

ATTACHMENT 2



DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS



Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
051-Recreation Annex-Artstart Building	441854	Exterior Walls	B2010	Concrete masonry unit (CMU) exterior wall and pilaster	A primary beam that once ran across the front of the building above the garage door openings appears to have been removed resulting in a lack of support for the roof structure and a lack of lateral strength to tie the side walls of the building together. Consequently, the western wall of the garage is rotating outward to an angle of approximately 10-15 degrees out of plumb. Additionally, the removal of the upper beam has transferred additional loading onto the beam at the midspan of the roof structure. The combination of the additional load on the midspan beam and the rotation of the outer wall has resulted in the failure of the CMU block at the top of the pilaster on the rotating western wall that carries the load of the roof to the building's foundation. The building is on the brink of collapse.	Recommendations Include: Full structural evaluation by licensed structural engineer. Anticipate possible need to temporarily shore up the midspan beam and roof structure, realignment of the leaning wall to a plumb position, reinstallation of a beam across the front of the garage above the garage doors, and installation of new structural elements such as cross bracing of the roof diaphragm. Action cost reflects the cost of structural analysis and estimated repair cost.	Building Integrity	1 - Currently Critical (1 Year)	\$11,752.13
007-(PSB) Public Safety Building* Police	436949	Facility Power Generation	D5010	Emergency power generation consisting of 200KW diesel generator, 400A transfer switch, distribution panels and cabling throughout the facility.	The power generation equipment and distribution network is at the end of its useful service life. During the assessment a catastrophic failure of the emergency power system occurred. The maintenance program for the emergency power generation system does not appear to be adequate. The generators radiator is leaking. The 400A automatic transfer switch is beyond its intended service life.	Implement a maintenance and testing program to ensure all components of the emergency power distribution system are functioning properly. Replace Generator, transfer switch, distribution equipment and cabling with new to ensure equipment will be supported by the manufacturer and reliability is maintained. It is advised to consider the installation of 2 smaller generators with additional controls and transfer switches for redundancy so that the critical communication equipment is always energized.	Life Safety	1 - Currently Critical (1 Year)	\$382,813.72
014-Fire Station 5	437249	Facility Power Generation	D5010	The building is equipped with a 30KW emergency power generator system	There was no evidence of the emergency power generating equipment being tested or maintained. The external fuel tank has been removed.	Put the generator and transfer switch on a testing and maintenance program to ensure the equipment does not deteriorate. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Life Safety	1 - Currently Critical (1 Year)	\$1,336.26
064-BVGC Clubhouse	441846	Photovoltaic Power Generation	D5010.30.263100	Photovoltaic system including, panels, inverters, distribution panel and all associated wiring.	Solar panel system is not in use. Multiple panels have been damaged from golf balls. Solar panels are very dirty.	Replace damaged photo collectors. Clean existing photo panels. Install guarding around photo panels to prevent golf ball damage. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Life Safety	1 - Currently Critical (1 Year)	\$28,083.00
001-City Hall 2-5	436674	Fire Detection and Alarm	D7050	Notifier Fire detection and alarm system including main fire alarm panel and all required devices and wiring.	Fire detection and alarming devices are not typically located in their proper locations. Pull stations are at the wrong height and locations, visual alarms are not installed in restrooms, smoke detector and heat detectors not in proper locations. Fire alarm panel and devices are at the end of their intended service life.	A complete review of the fire alarm system is recommended. Furnish and install a new system that will meet or exceed the requirements for the building.	Life Safety	1 - Currently Critical (1 Year)	\$52,512.77
002-City Hall 6-8	436729	Fire Detection and Alarm	D7050	Fire detection and alarm is provided with a Notifier fire alarm system with applicable detection and alarming devices.	Fire detection and alarming devices are not typically in their proper locations. Pull stations are typically mounted to high and not on egress paths, Restrooms typically do not have visual alarming devices and heat/smoke detectors are not in required areas.	Perform a comprehensive review of the fire alarm system. replace the current system and install additional devices where required to bring the system up to modern code requirements. Perform required maintenance and inspections per local ordinances and manufacturer's recommendations to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Life Safety	1 - Currently Critical (1 Year)	\$47,008.50
