair Construction	C2010	Architectural	Level 2 Deterioration	20 - 100
C20	STAIRS	Stair Finishes	C2020	Architectural	Level 3 Appearance	10 - 75
C30	INTERIOR FINISHES	Ceiling Finishes	C3030	Architectural	Level 3 Appearance	10 - 25
C30	INTERIOR FINISHES	Floor Finishes	C3020	Architectural	Level 2 Deterioration	10 - 30
C30	INTERIOR FINISHES	Wall Finishes	C3010	Architectural	Level 3 Appearance	10 - 50
D10	CONVEYING	Elevators and Lifts	D1010	Mechanical	Level 1 Operations Impacts	20 - 35
D10	CONVEYING	Escalators and Moving Walks	D1020	Mechanical	Level 1 Operations Impacts	15
D10	CONVEYING	Other Conveying Systems	D1090	Mechanical	Level 1 Operations Impacts	15 - 30
D20	PLUMBING	Domestic Water Distribution	D2020	Plumbing	Level 1 Operations Impacts	20 - 30
D20	PLUMBING	Other Plumbing Systems	D2090	Plumbing	Level 2 Deterioration	15 - 30
D20	PLUMBING	Plumbing Fixtures	D2010	Plumbing	Level 2 Deterioration	10 - 30
D20	PLUMBING	Rain Water Drainage	D2040	Plumbing	Level 2 Deterioration	15 - 30
D20	PLUMBING	Sanitary Waste	D2030	Plumbing	Level 1 Operations Impacts	20 - 30



System Code	System	Sub System	Sub System Code	Category	Priority	Life
D30	HVAC	Controls and Instrumentation	D3060	Mechanical	Level 1 Operations Impacts	10 - 20
D30	HVAC	Cooling Generating Systems	D3030	Mechanical	Level 1 Operations Impacts	15 - 30
D30	HVAC	Distribution Systems	D3040	Mechanical	Level 1 Operations Impacts	15 - 30
D30	HVAC	Energy Supply	D3010	Mechanical	Level 2 Deterioration	20 - 30
D30	HVAC	Heat Generating Systems	D3020	Mechanical	Level 1 Operations Impacts	30 - 50
D30	HVAC	Other HVAC Systems	D3090	Mechanical	Level 1 Operations Impacts	20 - 30
D30	HVAC	Terminal and Package Units	D3050	Mechanical	Level 1 Operations Impacts	15 - 30
D40	FIRE PROTECTION	Other Fire Protection Systems	D4090	Architectural	Level 1 Operations Impacts	10 - 30
D40	FIRE PROTECTION	Sprinklers	D4010	Mechanical	Level 1 Operations Impacts	20 - 40
D40	FIRE PROTECTION	Standpipes	D4020	Mechanical	Level 1 Operations Impacts	30
D50	ELECTRICAL	Communications and Security	D5030	Mechanical	Level 1 Operations Impacts	10 - 30
D50	ELECTRICAL	Electrical Service Distribution	D5010	Mechanical	Level 1 Operations Impacts	25 - 30
D50	ELECTRICAL	Lighting and Branch Wiring	D5020	Mechanical	Level 1 Operations Impacts	25 - 30
D50	ELECTRICAL	Other Electrical/Generator	D5090	Mechanical	Level 1 Operations Impacts	10 - 30
E10	EQUIPMENT	Commercial Equipment	E1010	Architectural	Level 2 Deterioration	10 - 30
E10	EQUIPMENT	Institutional Equipment	E1020	Architectural	Level 2 Deterioration	20 - 30
E10	EQUIPMENT	Other Equipment	E1090	Architectural	Level 3 Appearance	15 - 50
E10	EQUIPMENT	Vehicular Equipment	E1030	Architectural	Level 2 Deterioration	20 - 30
E20	FURNISHINGS	Fixed Furnishings	E2010	Architectural	Level 3 Appearance	20 - 30
F10	SPECIAL CONSTRUCTION	Special Structures	F1010	Architectural	Level 2 Deterioration	20 - 75
G10	SITE PREPARATIONS	Site Earthwork	G1030	Site	Level 2 Deterioration	100
G20	SITE IMPROVEMENTS	Landscaping	G2050	Site	Level 3 Appearance	10 - 20
G20	SITE IMPROVEMENTS	Parking Lots	G2020	Site	Level 2 Deterioration	50
G20	SITE IMPROVEMENTS	Pedestrian Paving	G2030	Site	Level 2 Deterioration	50 - 100
G20	SITE IMPROVEMENTS	Roadways	G2010	Site	Level 2 Deterioration	50 - 100
G20	SITE IMPROVEMENTS	Site Development	G2040	Site	Level 2 Deterioration	30 - 40
G30	SITE CIVIL/MECHANICAL UTILITIES	Cooling Distribution	G3050	Site	Level 1 Operations Impacts	30 - 50

System Code	System	Sub System	Sub System Code	Category	Priority	Life
G30	SITE CIVIL/MECHANICAL UTILITIES	Fuel Distribution	G3060	Site	Level 1 Operations Impacts	50
G30	SITE CIVIL/MECHANICAL UTILITIES	Heating Distribution	G3040	Site	Level 1 Operations Impacts	30 - 50
G30	SITE CIVIL/MECHANICAL UTILITIES	Sanitary Sewer	G3020	Site	Level 2 Deterioration	30 - 50
G30	SITE CIVIL/MECHANICAL UTILITIES	Storm Sewer	G3030	Site	Level 2 Deterioration	50
G30	SITE CIVIL/MECHANICAL UTILITIES	Water Supply	G3010	Site	Level 2 Deterioration	50
G40	SITE ELECTRICAL UTILITIES	Electrical Distribution	G4010	Site	Level 1 Operations Impacts	30
G40	SITE ELECTRICAL UTILITIES	Site Communications and Security	G4030	Site	Level 1 Operations Impacts	10 - 30
G40	SITE ELECTRICAL UTILITIES	Site Lighting	G4020	Site	Level 1 Operations Impacts	30
G90	OTHER SITE CONSTRUCTION	Other Site Construction	G9090	Site	Level 2 Deterioration	20 - 50
G90	OTHER SITE CONSTRUCTION	Service and Pedestrian Tunnels	G9010	Site	Level 2 Deterioration	100

As the table reveals there are some systems that have a much greater life cycle than others. As can be expected some systems will experience greater wear than others, such as the wall finishes when compared to ceiling finishes, and will require renewal sooner and more frequently. The goal of the projecting a multi-year capital renewal funding is to provide to the City a long range forecast of the future needs for each facility based on the current age, condition, and the estimated remaining useful life of the facility systems. This is a very common approach used in long range facility planning and asset management Using this approach the City can generally expect to know how much and when to budget for renewal of these systems.

In addition to the building system level life cycles, specific equipment life cycles were developed to recognize that equipment life cycles are shorter than the building system to which they belong. Detail below is the table of equipment life cycles used for the assessment.

**Table 16. Equipment Life Cycles**

Equipment	Priority	Life
Air Cooled Condensing Units	Level 1 Operations Impacts	15 - 30
Air Handling Units	Level 1 Operations Impacts	20 - 48
Automatic Transfer Switch	Level 1 Operations Impacts	25 - 48
Boilers	Level 1 Operations Impacts	25 - 30
Chilled Water Pumps	Level 1 Operations Impacts	25 - 48
Chillers	Level 1 Operations Impacts	20 - 30
Cooling Tower Water Pumps	Level 1 Operations Impacts	25 - 30
Cooling Towers	Level 1 Operations Impacts	18 - 30

Equipment	Priority	Life
Disconnect Switch	Level 1 Operations Impacts	30 - 53
Domestic Water Pumps	Level 1 Operations Impacts	25 - 30
Electrical Panel	Level 1 Operations Impacts	15 - 30
Elevators	Level 1 Operations Impacts	20 - 50
Energy Management System	Level 1 Operations Impacts	20 - 30
Evaporative Coolers	Level 1 Operations Impacts	15 - 25
Exhaust Fans	Level 1 Operations Impacts	20 - 53
Fan Coil Units	Level 1 Operations Impacts	18 - 30
Fire Alarm System	Level 1 Operations Impacts	15 - 26
Fire Suppression Controller	Level 1 Operations Impacts	15 - 33
Fire Suppression Dry/Chem.	Level 1 Operations Impacts	20 - 25
Fire Suppression Pumps	Level 1 Operations Impacts	25 - 33
Fire Suppression Valve	Level 1 Operations Impacts	15 - 40
Furnace, Electric	Level 1 Operations Impacts	18 - 30
Furnace, Gas	Level 1 Operations Impacts	15 - 30
Generators	Level 1 Operations Impacts	20 - 32
Heating Water Pumps	Level 1 Operations Impacts	25 - 30
Lift Stations	Level 1 Operations Impacts	25
Motor Control Centers	Level 1 Operations Impacts	25 - 30
Package Units	Level 1 Operations Impacts	15 - 25
Pool Pump	Level 1 Operations Impacts	30
Security System	Level 1 Operations Impacts	15 - 26
Stove/Grill Exhaust Hood	Level 1 Operations Impacts	15 - 30
Unit Heater	Level 1 Operations Impacts	15 - 30
Vehicle Exhaust System	Level 1 Operations Impacts	20 - 30
Walk-in Refrigerator Evaporator	Level 1 Operations Impacts	20
Water Heaters	Level 1 Operations Impacts	10 - 30
Apparatus Doors (Fire Stations Only)	Level 2 Deterioration	10 - 40
Asphalt Shingles	Level 2 Deterioration	15 - 30

Equipment	Priority	Life
Boilers	Level 2 Deterioration	25 - 30
Built up Roof	Level 2 Deterioration	15 - 25
Clay Tile Roof	Level 2 Deterioration	20 - 75
Concrete Tile Roof	Level 2 Deterioration	40 - 50
Gutters and Downspouts	Level 2 Deterioration	15 - 30
Metal Panel Roof Systems High-Slope	Level 2 Deterioration	15 - 75
Metal Panel Roof Systems Low-Slope	Level 2 Deterioration	20 - 75
Modified Bitumen	Level 2 Deterioration	15 - 25
Other Roofing	Level 2 Deterioration	15 - 75
Pool Pump	Level 2 Deterioration	15 - 30
Slate Roof	Level 2 Deterioration	75
Spray Polyurethane Foam	Level 2 Deterioration	10
Synthetic Roof Coverings	Level 2 Deterioration	20
Thermoplastic Membrane	Level 2 Deterioration	20
Wood Shingles	Level 2 Deterioration	20 - 30

To identify and forecast the multi-year capital renewal projections for the facilities assessed in FY-2014 the assessment teams were tasked with three (3) things that are critical to meeting this project goal. They are:

- Identifying what systems actually exist at a facility.
- Estimating when the systems were installed.
- Forecasting how many years of useful life remain and when the system would need complete replacement based on its current condition and remaining years of useful life.

## Capital Renewal Schedule

The Capital Renewal Schedule is intended to provide the City a snapshot of both the FY-2014 backlog and projected capital renewal by **building system** for the next 20 years. The schedule details which building systems are part of the FY-2014 backlog and which systems are projected future capital renewal for 2015 - 2034. Capital Renewal items in year 2015, for example, become part of the backlog in year 2016 if not completed in year 2015. Therefore, as time progresses subsystems that reach the end of their useful life in future years (capital renewal) become part of the backlog if not completed in the year that the subsystem expires. Information in the Capital Renewal Schedule comes directly from and is produced by ALPHA's APPS database and software. The Capital Renewal Schedule is provided in **Appendix D**.



**Facility 10452 – Beyer Blvd Comfort Station**

# CITY OF SAN DIEGO CONCLUSIONS & RECOMMENDATIONS

## Conclusions

The approach and methods used in conducting this Facility Condition Assessment (FCA) are typical for this type of project. Standard techniques for information gathering, data collection, and data entry were used. Routine meetings were held with the City and the assessment teams to discuss progress and to resolve any problems or issues that arose. As with any project of this magnitude and complexity, adjustments and corrections to the means and methods used were identified and implemented as the work progressed. Most of these were resolved during the course of the data collection and data entry and also through the report submittals for the individual facilities. The results and findings of this report represent the field data collection and data entry work of the assessment teams. Data compilations and reporting is produced from the assessor's data entry and ALPHA's APPS data base and software.



Facility 000003 – Civic Theatre

As revealed in previous sections of this document, the assessment teams assessed 349 City owned facilities (274 City-Occupied and 75 Leased) totaling 3,508,207 gross square feet. Breaking these figures down further, 1,764,897 gross square feet was assessed for the City-Occupied facilities and 1,743,301 gross square feet for the Leased facilities. The Plant Replacement Values (PRV) are currently estimated at \$1,049,862,100 of the City-Occupied facilities and \$1,112,757,878 of the Leased facilities. The average construction cost is determined by dividing the actual gross square feet assessed by the Plant Replacement Values (PRV). The average construction cost for the City-Occupied facilities is estimated to be \$594.86 per gross square foot. The average construction cost for the Leased facilities is estimated to be \$638.30 per square foot. Each of these estimates includes the cost of the building systems **and** the site systems. Maintenance and capital backlogs totaling \$405,086,737 for the 274 City-Occupied facilities assessed and \$578,066,277 for the 75 Leased facilities assessed. As mentioned throughout this report the City will need to research individual lease agreements to determine the City's actual obligation on resolution of the backlog for the Leased facilities. Detailed below is the FCI formula and condition rating method used throughout this report and a summary of the condition assessment findings by asset function for the facilities assessed in FY-2014.

$$\text{City of San Diego FCI} = \left( \frac{\text{Cost of Maintenance Backlog} + \text{Capital Backlog}}{\text{Plant Replacement Value (PRV)}} \right)$$

Condition Ratings

Good = 0% - 20%

Fair = 21% - 29%

Poor =  $\geq$  30%

Asset Function	# Facilities Assessed (FY-2014)	Gross Square Footage (GSF)	Maintenance Backlog (FY-2014)	Capital Backlog (FY-2014)	Total of Backlog (FY-2014)	Plant Replacement Value (PRV) (FY-2014)	Overall FCI (FY-2014)	# Facilities With FCI of Good	# Facilities With FCI of Fair	# Facilities With FCI of Poor
Public (Rec. & Sr. Centers / Comfort Stations / Libraries / Kiosk / Skate Parks)	141	678,558	\$ 2,499,642	\$ 91,002,457	\$ 93,502,099	\$ 369,506,519	25%	82	19	40
Semi-Public (Police / Fire / Life Guard)	31	245,101	\$ 879,937	\$ 43,042,284	\$ 43,922,221	\$ 154,645,982	28%	10	4	17
City Offices / Work Yards / Operations	102	841,238	\$ 2,331,056	\$ 265,331,361	\$ 267,662,417	\$ 525,709,599	51%	30	14	58
<b>Total City Occupied Facilities</b>	<b>274</b>	<b>1,764,897</b>	<b>\$ 5,710,636</b>	<b>\$ 399,376,101</b>	<b>\$ 405,086,737</b>	<b>\$ 1,049,862,100</b>	<b>39%</b>	<b>122</b>	<b>37</b>	<b>115</b>
<b>Total Leased Facilities</b>	<b>75</b>	<b>1,743,310</b>	<b>\$ 6,530,393</b>	<b>\$ 571,535,884</b>	<b>\$ 578,066,277</b>	<b>\$ 1,112,757,878</b>	<b>52%</b>	<b>10</b>	<b>8</b>	<b>57</b>

Dividing the estimated current maintenance and capital backlog cost by the estimated plant replacement value (PRV) the Facility Condition Index (FCI), the City-Occupied facilities received a combined FCI of 39%, indicating the group of facilities is in overall Poor condition and the Leased facilities received a combined FCI of 52% indicating these facilities are also in overall Poor condition. Of the 349 facilities assessed in FY-2014, 122 of the City-Occupied facilities and 10 of the Leased facilities received a condition rating of Good (0% - 20%), 37 of the City-Occupied facilities and 8 of the Leased facilities received a condition rating of Fair (21% - 29%) and 115 of the City-Occupied facilities and 57 of the Leased facilities received a condition rating of Poor (30% or greater).

The overall finding of a Poor condition is indicative of facilities systems that have either surpassed or reached the end of their expected useful life and under-resourcing normal operations and maintenance programs. Detailed in the table below is a summary breakdown of the facilities assessed to be in Poor condition by occupancy.

FACILITIES IN POOR CONDITION BY OCCUPANCY					
FCI Range (Poor)	Occupancy	# Facilities In Poor Condition	FY-2014 Maintenance & Capital Backlog by Occupancy	Percentage of FY-2014 Total Backlog for City-Occupied Facilities (\$405,086,737)	Percentage of FY-2014 Total Backlog for Leased Facilities (\$578,066,277)
30%- 49%	City	51	\$ 133,184,358	33%	-
≥ 50%	City	64	\$ 222,068,361	55%	-
30%- 49%	Leased	20	\$ 73,378,770	-	27%
> 50%	Leased	57	\$ 479,667,538	-	49%

For the facilities found to be in Poor condition, focused efforts to resolve the impacts these facilities may have on the City should be a priority. The assessment data also reveals that Real Estate Asset, Parks and Recreation and General Service department facilities make up the bulk of the facilities that are in poor condition. For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlogs.

While the findings in this report point to the significant need for action, especially with the facilities in poor condition, it must be said that the results and findings on the condition of the facility **systems** did not produce any abnormal findings with these aged public use facilities. When you consider the overall average age of 35 years for the facilities and their systems, and compare this to the average useful life of 40 - 50 years for the typical facility, the condition based results in this report are consistent with what can be expected with facilities in

the later fourth quarter of their expected useful life. A majority of the repairs and replacements was found with the building interiors, primarily the finish systems and with the expensive service systems such as HVAC and Electrical. These are common results found on facility systems that have a shorter useful life of between 10 – 30 years and also experience the most direct use and daily wear and tear.



**Facility 1281 – Barrio Youth Facility**



## Recommendations

The results and findings of this Facility Condition Assessment (FCA) reveal the need to establish an approach and method to develop an action plan to resolve conditions found with the facilities in Poor condition with emphasis on those facilities receiving an FCI of 50% or greater and those that are not currently occupied by City functions. Other facilities that were found to be in Poor condition with an FCI of 30% to 49% should undergo a similar review and meaningful action taken to resolve and improve conditions in those facilities. Significant funding and other resources over the period of 2014 – 2034 are urgently needed and the City must now establish the guidance and a path on how to meet the funding challenges detailed in this report



**Facility 900057 – Police Horse Patrol Training**

The primary goal of the FCA was first to identify and estimate the maintenance and capital backlog within the assessed facilities and second to forecast future capital renewal for planning purposes for a 20 year period. This report is only the beginning of the process in establishing an action plan to improve facility conditions in the City.

Some recommendations for establishing an action plan and next steps are provided below.

### Recommendation #1

Develop an action and resolution plan to alleviate the conditions associated with some or all of the facilities found to be in poor condition. This plan should first determine if retaining or other disposition of a facility or group of facilities is in the best interest of the City. If the plan determines that retention of some facilities is needed, then meaningful efforts and resources to repair or replace the facility systems must be made. If the plan determines that some facilities are no longer needed to meet the operational services of the City, then a disposition plan to relieve the City of the operational and financial burden, and any potential liability or risk associated with the facility, should be undertaken.

### Recommendation #2

Establish and develop an action and funding plan that targets improving overall conditions for the 274 City-Occupied facilities found to be in poor condition. This plan should analyze consider the following data points:

- 1) **Asset Function.** Separate analysis will be needed for the three (3) asset functions for the City-Occupied facilities. These include: Public, Semi-Public, and Offices / Work Yard / Operations facilities.
- 2) **Leased Facilities.** For all Leased facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.
- 3) **Number of Facilities by Asset Function.** A separate count of the number of facilities that are in poor condition by asset function.
- 4) **Establish the FY-2014 Facility Condition Index (FCI).** This would be done using the FCI formula of divided the cost of maintenance and capital backlogs by the Plant Replacement Value (PRV) for each asset function.
- 5) **Determine a targeted goal for an improved FCI.** Establish an improved target FCI which will achieve an improved the current poor FCI to a desired condition for each asset function. This can be done by estimating the reinvestment funding necessary to achieve the improved target FCI.
- 6) **Determine the Reinvestment funding needed** to achieve the improved / target FCI for each asset function.

- 7) **Develop a Multi-year Funding Plan.** This funding plan should provide annual funding in the amounts necessary to achieve the improved / targeted FCI desired.

In the simplest of terms, the purpose of this recommendation is to develop a method and means to identify the funding resources needed to improve the overall poor condition of the City-Occupied facilities within specified period of time.

### **Recommendation #3**

Funding of the backlog of maintenance and capital backlogs identified in this report is viewed and as critical and essential in improving the current overall Poor condition rating of the facilities. It is recommended the City determine and goal to improve overall conditions within the next 5 years. As mentioned in this report, serious action is needed to resolve the conditions associated with those facilities found to be in poor condition and not occupied by the City.

### **Recommendation #4**

One of the primary reasons facilities fall into a state of disrepair is inadequate resources needed to perform proactive and preventative maintenance. The absence of preventative maintenance and the reliance on break down maintenance are significant contributing factors to the overall condition of any facility. In general a high FCI is typically indicative of under resourcing of the facility maintenance and capital programs. It is recommended the City establish a percentage of the Plant Replacement Value (PRV) allocated annually to normal facility operations and maintenance that will sustain a targeted level of overall facility condition throughout the facility portfolio.

### **Recommendation #5**

Establish and maintain an active and ongoing program to annually and continually assess and evaluate the condition of the City's facility assets on a recurring schedule. Proactive and ongoing assessments and evaluation of the facility assets are critical and required to effectively manage the facilities and limited resources. Without a proactive and ongoing assessment program the City will be left to manage facility conditions with outdated information. Industry standards generally recommend that one-third of the facility inventory be assessed annually.

In conclusion, the results, findings, and recommendations contained in this report and the individual assessment reports provide the source information needed to assist the City in making the hard decisions needed to improve the overall condition of the facilities now and in the future. It is imperative and critical the City take the next steps of establishing a plan of action reduce the current maintenance and capital backlogs.

## APPENDIX

Below is a list of Appendices that support and are applicable the report results and findings of the Facility Condition Assessment (FCA) project. The Appendix is intended to provide detailed information to assist in reference the summary information and exhibits found in the text of the this document.