003-City Hall 1, 9-11	436768	Fire Detection and Alarm	D7050	Fire detection and alarm is provided with a Notifier fire alarm system.	Fire detection and alarming devices are not typically in their proper locations. Pull stations are typically mounted to high and not on egress paths, Restrooms typically do not have visual alarming devices and heat/smoke detectors are not in required areas.	Perform a comprehensive review of the fire alarm system. replace the current system and install additional devices where required to bring the system up to modern code requirements. Perform required maintenance and inspections per local ordinances and manufacturer's recommendations to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Life Safety	1 - Currently Critical (1 Year)	\$117,309.77

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004-City Hall Annex	436870	Fire Detection and Alarm	D7050	The building is equipped with a Honeywell Notifier NFS-320 fire alarm system.	Devices are not always installed in appropriate locations throughout the building.	Perform a review of the fire alarm system and make necessary changes to bring the fire alarm system up to code. Perform monthly, quarterly and/or annual maintenance and inspections per local ordinances and manufacturer's recommendations to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Life Safety	1 - Currently Critical (1 Year)	\$22,976.17
005-Chamber Building	438042	Fire Detection and Alarm	D7050	The building does not have a fire alarm system.	The building does not have a fire alarm system.	Install a code compliant fire alarm system.	Life Safety	1 - Currently Critical (1 Year)	\$39,072.00
006-West America Building	438096	Fire Detection and Alarm	D7050	Fire detection and alarm.	No fire alarm system was observed in the building.	Install a code compliant fire alarm system.	Life Safety	1 - Currently Critical (1 Year)	\$54,700.80
009-952 Sonoma Ave House	438111	Fire Detection and Alarm	D7050	Fire detection and alarm.	The fire alarm system is past its prime.	Replace fire alarm system with new.	Life Safety	1 - Currently Critical (1 Year)	\$6,105.00
012-Fire Station 3	437167	Fire Detection and Alarm	D7050	Fire detection and alarm consists of stand alone smoke detectors.	The current system is very basic and lacking audio visuals alarms, pull stations, HVAC shutdown and auto dialing capabilities.	Install a code compliant fire alarm system throughout the facility.	Life Safety	1 - Currently Critical (1 Year)	\$17,539.42
027-MSCN Admin/Lab Building	437292	Fire Detection and Alarm	D7050	Fire detection and alarming system.	There was no fire detection and alarm system observed in the Admin/Lab building.	Install a code compliant fire detection and alarm system in the building.	Life Safety	1 - Currently Critical (1 Year)	\$42,002.40
030-MSCN Garage	437549	Fire Detection and Alarm	D7050	Fire detection and alarm.	There was no fire alarm system observed.	Install a code compliant fire alarm system throughout the facility.	Life Safety	1 - Currently Critical (1 Year)	\$112,527.36
038-Northwest Library	438823	Fire Detection and Alarm	D7050	There are stand alone smoke detectors in the building.	The current fire system does not meet the standards of today. No pull stations. No audial visual alarms.	Install a code compliant fire alarm system throughout the facility.	Life Safety	1 - Currently Critical (1 Year)	\$31,257.60
050-Franklin Park Preschool	439323	Fire Detection and Alarm	D7050	Fire detection and alarm consists of stand alone battery operated smoke detectors and pull stations that signal an alarm bell.	The smoke alarm system is not interconnected, has no visual devices and does not have an auto-dialer.	Install a code compliant fire alarm system in the building.	Life Safety	1 - Currently Critical (1 Year)	\$641.03
051-Recreation Annex-Artstart Building	439398	Fire Detection and Alarm	D7050	Fire alarm system.	No fire alarm system was observed.	Install a code compliant fire alarm system.	Life Safety	1 - Currently Critical (1 Year)	\$8,241.75
052-4Cs Day Care	439438	Fire Detection and Alarm	D7050	The buildings fire alarm system consists of stand alone battery operated smoke detectors and pull stations that trigger a fire alarm bell.	There are no visual alarming devices, auto-dialer or active monitoring of the fire alarm system.	Install a code compliant fire alarm system.	Life Safety	1 - Currently Critical (1 Year)	\$1,175.21
109-Southwest Park Restroom	443036	Fire Detection and Alarm	D7050	The building is equipped with a Fire-Lite, fire alarm system.	The fire alarm panel was in the off position. A label on the panel reads "CHARGER DEAD 12 7 09 POWER OFF".	Replace the fire alarm system with new or repair the existing. Compose a schedule for maintenance and testing per manufacturer recommendations, applicable codes and ordinances.	Life Safety	1 - Currently Critical (1 Year)	\$1,289.38
011-Fire Station 2	437063	Fire Alarm Device - New	D7050.10.282339	Visual fire alarm device in restrooms.	Visual alarming devices were not observed in the restrooms.	It is recommended to install visual fire alarming devices restrooms and shower rooms.	Life Safety	1 - Currently Critical (1 Year)	\$2,289.38
039-Bennett Valley Senior Center	437651	Fire Alarm Device - New	D7050.10.282339	Visual alarming device in kitchen restrooms.	Restrooms do not have visual alarming devices installed.	Install visual alarming devices in kitchen restrooms.	Life Safety	1 - Currently Critical (1 Year)	\$1,526.25