## **Appendix A**

List of Facilities Assessed and standard Facility Condition Index (FCI) by Facility Number

## **Appendix B**

List of Facilities that received the Abbreviated Accessibility Assessment

## **Appendix C**

List of Facilities that received the Solar Energy & Feasibility Assessment

## **Appendix D**

Multi-Year Facility Renewal Plan - All Facilities

## **Appendix E**

Glossary of Terms

***APPENDIX A – LIST OF FACILITIES ASSESSED AND STANDARD  
FACILITY CONDITION INDEX (FCI) BY FACILITY NUMBER***

Appendix A – List of Facilities Assessed and Standard FCI by Facility Number- City-Occupied Facilities

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
Public Facilities: Average Actual FCI = 25 (Fair) / Proposed Service Level FCI Goal = 15 (Good)															
010065	39th Street Neighborhood Park	3901- Adams Ave.	3	2,777	Park And Recreation	Public Facility	Comfort Station	1982	No	Yes	\$850	\$1,101,195	\$626,052	\$1,632,543	68
010369	Balboa Park, Golf Course Comfort Station	2600 Golf Course Drive	3	1,380	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$10,448	\$1,666	\$3,342	\$712,977	2
010452	Beyer Blvd Comfort Station	2155 Beyer Blvd	8	405	Park And Recreation	Public Facility	Comfort Station	2007	No	No	\$0	\$2,681	\$0	\$177,917	2
010373	Breen Neighborhood Park Comfort Station	11103 Polaris Drive	5	1,300	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$6,690	\$0	\$0	\$569,426	1
010390	Cabrillo Heights Neighborhood Park, Comfort Stati	8308 1/2 Hurlbut Street	7	681	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$1,423	\$3,404	\$1,423	\$317,850	2
010455	Camino Ruiz Neighborhood Park Comfort Station	11498 Camino Ruiz	6	1,440	Park And Recreation	Public Facility	Comfort Station	2006	No	No	\$4,425	\$50,969	\$0	\$620,194	9
010325	Carmel Valley Recreation Center-Comfort	3777 Townsgate Drive	1	1,540	Park And Recreation	Public Facility	Comfort Station	1999	No	No	\$6,666	\$155,053	\$1,172	\$683,945	24
010472	Cherokee Point Neighborhood Park and Comfort	3901 Landis Street	9	195	Park And Recreation	Public Facility	Comfort Station	2008	No	No	\$2,681	\$0	\$0	\$97,958	3
300013	Colina Del Sol, Pre-fabricated Restroom	5319 Orange Ave	9	150	Park And Recreation	Public Facility	Comfort Station	2012	No	Yes	\$0	\$0	\$0	\$64,266	0
900025	Comfort Station and Concessions, Encanto Verna Qu	1145 Klauber Ave.	4	596	Park And Recreation	Public Facility	Comfort Station	1980	No	No	\$0	\$192,041	\$61,957	\$278,076	70
010318	Comfort Station, Ashley Neighborhood Park	13062 Ashley Falls Drive	1	726	Park And Recreation	Public Facility	Comfort Station	2002	No	No	\$1,845	\$32,227	\$0	\$318,656	11
001235	Comfort Station, Cabrillo Park	3051 Canon St.	2	1,026	Park And Recreation	Public Facility	Comfort Station	1977	No	No	\$5,132	\$272,745	\$100,406	\$481,471	57
900065	Comfort Station, Carmel Del Mar	12300 Carmel Park Dr.	1	950	Park And Recreation	Public Facility	Comfort Station	2000	No	No	\$2,950	\$89,862	\$774	\$458,670	22
300012	Comfort Station, City Heights Park	4380 Landis St.	9	768	Park And Recreation	Public Facility	Comfort Station	1998	No	Yes	\$0	\$34,693	\$0	\$359,562	11
900638	Comfort Station, Cowles Mountain Staging	#Golfcrest Dr. & Navajo Rd.	7	624	Park And Recreation	Public Facility	Comfort Station	1991	No	No	\$906	\$67,196	\$906	\$281,418	27
010286	Comfort Station, Fiesta Island Youth Camp	1435 Fiesta Island Rd.	2	1,422	Park And Recreation	Public Facility	Comfort Station	2000	No	No	\$11,441	\$72,659	\$3,263	\$629,363	14
001079	Comfort Station, Gompers Park	#Hilltop Dr. & Carolina Ln.	4	592	Park And Recreation	Public Facility	Comfort Station	1975	No	No	\$2,597	\$163,694	\$57,720	\$265,346	59
010379	Comfort Station, Highland Ranch Kleigh Park	12130 Eastbourne Road	5	180	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$641	\$9,024	\$5,247	\$83,329	7
010289	Comfort Station, Kumeyaay (East)	10570 Father Junipero Serra Trail	7	1,225	Park And Recreation	Public Facility	Comfort Station	2000	No	No	\$5,265	\$53,998	\$3,090	\$525,893	12
010350	Comfort Station, Lake Murray	7051 Murray Park Drive	7	1,810	Park And Recreation	Public Facility	Comfort Station	2002	No	No	\$3,826	\$21,960	\$1,651	\$694,823	4
010376	Comfort Station, Mission Bay Park Dana Basin	1780 West Mission Bay Dr.,	2	681	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$2,730	\$3,897	\$555	\$285,305	2
001385	Comfort Station, Mission Valley (Stadium)	#Qualcomm Stadium Practice Field	7	1,466	Real Estate Assets	Public Facility	Comfort Station	1982	No	Yes	\$4,730	\$305,119	\$124,793	\$589,655	53
000522	Comfort Station, North Crown Point	#Lamont & Crown Point Dr.	2	1,440	Park And Recreation	Public Facility	Comfort Station	1961	No	No	\$0	\$420,774	\$136,966	\$627,725	63
010087	Comfort Station, North De Anza	2885 N. Mission Bay Dr.	2	970	Park And Recreation	Public Facility	Comfort Station	1996	No	No	\$10,392	\$47,271	\$791	\$437,237	15
300012	Comfort Station, Ocean Beach and Dog Beach Drin	5195 Brighton Street	2	1,500	Park And Recreation	Public Facility	Comfort Station	2012	No	Yes	\$0	\$0	\$0	\$649,515	0
001256	Comfort Station, Pioneer Park	1535 Washington Pl.	3	473	Park And Recreation	Public Facility	Comfort Station	1978	No	No	\$1,556	\$125,614	\$41,418	\$216,066	57
010378	Comfort Station, Presidio Park	4301 Taylor Street	3	425	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$3,575	\$5,156	\$1,400	\$178,054	5



Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
900614	Comfort Station, Rancho Bernardo Park (New)	18045 W. Bernardo Dr.	5	950	Park And Recreation	Public Facility	Comfort Station	1985	No	No	\$26,962	\$138,686	\$6,908	\$441,817	41
001070	Comfort Station, Silverwing	3737 Arey Dr.	8	555	Park And Recreation	Public Facility	Comfort Station	1975	No	No	\$6,918	\$139,942	\$58,425	\$270,357	51
010085	Comfort Station, Ski Beach (Middle Ski Beach)	3101 Ingraham St.	2	530	Park And Recreation	Public Facility	Comfort Station	1996	No	No	\$4,714	\$23,892	\$2,538	\$255,889	12
010377	Comfort Station, Ski Beach Mission Bay Park (Sout	2975 Ingraham Street	2	818	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$2,842	\$4,827	\$667	\$352,918	2
010351	Comfort Station, South Belmont Park	3195 1/2 Ocean Front Walk	2	2,200	Park And Recreation	Public Facility	Comfort Station	1997	No	No	\$10,366	\$94,622	\$2,190	\$991,672	12
010230	Comfort Station, South Creek	12249 Wickerbay Cove	5	960	Park And Recreation	Public Facility	Comfort Station	1997	No	Yes	\$0	\$41,944	\$0	\$421,277	10
010292	Comfort Station, Torrey Hills (W)	4262 Calle Mejillones	1	1,300	Park And Recreation	Public Facility	Comfort Station	2001	No	No	\$11,038	\$57,616	\$1,060	\$601,874	13
010086	Comfort Station, Ventura Point	1215 West Mission Bay Dr.	2	700	Park And Recreation	Public Facility	Comfort Station	1996	No	No	\$17,976	\$46,739	\$8,539	\$300,510	22
010048	Comfort Station, Views West Park and Snack Bar	12958 La Tortola	5	1,750	Park And Recreation	Public Facility	Comfort Station	1994	No	No	\$6,466	\$188,885	\$2,919	\$795,288	27
010290	Comfort Station, West, Kumeyaay	Two Father Junipero Serra Trail	7	1,225	Park And Recreation	Public Facility	Comfort Station	2000	No	No	\$4,212	\$52,687	\$2,036	\$552,328	11
010474	Comfort Station-A, South End, NTC Park	# Cushing Rd and Farragut	2	1,000	Park And Recreation	Public Facility	Comfort Station	2006	No	Yes	\$0	\$12,542	\$0	\$402,040	3
010420	De Portola Mid Sch., Joint Use Area, Comfort Stat	11010 Clairemont Mesa Blvd.	7	1,800	Park And Recreation	Public Facility	Comfort Station	2006	No	No	\$3,651	\$0	\$1,475	\$776,736	0
010393	Dorothy Petway Neighborhood Park, Comfort Station	1375 Rigel Street	9	181	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$3,153	\$219	\$3,153	\$93,514	4
010385	Doyle Community Park, Comfort Station	8175 Regents Road	1	272	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$2,296	\$4,732	\$454	\$122,658	6
010389	Kellogg Park Comfort Station (South)	2112 Vallecitos Court	1	780	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$8,230	\$9,934	\$636	\$455,621	5
010368	Lakeview Neighborhood Park, Comfort Station	10794 Mira Lago Terrace	5	1,200	Park And Recreation	Public Facility	Comfort Station	2004	No	No	\$8,741	\$53,160	\$2,692	\$555,528	12
300012	Mission Trails Regional Park Equestrian Center,	14400 Equestrian Circle	7	420	Park And Recreation	Public Facility	Comfort Station	2012	No	Yes	\$0	\$0	\$0	\$205,107	0
300012	Montgomery Waller Comfort Station	2920 Palm Ave	8	1,125	Park And Recreation	Public Facility	Comfort Station	2011	No	No	\$0	\$0	\$0	\$495,034	0
300012	North Crown Point Comfort Station	3725 Corona Oriente Rd	2	577	Park And Recreation	Public Facility	Comfort Station	2013	No	No	\$0	\$21,793	\$0	\$246,633	9
300012	NTC Park Comfort Station B, Point Loma	Cushing Road and Roosevelt	2	600	Park And Recreation	Public Facility	Comfort Station	2009	No	Yes	\$0	\$0	\$0	\$248,652	0
300012	NTC Park Comfort Station C, Point Loma	Cushing Road and Dewey Rd.	2	430	Park And Recreation	Public Facility	Comfort Station	1965	No	Yes	\$0	\$9,688	\$0	\$198,006	5
010524	NTC Park Comfort Station II	2775 1 - 3 Cushing Rd.	2	3,400	Park And Recreation	Public Facility	Comfort Station	1965	No	Yes	\$21,468	\$993,992	\$403,116	\$1,626,594	63
001283	omfort Station, Mission Beach Lifeguard Station	# Belmont Park, Mission Beach	2	1,729	Park And Recreation	Public Facility	Comfort Station	2000	No	Yes	\$7,443	\$283,002	\$60,258	\$694,626	43
010367	Overlook Neighborhood Park, Comfort Station	11417 Scripps Ranch Blvd.	5	180	Park And Recreation	Public Facility	Comfort Station	2004	No	No	\$440	\$4,418	\$440	\$71,095	7
300012	OVRP Mace Staging Area Restroom - Comfort Stati	210 Mace Street	N/A	297	Park And Recreation	Public Facility	Comfort Station	2010	No	Yes	\$1,484	\$222	\$348	\$120,285	1
007513	Park and Comfort Station Wideman Memorial	#Imperial Ave. and Ritchey St.	4	627	Park And Recreation	Public Facility	Comfort Station	1976	Yes	Yes	\$1,669	\$61,606	\$0	\$272,732	24
010320	Park, Lopez Ridge Neighbor, Comfort Station,	7245 Calle Cristobal	6	2,147	Park And Recreation	Public Facility	Comfort Station	2002	No	No	\$842	\$112,831	\$0	\$964,583	12
010454	Park, Nobel Athletic Area and Comfort Station	8810 Judicial Drive	1	342	Park And Recreation	Public Facility	Comfort Station	1990	Yes	No	\$1,717	\$15,181	\$0	\$145,059	11
001313	Park, Pioneer, Grant School Grounds	1425 W. Washington Pl.	3	1,806	Park And Recreation	Public Facility	Comfort Station	1983	No	No	\$0	\$444,822	\$153,735	\$782,486	57

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
294810	Park, Vista Pacifica Park and Comfort Station	6066 Avenida De las Vistas	8	574	Park And Recreation	Public Facility	Comfort Station	2003	No	Yes	\$0	\$51,007	\$0	\$230,759	23
010371	Rancho Penasquitos Skate Park- Comfort	10111 Carmel Mountain Road	5	431	Park And Recreation	Public Facility	Comfort Station	2005	No	Yes	\$1,996	\$0	\$1,589	\$192,174	1
010593	Robb Field Comfort Station West Entrance	W. Point Loma Blvd. and Bacon	2	656	Park And Recreation	Public Facility	Comfort Station	1998	No	Yes	\$994	\$4,343	\$0	\$272,365	2
010381	Robb Field Skateboard Park, Comfort Station	2525 Bacon Street	2	500	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$10,075	\$12,485	\$408	\$252,760	11
010370	South Village Neighborhood Park - Comfort Station	14756 Via Azul	5	406	Park And Recreation	Public Facility	Comfort Station	2005	No	No	\$676	\$0	\$0	\$162,039	0
010466	Stonebridge Park and Comfort Station	15030 Sycamore Trail Rd	5	594	Park And Recreation	Public Facility	Comfort Station	2007	No	Yes	\$181	\$3,932	\$181	\$220,820	2
000863	Storage and Restrooms, Garage, Mount Hope	3751 Market St.	9	4,876	Mt. Hope Cemetery	Public Facility	Comfort Station	1958	Yes	Yes	\$29,769	\$259,004	\$84,806	\$1,166,534	20
010473	Teralta Neighborhood Park and Comfort Station	4035 Polk Ave	9	132	Park And Recreation	Public Facility	Comfort Station	2008	No	Yes	\$4,476	\$23,350	\$11,685	\$118,717	31
010400	University Gardens, Neighborhood Park, Comfort	4900 Governor Dr.	1	188	Park And Recreation	Public Facility	Comfort Station	2000	No	Yes	\$496	\$1,245	\$0	\$75,264	2
010465	Ward Canyon Park Comfort Station	4661 North 39th Street	3	190	Park And Recreation	Public Facility	Comfort Station	2008	No	No	\$762	\$0	\$0	\$77,968	1
010019	Community Center, Cesar Chavez (Larson Field)	455 Sycamore Road	8	9,655	Park And Recreation	Public Facility	Community Center	1993	No	No	\$269,744	\$476,185	\$267,283	\$7,317,138	12
010015	Community Resource Center, Tubman-Chavez	415 Euclid	4	7,620	Real Estate Assets	Public Facility	Community Center	1994	No	No	\$672	\$987,322	\$429,440	\$4,445,356	23
010569	Mid City Transit Facilities	4025 University Ave.	9	475	Planning	Public Facility	Community Center	2006	No	Yes	\$0	\$0	\$0	\$216,187	0
802828	Mission Bay, Information Center	2688 E. Mission Bay Dr.	2	6,300	Park And Recreation	Public Facility	Community Center	1969	No	Yes	\$10,709	\$2,021,384	\$797,946	\$3,932,838	52
010051	Nature and Visitor Center, Mission Trails Regiona	One Father Junipero Serra Trail	7	14,081	Park And Recreation	Public Facility	Community Center	1994	Yes	Yes	\$24,449	\$862,107	\$181,026	\$8,116,570	10
902000	Dump Station Kumeyaay	Two Father Junipero Serra Trail	7	1,500	Park And Recreation	Public Facility	Dump Station	1999	No	No	\$0	\$5,225	\$0	\$88,125	0
300012	Harbor Drive Ped Bridge Elevator Bldg (Petco)	83 1 - 3 Park Blvd.	3	415	General Services	Public Facility	Elevator Building	2011	No	No	\$181,269	\$21,364	\$181,269	\$1,036,006	20
010497	1 of 3 Balboa Park Information Kiosks	#Pan American Plaza	3	36	Park And Recreation	Public Facility	Kiosk	2010	No	No	\$0	\$0	\$0	\$3,179	0
010498	2 of 3 Balboa Park Information Kiosks	#Pan American Plaza	3	36	Park And Recreation	Public Facility	Kiosk	2010	No	No	\$0	\$0	\$0	\$6,876	0
010499	3 of 3 Balboa Park Information Kiosks	#Pan American Plaza	3	36	Park And Recreation	Public Facility	Kiosk	2010	No	No	\$0	\$0	\$0	\$5,832	0
TBD	Balboa Park Information Kiosk #4	Pan American Plaza	3	36	Park And Recreation	Public Facility	Kiosk	2010	No	No	\$0	\$0	\$0	\$7,033	0
TBD	Balboa Park Information Kiosk #5	Pan American Plaza	3	36	Park And Recreation	Public Facility	Kiosk	2010	No	No	\$0	\$0	\$0	\$7,033	0
010273	Kiosk - Skateboard Park - Comfort Station Robb Fi	2525 Bacon Street	2	164	Park And Recreation	Public Facility	Kiosk	2000	No	No	\$522	\$5,500	\$0	\$258,333	21
010291	Kiosk, Administration, Robb Field	2525 Bacon Street	2	684	Park And Recreation	Public Facility	Kiosk	2001	No	No	\$0	\$21,849	\$12,763	\$166,581	14
010361	Park, Memorial Skateboard Entrance Kiosk	610 - 800 30th Streect	3	120	Park And Recreation	Public Facility	Kiosk	2004	No	No	\$12,543	\$4,438	\$158	\$45,197	39
000466	Library, Balboa	4255 Mt. Abernathy Ave.	6	4,257	Library	Public Facility	Library	1971	No	Yes	\$17,204	\$715,368	\$367,918	\$2,740,231	25
000446	Library, Benjamin	5188 Zion Ave.	7	4,406	Library	Public Facility	Library	1964	No	Yes	\$11,665	\$731,663	\$456,013	\$2,890,204	24
009992	Library, Carmel Valley	3919 Townsgate Dr.	1	13,206	Library	Public Facility	Library	1993	No	No	\$24,968	\$2,233,250	\$1,807,242	\$8,789,253	26
000465	Library, Clairemont	2920 Burgener Blvd.	2	4,800	Library	Public Facility	Library	1957	No	Yes	\$14,181	\$314,404	\$1,884	\$3,084,816	8

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
000470	Library, Kensington Normal Heights	4121 Adams Ave.	9	2,733	Library	Public Facility	Library	1962	No	No	\$1,229	\$1,016,143	\$610,263	\$1,728,404	58
300012	Library, Logan Heights Branch	567 So. 28th Street	8	27,028	Library	Public Facility	Library	2009	Yes	No	\$19,674	\$4,112	\$4,112	\$22,939,474	0
010136	Library, Mira Mesa	8405 New Salem Street	6	21,148	Library	Public Facility	Library	1993	No	No	\$78,780	\$1,330,668	\$468,499	\$15,179,188	9
000476	Library, North Clairemont	4616 Clairemont Dr.	6	5,852	Library	Public Facility	Library	1962	No	Yes	\$8,239	\$522,877	\$165,047	\$3,666,278	13
000450	Library, North Park	3795 31st St.	3	8,100	Library	Public Facility	Library	1988	Yes	Yes	\$4,521	\$1,293,701	\$1,111,644	\$5,153,868	26
000451	Library, Ocean Beach	4801 Santa Monica Ave.	2	5,066	Library	Public Facility	Library	1928	No	Yes	\$1,121	\$994,718	\$754,816	\$2,855,248	33
009996	Library, Rancho Penasquitos	13330 Salmon River Rd.	5	20,650	Library	Public Facility	Library	1991	No	No	\$137,882	\$3,687,017	\$2,863,828	\$14,011,025	28
001065	Library, San Carlos	7265 Jackson Dr.	7	8,190	Library	Public Facility	Library	1972	No	No	\$28,515	\$2,079,623	\$1,711,094	\$5,136,768	41
000475	Library, Serra Mesa	3440 Sandrock Rd.	7	5,300	Library	Public Facility	Library	1962	No	No	\$70,280	\$2,234,284	\$1,277,048	\$3,572,836	63
001272	Library, Tierrasanta	4985 La Cuenta	7	8,766	Library	Public Facility	Library	1983	Yes	Yes	\$17,720	\$814,081	\$607,370	\$5,961,318	12
001248	Library, University Community	4155 Governor Dr.	1	10,538	Library	Public Facility	Library	1982	No	No	\$63,298	\$1,342,898	\$1,199,468	\$6,993,965	20
000452	Library, University Heights	4193 Park Blvd.	3	6,608	Library	Public Facility	Library	1965	No	Yes	\$22,200	\$2,672,052	\$1,462,782	\$4,828,532	56
010447	North UTC Library	8820 Judicial Drive	1	16,020	Library	Public Facility	Library	2007	Yes	No	\$3,735	\$0	\$0	\$13,032,751	0
010534	Central Police Division Parking Garage	2501 Imperial Ave.	8	78,992	Police	Public Facility	Parking Garage	2000	Yes	No	\$14,209	\$2,104,505	\$0	\$20,653,248	11
000622	Botanical Building	1550 El Prado	3	14,460	Park And Recreation	Public Facility	Public Event Site	1914	No	No	\$3,481	\$2,311,019	\$537,189	\$8,787,776	28
008304	Community Concourse, Grounds - Johnny Brown	1220 3rd Ave	3	35,060	Real Estate Assets	Public Facility	Public Event Site	1965	No	No	\$14,019	\$0	\$0	\$624,068	0
010495	House of Pacific Relations, Spain	2172 Pan American Road	3	936	Park And Recreation	Public Facility	Public Event Site	2006	No	No	\$4,464	\$0	\$2,289	\$573,384	1
001398	Organ Pavilion	2211 E. Pan American Rd.	3	12,104	Park And Recreation	Public Facility	Public Event Site	1984	No	No	\$134,330	\$6,487,351	\$3,387,873	\$12,696,733	51
000782	Clubhouse and Shuffleboard, Balboa Park	2225 6th Ave. Senior Citizens Clubhouse	3	7,994	Park And Recreation	Public Facility	Recreation Center	1961	No	Yes	\$5,880	\$2,413,077	\$701,390	\$3,922,016	61
001211	Handball Court, Standley	3585 Governor Dr.	1	1,736	Park And Recreation	Public Facility	Recreation Center	1976	No	Yes	\$0	\$359,931	\$133,084	\$569,460	64
001450	Normal Heights Community Center - Old Oneira	4649 Hawley Blvd.	3	4,221	Park And Recreation	Public Facility	Recreation Center	1985	Yes	Yes	\$4,584	\$616,118	\$157,677	\$2,324,378	27
010448	North UTC Recreation Center (Nobel)	8810 Judicial Drive	1	10,500	Park And Recreation	Public Facility	Recreation Center	2007	Yes	No	\$38,205	\$0	\$0	\$5,548,410	1
010525	Ocean Air Recreation Center	4770 Fairport Way	1	13,635	Park And Recreation	Public Facility	Recreation Center	2009	Yes	No	\$26,907	\$19,530	\$0	\$8,460,108	1
001459	Recreation Center, Adams	3491 Adams Ave.	3	2,362	Park And Recreation	Public Facility	Recreation Center	1987	No	Yes	\$20,155	\$562,758	\$209,306	\$1,348,324	44
000557	Recreation Center, Allied Gardens	5155 Greenbrier Rd.	7	10,585	Park And Recreation	Public Facility	Recreation Center	1961	Yes	Yes	\$74,168	\$2,200,572	\$1,572,151	\$6,001,166	37
000495	Recreation Center, Cadman	4280 Avati Dr.	2	2,800	Park And Recreation	Public Facility	Recreation Center	1971	No	Yes	\$56,819	\$416,273	\$212,708	\$1,559,096	29
010304	Recreation Center, Carmel Valley	3777 Townsgate Drive	1	23,150	Park And Recreation	Public Facility	Recreation Center	1999	Yes	No	\$15,759	\$1,595,060	\$1,342,771	\$13,539,741	12
001074	Recreation Center, Kearny Mesa	3170 Armstrong St.	7	11,162	Park And Recreation	Public Facility	Recreation Center	1973	Yes	Yes	\$46,504	\$2,320,537	\$463,554	\$6,409,779	37
000481	Recreation Center, La Jolla	615 Prospect St.	1	7,920	Park And Recreation	Public Facility	Recreation Center	1915	No	No	\$20,144	\$2,347,231	\$989,399	\$5,058,583	47

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
001236	Recreation Center, Mira Mesa	8575 New Salem St.	5	10,825	Park And Recreation	Public Facility	Recreation Center	1976	No	No	\$36,941	\$3,270,289	\$644,312	\$6,329,919	52
000555	Recreation Center, North Clairemont	4421 Bannock Ave.	6	10,379	Park And Recreation	Public Facility	Recreation Center	1961	Yes	Yes	\$31,659	\$2,977,050	\$1,448,274	\$5,964,292	50
000488	Recreation Center, North Park (001334)(001063)	4044 Idaho St.	3	11,000	Park And Recreation	Public Facility	Recreation Center	1947	Yes	Yes	\$0	\$4,122,708	\$1,474,431	\$6,518,050	62
000483	Recreation Center, Ocean Beach	4726 Santa Monica Ave.	2	12,918	Park And Recreation	Public Facility	Recreation Center	1946	No	No	\$13,776	\$3,386,111	\$1,109,212	\$7,416,482	45
000875	Recreation Center, Old, San Ysidro, Casa	212 East Park Blvd.	8	7,242	Park And Recreation	Public Facility	Recreation Center	1957	Yes	Yes	\$20,082	\$3,024,227	\$1,114,718	\$4,514,808	67
000497	Recreation Center, Pacific Beach	1405 Diamond St.	2	12,800	Park And Recreation	Public Facility	Recreation Center	1948	No	No	\$43,973	\$2,637,291	\$797,188	\$7,344,256	34
001027	Recreation Center, Robb Field	2525 Bacon St.	2	4,800	Park And Recreation	Public Facility	Recreation Center	1972	No	No	\$62,719	\$780,744	\$73,074	\$3,308,496	29
000756	Recreation Center, San Carlos	6445 Lake Badin Ave.	7	10,800	Park And Recreation	Public Facility	Recreation Center	1970	Yes	Yes	\$25,377	\$3,829,464	\$1,373,540	\$5,956,740	64
000511	Recreation Center, Santa Clara Point	1008 Santa Clara Pl.	2	5,032	Park And Recreation	Public Facility	Recreation Center	1948	No	No	\$2,995	\$1,495,493	\$518,362	\$2,754,014	52
010280	Recreation Center, Scripps Ranch Community	11456 Blue Cypress Dr.	5	6,170	Park And Recreation	Public Facility	Recreation Center	2000	No	No	\$19,942	\$305,156	\$20,752	\$4,588,382	8
000771	Recreation Center, South Clairemont	3605 Clairemont Dr.	2	3,960	Park And Recreation	Public Facility	Recreation Center	1955	No	Yes	\$64,089	\$554,870	\$150,138	\$2,198,117	25
001213	Recreation Center, Standley	3585 Governor Dr.	1	16,795	Park And Recreation	Public Facility	Recreation Center	1976	No	No	\$170,948	\$3,688,691	\$1,314,223	\$10,025,775	38
000482	Recreation Center, Tecolote	4675 Tecolote Rd.	2	1,664	Park And Recreation	Public Facility	Recreation Center	1971	No	No	\$0	\$578,703	\$192,199	\$903,302	64
001402	Recreation Center, Tierrasanta (Old)	11220 Clairemont Mesa Blvd.	7	1,600	Park And Recreation	Public Facility	Recreation Center	1985	No	Yes	\$7,815	\$333,369	\$103,404	\$911,824	38
001062	Shuffleboard, Covered Court, North Park	2719 Howard St.	3	5,124	Park And Recreation	Public Facility	Recreation Center	1969	No	Yes	\$1,442	\$129,109	\$52,419	\$309,695	46
010398	George Steven Senior Center	570 South 65th Street	4	11,360	Park And Recreation	Public Facility	Senior Center	2006	No	No	\$93,650	\$0	\$22,841	\$7,546,221	1
001241	Senior Center, Memorial	610 South 30th St.	8	1,270	Park And Recreation	Public Facility	Senior Center	1976	No	No	\$41,359	\$121,163	\$16,610	\$879,373	21
000813	Senior Center, N. Park Community Adult	2719 Howard Ave.	3	3,990	Park And Recreation	Public Facility	Senior Center	1969	No	Yes	\$0	\$1,407,658	\$500,178	\$2,130,860	66
010494	Carmel Valley Skate Facility - (Skate Park)	12600 El Camino Real	1	450	Park And Recreation	Public Facility	Skate Park	2008	No	No	\$6,769	\$16,483	\$0	\$225,864	9
010388	Charles L. Lewis III Memorial Skate Park	6610 Potomac Street	4	375	Park And Recreation	Public Facility	Skate Park	2005	No	No	\$0	\$0	\$0	\$156,484	0
010324	Mechanical Room, Carmel Valley Pool	3777 Townsgate Drive	1	1,133	Park And Recreation	Public Facility	Swimming Pool	1999	Yes	No	\$3,357	\$117,798	\$102,183	\$562,251	22
300012	Pool, City Heights	4380 Landis St.	9	5,000	Park And Recreation	Public Facility	Swimming Pool	1998	No	Yes	\$6,205	\$733,080	\$324,690	\$4,132,250	19
010570	Mid City Transit Facilities	4021 University Ave.	9	475	Planning	Public Facility	Transit Facility	2006	No	Yes	\$0	\$0	\$0	\$32,034	0
010571	Mid City Transit Facilities	4024 University Ave.	9	2,100	Planning	Public Facility	Transit Facility	2004	No	Yes	\$495	\$1,644	\$0	\$1,454,061	0
010573	MidCity Transit Facilitie: El Cajon Blvd.	4024 El Cajon Blvd.	3	342	Planning	Public Facility	Transit Facility	2004	No	Yes	\$14,813	\$17,296	\$0	\$207,149	14
010572	MidCity Transit Facilities: El Cajon Blvd.	4023 El Cajon Blvd.	9	342	Planning	Public Facility	Transit Facility	2004	No	Yes	\$5,363	\$19,363	\$2,067	\$201,606	10
010527	San Ysidro Boys' Club	179 Diza Road	8	13,943	Park And Recreation	Public Facility	Youth Center	1985	No	Yes	\$28,306	\$902,256	\$136,600	\$8,173,944	11

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
Semi-Public Facilities: Average Actual FCI = 28 (Fair) / Proposed Service Level FCI Goal = 15 (Good)															
001252	Fire Station #03	725 West Kalmia St.	3	2,823	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1977	No	Yes	\$4,643	\$1,180,493	\$668,246	\$2,473,795	47
000206	Fire Station #04	404 8th Ave.	3	7,120	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1948	Yes	Yes	\$0	\$959,866	\$362,231	\$5,206,785	19
000208	Fire Station #05	3902 Ninth Ave.	3	4,344	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1951	No	No	\$0	\$2,143,371	\$1,101,418	\$3,751,087	56
009982	Fire Station #14	4011 32nd St.	3	7,612	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1992	No	Yes	\$0	\$2,188,424	\$1,212,376	\$5,637,828	40
009866	Fire Station #18	4676 Felton St.	3	6,619	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1989	No	Yes	\$2,101	\$1,773,406	\$1,050,852	\$4,871,121	37
001271	Fire Station #21 (Pacific Beach)	750 Grand Ave.	2	6,480	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1982	No	No	\$35,788	\$1,038,614	\$592,984	\$5,622,502	18
000238	Fire Station #22	1055 Catalina Blvd.	2	2,900	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1942	No	Yes	\$22,500	\$1,353,801	\$656,638	\$2,497,103	54
000240	Fire Station #23	2190 Comstock St.	7	4,022	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1964	No	Yes	\$0	\$1,917,359	\$909,758	\$3,397,062	54
010354	Fire Station #24	13077 Hartfield Ave.	1	8,258	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1993	No	No	\$17,356	\$2,185,355	\$1,402,943	\$6,944,730	33
000248	Fire Station #25	1972 Chicago St.	2	3,728	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1953	No	Yes	\$15,596	\$1,712,105	\$816,292	\$3,077,949	55
000250	Fire Station #26	2850 54th St.	4	6,237	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1954	No	Yes	\$0	\$2,737,367	\$1,393,928	\$4,977,563	53
000249	Fire Station #27	5064 Clairemont Dr.	6	4,216	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1955	No	Yes	\$52,332	\$799,209	\$291,874	\$3,399,951	23
000217	Fire Station #28	3880 Kearny Villa Rd.	6	5,660	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1958	No	Yes	\$61,271	\$2,141,562	\$1,187,771	\$4,489,625	48
000243	Fire Station #33	16966 Bernardo Center Dr.	5	3,920	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1969	No	No	\$523	\$295,151	\$88,302	\$3,132,354	9
000241	Fire Station #34	6565 Cowles Mt. Blvd.	7	3,510	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1963	No	Yes	\$13,289	\$847,588	\$740,721	\$2,830,991	29
009916	Fire Station #41	4914 Carroll Canyon Rd.	6	7,220	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1989	No	No	\$21,258	\$748,418	\$125,888	\$6,243,712	12
010456	Pacific Highland Ranch Fire Station #47	6041 Edgewood Bend Ct	1	13,036	Fire and Life Safety Services	Semi-Public Facility	Fire Station	2007	Yes	Yes	\$7,148	\$0	\$0	\$11,171,461	0
010563	Entry Building	Two Father Junipero Serra Trail	7	320	Park And Recreation	Semi-Public Facility	Guardhouse	1999	No	Yes	\$0	\$51,968	\$34,287	\$198,966	27
000142	Lifeguard Station, South Mission Beach	Foot of Avalon Ct.	2	1,176	Life Guard	Semi-Public Facility	Lifeguard Station	1975	No	No	\$607	\$201,180	\$56,872	\$496,072	40
001283	Lifeguard Station, Tower, Mission Beach	# Belmont Park, Mission Beach	2	4,794	Life Guard	Semi-Public Facility	Lifeguard Station	1976	No	No	\$24,380	\$1,851,267	\$931,990	\$3,351,390	56
000281	Lifeguard Station, Tower, Ocean Beach	1950 Abbott St.	2	3,341	Life Guard	Semi-Public Facility	Lifeguard Station	1981	No	Yes	\$29,704	\$782,963	\$335,091	\$2,147,728	38
000565	Lifeguard, Headquarters, Services and Coastal Div	2581 Quivira Ct.	2	5,491	Life Guard	Semi-Public Facility	Lifeguard Station	1962	No	No	\$13,008	\$1,787,351	\$971,367	\$3,676,554	49
010384	Pacific Bch South, Lifeguard Tower	700 Grand Avenue	2	4,167	Life Guard	Semi-Public Facility	Lifeguard Station	2005	No	No	\$46,936	\$107,634	\$3,426	\$3,276,720	5
010383	Pacific Beach Lifeguard Tower, Comfort Station	700 Grand Avenue	2	840	Park And Recreation	Semi-Public Facility	Lifeguard Station	2005	No	No	\$480	\$37,943	\$0	\$336,941	12
010450	Northwestern Area Police Substation	12592 El Camino Real	1	21,760	Police	Semi-Public Facility	Police Station	2007	Yes	No	\$26,328	\$251,546	\$7,748	\$11,115,878	3
010049	Police Station, Mid City	4310 Landis St.	9	34,278	Police	Semi-Public Facility	Police Station	1995	No	Yes	\$208,560	\$3,002,423	\$1,429,519	\$17,074,900	18
001275	Police Substation, Eastern Division	9225 Aero Dr.	7	17,048	Police	Semi-Public Facility	Police Station	1988	Yes	No	\$5,562	\$1,416,203	\$772,761	\$7,766,046	18
001276	Police Substation, NorthEastern Division	13396 Salmon River Rd.	5	17,859	Police	Semi-Public Facility	Police Station	1988	No	Yes	\$239,609	\$1,969,982	\$880,757	\$8,257,644	28

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001277	Police Substation, SouthEastern Division	7222 Skyline Dr.	4	16,472	Police	Semi-Public Facility	Police Station	1986	Yes	Yes	\$30,960	\$1,745,349	\$833,031	\$7,570,037	24
001278	Police Substation, Western Division (Security Ala	5215 Gaines St.	2	18,400	Police	Semi-Public Facility	Police Station	1984	Yes	Yes	\$0	\$5,529,958	\$2,338,466	\$8,930,808	62
000770	Police Storefront, Star Pal - Colina Del Sol	5319 Orange Ave.	9	1,450	Park And Recreation	Semi-Public Facility	Police Storefront	1954	Yes	Yes	\$0	\$284,428	\$80,051	\$720,679	36
City Office/Work Yards: Average Actual FCI = 51 (Poor) / Proposed Service Level FCI Goal = 29 (Fair)															
009971	Blockhouse, Radio, Black Mountain, 800 MHZ, UHF	#Black Mountain	5	325	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1991	No	No	\$15,243	\$15,989	\$7,313	\$162,253	16
009972	Blockhouse, Radio, Encanto, 800MHZ, UHF	#Aviation Dr. WaterTank	4	288	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1991	No	No	\$7,650	\$16,076	\$7,039	\$187,096	18
000035	Blockhouse, Radio, Lyons Peak	#Off Lyons Vly Rd.	N/A	704	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1961	No	No	\$10,456	\$257,811	\$109,775	\$461,810	47
000036	Blockhouse, Radio, Mt. Woodson	#Off Mt. Woodson Rd.	N/A	700	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1967	No	No	\$12,685	\$113,910	\$82,307	\$331,877	32
900528	Blockhouse, Radio, Mt. Woodson	#Mt Woodson Rd.	N/A	600	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1992	No	No	\$4,602	\$47,067	\$9,249	\$355,290	19
009977	Blockhouse, Radio, North City Site (800MHZ)	16255 Bandy Canyon Rd.	5	288	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1992	No	No	\$6,814	\$14,768	\$5,108	\$119,742	20
001002	Blockhouse, Radio, Point Loma	#Catalina Blvd. & Mills St.	2	624	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1971	No	No	\$8,394	\$137,244	\$92,795	\$326,964	35
001471	Blockhouse, Radio, San Ysidro	4350 Otay Mesa Rd.	8	1,600	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1987	No	No	\$23,412	\$205,530	\$62,796	\$1,277,552	26
009978	Blockhouse, Radio, Wild Animal Park (800MHZ)	17400Old Battlefield Rd.	5	144	Information, Technology and Communications	City Office/Work Yard/Operations	Blockhouse	1992	No	No	\$4,476	\$7,788	\$3,369	\$85,647	16
010413	Lifeguard Headquarters boat dock	2581 Quivera Ct.	2	5,000	Life Guard	City Office/Work Yard/Operations	Boat Dock	2008	No	No	\$0	\$0	\$0	\$799,400	0
009970	Lake, Chollas, Boat House	6350 College Grove	4	290	Park And Recreation	City Office/Work Yard/Operations	Boat House	1971	No	Yes	\$0	\$24,965	\$0	\$98,994	24
010339	Aero Drive Trailer Extension Office Field	9485 Aero Drive	7	3,024	E and D - Field Engineering Division	City Office/Work Yard/Operations	City Office/Work Yard	2001	Yes	No	\$0	\$2,368	\$0	\$431,192	0
000738	Balboa Park, Storage, Flammable	# Behind Auto Museum	3	241	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1940	No	No	\$0	\$15,708	\$9,913	\$46,101	34
000298	Bank, Graffiti Exchange, Chollas	2711 Caminito Chollas	4	926	Neighborhood Code Compliance	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	Yes	\$6,310	\$314,036	\$129,987	\$452,120	70
010453	Beyer Blvd Ranger Station	2155 Beyer Blvd.	8	630	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	2007	No	No	\$378	\$0	\$0	\$296,837	0
001229	Booth, Spray Paint, Central	#20th and 'B' Street, Central Operations	3	450	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1976	Yes	No	\$0	\$42,475	\$10,131	\$102,735	41
300012	Chollas Communications Master Site	2781 Caminito Chollas	4	1,050	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	2007	No	Yes	\$0	\$0	\$0	\$706,419	0
010260	Chollas Streets Division Electrical-Traffic Signa	2781 Caminito Chollas	4	5,010	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1999	No	No	\$7,154	\$782,798	\$525,108	\$3,011,311	26
257	Chollas Streets, Storm Water	2781 Caminito Chollas	4	4,244	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	Yes	\$34,700	\$1,281,930	\$980,085	\$2,609,763	49
000001	City Administration Building	202 C Street	3	182,400	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1965	Yes	No	\$212,768	\$68,574,456	\$16,868,311	\$157,454,976	44



Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
000295	Comfort Station, Pistol Range	4008 Federal Blvd.	9	448	Police	City Office/Work Yard/Operations	City Office/Work Yard	1934	No	Yes	\$7,827	\$71,528	\$23,475	\$183,062	42
010302	Commerical Coach P and R - Northern Trailer	12115A Black Mountain Rd.	6	701	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	2002	No	No	\$753	\$8,010	\$0	\$127,386	7
010301	Communication Room Fire and Life Safety	2581 Quivera Ct.	2	260	Fire and Life Safety Services	City Office/Work Yard/Operations	City Office/Work Yard	1990	No	No	\$0	\$3,608	\$343	\$33,576	11
000038	Communications Division, Central	1220 Caminito Centro	1	26,250	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	1947	No	No	\$85,071	\$2,688,223	\$1,516,566	\$10,037,213	26
010344	Construction Trailer, Chollas- Storm Water	2781 Caminito Chollas	4	1,440	Storm Water	City Office/Work Yard/Operations	City Office/Work Yard	1993	No	No	\$12,647	\$94,179	\$37,183	\$424,440	23
000008	DRC, Develop ment Review Center	1222 1st. Avenue	2	217,669	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1970	Yes	No	\$82,396	\$119,610,195	\$55,105,292	\$172,744,295	69
000297	Equip , Acquisi tion and Fitting, Chollas	2711 Caminito Chollas	4	2,654	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1964	No	No	\$46,138	\$426,506	\$195,844	\$1,259,907	39
010285	Equip ment Division, Training Center	2750 Caminito Chollas	4	2,502	General Services	City Office/Work Yard/Operations	City Office/Work Yard	2001	No	No	\$8,359	\$150,838	\$16,459	\$1,565,827	10
001228	Fac. Maint, Locksmith Shop , Central	#20th and 'B' Street, Central Operations	3	4,500	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1976	Yes	No	\$22,680	\$430,425	\$139,176	\$1,321,155	35
000042	Fac. Maint., Offices and Craft Shops, Central	1275 Caminito Centro	1	14,525	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1947	No	No	\$86,054	\$2,121,463	\$983,596	\$5,835,564	36
000043	Fac. Maint., Paint Shop and Storage, Central	#20th and 'B' Street, Central Operations	3	4,500	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1976	Yes	No	\$5,907	\$383,270	\$59,109	\$1,319,715	29
000048	Facilities Maintenance, Environmental Svcs., Cent	#20th & B Street, Central Operations	3	1,950	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1955	No	No	\$13,995	\$84,022	\$10,699	\$632,385	16
001296	IT and C, Communications, Storage and Cell Work	#Caminito Centro Facing Rader Hall	3	2,400	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	1983	Yes	No	\$0	\$265,196	\$105,682	\$701,232	37
010322	Lake, Chollas Park, Ranger Station	6350 College Grove	4	296	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	2002	No	Yes	\$0	\$17,554	\$0	\$79,529	20
000860	Mount Hope Cemetery Administration	3751 Market St.	9	1,861	Mt. Hope Cemetery	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	No	\$2,495	\$583,391	\$409,100	\$1,049,716	57
010451	Northwestern Area Police Vehicle Maintenance	12610 El Camino Real	1	10,067	Police	City Office/Work Yard/Operations	City Office/Work Yard	2007	Yes	No	\$76,689	\$39,463	\$39,463	\$4,833,066	2
010211	NTC-610, Camp Nimitz, Fire Fighter Maintenance	4116 McCain Wy.	2	2,882	Fire and Life Safety Services	City Office/Work Yard/Operations	City Office/Work Yard	1990	No	No	\$8,119	\$274,587	\$11,751	\$1,026,828	28
009840	Nursery, Office, Staff- Balboa Park	2850 Pershing Dr.	3	1,200	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1989	No	Yes	\$23,616	\$248,860	\$6,509	\$604,776	46
009839	Nursery, Storage- Balboa Park	2850 Pershing Dr.	3	3,000	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1989	No	No	\$0	\$211,799	\$39,813	\$801,270	28
000600	Office, Museum Of Man	1300 El Prado	3	16,609	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1911	No	No	\$422,279	\$2,236,551	\$1,556,575	\$11,698,715	23
300012	Old SDDPC Building #1 South	5965 Santa Fe St	2	42,000	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	1985	No	Yes	\$55,505	\$10,654,610	\$4,801,364	\$25,993,800	42
300012	Old SDDPC Building #2 North	5975 Santa Fe St	2	42,370	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	1983	No	Yes	\$8,346	\$16,955,646	\$13,047,902	\$33,190,540	53
000260	Parker Hall, Streets, Chollas	#Caminito Chollas	4	4,410	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	Yes	\$0	\$1,193,866	\$992,705	\$2,857,812	39

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
000300	Parks, Service Bldg. and Offices, Rose Canyon	3775 Morena Blvd.	2	2,500	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	Yes	\$46,268	\$1,023,781	\$530,409	\$1,458,850	72
010538	Police Kennels	4002 Federal Blvd.	9	1,300	Police	City Office/Work Yard/Operations	City Office/Work Yard	2004	No	No	\$0	\$1,638	\$0	\$152,438	1
000039	Police Support Non Emergency- Homeland	#20th and 'B' Street, Central Operations	3	4,258	Police	City Office/Work Yard/Operations	City Office/Work Yard	1947	No	No	\$13,624	\$1,138,014	\$551,630	\$1,765,026	64
000287	Police, Caretakers House, Pistol Range	4008 Federal Blvd.	9	899	Police	City Office/Work Yard/Operations	City Office/Work Yard	1934	No	Yes	\$0	\$252,257	\$88,609	\$380,124	67
000286	Police, Clubhouse, Pistol Range	4008 Federal Blvd.	9	4,187	Police	City Office/Work Yard/Operations	City Office/Work Yard	1947	No	No	\$2,731	\$1,201,290	\$362,988	\$1,991,044	58
000291	Police, Compressor Bldg, Pistol Range	4008 Federal Blvd.	9	80	Police	City Office/Work Yard/Operations	City Office/Work Yard	1947	No	No	\$0	\$5,885	\$2,058	\$7,595	77
000289	Police, Cover, Pistol Range	4008 Federal Blvd.	9	8,100	Police	City Office/Work Yard/Operations	City Office/Work Yard	1947	No	No	\$7,500	\$319,962	\$160,623	\$618,111	57
000031	Police, Non-Emergency Support, Central Yard	#20th and 'B' Street, Central Operations	3	18,500	Police	City Office/Work Yard/Operations	City Office/Work Yard	1947	No	No	\$176,015	\$7,916,496	\$4,256,760	\$10,350,380	78
000293	Police, Rangemaster's Office, Pistol Range	4008 Federal Blvd.	9	1,314	Police	City Office/Work Yard/Operations	City Office/Work Yard	1934	No	Yes	\$6,278	\$159,924	\$8,901	\$520,646	30
900062	Police, Trailer, Eastern, Traffic Division	9265 Aero Drive	7	19,323	Police	City Office/Work Yard/Operations	City Office/Work Yard	1999	No	No	\$2,021	\$3,100,323	\$2,067,064	\$11,656,407	27
010535	Police-Swat - Canine Locker Trailor	4002 Federal Blvd.	9	2,400	Police	City Office/Work Yard/Operations	City Office/Work Yard	2004	No	No	\$807	\$61,788	\$3,168	\$462,696	14
010595	Portable Fire Station Trailer (Replaces Temporary	5855 Chateau Dr.	6	400	Fire and Life Safety Services	City Office/Work Yard/Operations	City Office/Work Yard	1999	No	No	\$81	\$52,340	\$31,632	\$202,840	26
000259	Purchasing, Pipeyard, Central Store #5, Chollas	#Caminito Chollas	4	10,000	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	No	\$13,074	\$2,635,606	\$1,251,800	\$4,099,200	62
010594	Quivira Basin Police Trailer	2581 Quivira Ct.	2	800	Police	City Office/Work Yard/Operations	City Office/Work Yard	2000	No	Yes	\$936	\$5,642	\$0	\$131,792	5
000912	Rose Canyon Office, Developed	3775 Morena Blvd.	2	30,975	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1960	Yes	Yes	\$48,873	\$4,063,077	\$2,026,433	\$9,479,589	40
000333	Rose Canyon, Developed Regional Parks	3775 Morena Blvd.	2	2,400	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1967	Yes	No	\$10,641	\$466,672	\$194,450	\$740,016	64
001353	Shed, Compressor, Central	#Caminito Centro Between Fac #31 and #38	3	80	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1983	No	No	\$0	\$12,688	\$4,749	\$16,393	77
001355	Shed, Roofers, Facilities Maintenance, Central	#Caminito Centro Behind Fac. #42	3	200	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1983	No	No	\$0	\$10,305	\$5,144	\$16,446	66
000869	Shed, Street Sweeping, Chollas	2740 Caminito Chollas	4	480	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1990	No	No	\$494	\$1	\$0	\$169,003	0
300012	Standley Park Storage Building	3585 Governor Dr.	1	700	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1995	No	No	\$1,381	\$37,205	\$1,736	\$264,215	15
000271	Storage, Cement, Chollas	#Caminito Chollas	4	112	Multiple Departments	City Office/Work Yard/Operations	City Office/Work Yard	1962	No	No	\$663	\$13,724	\$0	\$31,319	27
001354	Storage, Flammable, Central	#Caminito Centro, Behind The Paint Shop	3	96	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1983	No	No	\$0	\$4,365	\$0	\$9,495	49
001364	Storage, Flammable, Quivira Lifeguard Aquatics	2581 Quivira Ct.	2	300	Fire and Life Safety Services	City Office/Work Yard/Operations	City Office/Work Yard	1982	No	No	\$0	\$18,966	\$7,840	\$42,831	44