023-Fire Training Tower	438785	Standard Foundations	A1010	Cast-in-place concrete foundations and floor slabs	Staff reports that the fire training tower has been condemned due to structural deficiency resulting from fire damage to the structure.	Recommendations include: Replace entire structure.	Building Integrity	1 - Currently Critical (1 Year)	\$67,404.69
051-Recreation Annex-Artstart Building	441893	Standard Foundations	A1010	Canvas tensile canopy foundations	Large tensile canopy structure is anchored to the house and garage, neither of which is designed to carry the loads of the canopy. The potential exists for consequential damage to, and even structural failure of, the house, garage, and tensile canopy.	Recommendations include: Conduct structural evaluation by licensed structural engineer. Anticipate the need for new foundations with anchor points that are independent from both the house and the garage. Consider coordinating this project with the structural repair of the garage to achieve a greater diversity of design options and potential cost savings.	Building Integrity	1 - Currently Critical (1 Year)	\$5,567.76
077-Doyle Storage Building West	442945	Architectural Modeled Aggregate	A2	The architectural systems at this building are well beyond useful life expectancy.	Building is a divestment building	Building should be demolished if there is no use or historic reason to keep in city building stock.	Building Integrity	1 - Currently Critical (1 Year)	\$879.12
113-1400 Burbank Residence	442973	Architectural Modeled Aggregate	A2	Architectural systems	Systems are assumed to be in divestment condition	Plan for removal of structures and repurposing of land	Building Integrity	1 - Currently Critical (1 Year)	\$51,282.00
113-1400 Burbank Residence	443250	Abandoned Ranch Style House	B	Abandoned and boarded up standard dimensional wood framed ranch style house with painted wood clapboard siding, wood windows and doors, and asphalt three-tab shingle roof. Foundations are assumed to be cast in place concrete. There is also a dilapidated one story barn on site that is assumed to be standard dimensional wood framed with batt and board siding and a corrugated steel roof.	House is vacant and slated for demolition to make way for construction of a new city park per city staff.	Demolition	Building Integrity	1 - Currently Critical (1 Year)	\$36,630.00
114-1027 McMinn Ave Residence	443251	Shell	B	Abandoned and boarded up standard dimensional wood framed ranch style house with painted wood clapboard and tongue and groove siding, wood windows and doors, and asphalt three-tab shingle roof. Foundations are cast-in-place concrete.	House is vacant and slated for demolition to make way for construction of a new city park per city staff.	Demolition	Building Integrity	1 - Currently Critical (1 Year)	\$36,630.00

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Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
001-City Hall 2-5	442439	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation. Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following: Placeholder for seismic / structural evaluation.	Critical Issues: Minor deficiencies were observed including: Evidence of isolated surface cracking Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$1 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Structural observation should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$16,410.24
002-City Hall 6-8	442435	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation. Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following:	Minor deficiencies were observed including: Evidence of isolated surface cracking Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$1 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Repairs and or maintenance should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$13,431.00
003-City Hall 1, 9-11	442472	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation. Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following:	Minor deficiencies were observed including: Evidence of isolated surface cracking Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$0.30 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Repairs and or maintenance should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$10,997.79

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007-(PSB) Public Safety Building* Police	442474	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation. Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following:	Minor deficiencies were observed including: Evidence of isolated surface cracking Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$.20 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Repairs and or maintenance should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$14,583.38
039-Bennett Valley Senior Center	442475	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation. Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following:	Minor deficiencies were observed including: Evidence of isolated surface cracking Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$0.60 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Repairs and or maintenance should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$10,478.38
051-Recreation Annex-Artstart Building	442477	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation. Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following:	Minor deficiencies were observed including: Evidence of isolated surface cracking Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$1.50 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Repairs and or maintenance should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$2,747.25

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071-Doyle Clubhouse/Scout Building	442476	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation. Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following:	Minor deficiencies were observed including: Evidence of isolated surface cracking Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$1 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Repairs and or maintenance should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$2,435.90
072-Doyle Shop Storage Building	442559	Superstructure Modeled Aggregate	B10	Placeholder for seismic / structural evaluation Characteristics of the superstructure or related systems are typically not visible for observation. Only system components exposed to open view were observed. Unless noted otherwise, the superstructure or related systems are assumed to be original to build year and consist of the following:	Deficiencies were observed including: Evidence of movement / activity suggest potential structural concerns Evidence of isolated surface cracking Slab vertical displacement cracking Step cracking of CMU exterior block walls at all corners Evidence of moisture infiltration Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Engagement of structural engineer to perform structural / seismic evaluation methodologies and or observations. Several examples of different levels of standard evaluations include FEMA P-154 and ASCE 31/41 as well as emerging approach FEMA P-58. These approaches vary in cost and complexity. A placeholder allowance cost has been included at \$1 per s.f. with this record entry for the evaluation. Minor destructive exploratory investigation of encasement materials may be necessary to determine origin of observed damage Structural observation should be undertaken during prescribed action timeframe Perform routine monthly, quarterly and/or annual inspections to monitor for cracks, signs of moisture infiltration, movement or other visible signs of deficiencies or decay of system elements.	Building Integrity	1 - Currently Critical (1 Year)	\$732.60
003-City Hall 1, 9-11	437111	Patio Deck - Structural Concrete	B1020.10.033000	Cast-in-Place Concrete Patio Structure	The deteriorated patio structure lies immediately outside of a Council Chambers emergency exit door. The damaged concrete as well as the sheets of plywood covering it present a tripping hazard that disrupts the path of egress through the emergency exit door.	Recommendations include: Remove and reconstruct damaged concrete patio structure	Building Integrity	1 - Currently Critical (1 Year)	\$43,956.00
023-Fire Training Tower	438786	Concrete Building Structure	B1030.10.033000	Cast-in-place concrete fire department training tower	Staff reports that the fire training tower has been condemned due to structural deficiency resulting from fire damage to the structure.	Recommendations include: Full replacement of the structure	Building Integrity	1 - Currently Critical (1 Year)	\$330,637.76
074-Doyle Ballfield Storage Building	442678	Roof Framing - Wood Rafters	B1020.10.061100	The exterior wood roof framing rafters consist of dimensional lumber horizontal framing bearing on the exterior wall system. Roof framing is supporting plywood sheathing and continuous asphalt shingled roof system.	Deficiencies observed include severely failed and deteriorated wood framing, substrate system and building asphalt shingle roofing.	Recommendations include complete removal of existing roof including shingles, sheathing and wood support framing members throughout the building addition within the recommended timeframe.	Building Integrity	1 - Currently Critical (1 Year)	\$3,516.48
077-Doyle Storage Building West	442982	Wood Building Structure	B1030.10.061100	Wood Building Structure consists of post and beam wood framing, painted wood horizontal siding, plywood roof sheathing and residential style asphalt shingles.	The roof shingles, wood siding, wood door and complete wood framed structure and in poor and deteriorating condition.	Remove and replace storage building within the recommended timeframe.	Building Integrity	1 - Currently Critical (1 Year)	\$6,837.60
039-Bennett Valley Senior Center	437713	Cast-in-Place Concrete Stairs	B1080.10.034123	Concrete stairs to Basement Mechanical Room	Stair treads are severely damaged posing a tripping hazard within a confined space.	Recommendations include: Remove loose concrete. Repair stair treads using an appropriate bonding agent and concrete patching material.	Building Integrity	1 - Currently Critical (1 Year)	\$1,011.92

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009-952 Sonoma Ave House	438289	Roofing - Shingles and Shakes	B3010.10.073100	Asphalt shingle roofing system.	Roofing system has exceeded its life cycle duration. Several areas have damaged or missing shingles causing potential for leaks. Roof is showing signs of system breakdown such as excessive deterioration or wear. Evidence of prolonged water infiltration noted.	Plan to remove and replace roofing system within the timeframe indicated.	Building Integrity	1 - Currently Critical (1 Year)	\$17,512.80