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
000712	Storage, South Of Organ Pavilion, Balboa Park	#South Of Organ Pavilion	3	365	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1950	No	No	\$1,186	\$41,903	\$15,014	\$84,998	46
001351	Storeroom, Parks, Storage, Large, Central	#Caminito Centro Near Back Entrance	3	5,000	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1983	Yes	No	\$14,355	\$666,205	\$405,105	\$1,225,600	56
000257	Streets, Carpenter Shop and Urban Forestry, Choll	2781 Caminito Chollas	4	12,951	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	No	No	\$379,875	\$2,771,080	\$2,281,390	\$6,222,049	40
000273	Streets, Chollas, Tank, Emulsion	#Caminito Chollas	4	225	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	No	No	\$0	\$21,368	\$10,851	\$56,423	23
000272	Streets, Shed, Gunite, Chollas	#Caminito Chollas	4	864	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1963	No	No	\$1,307	\$140,406	\$41,794	\$292,611	37
000607	Toolshed, Sefton, North (Laurel Bridge Balboa)	#Laurel Bridge Park Entry, NorthWest End	3	170	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1950	No	No	\$762	\$10,726	\$4,396	\$26,092	39
000695	Toolshed, Sefton, South (Laurel Bridge Balboa)	#Laurel Bridge, South Side, West End	3	170	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1950	No	No	\$0	\$12,482	\$4,443	\$19,868	58
000699	Toolshed, Shuffleboard Club	#Near 6th and Redwood	3	120	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1950	No	No	\$0	\$8,355	\$3,423	\$13,462	58
001438	Trailer, Aquatics Control Offices	2581 Quivira Ct.	2	800	Fire and Life Safety Services	City Office/Work Yard/Operations	City Office/Work Yard	1986	No	No	\$4,905	\$102,805	\$36,550	\$158,416	73
009896	Trailer, Chollas Streets,Contracts (Old Asphalt)	2771 Caminito Chollas	4	1,440	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1989	No	No	\$0	\$234,949	\$61,868	\$405,302	63
900558	Trailer, Eng. Dev.- Aero Dr. Field Offices	9485 Aero Dr.	7	16,937	E and D - Field Engineering Division	City Office/Work Yard/Operations	City Office/Work Yard	1992	No	No	\$0	\$363,452	\$192,473	\$2,970,242	13
009883	Trailer, Office, Parks	#3775 Morena Blvd (Next to FAC#300)	2	400	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1988	No	No	\$0	\$41,288	\$15,042	\$60,396	71
010287	Trailer, Ranger Station, Kumeyaay	Two Father Junipero Serra Trail	7	300	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	2000	No	No	\$0	\$4,381	\$396	\$47,217	8
010240	Trailer, Ranger's Office	12115 Black Mountain Road	6	302	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	2002	No	No	\$2,367	\$3,775	\$0	\$55,251	7
010237	Trailer, SDPD Traffic Station Stop	9265 Aero Drive	7	1,605	Police	City Office/Work Yard/Operations	City Office/Work Yard	1997	Yes	No	\$1,730	\$27,781	\$6,462	\$331,481	9
000110	Warehouse, Fire Dept.	3870 Kearny Villa Rd.	6	2,879	Fire and Life Safety Services	City Office/Work Yard/Operations	City Office/Work Yard	1982	Yes	No	\$2,590	\$818,430	\$542,435	\$1,330,962	63
001348	Fire Department Training Tower	3870 Kearney Villa Rd.	6	1,549	Fire and Life Safety Services	City Office/Work Yard/Operations	Fire Training	1983	No	No	\$0	\$288,068	\$80,732	\$549,260	33
001346	Guardhouse and Gate, Main Entry, Chollas	#Caminito Chollas	4	36	Multiple Dep artments	City Office/Work Yard/Operations	Guardhouse	1983	No	No	\$1,163	\$22,898	\$10,147	\$32,721	75
001347	Guardhouse and Gate, Main Entry, Rose Canyon	3775 Morena Blvd.	2	32	Multiple Dep artments	City Office/Work Yard/Operations	Guardhouse	1983	No	No	\$0	\$3,362	\$2,040	\$5,981	57
000052	Guardhouse, Main Entrance, Central	#20th and 'B' Street, Central Operations	3	210	General Services	City Office/Work Yard/Operations	Guardhouse	1956	No	No	\$311	\$59,555	\$11,186	\$123,913	48
009841	Balboa Park- Nursery, Hot Houses, 4 Connected	2850 Pershing Dr.	3	8,172	Park And Recreation	City Office/Work Yard/Operations	Nursery	1989	No	No	\$0	\$255,203	\$110,387	\$563,541	55
900087	Balboa Park, Nursery, Headhouse #2	2850 Pershing Dr.	3	3,000	Park And Recreation	City Office/Work Yard/Operations	Nursery	1989	Yes	Yes	\$0	\$269,425	\$33,434	\$967,140	29
009887	Nursery, Shade House #2	2850 Pershing Dr.	3	9,600	Park And Recreation	City Office/Work Yard/Operations	Nursery	1989	No	No	\$47,400	\$38,136	\$17,280	\$410,112	29
009842	Nursery, Shade House, #1	2850 Pershing Dr.	3	14,000	Park And Recreation	City Office/Work Yard/Operations	Nursery	1989	No	No	\$47,400	\$30,300	\$0	\$461,020	19
000554	Garage, Presidio Park	#Taylor St. Near The Indian Statue	3	840	Park And Recreation	City Office/Work Yard/Operations	Parking Garage	1963	No	Yes	\$0	\$60,477	\$41,598	\$187,740	25

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
001413	Lifeguard, Garage, Northern	811 Nautilus St.	1	1,716	Life Guard	City Office/Work Yard/Operations	Parking Garage	1985	No	No	\$3,192	\$11,568	\$0	\$177,040	10
001489	Airport, Montgomery Field, Police Air Support,	#Montgomery Field	6	640	Police	City Office/Work Yard/Operations	Pilot Building	1986	No	No	\$1,044	\$94,959	\$20,036	\$165,114	81
900057	Police, Horse Patrol Training,	Presidents Way, Gold Gulch	3	3,600	Police	City Office/Work Yard/Operations	Police Training	1988	No	No	\$4,586	\$180,065	\$15,473	\$1,028,556	17
000065	Storm Pump Station #F, 3214 Bayside Walk	3214 Bayside Walk	2	500	Storm Water	City Office/Work Yard/Operations	Storm Water Pump Station	1949	No	No	\$0	\$47,363	\$20,415	\$327,805	10
000098	Storm Pump Station #G, 728 Pacific Beach Dr.	728 Pacific Beach Dr.	2	2,146	Storm Water	City Office/Work Yard/Operations	Storm Water Pump Station	1950	No	No	\$0	\$148,952	\$5,837	\$1,001,130	15
300012	La Jolla Shores, Rescue Vehicle Facility	8302 Camino Del Oro, Unit #2, Block 27	1	860	Fire and Life Safety Services	City Office/Work Yard/Operations	Vehicle Facility	2012	No	No	\$0	\$0	\$0	\$70,425	0
012751	Police, Garage, Eastern	9225 Aero Dr.	7	5,820	Police	City Office/Work Yard/Operations	Vehicle Facility	1988	Yes	No	\$75,443	\$968,954	\$367,803	\$4,202,447	38
900040	Police, Garage, Northern	4275 Eastgate Mall	1	3,069	Police	City Office/Work Yard/Operations	Vehicle Facility	1971	No	No	\$75,000	\$723,828	\$246,738	\$1,526,735	53
900039	Police, Garage, SouthEastern	7222 Skyline	4	6,101	Police	City Office/Work Yard/Operations	Vehicle Facility	1984	Yes	Yes	\$7,941	\$1,040,815	\$715,627	\$2,413,861	44
010007	Police, Garage, Southern	1120 27th St.	8	6,293	Police	City Office/Work Yard/Operations	Vehicle Facility	1992	No	Yes	\$0	\$1,140,858	\$414,781	\$3,080,738	38
900041	Police, Garage, Western,	5215 Gaines	2	6,090	Police	City Office/Work Yard/Operations	Vehicle Facility	1984	Yes	Yes	\$3,191	\$1,566,533	\$751,944	\$2,907,610	53

Appendix A – List of Facilities Assessed and Standard FCI by Facility Number- Leased Facilities

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the replacement requirements.*

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Plant Replacement Value	Actual Building FCI
900554	Police, Hanger, Air Support (L)(No Maint.)	#Montgomery Field	6	13,870	Police	Leased Facility	Airport Hanger	1989	No	No	\$0	\$1,022,027	\$5,233,706	20
TBD	C-88, Camp Nimitz, Barracks, Recruit (L)	2556 McCain Rd.	2	90,567	Real Estate Assets	Leased Facility	Barracks	1969	No	No	\$148,575	\$47,204,517	\$69,301,868	69
010197	NTC-479, Camp Nimitz, Barracks, Recruit (L)	4230 Spruance Rd.	2	33,306	Police	Leased Facility	Barracks	1969	No	No	\$169,711	\$11,595,354	\$20,801,595	57
010198	NTC-480, Camp Nimitz, Barracks, Recruit (L)	4176 Spruance Rd.	2	33,306	Real Estate Assets	Leased Facility	Barracks	1969	No	No	\$9,810	\$16,621,901	\$25,667,935	65
010177	NTC-89, Camp Nimitz, Barracks, Recruit (L)	2556 McCain Rd.	2	90,567	Real Estate Assets	Leased Facility	Barracks	1969	No	No	\$0	\$44,774,017	\$68,772,957	65
001203	Boat Center, Santa Clara Point (L)(No Maint.)	1010 Santa Clara Pl.	2	6,628	Park And Recreation	Leased Facility	Boat Center	1976	No	Yes	\$841	\$1,558,246	\$3,781,539	40
000648	Carousel, Balboa Park (L)(No Maint.)	1889 Zoo Place	3	3,781	Park And Recreation	Leased Facility	Carousel	1957	No	Yes	\$7,740	\$94,353	\$378,062	22
001452	Ocean Beach Child Care Center (L)	2041 Chatsworth Blvd.	2	1,984	Real Estate Assets	Leased Facility	Child Care Center	1986	No	No	\$0	\$128,973	\$530,660	25
001456	Ocean Beach Child Care Center (L)	2031 Chatsworth Blvd.	2	1,750	Real Estate Assets	Leased Facility	Child Care Center	1986	No	No	\$0	\$113,761	\$468,073	25
10058	Park, Dana Center and Turf (L)	1775 Chatsworth Blvd.	2	890	Park And Recreation	Leased Facility	Comfort Station	1994	No	Yes	\$740	\$21,020	\$301,149	8
009848	Alzheimer Family Center (L)(No Maint.)	345 Pennsylvania Ave.	3	1,290	Real Estate Assets	Leased Facility	Community Center	1987	No	No	\$0	\$83,665	\$337,425	26
009905	Alzheimer Family Center (L)(No Maint.)	3686 Fourth Ave.	3	1,725	Real Estate Assets	Leased Facility	Community Center	1987	No	No	\$0	\$76,646	\$450,639	17
000220	College Rolando Center	4704 College Ave.	9	1,667	Real Estate Assets	Leased Facility	Community Center	1934	No	Yes	\$10,830	\$589,573	\$951,257	64
001005	Community Center, Baybridge (L)(No Maint.)	1960 National Ave.	8	9,890	Park And Recreation	Leased Facility	Community Center	1971	No	Yes	\$48,360	\$4,081,572	\$6,234,755	66
009837	Community Clinic, Mid-City (L)(No Maint.)	4290 Polk Street	9	12,800	Real Estate Assets	Leased Facility	Community Center	1916	No	Yes	\$59,980	\$4,162,523	\$10,247,680	40
001495	Mid-City Multi Service Center (L)	4069-71 30th Street	3	8,000	Real Estate Assets	Leased Facility	Community Center	1980	No	Yes	\$6,630	\$3,810,792	\$6,827,360	56
000467	Mission Beach Community Clinic (L)(No Maint.)	3690 Mission Blvd.	2	1,375	Real Estate Assets	Leased Facility	Community Center	1947	No	No	\$0	\$426,897	\$704,743	60
000015	Concessions, Balboa Park (L)	#Village Pl. & Old Globe Way	3	1,728	Park And Recreation	Leased Facility	Concession Stand	1973	No	No	\$7,833	\$366,315.27	\$812,782	55
000456	Education Enrichment System (Old Linda Vista)	6960 Linda Vista Rd.	7	4,554	Real Estate Assets	Leased Facility	Educational Facility	1950	No	Yes	\$0	\$1,502,745	\$2,696,970	55
000516	Chapel, Old Adobe (L)	3963 Conde St.	3	1,400	Park And Recreation	Leased Facility	Historical	1919	No	Yes	\$3,274	\$350,396	\$725,004	49
900607	Marston House, Carriage, Balboa Park (L)	3525 7th Ave.	3	1,900	Park And Recreation	Leased Facility	Historical	1905	No	Yes	\$6,662	\$445,559	\$663,214	63
900606	Marston House, Lath (L)(No Maint.)	3525 7th Ave.	3	300	Park And Recreation	Leased Facility	Historical	1905	No	Yes	\$0	\$9,951	\$41,742	9
001216	Marston Mansion, Balboa Park (L)	3525 7th Ave.	3	8,216	Park And Recreation	Leased Facility	Historical	1905	No	Yes	\$66,152	\$1,877,010	\$2,815,377	68
001133	Neighborhood House, Mountain View (L)(No Maint.)	841 S. 41st Street	9	22,000	Park And Recreation	Leased Facility	Historical	1974	No	Yes	\$6,935	\$7,880,937	\$13,394,040	59
010268	Residence, House, Vollmer Estate (L)	4101 Lomoland Dr. #1 (Woodlands Dr.)	2	3,272	Real Estate Assets	Leased Facility	Historical	1970	No	No	\$0	\$472,624	\$859,718	56
010269	Residence, House, Vollmer Estate (L)	4101 Lomoland Dr. #2 (Woodlands Dr.)	2	2,300	Real Estate Assets	Leased Facility	Historical	1979	No	No	\$0	\$287,169	\$634,662	45
010270	Residence, House, Vollmer Estate (L)	4101 Lomoland Dr. #3 (Woodlands Dr.)	2	2,300	Real Estate Assets	Leased Facility	Historical	1979	No	No	\$0	\$301,843	\$605,176	50

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Plant Replacement Value	Actual Building FCI
010271	Residence, Studio, Vollmer Estate (L)	4101 Lomoland Dr. #4 (Woodlands Dr.)	2	663	Real Estate Assets	Leased Facility	Historical	1979	No	No	\$0	\$95,662	\$183,320	53
000630	Tower, California (L)	1350 El Prado	3	20,224	Park And Recreation	Leased Facility	Historical	1913	No	No	\$4,629	\$5,884,082	\$10,930,263	54
000641	Museum Of Art (L)	1450 El Prado	3	100,483	Park And Recreation	Leased Facility	Museum	1925	No	No	\$1,255,103	\$38,503,076	\$91,494,796	44
000640	Museum Of Man (L)	1350 El Prado	3	72,000	Park And Recreation	Leased Facility	Museum	1915	No	No	\$1,379,595	\$14,864,976	\$66,352,320	25
000210	Museum, Firehouse (L)	1562 Columbia St.	3	10,672	Real Estate Assets	Leased Facility	Museum	1915	No	Yes	\$0	\$3,976,765	\$8,004,640	50
000526	Museum, Villa Montezuma (L)	1925 K St.	8	3,720	Park And Recreation	Leased Facility	Museum	1976	No	No	\$1,730,966	\$1,992,030	\$9,375,814	37
900027	Museum, William Heath Davis House (L)	410 Island	3	3,885	Real Estate Assets	Leased Facility	Museum	1950	No	Yes	\$16,253	\$651,706	\$2,695,996	23
000004	Concourse Parkade (L)	150 C Street	3	498,806	Real Estate Assets	Leased Facility	Parking Garage	1964	Yes	No	\$186,420	\$93,054,491.07	\$173,973,557	51
010050	Parking Structure, Carmel Mountain (L)(No Maint.)	10211 Rancho Carmel Dr.	5	21,553	Real Estate Assets	Leased Facility	Parking Garage	1994	Yes	Yes	\$11,044	\$770,435	\$5,780,299	14
000232	A.B.U.S.D.F.F. (L)	3601 Oceanview Blvd.	9	3,100	Real Estate Assets	Leased Facility	Public Event Site	1948	No	Yes	\$3,675	\$546,188	\$1,181,472	45
000762	Boy Scout Headquarters (L)(No Maint.)	1207 Upas St.	3	9,092	Real Estate Assets	Leased Facility	Public Event Site	1950	No	Yes	\$13,070	\$4,096,927	\$6,722,170	60
000777	Girl Scout Headquarters (L)(No Maint.) Balboa	1231 Upas St.	3	13,741	Real Estate Assets	Leased Facility	Public Event Site	1956	No	Yes	\$10,159	\$2,900,544	\$7,922,511	34
010323	House of Iran (L)	2176 Pan American Way East	3	930	Park And Recreation	Leased Facility	Public Event Site	2002	No	No	\$4,449	\$44,147	\$538,823	10
000634	House Of Pacific Relations, Italy and Hall Of Nat	#Pan American Place	3	4,736	Park And Recreation	Leased Facility	Public Event Site	1914	No	No	\$61,942	\$1,099,287	\$2,835,633	43
000002	San Diego Concourse (L)	202 C Street	3	206,216	Real Estate Assets	Leased Facility	Public Event Site	1965	Yes	No	\$311,955	\$102,533,210.57	\$189,496,007	54
000644	United Nations Building (L)	2171 Pan American Pl.	3	2,110	Park And Recreation	Leased Facility	Public Event Site	1947	No	No	\$57,301	\$538,349	\$1,561,970	33
000517	Clubhouse, Golf, Presidio Hills Golf Course (L)	#Juan St., Old Town	3	1,024	Real Estate Assets	Leased Facility	Recreation Center	1948	No	Yes	\$0	\$348,871	\$479,007	72
000618	Clubhouse, Senior Citizen, Morley Field (L)	#Morley Field, Balboa Park	3	1,548	Park And Recreation	Leased Facility	Recreation Center	1948	No	Yes	\$14,276	\$515,985	\$828,582	64
000628	Clubhouse, Tennis Court, Balboa Park (L)	#Morley Field Dr.	3	1,906	Park And Recreation	Leased Facility	Recreation Center	1960	No	Yes	\$9,405	\$505,102	\$950,065	55
000302	Residence (L)(No Maint.)	7629 Jamacha Rd.	4	1,050	Real Estate Assets	Leased Facility	Residence	1964	No	No	\$0	\$142,621	\$278,859	48
000057	Residence and Garage (L)(No Maint.)	505 Via Del Norte	1	1,956	Real Estate Assets	Leased Facility	Residence	1964	No	No	\$2,018	\$197,359	\$532,130	35
01055	Residence, 3 Unit (L)(No Maint.)	2513, 2515, 2517 Union St.	3	8,800	Real Estate Assets	Leased Facility	Residence	1965	No	No	\$4,080	\$1,472,196	\$2,654,432	55
010104	Residence, Del Cerro Homesite (L)	5680 Genoa Rd.	7	3,500	Real Estate Assets	Leased Facility	Residence	1995	No	No	\$0	\$75,191	\$957,320	8
000778	Residence, Girl Scout (L)(No Maint.)	1231 Upas St.	3	1,224	Real Estate Assets	Leased Facility	Residence	1956	No	Yes	\$0	\$161,691	\$415,169	36
001081	Residence, USIU Campus (L)	4515 Ladera Street	2	3,850	Real Estate Assets	Leased Facility	Residence	1974	No	No	\$0	\$542,523	\$1,085,392	51
010394	Two story building located west of Ocean Beach	4817 Santa Monica Avenue	2	4,207	Real Estate Assets	Leased Facility	Residence	1960	No	No	\$37,656	\$1,462,094	\$3,154,956	46
000779	Girl Scout Shop (L)(No Maint.)	1231 Upas St.	3	1,825	Real Estate Assets	Leased Facility	Retail Shop	1956	No	Yes	\$13,241	\$566,971	\$995,793	57
000639	Old Curio Shop (Old Globe Offices) (L)	1363 Old Globeway	3	20,520	Park And Recreation	Leased Facility	Retail Shop	1947	No	No	\$117,884	\$4,457,170	\$16,139,801	29
001370	Pro Shop, Tennis Court, Balboa Park (L)(No Maint.	2223 Morley Field Dr.	3	808	Park And Recreation	Leased Facility	Retail Shop	1982	No	Yes	\$1,412	\$122,107	\$240,348	52
000715	Station, Toy Railroad (L)(No Maint.) Balboa Park	#Zoo Dr.	3	98	Park And Recreation	Leased Facility	Retail Shop	1950	No	Yes	\$0	\$36,031	\$46,816	71