074-Doyle Ballfield Storage Building	442686	Roofing - Asphalt Shingles	B3010.10.073100	Asphalt architectural-style shingle roofing system installed over wood substrate and framing system.	Roofing system has reached the end of its life cycle duration; many areas have failed and are damaged causing water infiltration. Coordinate all replacements with roof framing records within this report.	Recommend replacement of finish materials due to current condition and remaining life cycle expectancy.	Building Integrity	1 - Currently Critical (1 Year)	\$2,251.65
014-Fire Station 5	436527	Roofing - Terracotta	B3010.10.073200	Interlocking clay terracotta roofing tile with sheet metal flashings and copings	Substantial tile damage observed along with floating battens and underlayment. There is extensive evidence of water infiltration in the building's interior space. Fascia boards and parapets are severely deteriorated. Roofing system has aged beyond its useful lifespan and has failed. Resultant decay and compounding repairs are accumulating.	Recommendations Include: Condition of roof warrants full replacement within prescribed action timeframe	Building Integrity	1 - Currently Critical (1 Year)	\$198,284.72
006-West America Building	438335	Roofing - Sheet Metal	B3010.10.076100	Cor-Ten standing seam roof and mechanical chase, and CorTen window surrounds	Evidence was observed of numerous roof leaks throughout the building	Age and condition of the roof and other Cor-Ten exterior details warrant in depth evaluation by qualified personnel to determine if the systems are salvageable. Plan for full replacement of CorTen roof, chase, and window surrounds within the prescribed action timeframe pending consultant analysis results. Replace retrofit gutter system with one integrated into the roof system.	Building Integrity	1 - Currently Critical (1 Year)	\$532,893.24
008-PSB Public Safety (Utility Building)	438681	Roofing - Unprotected Membrane	B3010.50.075000	Unprotected Membrane Roofing consists of:	Deficiencies were observed including: Evidence of suspect roof leaks Evidence of moderate ponding of water Roofing materials deterioration and wear assumed to be in same condition as main building Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay Rated Life Cycle - "Exceeded" Functioning-at-Risk	Recommendations include: Coordinate with the roof replacement on the main building based on assumed common lifecycle Repair/replace exterior roofing materials to ensure water-tightness Repair/replace roof flashing materials to ensure water-tightness Repairs/replacement and/or maintenance should be undertaken during prescribed action timeframe	Building Integrity	1 - Currently Critical (1 Year)	\$91,874.10
040-Sam Jones Hall	436781	Roofing - Ballast Gravel	B3010.50.075000	Built-up bituminous roof system with flood coating and gravel ballast.	Roofing system has exceeded its expected lifespan. Surface areas are damaged. Many areas have been patched multiple times to stop leaks. Roof to wall flashing detail is insufficient and needs to be replaced with the roofing system.	Recommendations include: Replace roofing system within timeframe indicated. Replace all flashings. For the lower parapets, implement a detail to carry roofing material up the wall and under coping. Apply necessary flashings and termination bar details along walls of more significant height. Remove all unused roof curbs and frame in openings in roof structure as part of the reroofing of the facility	Building Integrity	1 - Currently Critical (1 Year)	\$781,537.68
014-Fire Station 5	436529	Roofing - 4 Ply Built-Up	B3010.50.075500	4 Ply built-up roof system	Roofing system has exceeded its life cycle duration. Roofing materials show deterioration, wear, and signs of system breakdown causing potential for leaks. Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay.	Recommendations include: Condition of roof system warrants full replacement within the timeframe indicated.	Building Integrity	1 - Currently Critical (1 Year)	\$14,249.07
018-Fire Station 11 Modular	437449	Roof Mastic Flashings	B3010.50.075500	Bituminous roofing mastic based flashings on modified bituminous roof system with light colored granular finish	Mastic based roof flashings throughout the roof system are dry and cracked. Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay.	Recommendations include: Repair mastic based roof flashings to ensure water-tightness.	Building Integrity	1 - Currently Critical (1 Year)	\$3,052.50
054-Museum	442004	Gutters	B3020.70.077123	Concealed, integrated roof gutter system	Evidence of prolonged water leakage from concealed gutter system observed on building's corbel and soffit system resulting in decay of the wood corbel and soffit components.	Recommendations include: Consult with qualified historical preservation architect regarding all recommended repairs listed below to ensure that they are executed in a manner that maintains compliance with all relevant historic preservation requirements to which the building is subject. Have gutters water tested by qualified personnel to identify leak locations. Repair gutters and wood soffit/corbel components where possible. Replace gutters and wood soffit/corbel components where necessary.	Building Integrity	1 - Currently Critical (1 Year)	\$9,416.47
036-Main Library	439219	Exterior Plaster Soffits/Fascia	B3080.20.092000	Exterior Plaster Soffit and Fascia consists of exterior metal framing and exterior plywood substrate system with exterior plaster stucco finishing system.:	Deficiencies observed include isolated areas of deteriorating soffit and fascia at joints, corners and transition details that require attention to prevent compounding water migration and interior finish damages.	Recommendations include repairing damaged substrate materials and investigating for additional internal deterioration materials. Patch and repair all isolated areas of deterioration to maintain a watertight exterior enclosure. Perform routine inspections to maintain system weather tight function.	Building Integrity	1 - Currently Critical (1 Year)	\$4,914.53

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
027-MSCN Admin/Lab Building	436847	Exterior and Roof Appurtenances	B3020	The Building has Exterior Appurtenances consisting of ladders, transition flashing details (Vestibule) glazing, roof curbs, gutters, roof drains and gutter basket debris screens.	Deficiencies observed include deteriorated and failing watertight building envelope details and flashing throughout the facility and entry vestibule.	Recommendations include repair and replace existing envelope details and flashing to provide a seamless watertight exterior envelope throughout the entire facility. Coordinate all upgrades with all other recommended exterior envelope projects identified within this report and continue to monitor for movement, moisture infiltration and material changes in condition.	Building Integrity	1 - Currently Critical (1 Year)	\$7,875.45
028-MSCN Shop Building	436874	Exterior and Roof Appurtenances	B3020	The Building has Exterior Appurtenances consisting of transition flashing details glazing, roof curbs, concealed gutters, roof drains and debris screens.	Deficiencies observed include deteriorated and failing watertight building envelope details and flashing throughout the facility. Evidence of substantial expansion deterioration in join system from old to new building; roofing not watertight and separates during foot traffic.	Recommendations include repair and replace existing envelope details and flashing to provide a seamless watertight exterior envelope throughout the entire facility. Recommend providing counter flashing at roof to wall connection entire length (approximately 60 feet) at building addition. Coordinate all upgrades with all other recommended exterior envelope projects identified within this report and continue to monitor for movement, moisture infiltration and material changes in condition.	Building Integrity	1 - Currently Critical (1 Year)	\$7,875.45
029-MSCN Warehouse	436901	Exterior and Roof Appurtenances	B3020	The Building has Exterior Appurtenances consisting copings, transition flashing, roof curbs, concealed gutters and scuppers.	Deficiencies observed include deteriorated and failing watertight flashing details throughout the roof system. Evidence of fastener deterioration at corrugated roof panel system observed in multiple locations and aluminized coating deterioration and exposed foam insulation at west building elevation.	Recommendations include repair and replace existing failing exterior flashings and roof coatings to provide a seamless watertight exterior envelope throughout the entire roof system. Coordinate upgrades with other related exterior envelope projects identified within this report and continue to monitor for movement, moisture infiltration and material changes in condition.	Building Integrity	1 - Currently Critical (1 Year)	\$13,125.75
030-MSCN Garage	437960	Exterior and Roof Appurtenances	B3020	The Building has exterior appurtenances consisting of coping and parapet transition flashing details, roof equipment curbs, translucent skylight panel flashing, gutters, roof drains and gutter basket debris screens.	Deficiencies observed include deteriorated and failing watertight building exterior envelope flashing details throughout the facility.	Recommendations include repair and replace existing envelope details and flashing to provide a seamless watertight exterior envelope throughout the entire facility. Coordinate all upgrades with all other recommended exterior envelope projects identified within this report and continue to monitor for movement, moisture infiltration and material changes in condition.	Building Integrity	1 - Currently Critical (1 Year)	\$10,500.60
034-Transit Operations Building	438484	Exterior and Roof Appurtenances	B3020	The Building exterior appurtenances consist of metal copings, roof parapet flashings, roof equipment curbs and accessories throughout the facility.	Deficiencies observed include deteriorated and failing watertight flashing details at metal copings and parapet roof walls throughout.	Recommendations include remove and replace all existing metal copings with a prefinished perimeter aluminum coping; during upgrades counter flash all parapets into existing roof membrane to maintain a watertight envelope. Additionally waterproof, flash or apply a compatible roofing membrane system to all inboard exposed masonry parapet walls to eliminate water migration and efflorescence issues. Coordinate all upgrades with all other recommended exterior envelope projects identified within this report and continue to monitor for movement, moisture infiltration and material changes in condition.	Building Integrity	1 - Currently Critical (1 Year)	\$14,407.80