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Plant Replacement Value	Actual Building FCI
000493	Adult Center, E. San Diego (L)	4077 Fairmount Ave.	9	2,280	Park And Recreation	Leased Facility	Senior Center	1938	No	No	\$5,683	\$1,249,416	\$1,701,154	69
009879	Senior Center, Florence Riford (L)	6811 La Jolla Blvd.	1	6,500	Park And Recreation	Leased Facility	Senior Center	1954	No	No	\$3,255	\$635,007	\$3,340,610	20
000672	Tank, World Beat, South Pepper Grove (L)	#S. Pepper Grove	3	9,750	Park And Recreation	Leased Facility	Tank Building	1940	No	No	\$97,656	\$2,600,710	\$6,650,768	43
001280	Barrio Youth Facility #1 (L)(No Maint.)	2179 Newton Ave.	8	7,784	Real Estate Assets	Leased Facility	Teen/Youth Center	1979	No	Yes	\$119,035	\$2,073,212	\$4,023,627	55
001281	Barrio Youth Facility #2 (L)(No Maint.)	2175 Newton Ave.	8	4,556	Real Estate Assets	Leased Facility	Teen/Youth Center	1979	No	Yes	\$9,874	\$1,071,763	\$2,561,338	42
001282	Barrio Youth Facility #3 (L)(No Maint.)	2165 Newton Ave.	8	10,075	Real Estate Assets	Leased Facility	Teen/Youth Center	1979	No	Yes	\$2,288	\$2,487,551	\$5,693,181	44
001225	Teen Center, San Diego Regional and Police Store	8450 Mira Mesa Blvd. X Old Mira Mesa Library	6	8,000	Real Estate Assets	Leased Facility	Teen/Youth Center	1977	Yes	Yes	\$24,273	\$3,271,087	\$4,871,920	68
010034	Youth and Community Center, City Heights (L)	3660 Fairmount Ave.	9	6,246	Park And Recreation	Leased Facility	Teen/Youth Center	1980	Yes	Yes	\$26,357	\$1,576,120	\$3,360,473	47
000003	Civic Theatre and Exterior Restrooms (L)	211 B Street	3	111,809	Real Estate Assets	Leased Facility	Theatre	1965	No	No	\$39,292	\$47,922,662.89	\$90,953,267	53
000757	Storage, Theatre Central, Central (L)	#20th and 'B' Street, Central Operations	3	7,200	Park And Recreation	Leased Facility	Theatre	1970	Yes	No	\$0	\$1,453,975	\$2,228,328	64
900049	Theater, Lowell Davis Festival (L)	1400 Old Globe Way	3	4,515	Park And Recreation	Leased Facility	Theatre	1985	No	No	\$42,728	\$605,536	\$4,678,398	15
000638	Theatre, Old Globe (L)	1363 Old Globeway	3	40,027	Park And Recreation	Leased Facility	Theatre	1955	No	No	\$170,031	\$16,797,210	\$32,328,207	51
050008	Lifeguard Payroll Office Trailer (L)(No Maint.)	2581 Quivera Court	2	400	Life Guard	Leased Facility	Trailer	2000	No	No	\$1,601	\$7,894	\$71,476	15
050009	Trailer, Administration Park and Rec - Coastal (L	2581 Quivera Court	2	300	Park And Recreation	Leased Facility	Trailer	2000	No	No	\$0	\$3,750	\$53,697	7
010207	NTC-557, Camp Nimitz, Recruit InProcessing (L)	4285 Spruance Rd.	2	106,718	Real Estate Assets	Leased Facility	Training Facility	1969	No	No	\$0	\$49,398,055	\$75,619,308	66
770032	NTC-608, Camp Nimitz, Fire Fighting School (L)	2580 Kincaid Rd.	2	17,786	Fire and Life Safety Services	Leased Facility	Training Facility	1991	Yes	No	\$168,600	\$5,271,931	\$14,313,461	38
010210	NTC-609, Camp Nimitz, Fire Fighting Trainer (L)	4140 McCain Wy.	2	12,314	Fire and Life Safety Services	Leased Facility	Training Facility	1990	No	No	\$19,115	\$2,690,792	\$7,619,534	36
010212	NTC-611, Camp Nimitz, Training, Gas Mask (L)	4120 McCain Wy.	2	1,437	Real Estate Assets	Leased Facility	Training Facility	1969	No	No	\$0	\$401,045	\$640,787	63



***APPENDIX B – LIST OF FACILITIES THAT RECEIVED THE  
ABBREVIATED ACCESSIBILITY ASSESSMENT BY FACILITY NUMBER***

**Appendix B – List of Facilities that Received the Abbreviated Accessibility Assessment by Facility Number – City-Occupied Facilities**

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Accessibility Needs	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impact (FY14 Proposed Service Level)	Plant Replacement Value	Building FCI
Public Facilities: Average Actual FCI = 25 (Fair) / Proposed Service Level FCI Goal = 15 (Good)																
000863	Storage and Restrooms, Garage, Mount Hope	3751 Market St.	9	4,876	Mt. Hope Cemetery	Public Facility	Comfort Station	1958	Yes	Yes	\$37,039	\$29,769	\$259,004	\$84,806	\$1,166,534	20
001283	- Comfort Station, Mission Beach Lifeguard Station	# Belmont Park, Mission Beach	2	1,729	Park And Recreation	Public Facility	Comfort Station	2000	No	Yes	\$6,450	\$7,443	\$283,002	\$60,258	\$694,626	43
001385	Comfort Station, Mission Valley (Stadium)	#Qualcomm Stadium Practice Field	7	1,466	Real Estate Assets	Public Facility	Comfort Station	1982	No	Yes	\$26,268	\$4,730	\$305,119	\$124,793	\$589,655	53
007513	Park and Comfort Station Wideman Memorial	#Imperial Ave. and Ritchey St.	4	627	Park And Recreation	Public Facility	Comfort Station	1976	Yes	Yes	\$6,757	\$1,669	\$61,606	\$0	\$272,732	24
010065	39th Street Neighborhood Park	3901- Adams Ave.	3	2,777	Park And Recreation	Public Facility	Comfort Station	1982	No	Yes	\$16,946	\$850	\$1,101,195	\$626,052	\$1,632,543	68
010230	Comfort Station, South Creek	12249 Wickerbay Cove	5	960	Park And Recreation	Public Facility	Comfort Station	1997	No	Yes	\$0	\$0	\$41,944	\$0	\$421,277	10
010371	Rancho Penasquitos Skate Park- Comfort	10111 Carmel Mountain Road	5	431	Park And Recreation	Public Facility	Comfort Station	2005	No	Yes	\$3,259	\$1,996	\$0	\$1,589	\$192,174	1
010400	University Gardens, Neighborhood Park, Comfort	4900 Governor Dr.	1	188	Park And Recreation	Public Facility	Comfort Station	2000	No	Yes	\$11,585	\$496	\$1,245	\$0	\$75,264	2
010466	Stonebridge Park and Comfort Station	15030 Sycamore Trail Rd	5	594	Park And Recreation	Public Facility	Comfort Station	2007	No	Yes	\$2,789	\$181	\$3,932	\$181	\$220,820	2
010473	Teralta Neighborhood Park and Comfort Station	4035 Polk Ave	9	132	Park And Recreation	Public Facility	Comfort Station	2008	No	Yes	\$5,795	\$4,476	\$23,350	\$11,685	\$118,717	31
010474	Comfort Station-A, South End, NTC Park	# Cushing Rd and Farragut	2	1,000	Park And Recreation	Public Facility	Comfort Station	2006	No	Yes	\$8,050	\$0	\$12,542	\$0	\$402,040	3
010524	NTC Park Comfort Station II	2775 1 - 3 Cushing Rd.	2	3,400	Park And Recreation	Public Facility	Comfort Station	1965	No	Yes	\$38,384	\$21,468	\$993,992	\$403,116	\$1,626,594	63
010593	Robb Field Comfort Station West Entrance	W. Point Loma Blvd. and Bacon	2	656	Park And Recreation	Public Facility	Comfort Station	1998	No	Yes	\$2,096	\$994	\$4,343	\$0	\$272,365	2
294810	Park, Vista Pacifica Park and Comfort Station	6066 Avenida De las Vistas	8	574	Park And Recreation	Public Facility	Comfort Station	2003	No	Yes	\$712	\$0	\$51,007	\$0	\$230,759	23
300012	- OVRP Mace Staging Area Restroom - Comfort Stati	210 Mace Street	N/A	297	Park And Recreation	Public Facility	Comfort Station	2010	No	Yes	\$14,775	\$1,484	\$222	\$348	\$120,285	1
300012	- NTC Park Comfort Station B, Point Loma	Cushing Road and Rosevelt	2	600	Park And Recreation	Public Facility	Comfort Station	2009	No	Yes	\$7,959	\$0	\$0	\$0	\$248,652	0
300012	- NTC Park Comfort Station C, Point Loma	Cushing Road and Dewey Rd.	2	430	Park And Recreation	Public Facility	Comfort Station	1965	No	Yes	\$3,941	\$0	\$9,688	\$0	\$198,006	5
300012	- Mission Trails Regional Park Equestrian Center,	14400 Equestrian Circle	7	420	Park And Recreation	Public Facility	Comfort Station	2012	No	Yes	\$6,540	\$0	\$0	\$0	\$205,107	0
300012	- Comfort Station, Ocean Beach and Dog Beach Drin	5195 Brighton Street	2	1,500	Park And Recreation	Public Facility	Comfort Station	2012	No	Yes	\$0	\$0	\$0	\$0	\$649,515	0
300012	- Comfort Station, City Heights Park	4380 Landis St.	9	768	Park And Recreation	Public Facility	Comfort Station	1998	No	Yes	\$3,259	\$0	\$34,693	\$0	\$359,562	11
300013	- Colina Del Sol, Pre-fabricated Restroom	5319 Orange Ave	9	150	Park And Recreation	Public Facility	Comfort Station	2012	No	Yes	\$4,197	\$0	\$0	\$0	\$64,266	0
010051	Nature and Visitor Center, Mission Trails Regiona	One Father Junipero Serra Trail	7	14,081	Park And Recreation	Public Facility	Community Center	1994	Yes	Yes	\$13,347	\$24,449	\$862,107	\$181,026	\$8,116,570	10
010569	Mid City Transit Facilities	4025 University Ave.	9	475	Planning	Public Facility	Community Center	2006	No	Yes	\$2,064	\$0	\$0	\$0	\$216,187	0
802828	Mission Bay, Information Center	2688 E. Mission Bay Dr.	2	6,300	Park And Recreation	Public Facility	Community Center	1969	No	Yes	\$12,701	\$10,709	\$2,021,384	\$797,946	\$3,932,838	52
000446	Library, Benjamin	5188 Zion Ave.	7	4,406	Library	Public Facility	Library	1964	No	Yes	\$12,772	\$11,665	\$731,663	\$456,013	\$2,890,204	24

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Accessibility Needs	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impact (FY14 Proposed Service Level)	Plant Replacement Value	Building FCI
000450	Library, North Park	3795 31st St.	3	8,100	Library	Public Facility	Library	1988	Yes	Yes	\$3,269	\$4,521	\$1,293,701	\$1,111,644	\$5,153,868	26
000451	Library, Ocean Beach	4801 Santa Monica Ave.	2	5,066	Library	Public Facility	Library	1928	No	Yes	\$17,577	\$1,121	\$994,718	\$754,816	\$2,855,248	33
000452	Library, University Heights	4193 Park Blvd.	3	6,608	Library	Public Facility	Library	1965	No	Yes	\$16,537	\$22,200	\$2,672,052	\$1,462,782	\$4,828,532	56
000465	Library, Clairemont	2920 Burgener Blvd.	2	4,800	Library	Public Facility	Library	1957	No	Yes	\$3,215	\$14,181	\$314,404	\$1,884	\$3,084,816	8
000466	Library, Balboa	4255 Mt. Abernathy Ave.	6	4,257	Library	Public Facility	Library	1971	No	Yes	\$12,859	\$17,204	\$715,368	\$367,918	\$2,740,231	25
000476	Library, North Clairemont	4616 Clairemont Dr.	6	5,852	Library	Public Facility	Library	1962	No	Yes	\$13,633	\$8,239	\$522,877	\$165,047	\$3,666,278	13
001272	Library, Tierrasanta	4985 La Cuenta	7	8,766	Library	Public Facility	Library	1983	Yes	Yes	\$10,323	\$17,720	\$814,081	\$607,370	\$5,961,318	12
000488	Recreation Center, North Park (001334)(001063)	4044 Idaho St.	3	11,000	Park And Recreation	Public Facility	Recreation Center	1947	Yes	Yes	\$15,130	\$0	\$4,122,708	\$1,474,431	\$6,518,050	62
000495	Recreation Center, Cadman	4280 Avati Dr.	2	2,800	Park And Recreation	Public Facility	Recreation Center	1971	No	Yes	\$17,602	\$56,819	\$416,273	\$212,708	\$1,559,096	29
000555	Recreation Center, North Clairemont	4421 Bannock Ave.	6	10,379	Park And Recreation	Public Facility	Recreation Center	1961	Yes	Yes	\$8,390	\$31,659	\$2,977,050	\$1,448,274	\$5,964,292	50
000557	Recreation Center, Allied Gardens	5155 Greenbrier Rd.	7	10,585	Park And Recreation	Public Facility	Recreation Center	1961	Yes	Yes	\$11,360	\$74,168	\$2,200,572	\$1,572,151	\$6,001,166	37
000756	Recreation Center, San Carlos	6445 Lake Badin Ave.	7	10,800	Park And Recreation	Public Facility	Recreation Center	1970	Yes	Yes	\$59,930	\$25,377	\$3,829,464	\$1,373,540	\$5,956,740	64
000771	Recreation Center, South Clairemont	3605 Clairemont Dr.	2	3,960	Park And Recreation	Public Facility	Recreation Center	1955	No	Yes	\$12,078	\$64,089	\$554,870	\$150,138	\$2,198,117	25
000782	Clubhouse and Shuffleboard, Balboa Park	2225 6th Ave. Senior Citizens Clubhouse	3	7,994	Park And Recreation	Public Facility	Recreation Center	1961	No	Yes	\$7,977	\$5,880	\$2,413,077	\$701,390	\$3,922,016	61
000875	Recreation Center, Old, San Ysidro, Casa	212 East Park Blvd.	8	7,242	Park And Recreation	Public Facility	Recreation Center	1957	Yes	Yes	\$70,537	\$20,082	\$3,024,227	\$1,114,718	\$4,514,808	67
001062	Shuffleboard, Covered Court, North Park	2719 Howard St.	3	5,124	Park And Recreation	Public Facility	Recreation Center	1969	No	Yes	\$29,432	\$1,442	\$129,109	\$52,419	\$309,695	46
001074	Recreation Center, Kearny Mesa	3170 Armstrong St.	7	11,162	Park And Recreation	Public Facility	Recreation Center	1973	Yes	Yes	\$9,013	\$46,504	\$2,320,537	\$463,554	\$6,409,779	37
001211	Handball Court, Standley	3585 Governor Dr.	1	1,736	Park And Recreation	Public Facility	Recreation Center	1976	No	Yes	\$722	\$0	\$359,931	\$133,084	\$569,460	64
001402	Recreation Center, Tierrasanta (Old)	11220 Clairemont Mesa Blvd.	7	1,600	Park And Recreation	Public Facility	Recreation Center	1985	No	Yes	\$26,511	\$7,815	\$333,369	\$103,404	\$911,824	38
001450	Normal Heights Community Center - Old Oneira	4649 Hawley Blvd.	3	4,221	Park And Recreation	Public Facility	Recreation Center	1985	Yes	Yes	\$8,811	\$4,584	\$616,118	\$157,677	\$2,324,378	27
001459	Recreation Center, Adams	3491 Adams Ave.	3	2,362	Park And Recreation	Public Facility	Recreation Center	1987	No	Yes	\$8,912	\$20,155	\$562,758	\$209,306	\$1,348,324	44
000813	Senior Center, N. Park Community Adult	2719 Howard Ave.	3	3,990	Park And Recreation	Public Facility	Senior Center	1969	No	Yes	\$1,914	\$0	\$1,407,658	\$500,178	\$2,130,860	66
300012	- Pool, City Heights	4380 Landis St.	9	5,000	Park And Recreation	Public Facility	Swimming Pool	1998	No	Yes	\$2,067	\$6,205	\$733,080	\$324,690	\$4,132,250	19
010570	Mid City Transit Facilities	4021 University Ave.	9	475	Planning	Public Facility	Transit Facility	2006	No	Yes	\$2,886	\$0	\$0	\$0	\$32,034	0
010571	Mid City Transit Facilities	4024 University Ave.	9	2,100	Planning	Public Facility	Transit Facility	2004	No	Yes	\$9,697	\$495	\$1,644	\$0	\$1,454,061	0
010572	MidCity Transit Facilities: El Cajon Blvd.	4023 El Cajon Blvd.	9	342	Planning	Public Facility	Transit Facility	2004	No	Yes	\$2,729	\$5,363	\$19,363	\$2,067	\$201,606	10
010573	MidCity Transit Facilitie: El Cajon Blvd.	4024 El Cajon Blvd.	3	342	Planning	Public Facility	Transit Facility	2004	No	Yes	\$2,729	\$14,813	\$17,296	\$0	\$207,149	14

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Accessibility Needs	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impact (FY14 Proposed Service Level)	Plant Replacement Value	Building FCI
010527	San Ysidro Boys' Club	179 Diza Road	8	13,943	Park And Recreation	Public Facility	Youth Center	1985	No	Yes	\$11,181	\$28,306	\$902,256	\$136,600	\$8,173,944	11
Semi-Public Facilities: Average Actual FCI = 28 (Fair) / Proposed Service Level FCI Goal = 15 (Good)																
000206	Fire Station #04	404 8th Ave.	3	7,120	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1948	Yes	Yes	\$46,062	\$0	\$959,866	\$362,231	\$5,206,785	19
000217	Fire Station #28	3880 Kearny Villa Rd.	6	5,660	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1958	No	Yes	\$46,170	\$61,271	\$2,141,562	\$1,187,771	\$4,489,625	48
000238	Fire Station #22	1055 Catalina Blvd.	2	2,900	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1942	No	Yes	\$25,741	\$22,500	\$1,353,801	\$656,638	\$2,497,103	54
000240	Fire Station #23	2190 Comstock St.	7	4,022	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1964	No	Yes	\$30,704	\$0	\$1,917,359	\$909,758	\$3,397,062	54
000241	Fire Station #34	6565 Cowles Mt. Blvd.	7	3,510	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1963	No	Yes	\$26,491	\$13,289	\$847,588	\$740,721	\$2,830,991	29
000248	Fire Station #25	1972 Chicago St.	2	3,728	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1953	No	Yes	\$32,519	\$15,596	\$1,712,105	\$816,292	\$3,077,949	55
000249	Fire Station #27	5064 Clairemont Dr.	6	4,216	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1955	No	Yes	\$40,778	\$52,332	\$799,209	\$291,874	\$3,399,951	23
000250	Fire Station #26	2850 54th St.	4	6,237	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1954	No	Yes	\$27,978	\$0	\$2,737,367	\$1,393,928	\$4,977,563	53
001252	Fire Station #03	725 West Kalmia St.	3	2,823	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1977	No	Yes	\$24,109	\$4,643	\$1,180,493	\$668,246	\$2,473,795	47
009866	Fire Station #18	4676 Felton St.	3	6,619	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1989	No	Yes	\$6,078	\$2,101	\$1,773,406	\$1,050,852	\$4,871,121	37
009982	Fire Station #14	4011 32nd St.	3	7,612	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1992	No	Yes	\$17,900	\$0	\$2,188,424	\$1,212,376	\$5,637,828	40
010456	Pacific Highland Ranch Fire Station #47	6041 Edgewood Bend Ct	1	13,036	Fire and Life Safety Services	Semi-Public Facility	Fire Station	2007	Yes	Yes	\$361	\$7,148	\$0	\$0	\$11,171,461	0
010563	Entry Building	Two Father Junipero Serra Trail	7	320	Park And Recreation	Semi-Public Facility	Guardhouse	1999	No	Yes	\$9,114	\$0	\$51,968	\$34,287	\$198,966	27
000281	Lifeguard Station, Tower, Ocean Beach	1950 Abbott St.	2	3,341	Life Guard	Semi-Public Facility	Lifeguard Station	1981	No	Yes	\$3,437	\$29,704	\$782,963	\$335,091	\$2,147,728	38
001276	Police Substation, NorthEastern Division	13396 Salmon River Rd.	5	17,859	Police	Semi-Public Facility	Police Station	1988	No	Yes	\$2,318	\$239,609	\$1,969,982	\$880,757	\$8,257,644	28
001277	Police Substation, SouthEastern Division	7222 Skyline Dr.	4	16,472	Police	Semi-Public Facility	Police Station	1986	Yes	Yes	\$404	\$30,960	\$1,745,349	\$833,031	\$7,570,037	24
001278	Police Substation, Western Division (Security Ala	5215 Gaines St.	2	18,400	Police	Semi-Public Facility	Police Station	1984	Yes	Yes	\$404	\$0	\$5,529,958	\$2,338,466	\$8,930,808	62
010049	Police Station, Mid City	4310 Landis St.	9	34,278	Police	Semi-Public Facility	Police Station	1995	No	Yes	\$1,112	\$208,560	\$3,002,423	\$1,429,519	\$17,074,900	18
000770	Police Storefront, Star Pal - Colina Del Sol	5319 Orange Ave.	9	1,450	Park And Recreation	Semi-Public Facility	Police Storefront	1954	Yes	Yes	\$5,591	\$0	\$284,428	\$80,051	\$720,679	36
City Office/Work Yards: Average Actual FCI = 51 (Poor) / Proposed Service Level FCI Goal = 29 (Fair)																
009970	Lake, Chollas, Boat House	6350 College Grove	4	290	Park And Recreation	City Office/Work Yard/Operations	Boat House	1971	No	Yes	\$8,509	\$0	\$24,965	\$0	\$98,994	24
000260	Parker Hall, Streets, Chollas	#Caminito Chollas	4	4,410	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	Yes	\$3,591	\$0	\$1,193,866	\$992,705	\$2,857,812	39
000287	Police, Caretakers House, Pistol Range	4008 Federal Blvd.	9	899	Police	City Office/Work Yard/Operations	City Office/Work Yard	1934	No	Yes	\$27,967	\$0	\$252,257	\$88,609	\$380,124	67
000293	Police, Rangemaster's Office, Pistol Range	4008 Federal Blvd.	9	1,314	Police	City Office/Work Yard/Operations	City Office/Work Yard	1934	No	Yes	\$22,039	\$6,278	\$159,924	\$8,901	\$520,646	30
000295	Comfort Station, Pistol Range	4008 Federal Blvd.	9	448	Police	City Office/Work Yard/Operations	City Office/Work Yard	1934	No	Yes	\$29,387	\$7,827	\$71,528	\$23,475	\$183,062	42

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Accessibility Needs	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impact (FY14 Proposed Service Level)	Plant Replacement Value	Building FCI
000298	Bank, Graffiti Exchange, Chollas	2711 Caminito Chollas	4	926	Neighborhood Code Compliance	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	Yes	\$62,240	\$6,310	\$314,036	\$129,987	\$452,120	70
000300	Parks, Service Bldg. and Offices, Rose Canyon	3775 Morena Blvd.	2	2,500	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	Yes	\$63,958	\$46,268	\$1,023,781	\$530,409	\$1,458,850	72
000912	Rose Canyon Office, Developed	3775 Morena Blvd.	2	30,975	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1960	Yes	Yes	\$54,012	\$48,873	\$4,063,077	\$2,026,433	\$9,479,589	40
009840	Nursery, Office, Staff- Balboa Park	2850 Pershing Dr.	3	1,200	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1989	No	Yes	\$13,720	\$23,616	\$248,860	\$6,509	\$604,776	46
010322	Lake, Chollas Park, Ranger Station	6350 College Grove	4	296	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	2002	No	Yes	\$11,664	\$0	\$17,554	\$0	\$79,529	20
010594	Quivira Basin Police Trailer	2581 Quivira Ct.	2	800	Police	City Office/Work Yard/Operations	City Office/Work Yard	2000	No	Yes	\$29,972	\$936	\$5,642	\$0	\$131,792	5
257 -	ollas Streets, Storm Water	2781 Caminito Chollas	4	4,244	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	Yes	\$11,706	\$34,700	\$1,281,930	\$980,085	\$2,609,763	49
300012	- Old SDDPC Building #1 South	5965 Santa Fe St	2	42,000	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	1985	No	Yes	\$21,216	\$55,505	\$10,654,610	\$4,801,364	\$25,993,800	42
300012	- Old SDDPC Building #2 North	5975 Santa Fe St	2	42,370	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	1983	No	Yes	\$5,239	\$8,346	\$16,955,646	\$13,047,902	\$33,190,540	53
300012	- Chollas Communications Master Site	2781 Caminito Chollas	4	1,050	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	2007	No	Yes	\$18,268	\$0	\$0	\$0	\$706,419	0
900087	Balboa Park, Nursery, Headhouse #2	2850 Pershing Dr.	3	3,000	Park And Recreation	City Office/Work Yard/Operations	Nursery	1989	Yes	Yes	\$3,581	\$0	\$269,425	\$33,434	\$967,140	29
000554	Garage, Presidio Park	#Taylor St. Near The Indian Statue	3	840	Park And Recreation	City Office/Work Yard/Operations	Parking Garage	1963	No	Yes	\$9,818	\$0	\$60,477	\$41,598	\$187,740	25
010007	Police, Garage, Southern	1120 27th St.	8	6,293	Police	City Office/Work Yard/Operations	Vehicle Facility	1992	No	Yes	\$7,493	\$0	\$1,140,858	\$414,781	\$3,080,738	38
900039	Police, Garage, SouthEastern	7222 Skyline	4	6,101	Police	City Office/Work Yard/Operations	Vehicle Facility	1984	Yes	Yes	\$13,474	\$7,941	\$1,040,815	\$715,627	\$2,413,861	44
900041	Police, Garage, Western,	5215 Gaines	2	6,090	Police	City Office/Work Yard/Operations	Vehicle Facility	1984	Yes	Yes	\$13,600	\$3,191	\$1,566,533	\$751,944	\$2,907,610	53