006-West America Building	438328	Exterior Wall Veneer Siding	B2010.10.074600	Exterior Wall Veneer Siding consists of: Stain grade wood exterior cladding	Deficiencies were observed including: Stain grade 1x tongue and groove wood soffit at building's south elevation is severely decayed. Evidence of moisture infiltration at all exterior wood details. Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Condition of soffit at building's south elevation warrants full replacement of the wood cladding within the prescribed timeframe. Condition of soffits, trim, and cladding at other locations warrant isolated replacement and total restoration of the wood's protective finish using an appropriate penetrating oil. Thoroughly investigate the sources of water damage and correct contributing deficiencies prior to repair of the wood cladding.	Building Integrity	1 - Currently Critical (1 Year)	\$17,884.60
009-952 Sonoma Ave House	438275	Exterior Wall Wood Siding	B2010.10.074600	Wood clapboard and T1-11 siding with painted finish	Areas of siding are weathered and/or deteriorated. Painted finish is worn and/or peeling. Exterior siding may possibly contain a lead based paint finish.	Replace excessively decayed wood siding. Clean surfaces and apply high quality primer and finish application. Consider installing maintenance free siding application.	Building Integrity	1 - Currently Critical (1 Year)	\$49,267.35
014-Fire Station 5	436538	Exterior Wall Wood Veneer Siding	B2010.10.074600	Opaque stained 1x tongue and groove siding with wood trim	Wood siding is rotting allowing the elements to penetrate to the interior of the wall and to the interior of the building.	Age and condition warrant full replacement of the wood siding system. Remove all siding. Inspect wall sheathing and underlying wall framing for water damage/rot. Repair wall sheathing and underlying framing if necessary. Install house wrap (such as Tyvek) and all appropriate flashings. Install new siding. Because the siding at this facility is opaque stain finished, consider alternative materials to cedar such as cement based solid sidings or PVC based solid sidings for their superior decay resistance.	Building Integrity	1 - Currently Critical (1 Year)	\$60,805.80

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
054-Museum	441998	Wood Windows (operable)	B2020.10.085200	Double hung wood windows with single-pane, multi-lite glazing and a painted exterior finish	Glazing putty and paint finish on all windows is deteriorated resulting in enhanced risk for accelerated decay of the wood window components. The deterioration is especially severe on the south and west building elevations.	Recommendations include: Consult with qualified historical preservation architect regarding all recommended repairs listed below to ensure that they are executed in a manner that maintains compliance with all relevant historic preservation requirements to which the building is subject. Remove and replace all deteriorated glazing putty. Repair any decayed wood with appropriate wood fillers and stabilizers. Restore the paint finish on all exterior window faces.	Building Integrity	1 - Currently Critical (1 Year)	\$18,604.38
012-Fire Station 3	437541	Exterior Coiling Doors	B2050.30.083300	Overhead garage door operators at apparatus room	Deficiencies were observed including: Overhead garage door operators at apparatus room are reported by staff to be worn out and malfunctioning.	Recommendations include: Replace garage door operators	Building Integrity	1 - Currently Critical (1 Year)	\$8,358.97
036-Main Library	439236	Exterior Railings & Handrails	H2020.10.055000	Main building concrete entry ramp slopes upward from the public sidewalk to the library main entry landing; additionally the surrounding library concrete pavement system remains constant creating a concrete retaining wall and offset in finished pavement elevations.	The facility concrete ramp slope appears to be greater than 1:12 and the adjacent finished pavement heights also appear to be greater than 30-inches without a railing or curb in place.	Additional investigation is recommended regarding the existing building ramp design at the main entry and its compliance with all ADA requirements and building codes. Recommendations include conducting an in depth architectural analysis of the existing conditions related to potential hand railing and fall protection requirements at the main entry access route from the public sidewalk to the finished floor elevation. The installation of ADA compliant handrail system and fall protection is recommended at the main entry ramp system.	Federal Legislation	1 - Currently Critical (1 Year)	\$2,930.40
086-Howarth Caretakers House	443247	Exterior Railings & Handrails (Extensions)	H2020.10.055000	Exterior stair handrail and guardrail system are constructed of finished wood members anchored to the existing stairs, landings and building structure.	Many of the existing wood handrail systems don't meet the current standard requirements for height, graspability and landing extension distances.	Modify existing wood handrail system to comply with the latest local municipality requirements and guidelines.	Federal Legislation	1 - Currently Critical (1 Year)	\$1,496.34