**Appendix B – List of Facilities that Received the Abbreviated Accessibility Assessment by Facility Number – Leased Facilities**

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Accessibility Needs	Total Maintenance Backlog	Total Replacement Backlog	Plant Replacement Value	Building FCI
001203	Boat Center, Santa Clara Point (L)(No Maint.)	1010 Santa Clara Pl.	2	6,628	Park And Recreation	Leased Facility	Boat Center	1976	No	Yes	\$34,154	\$841	\$1,558,246	\$3,781,539	40
000648	Carousel, Balboa Park (L)(No Maint.)	1889 Zoo Place	3	3,781	Park And Recreation	Leased Facility	Carousel	1957	No	Yes	\$63,837	\$7,740	\$94,353	\$378,062	22
10058	Park, Dana Center and Turf (L)	1775 Chatsworth Blvd.	2	890	Park And Recreation	Leased Facility	Comfort Station	1994	No	Yes	\$17,063	\$740	\$21,020	\$301,149	8
000220	College Rolando Center	4704 College Ave.	9	1,667	Real Estate Assets	Leased Facility	Community Center	1934	No	Yes	\$3,385	\$10,830	\$589,573	\$951,257	64
001005	Community Center, Baybridge (L)(No Maint.)	1960 National Ave.	8	9,890	Park And Recreation	Leased Facility	Community Center	1971	No	Yes	\$19,784	\$48,360	\$4,081,572	\$6,234,755	66
001495	Mid-City Multi Service Center (L)	4069-71 30th Street	3	8,000	Real Estate Assets	Leased Facility	Community Center	1980	No	Yes	\$670,068	\$6,630	\$3,810,792	\$6,827,360	56
009837	Community Clinic, Mid-City (L)(No Maint.)	4290 Polk Street	9	12,800	Real Estate Assets	Leased Facility	Community Center	1916	No	Yes	\$21,297	\$59,980	\$4,162,523	\$10,247,680	40
000456	Education Enrichment System (Old Linda Vista)	6960 Linda Vista Rd.	7	4,554	Real Estate Assets	Leased Facility	Educational Facility	1950	No	Yes	\$4,954	\$0	\$1,502,745	\$2,696,970	55
000516	Chapel, Old Adobe (L)	3963 Conde St.	3	1,400	Park And Recreation	Leased Facility	Historical	1919	No	Yes	\$59,626	\$3,274	\$350,396	\$725,004	49
001133	Neighborhood House, Mountain View (L)(No Maint.)	841 S. 41st Street	9	22,000	Park And Recreation	Leased Facility	Historical	1974	No	Yes	\$9,636	\$6,935	\$7,880,937	\$13,394,040	59
001216	Marston Mansion, Balboa Park (L)	3525 7th Ave.	3	8,216	Park And Recreation	Leased Facility	Historical	1905	No	Yes	\$5,748	\$66,152	\$1,877,010	\$2,815,377	68
900606	Marston House, Lath (L)(No Maint.)	3525 7th Ave.	3	300	Park And Recreation	Leased Facility	Historical	1905	No	Yes	\$1,423	\$0	\$9,951	\$41,742	9
900607	Marston House, Carriage, Balboa Park (L)	3525 7th Ave.	3	1,900	Park And Recreation	Leased Facility	Historical	1905	No	Yes	\$881	\$6,662	\$445,559	\$663,214	63
000210	Museum, Firehouse (L)	1562 Columbia St.	3	10,672	Real Estate Assets	Leased Facility	Museum	1915	No	Yes	\$17,468	\$0	\$3,976,765	\$8,004,640	50
900027	Museum, William Heath Davis House (L)	410 Island	3	3,885	Real Estate Assets	Leased Facility	Museum	1950	No	Yes	\$10,072	\$16,253	\$651,706	\$2,695,996	23
010050	Parking Structure, Carmel Mountain (L)(No Maint.)	10211 Rancho Carmel Dr.	5	21,553	Real Estate Assets	Leased Facility	Parking Garage	1994	Yes	Yes	\$9,659	\$11,044	\$770,435	\$5,780,299	14
000232	A.B.U.S.D.F.F. (L)	3601 Oceanview Blvd.	9	3,100	Real Estate Assets	Leased Facility	Public Event Site	1948	No	Yes	\$7,826	\$3,675	\$546,188	\$1,181,472	45
000762	Boy Scout Headquarters (L)(No Maint.)	1207 Upas St.	3	9,092	Real Estate Assets	Leased Facility	Public Event Site	1950	No	Yes	\$65,502	\$13,070	\$4,096,927	\$6,722,170	60
000777	Girl Scout Headquarters (L)(No Maint.) Balboa	1231 Upas St.	3	13,741	Real Estate Assets	Leased Facility	Public Event Site	1956	No	Yes	\$32,549	\$10,159	\$2,900,544	\$7,922,511	34
000517	Clubhouse, Golf, Presidio Hills Golf Course (L)	#Juan St., Old Town	3	1,024	Real Estate Assets	Leased Facility	Recreation Center	1948	No	Yes	\$13,505	\$0	\$348,871	\$479,007	72
000618	Clubhouse, Senior Citizen, Morley Field (L)	#Morley Field, Balboa Park	3	1,548	Park And Recreation	Leased Facility	Recreation Center	1948	No	Yes	\$0	\$14,276	\$515,985	\$828,582	64
000628	Clubhouse, Tennis Court, Balboa Park (L)	#Morley Field Dr.	3	1,906	Park And Recreation	Leased Facility	Recreation Center	1960	No	Yes	\$2,980	\$9,405	\$505,102	\$950,065	55
000778	Residence, Girl Scout (L)(No Maint.)	1231 Upas St.	3	1,224	Real Estate Assets	Leased Facility	Residence	1956	No	Yes	\$21,140	\$0	\$161,691	\$415,169	36
000715	Station, Toy Railroad (L)(No Maint.) Balboa Park	#Zoo Dr.	3	98	Park And Recreation	Leased Facility	Retail Shop	1950	No	Yes	\$314	\$0	\$36,031	\$46,816	71
000779	Girl Scout Shop (L)(No Maint.)	1231 Upas St.	3	1,825	Real Estate Assets	Leased Facility	Retail Shop	1956	No	Yes	\$674	\$13,241	\$566,971	\$995,793	57

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Accessibility Survey	Total Accessibility Needs	Total Maintenance Backlog	Total Replacement Backlog	Plant Replacement Value	Building FCI
001370	Pro Shop, Tennis Court, Balboa Park (L)(No Maint.	2223 Morley Field Dr.	3	808	Park And Recreation	Leased Facility	Retail Shop	1982	No	Yes	\$6,142	\$1,412	\$122,107	\$240,348	52
001225	Teen Center, San Diego Regional and Police Store	8450 Mira Mesa Blvd. X Old Mira Mesa Library	6	8,000	Real Estate Assets	Leased Facility	Teen/Youth Center	1977	Yes	Yes	\$1,629	\$24,273	\$3,271,087	\$4,871,920	68
001280	Barrio Youth Facility #1 (L)(No Maint.)	2179 Newton Ave.	8	7,784	Real Estate Assets	Leased Facility	Teen/Youth Center	1979	No	Yes	\$28,721	\$119,035	\$2,073,212	\$4,023,627	55
001281	Barrio Youth Facility #2 (L)(No Maint.)	2175 Newton Ave.	8	4,556	Real Estate Assets	Leased Facility	Teen/Youth Center	1979	No	Yes	\$49,795	\$9,874	\$1,071,763	\$2,561,338	42
001282	Barrio Youth Facility #3 (L)(No Maint.)	2165 Newton Ave.	8	10,075	Real Estate Assets	Leased Facility	Teen/Youth Center	1979	No	Yes	\$38,921	\$2,288	\$2,487,551	\$5,693,181	44
010034	Youth and Community Center, City Heights (L)	3660 Fairmount Ave.	9	6,246	Park And Recreation	Leased Facility	Teen/Youth Center	1980	Yes	Yes	\$7,351	\$26,357	\$1,576,120	\$3,360,473	47



***APPENDIX C – LIST OF FACILITIES THAT RECEIVED THE SOLAR  
ENERGY & FEASIBILITY ASSESSMENT BY FACILITY NUMBER***

**Appendix C – List of Facilities that Received the Solar Energy Feasibility Assessment by Facility Number – City-Occupied Facilities**

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Solar Feasibility	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
	Public Facilities: Average Actual FCI = 25 (Fair) / Proposed Service Level FCI Goal = 15 Good)															
007513	Park and Comfort Station Wideman Memorial	#Imperial Ave. and Ritchey St.	4	627	Park And Recreation	Public Facility	Comfort Station	1976	Yes	Yes	Yes	\$1,669	\$61,606	\$0	\$272,732	24
010454	Park, Nobel Athletic Area and Comfort Station	8810 Judicial Drive	1	342	Park And Recreation	Public Facility	Comfort Station	1990	Yes	Yes	No	\$1,717	\$15,181	\$0	\$145,059	11
000863	Storage and Restrooms, Garage, Mount Hope	3751 Market St.	9	4,876	Mt. Hope Cemetery	Public Facility	Comfort Station	1958	Yes	Yes	Yes	\$29,769	\$259,004	\$84,806	\$1,166,534	20
010051	Nature and Visitor Center, Mission Trails Regiona	One Father Junipero Serra Trail	7	14,081	Park And Recreation	Public Facility	Community Center	1994	Yes	Yes	Yes	\$24,449	\$862,107	\$181,026	\$8,116,570	10
300012	Library, Logan Heights Branch	567 So. 28th Street	8	27,028	Library	Public Facility	Library	2009	Yes	Yes	No	\$19,674	\$4,112	\$4,112	\$22,939,474	0
000450	Library, North Park	3795 31st St.	3	8,100	Library	Public Facility	Library	1988	Yes	Yes	Yes	\$4,521	\$1,293,701	\$1,111,644	\$5,153,868	26
001272	Library, Tierrasanta	4985 La Cuenta	7	8,766	Library	Public Facility	Library	1983	Yes	Yes	Yes	\$17,720	\$814,081	\$607,370	\$5,961,318	12
010447	North UTC Library	8820 Judicial Drive	1	16,020	Library	Public Facility	Library	2007	Yes	Yes	No	\$3,735	\$0	\$0	\$13,032,751	0
010534	Central Police Division Parking Garage	2501 Imperial Ave.	8	78,992	Police	Public Facility	Parking Garage	2000	Yes	Yes	No	\$14,209	\$2,104,505	\$0	\$20,653,248	11
001450	Normal Heights Community Center - Old Oneira	4649 Hawley Blvd.	3	4,221	Park And Recreation	Public Facility	Recreation Center	1985	Yes	Yes	Yes	\$4,584	\$616,118	\$157,677	\$2,324,378	27
010448	North UTC Recreation Center (Nobel)	8810 Judicial Drive	1	10,500	Park And Recreation	Public Facility	Recreation Center	2007	Yes	Yes	No	\$38,205	\$0	\$0	\$5,548,410	1
010525	Ocean Air Recreation Center	4770 Fairport Way	1	13,635	Park And Recreation	Public Facility	Recreation Center	2009	Yes	Yes	No	\$26,907	\$19,530	\$0	\$8,460,108	1
000557	Recreation Center, Allied Gardens	5155 Greenbrier Rd.	7	10,585	Park And Recreation	Public Facility	Recreation Center	1961	Yes	Yes	Yes	\$74,168	\$2,200,572	\$1,572,151	\$6,001,166	37
010304	Recreation Center, Carmel Valley	3777 Townsgate Drive	1	23,150	Park And Recreation	Public Facility	Recreation Center	1999	Yes	Yes	No	\$15,759	\$1,595,060	\$1,342,771	\$13,539,741	12
001074	Recreation Center, Kearny Mesa	3170 Armstrong St.	7	11,162	Park And Recreation	Public Facility	Recreation Center	1973	Yes	Yes	Yes	\$46,504	\$2,320,537	\$463,554	\$6,409,779	37
000555	Recreation Center, North Clairemont	4421 Bannock Ave.	6	10,379	Park And Recreation	Public Facility	Recreation Center	1961	Yes	Yes	Yes	\$31,659	\$2,977,050	\$1,448,274	\$5,964,292	50
000488	Recreation Center, North Park (001334)(001063)	4044 Idaho St.	3	11,000	Park And Recreation	Public Facility	Recreation Center	1947	Yes	Yes	Yes	\$0	\$4,122,708	\$1,474,431	\$6,518,050	62
000875	Recreation Center, Old, San Ysidro, Casa	212 East Park Blvd.	8	7,242	Park And Recreation	Public Facility	Recreation Center	1957	Yes	Yes	Yes	\$20,082	\$3,024,227	\$1,114,718	\$4,514,808	67
000756	Recreation Center, San Carlos	6445 Lake Badin Ave.	7	10,800	Park And Recreation	Public Facility	Recreation Center	1970	Yes	Yes	Yes	\$25,377	\$3,829,464	\$1,373,540	\$5,956,740	64
010324	Mechanical Room, Carmel Valley Pool	3777 Townsgate Drive	1	1,133	Park And Recreation	Public Facility	Swimming Pool	1999	Yes	Yes	No	\$3,357	\$117,798	\$102,183	\$562,251	22
	Semi-Public Facilities: Average Actual FCI = 28 (Fair) / Proposed Service Level FCI Goal = 15 (Good)															
000206	Fire Station #04	404 8th Ave.	3	7,120	Fire and Life Safety Services	Semi-Public Facility	Fire Station	1948	Yes	No	Yes	\$0	\$959,866	\$362,231	\$5,206,785	19
010456	Pacific Highland Ranch Fire Station #47	6041 Edgewood Bend Ct	1	13,036	Fire and Life Safety Services	Semi-Public Facility	Fire Station	2007	Yes	Yes	Yes	\$7,148	\$0	\$0	\$11,171,461	0
010450	Northwestern Area Police Substation	12592 El Camino Real	1	21,760	Police	Semi-Public Facility	Police Station	2007	Yes	Yes	No	\$26,328	\$251,546	\$7,748	\$11,115,878	3
001275	Police Substation, Eastern Division	9225 Aero Dr.	7	17,048	Police	Semi-Public Facility	Police Station	1988	Yes	Yes	No	\$5,562	\$1,416,203	\$772,761	\$7,766,046	18
001277	Police Substation, SouthEastern Division	7222 Skyline Dr.	4	16,472	Police	Semi-Public Facility	Police Station	1986	Yes	Yes	Yes	\$30,960	\$1,745,349	\$833,031	\$7,570,037	24

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Solar Feasibility	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
001278	Police Substation, Western Division (Security Ala	5215 Gaines St.	2	18,400	Police	Semi-Public Facility	Police Station	1984	Yes	Yes	Yes	\$0	\$5,529,958	\$2,338,466	\$8,930,808	62
000770	Police Storefront, Star Pal - Colina Del Sol	5319 Orange Ave.	9	1,450	Park And Recreation	Semi-Public Facility	Police Storefront	1954	Yes	Yes	Yes	\$0	\$284,428	\$80,051	\$720,679	36
	City Office/Work Yards: Average Actual FCI = 51 (Poor) / Proposed Service Level FCI Goal = 29 (Fair)															
010339	Aero Drive Trailer Extension Office Field	9485 Aero Drive	7	3,024	E and D - Field Engineering Division	City Office/Work Yard/Operations	City Office/Work Yard	2001	Yes	Yes	No	\$0	\$2,368	\$0	\$431,192	0
000298	Bank, Graffiti Exchange, Chollas	2711 Caminito Chollas	4	926	Neighborhood Code Compliance	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	Yes	Yes	\$6,310	\$314,036	\$129,987	\$452,120	70
001229	Booth, Spray Paint, Central	#20th and 'B' Street, Central Operations	3	450	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1976	Yes	Yes	No	\$0	\$42,475	\$10,131	\$102,735	41
257	Chollas Streets, Storm Water	2781 Caminito Chollas	4	4,244	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	Yes	Yes	\$34,700	\$1,281,930	\$980,085	\$2,609,763	49
000001	City Administration Building	202 C Street	3	182,400	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1965	Yes	Yes	No	\$212,768	\$68,574,456	\$16,868,311	\$157,454,976	44
000008	DRC, Development Review Center	1222 1st. Avenue	2	217,669	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1970	Yes	Yes	No	\$82,396	\$119,610,195	\$55,105,292	\$172,744,295	69
001228	Fac. Maint, Locksmith Shop , Central	#20th and 'B' Street, Central Operations	3	4,500	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1976	Yes	Yes	No	\$22,680	\$430,425	\$139,176	\$1,321,155	35
000043	Fac. Maint., Paint Shop and Storage, Central	#20th and 'B' Street, Central Operations	3	4,500	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1976	Yes	Yes	No	\$5,907	\$383,270	\$59,109	\$1,319,715	29
001296	IT and C, Communications, Storage and Cell Work	#Caminito Centro Facing Rader Hall	3	2,400	Information, Technology and Communications	City Office/Work Yard/Operations	City Office/Work Yard	1983	Yes	Yes	No	\$0	\$265,196	\$105,682	\$701,232	37
000860	Mount Hope Cemetery Administration	3751 Market St.	9	1,861	Mt. Hope Cemetery	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	Yes	No	\$2,495	\$583,391	\$409,100	\$1,049,716	57
010451	Northwestern Area Police Vehicle Maintenance	12610 El Camino Real	1	10,067	Police	City Office/Work Yard/Operations	City Office/Work Yard	2007	Yes	Yes	No	\$76,689	\$39,463	\$39,463	\$4,833,066	2
000260	Parker Hall, Streets, Chollas	#Caminito Chollas	4	4,410	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	Yes	Yes	\$0	\$1,193,866	\$992,705	\$2,857,812	39
000300	Parks, Service Bldg. and Offices, Rose Canyon	3775 Morena Blvd.	2	2,500	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1964	Yes	Yes	Yes	\$46,268	\$1,023,781	\$530,409	\$1,458,850	72
000259	Purchasing, Pipeyard, Central Store #5, Chollas	#Caminito Chollas	4	10,000	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1962	Yes	Yes	No	\$13,074	\$2,635,606	\$1,251,800	\$4,099,200	62
000912	Rose Canyon Office, Developed	3775 Morena Blvd.	2	30,975	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1960	Yes	Yes	Yes	\$48,873	\$4,063,077	\$2,026,433	\$9,479,589	40
000333	Rose Canyon, Developed Regional Parks	3775 Morena Blvd.	2	2,400	Park And Recreation	City Office/Work Yard/Operations	City Office/Work Yard	1967	Yes	Yes	No	\$10,641	\$466,672	\$194,450	\$740,016	64
001351	Storeroom, Parks, Storage, Large, Central	#Caminito Centro Near Back Entrance	3	5,000	General Services	City Office/Work Yard/Operations	City Office/Work Yard	1983	Yes	Yes	No	\$14,355	\$666,205	\$405,105	\$1,225,600	56
010237	Trailer, SDPD Traffic Station Stop	9265 Aero Drive	7	1,605	Police	City Office/Work Yard/Operations	City Office/Work Yard	1997	Yes	Yes	No	\$1,730	\$27,781	\$6,462	\$331,481	9
000110	Warehouse, Fire Dept.	3870 Kearny Villa Rd.	6	2,879	Fire and Life Safety Services	City Office/Work Yard/Operations	City Office/Work Yard	1982	Yes	Yes	No	\$2,590	\$818,430	\$542,435	\$1,330,962	63
900087	Balboa Park, Nursery, Headhouse #2	2850 Pershing Dr.	3	3,000	Park And Recreation	City Office/Work Yard/Operations	Nursery	1989	Yes	Yes	Yes	\$0	\$269,425	\$33,434	\$967,140	29
012751	Police, Garage, Eastern	9225 Aero Dr.	7	5,820	Police	City Office/Work Yard/Operations	Vehicle Facility	1988	Yes	Yes	No	\$75,443	\$968,954	\$367,803	\$4,202,447	38

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Solar Feasibility	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Level 1 Operations Impacts (FY14 Proposed Service Level)	Plant Replacement Value	Actual Building FCI
900039	Police, Garage, SouthEastern	7222 Skyline	4	6,101	Police	City Office/Work Yard/Operations	Vehicle Facility	1984	Yes	Yes	Yes	\$7,941	\$1,040,815	\$715,627	\$2,413,861	44
900041	Police, Garage, Western,	5215 Gaines	2	6,090	Police	City Office/Work Yard/Operations	Vehicle Facility	1984	Yes	Yes	Yes	\$3,191	\$1,566,533	\$751,944	\$2,907,610	53

Appendix C – List of Facilities that Received the Solar Energy Feasibility Assessment by Facility Number – Leased Facilities

*Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.*

Facility No.	Description	Address	District	Actual Assessed SF	Department	Asset Function	Asset Type	Year Built	Solar Survey	Solar Feasibility	Accessibility Survey	Total Maintenance Backlog	Total Replacement Backlog	Plant Replacement Value	Building FCI
000004	Concourse Parkade (L)	150 C Street	3	498,806	Real Estate Assets	Leased Facility	Parking Garage	1964	Yes	Yes	No	\$186,420	\$93,054,491.07	\$173,973,557	51
010050	Parking Structure, Carmel Mountain (L)(No Maint.)	10211 Rancho Carmel Dr.	5	21,553	Real Estate Assets	Leased Facility	Parking Garage	1994	Yes	Yes	Yes	\$11,044	\$770,435	\$5,780,299	14
000002	San Diego Concourse (L)	202 C Street	3	206,216	Real Estate Assets	Leased Facility	Public Event Site	1965	Yes	Yes	No	\$311,955	\$102,533,210.57	\$189,496,007	54
001225	Teen Center, San Diego Regional and Police Store	8450 Mira Mesa Blvd. X Old Mira Mesa Library	6	8,000	Real Estate Assets	Leased Facility	Teen/Youth Center	1977	Yes	Yes	Yes	\$24,273	\$3,271,087	\$4,871,920	68
010034	Youth and Community Center, City Heights (L)	3660 Fairmount Ave.	9	6,246	Park And Recreation	Leased Facility	Teen/Youth Center	1980	Yes	Yes	Yes	\$26,357	\$1,576,120	\$3,360,473	47
000757	Storage, Theatre Central, Central (L)	#20th and 'B' Street, Central Operations	3	7,200	Park And Recreation	Leased Facility	Theatre	1970	Yes	Yes	No	\$0	\$1,453,975	\$2,228,328	64
770032	NTC-608, Camp Nimitz, Fire Fighting School (L)	2580 Kincaid Rd.	2	17,786	Fire and Life Safety Services	Leased Facility	Training Facility	1991	Yes	Yes	No	\$168,600	\$5,271,931	\$14,313,461	38

## ***APPENDIX D – CAPITAL RENEWAL SCHEDULES***

Capital Renewal Schedule – City-Occupied Facilities

Building Systems	2014 (\$)	2015 (\$)	2016 (\$)	2017 (\$)	2018 (\$)	2019 (\$)	2020 (\$)	2021 (\$)	2022 (\$)	2023 (\$)	2024 (\$)	2025 (\$)	2026 (\$)	2027 (\$)	2028 (\$)	2029 (\$)	2030 (\$)	2031 (\$)	2032 (\$)	2033 (\$)	2034 (\$)
FOUNDATIONS	\$51,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Standard Foundations	\$25,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab on Grade	\$25,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BASEMENT CONSTRUCTION	\$19,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basement Excavation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basement Walls	\$19,688	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUPERSTRUCTURE	\$373,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Construction	\$22,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Construction	\$351,864	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXTERIOR ENCLOSURE	\$43,511,043	\$899,841	\$375,268	\$446,816	\$95,141	\$2,432,775	\$57,737	\$150,664	\$165,267	\$1,906,919	\$1,251,030	\$1,983,586	\$423,408	\$105,865	\$961,469	\$701,320	\$1,140,403	\$675,776	\$359,151	\$1,914,360	\$736,655
Exterior Walls	\$794,665	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$36,679,597	\$598,070	\$166,739	\$156,607	\$12,491	\$1,185,798	\$23,892	\$63,812	\$106,117	\$1,522,561	\$525,224	\$1,579,313	\$100,663	\$56,003	\$490,891	\$317,724	\$352,260	\$561,517	\$186,124	\$1,399,396	\$504,547
Exterior Doors	\$6,036,781	\$301,771	\$208,529	\$290,209	\$82,650	\$1,246,978	\$33,844	\$86,852	\$59,150	\$384,359	\$725,805	\$404,273	\$322,745	\$49,862	\$470,578	\$383,595	\$788,143	\$114,259	\$173,027	\$514,964	\$232,108
ROOFING	\$19,444,464	\$1,699,956	\$132,540	\$155,473	\$1,707,828	\$2,396,669	\$1,230,619	\$127,991	\$1,728,286	\$1,024,519	\$3,633,636	\$2,315,974	\$1,131,757	\$1,818,636	\$12,896	\$3,693,952	\$789,381	\$267,128	\$1,496,005	\$3,186,564	\$272,596
Roof Coverings	\$19,444,464	\$1,699,956	\$132,540	\$155,473	\$1,707,828	\$2,396,669	\$1,230,619	\$127,991	\$1,728,286	\$1,024,519	\$3,633,636	\$2,315,974	\$1,131,757	\$1,818,636	\$12,896	\$3,693,952	\$789,381	\$267,128	\$1,496,005	\$3,186,564	\$272,596
INTERIOR CONSTRUCTION	\$29,396,785	\$3,365,174	\$530,217	\$593,346	\$1,381,726	\$7,932,215	\$782,277	\$453,915	\$1,004,876	\$1,957,791	\$1,303,765	\$1,733,441	\$598,642	\$542,972	\$245,431	\$3,824,808	\$1,486,813	\$178,002	\$530,081	\$414,898	\$1,335,906
Partitions	\$304,526	\$500,755	\$0	\$254,468	\$12,693	\$263,901	\$0	\$428,527	\$828,355	\$948,650	\$0	\$81,625	\$255,455	\$11,536	\$194,894	\$406,809	\$433,551	\$3,703	\$456,216	\$382,899	\$0
Interior Doors	\$24,080,145	\$2,048,456	\$509,366	\$288,702	\$1,344,395	\$5,208,491	\$491,791	\$0	\$132,104	\$997,012	\$1,213,557	\$1,393,851	\$51,789	\$20,233	\$43,518	\$2,680,151	\$747,303	\$122,446	\$36,531	\$31,999	\$1,280,041
Fittings	\$5,012,114	\$815,964	\$20,851	\$50,176	\$24,637	\$2,459,823	\$290,486	\$25,388	\$44,417	\$12,129	\$90,209	\$257,964	\$291,398	\$511,204	\$7,020	\$737,849	\$305,959	\$51,852	\$37,333	\$0	\$55,866
STAIRS	\$1,844,857	\$3,178	\$0	\$0	\$0	\$232,113	\$0	\$0	\$109,036	\$111,594	\$13,293	\$39,955	\$0	\$0	\$0	\$18,949	\$0	\$2,037	\$0	\$0	\$0
Stair Construction	\$184,094	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,036	\$111,594	\$13,293	\$39,955	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stair Finishes	\$1,660,763	\$3,178	\$0	\$0	\$0	\$232,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,949	\$0	\$2,037	\$0	\$0	\$0
INTERIOR FINISHES	\$96,651,249	\$1,984,008	\$1,515,328	\$2,727,670	\$2,100,426	\$18,636,799	\$1,963,772	\$161,351	\$707,737	\$92,827	\$2,337,636	\$1,019,522	\$720,790	\$842,356	\$0	\$1,375,217	\$430,323	\$1,000,534	\$3,936,383	\$767,633	\$3,601,606
Wall Finishes	\$9,990,418	\$67,471	\$113,351	\$437,264	\$76,443	\$1,726,283	\$41,952	\$12,911	\$313,794	\$4,984	\$67,792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,224	\$0	\$0
Floor Finishes	\$48,618,461	\$1,733,601	\$527,173	\$2,102,346	\$319,885	\$7,905,014	\$311,694	\$52,260	\$230,606	\$0	\$766,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$38,042,370	\$182,936	\$874,804	\$188,060	\$1,704,099	\$9,005,502	\$1,610,127	\$96,179	\$163,337	\$87,843	\$1,503,170	\$1,019,522	\$720,790	\$842,356	\$0	\$1,375,217	\$430,323	\$1,000,534	\$3,927,160	\$767,633	\$3,601,606
CONVEYING	\$23,845,571	\$0	\$0	\$0	\$0	\$0	\$2,056,674	\$0	\$0	\$0	\$0	\$14,842,555	\$0	\$0	\$0	\$0	\$16,418	\$0	\$0	\$22,752	\$0
Elevators and Lifts	\$23,422,640	\$0	\$0	\$0	\$0	\$0	\$1,633,481	\$0	\$0	\$0	\$0	\$14,842,555	\$0	\$0	\$0	\$0	\$16,418	\$0	\$0	\$22,752	\$0
Escalators and Moving Walks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Conveying Systems	\$422,931	\$0	\$0	\$0	\$0	\$0	\$423,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PLUMBING	\$30,919,890	\$1,881,909	\$962,222	\$170,754	\$3,106,378	\$2,844,931	\$107,228	\$2,255,878	\$1,084,406	\$1,413,595	\$1,837,326	\$2,697,990	\$183,655	\$360,181	\$998,040	\$3,276,250	\$14,848,541	\$235,967	\$307,387	\$536,654	\$516,111
Plumbing Fixtures	\$16,541,517	\$695,065	\$530,808	\$43,693	\$1,377,294	\$1,164,602	\$6,914	\$431,960	\$507,053	\$216,670	\$532,303	\$1,481,721	\$46,551	\$88,342	\$536,961	\$1,118,080	\$10,248,295	\$80,517	\$113,782	\$430,937	\$123,480
Domestic Water Distribution	\$7,045,787	\$963,107	\$260,234	\$104,703	\$720,467	\$1,176,040	\$27,819	\$1,271,785	\$244,418	\$956,875	\$1,123,764	\$762,792	\$137,104	\$229,748	\$159,588	\$1,618,728	\$3,053,192	\$133,901	\$173,291	\$40,019	\$335,304
Sanitary Waste	\$3,770,530	\$191,860	\$88,697	\$15,854	\$216,709	\$354,981	\$2,513	\$39,201	\$200,823	\$151,139	\$80,322	\$228,614	\$0	\$22,632	\$204,079	\$298,595	\$12,504	\$13,071	\$20,314	\$6,193	\$56,608
Rain Water Drainage	\$3,455,968	\$24,156	\$82,483	\$6,504	\$232,254	\$149,309	\$0	\$512,932	\$123,312	\$88,911	\$100,937	\$224,864	\$0	\$19,459	\$97,411	\$148,539	\$1,534,549	\$8,477	\$0	\$59,505	\$719
Other Plumbing Systems	\$106,089	\$7,722	\$0	\$0	\$559,655	\$0	\$69,983	\$0	\$8,799	\$0	\$0	\$0	\$0	\$0	\$0	\$92,309	\$0	\$0	\$0	\$0	\$0
HVAC	\$86,312,754	\$1,641,153	\$365,854	\$273,245	\$2,520,504	\$4,644,014	\$4,559,484	\$2,949,664	\$47,533,790	\$5,134,283	\$8,138,738	\$336,947	\$262,524	\$5,551,852	\$1,084,695	\$4,556,394	\$2,090,857	\$219,481	\$406,480	\$126,847	\$7,498
Energy Supply	\$76,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,432
Heat Generating Systems	\$208,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$28	\$1,044,051	\$0	\$0	\$0	\$0
Cooling Generating Systems	\$449,799	\$0	\$0	\$23,364	\$0	\$0	\$0	\$78,892	\$0	\$2,315,313	\$0	\$0	\$0	\$188,051	\$0	\$251,554	\$0	\$0	\$0	\$0	\$0
Distribution Systems	\$37,082,049	\$857,036	\$29,319	\$33,498	\$179,421	\$235,668	\$61,576	\$531,716	\$62,963	\$716,189	\$263,181	\$296,349	\$68,375	\$194,398	\$124,906	\$1,004,324	\$733,781	\$164,006	\$275,583	\$85,611	\$3,066
Terminal and Package Units	\$47,582,896	\$656,479	\$336,535	\$189,476	\$2,341,083	\$4,408,346	\$2,244,154	\$2,327,453	\$42,680,616	\$2,025,305	\$7,875,558	\$40,598	\$180,378	\$3,859,511	\$959,664	\$2,106,803	\$252,135	\$55,475	\$130,897	\$20,173	\$0
Controls and Instrumentation	\$294,673	\$0	\$0	\$0	\$0	\$0	\$2,253,754	\$0	\$4,770,092	\$0	\$0	\$0	\$0	\$1,309,893	\$0	\$1,081,375	\$0	\$0	\$0	\$0	\$0
Other HVAC Systems	\$618,413	\$127,638	\$0	\$26,907	\$0	\$0	\$0	\$11,603	\$20,120	\$77,477	\$0	\$0	\$13,771	\$0	\$0	\$112,310	\$60,891	\$0	\$0	\$21,063	\$0
FIRE PROTECTION	\$5,350,188	\$65,035	\$0	\$0	\$0	\$554,826	\$103,465	\$0	\$285,621	\$1,266,865	\$366,453	\$1,088,448	\$0	\$93,143	\$100,276	\$199,733	\$3,536,200	\$0	\$0	\$0	\$9,018
Sprinklers	\$4,800,911	\$65,035	\$0	\$0	\$0	\$554,826	\$103,465	\$0	\$285,621	\$963,182	\$366,453	\$1,088,448	\$0	\$65,635	\$100,276	\$199,733	\$3,536,200	\$0	\$0	\$0	\$9,018



Building Systems	2014 (\$)	2015 (\$)	2016 (\$)	2017 (\$)	2018 (\$)	2019 (\$)	2020 (\$)	2021 (\$)	2022 (\$)	2023 (\$)	2024 (\$)	2025 (\$)	2026 (\$)	2027 (\$)	2028 (\$)	2029 (\$)	2030 (\$)	2031 (\$)	2032 (\$)	2033 (\$)	2034 (\$)
Standpipes	\$434,799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Fire Protection Systems	\$114,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,682	\$0	\$0	\$0	\$27,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ELECTRICAL</b>	<b>\$43,515,210</b>	<b>\$12,117,757</b>	<b>\$6,567,269</b>	<b>\$5,597,527</b>	<b>\$3,178,426</b>	<b>\$2,811,430</b>	<b>\$1,661,386</b>	<b>\$689,940</b>	<b>\$991,723</b>	<b>\$4,663,036</b>	<b>\$1,383,886</b>	<b>\$2,389,568</b>	<b>\$154,845</b>	<b>\$668,239</b>	<b>\$563,840</b>	<b>\$5,887,984</b>	<b>\$80,833,333</b>	<b>\$649,861</b>	<b>\$1,280,235</b>	<b>\$1,072,021</b>	<b>\$316,028</b>
Electrical Service Distribution	\$16,282,652	\$1,517,254	\$6,430,433	\$51,055	\$609,757	\$715,128	\$40,022	\$599,670	\$153,161	\$664,746	\$248,428	\$575,070	\$17,122	\$56,872	\$108,206	\$1,278,072	\$223,956	\$132,538	\$298,284	\$237,521	\$79,164
Lighting and Branch Wiring	\$21,893,072	\$3,143,289	\$0	\$0	\$2,456,448	\$1,833,480	\$995,316	\$36,751	\$715,884	\$3,555,409	\$1,046,399	\$1,790,545	\$132,814	\$143,337	\$455,614	\$4,609,912	\$80,545,623	\$361,254	\$981,951	\$834,500	\$230,834
Communications and Security	\$3,422,240	\$7,234,164	\$46,117	\$5,427,813	\$27,248	\$262,822	\$11,974	\$2,349	\$110,297	\$25,544	\$21,400	\$14,519	\$4,909	\$4,982	\$20	\$0	\$896	\$0	\$0	\$0	\$6,031
Other Electrical/Generator	\$1,917,246	\$223,049	\$90,719	\$118,658	\$84,973	\$0	\$614,074	\$51,169	\$12,381	\$417,337	\$67,659	\$9,435	\$0	\$463,047	\$0	\$0	\$62,858	\$156,069	\$0	\$0	\$0
<b>EQUIPMENT</b>	<b>\$3,421,882</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$121,615</b>	<b>\$183,016</b>	<b>\$95,777</b>	<b>\$0</b>	<b>\$0</b>	<b>\$84,597</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,351,603</b>	<b>\$28,361</b>	<b>\$767,055</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Commercial Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$46,609	\$0	\$0	\$0	\$0	\$0	\$0	\$16,846	\$0	\$9,347	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$395,196	\$0	\$0	\$0	\$121,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Equipment	\$1,224,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,263,057	\$28,361	\$0	\$0	\$0	\$0	\$0	\$0
Other Equipment	\$1,802,004	\$0	\$0	\$0	\$0	\$183,016	\$49,168	\$0	\$0	\$84,597	\$0	\$0	\$0	\$71,700	\$0	\$757,708	\$0	\$0	\$0	\$0	\$0
<b>FURNISHINGS</b>	<b>\$3,949,909</b>	<b>\$163,631</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,760</b>	<b>\$1,296,412</b>	<b>\$677,455</b>	<b>\$81,546</b>	<b>\$4,488</b>	<b>\$22,467</b>	<b>\$0</b>	<b>\$1,568,243</b>	<b>\$186,215</b>	<b>\$1,333,918</b>	<b>\$0</b>	<b>\$1,673,729</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Fixed Furnishings	\$3,949,909	\$163,631	\$0	\$0	\$50,760	\$1,296,412	\$677,455	\$81,546	\$4,488	\$22,467	\$0	\$1,568,243	\$186,215	\$1,333,918	\$0	\$1,673,729	\$0	\$0	\$0	\$0	\$0
<b>SPECIAL CONSTRUCTION</b>	<b>\$590,187</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$501,860</b>	<b>\$31,301</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,858</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Special Structures	\$590,187	\$0	\$0	\$0	\$501,860	\$31,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,858	\$0	\$0	\$0	\$0
<b>SITE PREPARATIONS</b>	<b>\$43,192</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Site Earthwork	\$43,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SITE IMPROVEMENTS</b>	<b>\$7,747,265</b>	<b>\$657,757</b>	<b>\$63,340</b>	<b>\$239,213</b>	<b>\$792,524</b>	<b>\$2,446,307</b>	<b>\$479,113</b>	<b>\$155,723</b>	<b>\$493,756</b>	<b>\$315,983</b>	<b>\$45,625</b>	<b>\$60,452</b>	<b>\$394,630</b>	<b>\$51,277</b>	<b>\$73,306</b>	<b>\$47,533</b>	<b>\$225,519</b>	<b>\$52,345</b>	<b>\$79,739</b>	<b>\$1,696,508</b>	<b>\$2,418,246</b>
Roadways	\$770,791	\$0	\$0	\$1,962	\$0	\$29,611	\$0	\$2,823	\$37,591	\$0	\$0	\$0	\$175,982	\$20,397	\$0	\$0	\$0	\$0	\$3,696	\$485,686	\$41,327
Parking Lots	\$2,522,947	\$0	\$0	\$0	\$0	\$368,918	\$0	\$4,482	\$12,173	\$0	\$0	\$0	\$4,413	\$0	\$0	\$0	\$0	\$37,061	\$3,774	\$673,389	\$42,543
Pedestrian Paving	\$1,161,759	\$452,762	\$0	\$0	\$0	\$989,395	\$470,639	\$34,018	\$323,064	\$54,216	\$0	\$15,468	\$214,234	\$28,712	\$4,667	\$0	\$51,520	\$9,646	\$19,313	\$537,434	\$2,288,189
Site Development	\$1,999,727	\$136,419	\$25,630	\$156,408	\$786,669	\$374,754	\$7,380	\$111,933	\$119,131	\$261,767	\$45,625	\$44,543	\$0	\$2,168	\$68,639	\$47,533	\$173,999	\$5,638	\$52,957	\$0	\$46,187
Landscaping	\$1,292,040	\$68,575	\$37,709	\$80,843	\$5,855	\$683,630	\$1,095	\$2,467	\$1,797	\$0	\$0	\$440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SITE CIVIL/MECHANICAL UTILITIES</b>	<b>\$1,239,586</b>	<b>\$531,870</b>	<b>\$0</b>	<b>\$7,134</b>	<b>\$0</b>	<b>\$292,049</b>	<b>\$413,478</b>	<b>\$25,912</b>	<b>\$119,485</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,158</b>	<b>\$123,272</b>	<b>\$19,007</b>	<b>\$329</b>	<b>\$0</b>	<b>\$26,086</b>	<b>\$10,105</b>	<b>\$50,362</b>	<b>\$207,578</b>	<b>\$778,224</b>
Water Supply	\$166,964	\$146,945	\$0	\$0	\$0	\$80,888	\$122,767	\$2,620	\$22,863	\$0	\$0	\$5,448	\$29,390	\$13,286	\$329	\$0	\$7,250	\$2,485	\$11,402	\$34,858	\$172,862
Sanitary Sewer	\$352,318	\$342,041	\$0	\$0	\$0	\$110,277	\$286,456	\$6,112	\$52,598	\$0	\$0	\$1,709	\$68,402	\$4,353	\$0	\$0	\$4,093	\$5,798	\$33,041	\$81,336	\$398,826
Storm Sewer	\$96,206	\$25,444	\$0	\$0	\$0	\$68,254	\$0	\$0	\$27,545	\$0	\$0	\$0	\$6,392	\$0	\$0	\$0	\$0	\$0	\$0	\$66,866	\$188,303
Heating Distribution	\$297,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooling Distribution	\$260,186	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Distribution	\$66,428	\$17,440	\$0	\$7,134	\$0	\$32,630	\$4,256	\$17,181	\$16,479	\$0	\$0	\$0	\$19,089	\$1,368	\$0	\$0	\$14,743	\$1,822	\$5,920	\$24,518	\$18,233
<b>SITE ELECTRICAL UTILITIES</b>	<b>\$6,857,935</b>	<b>\$561,045</b>	<b>\$82,852</b>	<b>\$303,095</b>	<b>\$369,865</b>	<b>\$1,500,498</b>	<b>\$170,342</b>	<b>\$385,430</b>	<b>\$383,009</b>	<b>\$1,808,922</b>	<b>\$187,338</b>	<b>\$514,241</b>	<b>\$59,147</b>	<b>\$88,820</b>	<b>\$139,370</b>	<b>\$678,911</b>	<b>\$933,550</b>	<b>\$145,132</b>	<b>\$63,671</b>	<b>\$144,564</b>	<b>\$175,181</b>
Electrical Distribution	\$4,104,992	\$445,351	\$82,852	\$127,516	\$147,014	\$649,402	\$91,049	\$151,728	\$201,327	\$705,265	\$187,338	\$211,096	\$59,147	\$88,820	\$42,366	\$355,784	\$303,489	\$89,728	\$34,975	\$144,564	\$108,906
Site Lighting	\$1,846,263	\$115,185	\$0	\$104,427	\$215,423	\$828,730	\$78,344	\$233,029	\$180,980	\$958,465	\$0	\$303,144	\$0	\$0	\$97,004	\$323,127	\$596,497	\$46,389	\$14,328	\$0	\$46,756
Site Communications and Security	\$906,681	\$510	\$0	\$71,152	\$7,428	\$22,367	\$950	\$674	\$702	\$145,193	\$0	\$0	\$0	\$0	\$0	\$0	\$33,564	\$9,015	\$14,368	\$0	\$19,520
<b>OTHER SITE CONSTRUCTION</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,655</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Service and Pedestrian Tunnels	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Site Construction	\$0	\$0	\$0	\$0	\$0	\$17,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$405,086,737</b>	<b>\$25,572,314</b>	<b>\$10,594,890</b>	<b>\$10,514,273</b>	<b>\$15,927,054</b>	<b>\$48,253,011</b>	<b>\$14,358,808</b>	<b>\$7,438,015</b>	<b>\$54,611,478</b>	<b>\$19,803,397</b>	<b>\$20,498,725</b>	<b>\$30,598,078</b>	<b>\$4,238,885</b>	<b>\$12,827,868</b>	<b>\$4,208,013</b>	<b>\$26,701,836</b>	<b>\$106,408,282</b>	<b>\$3,436,368</b>	<b>\$8,509,493</b>	<b>\$10,090,378</b>	<b>\$10,167,069</b>

Capital Renewal Schedule – Leased Facilities

Note: For all Leased Facilities the City will need to research lease agreements to determine the actual City obligation for the backlog.

Building Systems	2014 (\$)	2015 (\$)	2016 (\$)	2017 (\$)	2018 (\$)	2019 (\$)	2020 (\$)	2021 (\$)	2022 (\$)	2023 (\$)	2024 (\$)	2025 (\$)	2026 (\$)	2027 (\$)	2028 (\$)	2029 (\$)	2030 (\$)	2031 (\$)	2032 (\$)	2033 (\$)	2034 (\$)
FOUNDATIONS	\$788,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Standard Foundations	\$98,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Foundations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Slab on Grade	\$690,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
BASEMENT CONSTRUCTION	\$412,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basement Excavation	\$219,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Basement Walls	\$192,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUPERSTRUCTURE	\$17,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Construction	\$5,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Construction	\$11,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXTERIOR ENCLOSURE	\$33,135,755	\$4,680,631	\$131,719	\$263,384	\$0	\$235,526	\$362,133	\$735,041	\$0	\$0	\$0	\$235,574	\$70,319	\$1,514,466	\$0	\$984,624	\$241,322	\$960,433	\$521,588	\$0	\$8,048
Exterior Walls	\$762,372	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior Windows	\$24,241,988	\$2,963,627	\$90,518	\$217,149	\$0	\$105,333	\$253,570	\$735,041	\$0	\$0	\$0	\$230,909	\$41,029	\$1,122,111	\$0	\$312,440	\$56,614	\$776,985	\$521,588	\$0	\$0
Exterior Doors	\$8,131,396	\$1,717,004	\$41,201	\$46,235	\$0	\$130,193	\$108,564	\$0	\$0	\$0	\$0	\$4,665	\$29,290	\$392,355	\$0	\$672,183	\$184,708	\$183,448	\$0	\$0	\$8,048
ROOFING	\$25,069,201	\$5,658,296	\$120,290	\$5,060	\$0	\$1,491,183	\$179,527	\$6,963	\$156,543	\$0	\$543,606	\$118,575	\$0	\$9,602,232	\$123,785	\$333,923	\$0	\$542,655	\$14,811	\$4	\$0
Roof Coverings	\$25,069,201	\$5,658,296	\$120,290	\$5,060	\$0	\$1,491,183	\$179,527	\$6,963	\$156,543	\$0	\$543,606	\$118,575	\$0	\$9,602,232	\$123,785	\$333,923	\$0	\$542,655	\$14,811	\$4	\$0
INTERIOR CONSTRUCTION	\$49,144,488	\$7,875,039	\$38,808	\$137,588	\$0	\$4,634,737	\$1,708,196	\$995,006	\$940,063	\$97,638	\$2,668,231	\$622,201	\$0	\$0	\$0	\$1,497,141	\$5,475,647	\$491,221	\$200,313	\$0	\$208,690
Partitions	\$6,241,075	\$0	\$0	\$0	\$0	\$0	\$739,288	\$0	\$925,652	\$97,638	\$0	\$540,916	\$0	\$0	\$0	\$273,145	\$5,280,766	\$294,184	\$0	\$0	\$0
Interior Doors	\$37,985,696	\$5,115,931	\$38,808	\$32,274	\$0	\$1,569,834	\$968,908	\$847,547	\$0	\$0	\$0	\$52,885	\$0	\$0	\$0	\$1,223,995	\$0	\$0	\$66,928	\$0	\$0
Fittings	\$4,917,717	\$2,759,108	\$0	\$105,314	\$0	\$3,064,903	\$0	\$147,459	\$14,411	\$0	\$2,668,231	\$28,400	\$0	\$0	\$0	\$0	\$194,881	\$197,037	\$133,385	\$0	\$208,690
STAIRS	\$2,823,160	\$589,004	\$0	\$0	\$267,028	\$12,025	\$626,720	\$0	\$141,658	\$0	\$0	\$0	\$0	\$0	\$0	\$750,186	\$365,540	\$0	\$0	\$0	\$0
Stair Construction	\$487,943	\$589,004	\$0	\$0	\$267,028	\$0	\$626,720	\$0	\$141,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$365,540	\$0	\$0	\$0	\$0
Stair Finishes	\$2,335,217	\$0	\$0	\$0	\$0	\$12,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750,186	\$0	\$0	\$0	\$0	\$0
INTERIOR FINISHES	\$124,222,977	\$2,440,987	\$991,967	\$580,863	\$5,301,795	\$19,981,461	\$2,084,062	\$37,095	\$830,230	\$565,738	\$0	\$80,596	\$0	\$3,755,144	\$141,930	\$375,140	\$291,777	\$290,288	\$0	\$0	\$0
Wall Finishes	\$11,871,266	\$111,375	\$0	\$0	\$1,243,732	\$3,334,769	\$173,909	\$37,095	\$110,094	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Floor Finishes	\$65,608,679	\$0	\$182,560	\$0	\$3,774,223	\$16,138,876	\$1,640,494	\$0	\$720,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ceiling Finishes	\$46,743,031	\$2,329,612	\$809,407	\$580,863	\$283,841	\$507,816	\$269,660	\$0	\$0	\$565,738	\$0	\$80,596	\$0	\$3,755,144	\$141,930	\$375,140	\$291,777	\$290,288	\$0	\$0	\$0
CONVEYING	\$32,301,190	\$864,832	\$0	\$0	\$0	\$1,276,247	\$0	\$0	\$0	\$0	\$0	\$27,279,746	\$0	\$0	\$0	\$0	\$346,109	\$0	\$0	\$0	\$743,976
Elevators and Lifts	\$32,274,566	\$864,832	\$0	\$0	\$0	\$1,276,247	\$0	\$0	\$0	\$0	\$0	\$27,279,746	\$0	\$0	\$0	\$0	\$346,109	\$0	\$0	\$0	\$743,976
Escalators and Moving Walks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Conveying Systems	\$26,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PLUMBING	\$43,814,463	\$10,556,455	\$110,987	\$322,339	\$3,790	\$1,234,152	\$650,209	\$154,533	\$5,607	\$68,773	\$381,577	\$167,660	\$1,255	\$7,421	\$622,748	\$1,249,962	\$42,053	\$0	\$34,940	\$0	\$90,700
Plumbing Fixtures	\$14,250,653	\$8,076,595	\$46,527	\$212,475	\$0	\$303,270	\$531,429	\$0	\$0	\$68,773	\$13,843	\$56,901	\$0	\$0	\$0	\$0	\$42,053	\$0	\$27,230	\$0	\$64,802
Domestic Water Distribution	\$19,140,612	\$11,161	\$41,000	\$60,024	\$3,790	\$273,471	\$32,502	\$12,170	\$5,607	\$0	\$9,676	\$82,068	\$1,255	\$7,421	\$16,683	\$1,249,962	\$0	\$0	\$7,710	\$0	\$25,898
Sanitary Waste	\$3,054,754	\$0	\$23,459	\$19,510	\$0	\$23,806	\$22,696	\$58,800	\$0	\$0	\$1,846	\$28,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rain Water Drainage	\$7,116,515	\$2,468,699	\$0	\$30,330	\$0	\$633,606	\$63,582	\$83,563	\$0	\$0	\$343,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Plumbing Systems	\$251,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,686	\$0	\$0	\$0	\$606,065	\$0	\$0	\$0	\$0	\$0	\$0
HVAC	\$86,278,899	\$246,782	\$8,998	\$506,153	\$3,503,479	\$112,354	\$5,035,519	\$1,692,130	\$3,842	\$2,963,552	\$2,190,807	\$62,501	\$71,058	\$57,829	\$203,938	\$151,342	\$15,487,289	\$36,317,443	\$223,854	\$2,025,669	\$359,137
Energy Supply	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat Generating Systems	\$1,814,206	\$0	\$0	\$0	\$3,469,712	\$0	\$0	\$0	\$0	\$2,882,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooling Generating Systems	\$760,447	\$0	\$0	\$0	\$0	\$0	\$1,670,938	\$0	\$0	\$0	\$0	\$0	\$12,682	\$0	\$0	\$0	\$15,484,798	\$36,317,443	\$0	\$0	\$0
Distribution Systems	\$23,989,557	\$102,869	\$2,812	\$294,940	\$28,044	\$97,442	\$734,235	\$14,790	\$3,842	\$0	\$17,230	\$2,530	\$0	\$0	\$178,508	\$19,581	\$0	\$0	\$184,551	\$23,596	\$359,137
Terminal and Package Units	\$53,894,952	\$13,839	\$6,186	\$211,214	\$5,723	\$14,912	\$1,616,293	\$1,677,340	\$0	\$81,301	\$2,145,998	\$59,971	\$58,376	\$57,829	\$25,430	\$131,761	\$2,491	\$0	\$39,302	\$2,002,073	\$0
Controls and Instrumentation	\$4,296,820	\$0	\$0	\$0	\$0	\$0	\$956,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other HVAC Systems	\$618,413	\$127,638	\$0	\$26,907	\$0	\$0	\$0	\$11,603	\$20,120	\$77,477	\$0	\$0	\$13,771	\$0	\$0	\$112,310	\$60,891	\$0	\$0	\$21,063	\$0
FIRE PROTECTION	\$40,119,277	\$1,626,648	\$0	\$0	\$0	\$491,002	\$0	\$516,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,534	\$0	\$0	\$0	\$0

Building Systems	2014 (\$)	2015 (\$)	2016 (\$)	2017 (\$)	2018 (\$)	2019 (\$)	2020 (\$)	2021 (\$)	2022 (\$)	2023 (\$)	2024 (\$)	2025 (\$)	2026 (\$)	2027 (\$)	2028 (\$)	2029 (\$)	2030 (\$)	2031 (\$)	2032 (\$)	2033 (\$)	2034 (\$)
Sprinklers	\$35,782,425	\$1,626,648	\$0	\$0	\$0	\$491,002	\$0	\$516,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,534	\$0	\$0	\$0	\$0
Standpipes	\$3,893,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Fire Protection Systems	\$443,161	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ELECTRICAL</b>	<b>\$111,672,139</b>	<b>\$3,568,691</b>	<b>\$105,845</b>	<b>\$1,064,616</b>	<b>\$172,025</b>	<b>\$1,934,619</b>	<b>\$19,118,863</b>	<b>\$668,850</b>	<b>\$13,100</b>	<b>\$565,268</b>	<b>\$556,160</b>	<b>\$219,774</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,783,136</b>	<b>\$69,687,906</b>	<b>\$0</b>	<b>\$52,137</b>	<b>\$932,382</b>	<b>\$0</b>
Electrical Service Distribution	\$47,670,006	\$99,128	\$26,288	\$29,953	\$45,791	\$222,214	\$512,232	\$668,850	\$0	\$170,953	\$79,423	\$74,484	\$0	\$0	\$0	\$0	\$8,052	\$0	\$10,174	\$156,389	\$0
Lighting and Branch Wiring	\$38,539,654	\$3,352,810	\$46,031	\$1,034,663	\$126,234	\$1,497,784	\$18,309,917	\$0	\$0	\$394,315	\$79,371	\$140,225	\$0	\$0	\$0	\$5,771,315	\$69,679,854	\$0	\$41,964	\$0	\$0
Communications and Security	\$24,206,490	\$116,753	\$33,525	\$0	\$0	\$214,622	\$10,198	\$0	\$13,100	\$0	\$397,366	\$5,065	\$0	\$0	\$0	\$11,821	\$0	\$0	\$0	\$0	\$0
Other Electrical/Generator	\$1,255,990	\$0	\$0	\$0	\$0	\$0	\$286,515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775,993	\$0
<b>EQUIPMENT</b>	<b>\$6,969,984</b>	<b>\$9,558</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,890</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,757</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$373,830</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Commercial Equipment	\$15,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Institutional Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicular Equipment	\$5,851,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Equipment	\$1,102,823	\$9,558	\$0	\$0	\$0	\$14,890	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$373,830	\$0	\$0	\$0	\$0	\$0
<b>FURNISHINGS</b>	<b>\$1,599,011</b>	<b>\$893,026</b>	<b>\$0</b>	<b>\$81,794</b>	<b>\$0</b>	<b>\$361,409</b>	<b>\$497,081</b>	<b>\$0</b>	<b>\$1,334,627</b>	<b>\$0</b>	<b>\$771,667</b>	<b>\$0</b>	<b>\$304,548</b>	<b>\$0</b>	<b>\$0</b>	<b>\$495,815</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,548,401</b>
Fixed Furnishings	\$1,599,011	\$893,026	\$0	\$81,794	\$0	\$361,409	\$497,081	\$0	\$1,334,627	\$0	\$771,667	\$0	\$304,548	\$0	\$0	\$495,815	\$0	\$0	\$0	\$0	\$4,548,401
<b>SPECIAL CONSTRUCTION</b>	<b>\$969,180</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,718</b>	<b>\$86,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Special Structures	\$969,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,718	\$86,550	\$0	\$0	\$0	\$0	\$0
<b>SITE PREPARATIONS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Site Earthwork	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SITE IMPROVEMENTS</b>	<b>\$6,968,373</b>	<b>\$2,183,780</b>	<b>\$283,622</b>	<b>\$3,031</b>	<b>\$0</b>	<b>\$2,112,201</b>	<b>\$286,857</b>	<b>\$114,094</b>	<b>\$17,564</b>	<b>\$130,605</b>	<b>\$948,766</b>	<b>\$47,219</b>	<b>\$60,704</b>	<b>\$75,494</b>	<b>\$0</b>	<b>\$307,207</b>	<b>\$144,861</b>	<b>\$0</b>	<b>\$2,611</b>	<b>\$0</b>	<b>\$0</b>
Roadways	\$782,907	\$121,382	\$0	\$0	\$0	\$121,423	\$6,431	\$69,309	\$0	\$0	\$20,944	\$0	\$0	\$0	\$0	\$9,071	\$0	\$0	\$0	\$0	\$0
Parking Lots	\$675,879	\$51,401	\$0	\$0	\$0	\$8,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$21,118	\$17,392	\$0	\$0	\$0	\$0
Pedestrian Paving	\$2,073,060	\$1,859,855	\$212,167	\$0	\$0	\$1,976,610	\$202,710	\$44,785	\$0	\$130,605	\$900,073	\$42,762	\$60,704	\$75,469	\$0	\$277,018	\$123,548	\$0	\$0	\$0	\$0
Site Development	\$2,301,322	\$93,475	\$45,789	\$3,031	\$0	\$1,467	\$0	\$0	\$0	\$0	\$27,748	\$4,457	\$0	\$0	\$0	\$0	\$3,922	\$0	\$2,611	\$0	\$0
Landscaping	\$1,135,205	\$57,666	\$25,666	\$0	\$0	\$4,028	\$77,716	\$0	\$17,564	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SITE CIVIL/MECHANICAL UTILITIES</b>	<b>\$1,938,588</b>	<b>\$924,184</b>	<b>\$195,082</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,893</b>	<b>\$58,932</b>	<b>\$18,246</b>	<b>\$0</b>	<b>\$48,273</b>	<b>\$52,110</b>	<b>\$49,691</b>	<b>\$35,866</b>	<b>\$17,622</b>	<b>\$0</b>	<b>\$23,288</b>	<b>\$45,046</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Water Supply	\$383,409	\$244,465	\$37,311	\$0	\$0	\$3,391	\$17,386	\$5,474	\$0	\$9,222	\$15,633	\$49,691	\$10,829	\$5,287	\$0	\$6,884	\$10,287	\$0	\$0	\$0	\$0
Sanitary Sewer	\$1,032,752	\$569,574	\$86,348	\$0	\$0	\$7,912	\$40,257	\$12,772	\$0	\$21,262	\$36,477	\$0	\$25,037	\$12,335	\$0	\$16,063	\$27,215	\$0	\$0	\$0	\$0
Storm Sewer	\$471,539	\$32,255	\$44,773	\$0	\$0	\$35,590	\$0	\$0	\$0	\$11,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heating Distribution	\$747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cooling Distribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Distribution	\$50,140	\$77,889	\$26,651	\$0	\$0	\$0	\$1,289	\$0	\$0	\$6,674	\$0	\$0	\$0	\$0	\$0	\$341	\$7,544	\$0	\$0	\$0	\$0
<b>SITE ELECTRICAL UTILITIES</b>	<b>\$9,820,971</b>	<b>\$559,962</b>	<b>\$17,272</b>	<b>\$58,061</b>	<b>\$0</b>	<b>\$243,462</b>	<b>\$3,017,056</b>	<b>\$279,563</b>	<b>\$326,494</b>	<b>\$47,953</b>	<b>\$375,389</b>	<b>\$13,856</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,077,986</b>	<b>\$14,635</b>	<b>\$0</b>	<b>\$78,077</b>	<b>\$151,222</b>	<b>\$0</b>
Electrical Distribution	\$8,152,644	\$472,090	\$17,272	\$43,509	\$0	\$243,462	\$150,435	\$95,375	\$172,085	\$25,907	\$131,503	\$13,856	\$0	\$0	\$0	\$0	\$4,898	\$0	\$78,077	\$0	\$0
Site Lighting	\$390,723	\$87,872	\$0	\$0	\$0	\$0	\$2,866,621	\$184,188	\$154,409	\$0	\$243,886	\$0	\$0	\$0	\$0	\$1,077,986	\$9,738	\$0	\$0	\$151,222	\$0
Site Communications and Security	\$1,277,605	\$0	\$0	\$14,552	\$0	\$0	\$0	\$0	\$0	\$22,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>OTHER SITE CONSTRUCTION</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Service and Pedestrian Tunnels	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Site Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$578,066,277</b>	<b>\$42,677,875</b>	<b>\$2,004,590</b>	<b>\$3,022,890</b>	<b>\$9,248,118</b>	<b>\$34,182,161</b>	<b>\$33,625,156</b>	<b>\$5,217,989</b>	<b>\$3,769,728</b>	<b>\$4,487,802</b>	<b>\$8,532,071</b>	<b>\$28,897,393</b>	<b>\$543,751</b>	<b>\$15,030,208</b>	<b>\$1,110,120</b>	<b>\$13,490,129</b>	<b>\$92,149,720</b>	<b>\$38,602,040</b>	<b>\$1,128,332</b>	<b>\$3,109,277</b>	<b>\$5,958,952</b>

## **APPENDIX E – GLOSSARY OF TERMS**

**Abbreviated Accessibility:** This term is used when referencing needs associated with repair, replacement, or modification of a building or site system to achieve selected accessibility barrier removal.

**ADA:** Americans with Disabilities Act

**ALPHA:** ALPHA Facilities Solutions, LLC

**Alterations:** Work performed to change the interior arrangements or other physical characteristics of an existing facility or fixed equipment so that it can be used more effectively for its current designated purpose or adapted to a new use.

**ASHRAE:** American Society of Heating, Refrigerating and Air Conditioning Engineers

**ASTM:** American Society for Testing and Materials

**BOMA:** Building Owners and Managers Association

**Backlog:** Backlog is a term used to refer to deficiencies for facility components, equipment or whole system that needs to be resolved.

**Budgeting:** A process and method using an estimate of income and expenditure is adjusted to account for operational realities in order to provide for the cost of maintaining facilities. Traditional budgeting issues may include anticipated needs, organizational growth, the acquisition of new assets, operations and maintenance, deferred maintenance and insurance.

**Building:** An enclosed and roofed structure that can be traversed without exiting to the exterior.

**Building Addition:** An area, space or component of a building added to the existing structure, after the original building's year built date.

**Capital Renewal:** Capital renewal is projected or future replacements (excluding suitability and energy audit work) that include the replacement of building systems or elements that have will reach the end of their life cycle in the future.

**Capital / Capital Planning:** Process of planning expenditures on assets whose cash flows are expected to extend beyond one year. The planning takes into consideration the funding available, the firm's priorities and the anticipated return on investment. Capital planning considers a broad range of financial considerations (such as the cost of capital, organizational risk, and return on investment...), over an extended timeline so as to more effectively predict and manage the fiscal requirements of a real estate portfolio.

**Calculated Next Renewal**

The year a system or element would be expected to expire, based solely on the date it was installed and the expected service life of the system.

**Condition:** Condition refers to the state of physical fitness or readiness of a facility, system or systemic element for its intended use.

**Cost Model:** Parametric equations used to quantify the condition of building systems and estimate the cost necessary to sustain a facility over a given set of reporting periods. These estimated costs can be presented over a timeline to represent a capital renewal schedule.

**Current Replacement Value (CRV):** CRV is a standard industry cost estimate of materials, supplies and labor required to replace facility at existing size and functional capability. Please note that the terms Plant Replacement Value and Current Replacement Value have the same meaning in the context of determining Facility Condition Index.

**Deferred Maintenance or Maintenance backlog:** Is condition work (excluding suitability and energy audit needs) deferred on a planned or unplanned basis to a future budget cycle or postponed until funds are available.

**Deficiency:** A deficiency describes a condition in which there exists the need to repair a building system or component that is damaged, missing, inadequate or insufficient for an intended purpose.

**Element:** Elements are the major components that comprise building systems.

**Facility:** A facility refers to site(s), building(s), or building addition(s) or combinations thereof that provide a particular service or support of an educational purpose.

**Facility Condition Assessment (FCA):** The process of performing a physical evaluation of the condition of a facility and its systems. The findings of this analysis may be used in conjunction with cost models to estimate the current and future funding streams necessary to maintain a real estate portfolio.

**Facility Condition Index (FCI):** FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's backlog requirements to the Plant Replacement Value of the facilities - the higher the FCI, the poorer the condition of the facility. After an FCI is established for all facilities within a portfolio, a facility's condition can be ranked relative to other facilities. The FCI may also represent the condition of a portfolio based on the cumulative FCI of the portfolio's facilities.

**Gross Square Feet (GSF):** The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing walls.

**Hard or Direct Costs:** Direct costs incurred in relation to a specific construction project. Hard costs may include labor, materials, equipment, etc.

**Heating, Ventilation and Air Conditioning (HVAC):** A term used to describe building systems responsible for maintaining the temperature, humidity and air quality control.

**Indoor Air Quality (IAQ):** A metric used to quantify the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

**Install Year:** The year a building or system was built or the most recent major renovation date (where a minimum of 70% of the system's Current Replacement Value (CRV) was replaced).

**Inflation:** The trend of increasing prices from one year to the next, representing the rate at which the real value of an investment is eroded and the loss in spending power over time.

**Interest:** The charge for the privilege of borrowing money, typically expressed as an annual percentage rate and commonly calculated using simple or compound interest calculation.

**Life Cycle:** The period of time that a building, system or element can be expected to adequately serve its intended function.

**Maintenance:** Work necessary to realize the originally anticipated life of a fixed asset, including buildings, fixed equipment and infrastructure. Maintenance is preventative, whereas repairs are curative.

**Mechanical, Electrical and Plumbing (MEP):** A term used to describe building systems related to the provision of HVAC, electric and plumbing services to a facility.

**NACUBO:** Refers to the National Association of College and University Business Officers (NACUBO). NACUBO published their version and method for calculating the Facility Condition Index (FCI) in 1991 which is widely recognized and a means of measuring facility condition.

**Next Renewal:** The assessor adjusted expected useful life of a system or element as a result of on-site inspection.

**Nominal Value:** A value expressed in monetary terms for a specific year or years, without adjusting for inflation - also known as face value or par value.

**Operations:** Activities related to normal performance of the functions for which a building is used (e.g., utilities, janitorial services, waste treatment).

**O&M:** Operations and Maintenance

**Parametric Cost Modeling:** Parametric statistics is a branch of statistics that assumes that the data has come from a type of probability distribution and makes inferences about the parameters of the distribution.

**Plant Replacement Value (PRV):** PRV represents the cost to design and construct a notional facility to current standards to replace an existing facility at the same location. Please note that the terms Plant

Replacement Value (PRV) and Current Replacement Value (CRV) have the same meaning in the context of determining Facility Condition Index (FCI).

**Present Value (PV):** The current worth of a future sum of money or stream of cash flows given a specified rate of return. Future cash flows are discounted at a client specified discount rate.

**Real Interest Rate:** A net interest rate adjusted to remove the effects of inflation. It is the amount by which the nominal interest rate is higher than the inflation rate.

**Reliability Level:** Reliability levels are used to determine and categorize the importance and priority of building systems. The following definitions pertain to Reliability Levels.

- **Level 1 Operations Impacts**  
Level 1 Operations Impacts represent systems that can lead to partial or full shutdowns of the facility if the systems are allowed to exceed the end of their useful life or are not properly maintained. This would include building electrical, mechanical (HVAC), plumbing fire protection, conveying and site related utility systems.
- **Level 2 Deterioration**  
Level 2 Deterioration represents systems that will shorten the life of the asset and cause deterioration to other systems if allowed to exceed the end of their useful life or are not properly maintained. This would include roofing, windows, doors, walls, and flooring.
- **Level 3 Appearance**  
Level 3 Appearance represents systems that provide the appearance and quality of the facility. This would include systems such as interior ceiling, and wall finishes and site landscaping

**Repairs:** Work to restore damaged or worn-out facilities to normal operating condition. Repairs are curative, whereas maintenance is preventative.

**Replacements:** An exchange of one fixed asset for another that has the same capacity to perform the same function. In contrast to repair, replacement generally involves a complete identifiable item of reinvestment (e.g., a major building component or subsystem).

**Return on Investment (ROI):** ROI is a financial indicator used to evaluate the performance of an investment and as a means to compare benefit.

**Rough Order of Magnitude (ROM):** ROM cost estimates are the most basic of cost estimate classifications.

**RS Means:** An independent third party provider of building industry construction cost data.

**Site:** A facility's grounds and its utilities, roadways, landscaping, fencing and other typical land improvements needed to support the facility.

**Soft Costs:** Indirect costs incurred in addition to the direct construction cost. Soft costs may include professional services, financing, taxes, etc.

**Solar Energy & Feasibility:** This term and phrase is the description of the work, and subsequent reports associated with assessing selected facility for the feasibility of installing solar energy systems.



**System:** System refers to building and related site work elements as described by ASTM Uniformat II, Classification for Building Elements (E1557-97), and a format for classifying major facility elements common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method or materials used. See also, “Uniformat II”.

**Uniformat II:** Uniformat II (commonly referred to simply as Uniformat), is ASTM Uniformat II, Classification for Building Elements (E1557-97) – A methodology for classifying major facility components common to most buildings.

**Year Built:** The year that a building or addition was originally built, based on substantial completion or occupancy.