036-Main Library	439232	Ramps - Concrete	H2030.10.033000	Existing terrace courtyard does not incorporate accessible access due to the existing distance between the existing interior door threshold and the exterior concrete paved subgrade terrace courtyard.	Handicapped entry accessible is not available at the terrace due to the offset threshold at both exterior aluminum double doors being greater than the allowable distance for travel.	Provide a concrete ramp and railing system at one of the exterior double door locations within the exterior concrete paved courtyard to allow accessible access to the subgrade exterior terrace seating area	Federal Legislation	1 - Currently Critical (1 Year)	\$11,721.60
054-Museum	442009	Wheelchair Lifts	H2030.10.144200	Exterior wheelchair lift	Existing exterior wheelchair lift is in poor condition	Recommendations Include: Replace exterior wheelchair lift	Federal Legislation	1 - Currently Critical (1 Year)	\$105,310.52
067-BVGC Maintenance Building	437235	Interior Signage	H2060.10.101400	Interior Signage	No Braille signage	Display Braille signage	Federal Legislation	1 - Currently Critical (1 Year)	\$529.45
001-City Hall 2-5	437043	Interior Accessible Routes	H2030	Interior access route between buildings 3 and 4 obstructed.	Interior access route between buildings 3 and 4 obstructed.	Remove table and chair at Bldg.3. Remove stored materials from floor in front of gate at Bldg.4.	Federal Legislation	1 - Currently Critical (1 Year)	\$0.00
042-Ridgway Swim Center	443302	Special Facility Components (plumbing)	F1050	Pool Mechanical Rooms	Pool chemical and equipment are housed in a block building, there are various pits and low level areas that may constitute confined spaces or permit required confined spaces. These spaces contain chlorine tanks as well as CO2 tanks.	Have a confined space study performed to identify confined spaces and the engineering or procedural controls that are necessary to work safely in these areas.	Public Safety	1 - Currently Critical (1 Year)	\$12,210.00
042-Ridgway Swim Center	439100	Special Facility Components (plumbing)	F1050	Pool Mechanical Rooms	Pool chemical and equipment are housed in a block building, there are various pits and low level areas that may constitute confined spaces or permit required confined spaces. These spaces contain chlorine tanks as well as CO2 tanks.	Have a confined space study performed to identify confined spaces and the engineering or procedural controls that are necessary to work safely in these areas.	Public Safety	1 - Currently Critical (1 Year)	\$12,210.00
047-Finley Park Pool Mechanical Building	439244	Special Facility Components (plumbing)	F1050	Pool Mechanical Rooms	Pool chemical and equipment are housed in a block building, there are various pits and low level areas that may constitute confined spaces or permit required confined spaces. These spaces contain chlorine tanks as well as CO2 tanks.	Have a confined space study performed to identify confined spaces and the engineering or procedural controls that are necessary to work safely in these areas.	Public Safety	1 - Currently Critical (1 Year)	\$12,210.00
067-BVGC Maintenance Building	437221	Rigid (concrete) Roadway Pavement	G2010.10.321300	Concrete drive path and concrete parking stalls.	Settlement and heaving causing major cracks and separations.	Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$30,402.53

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
007-(PSB) Public Safety Building* Police	437366	Bollards	G2060.85.323913	Site Bollards to protect critical electronic and communications infrastructure	Deficiencies were observed including: Staff noted that critical lines of communication are currently accessing the building via the noted street side appurtenances. These critical units are unprotected from rogue traffic incidents in any way.	Recommendations include: Install protective bollards around the currently vulnerable units until they can be relocated to a more secure location.	Public Safety	1 - Currently Critical (1 Year)	\$3,902.41
008-PSB Public Safety (Utility Building)	438689	Bollards	G2060.85.323913	Crash bollards and trash dumpster storage	Crash bollards are missing from a security standpoint to protect the mission critical infrastructure contained within the building. Natural gas meter and main have several small bollards but are still able to be struck with a vehicle driven through the main entry with intent. Trash dumpster is currently being stored at this location precluding the proper security of the structure.	Install more robust barrier protection via 6" crash bollards at the south elevation / around natural gas service Recommend relocation of trash dumpster storage away from this location into a dumpster storage containment area. Costs include a 6' block wall containment area , apron and metal trash gates location TBD but assumed at closest parking stall	Public Safety	1 - Currently Critical (1 Year)	\$19,512.07
113-1400 Burbank Residence	439416	Landscaping	G2080	Landscaping consists of: Open space area within property lines and not including residence structures.	Deficiencies were observed including: System Equipment/Components are nearing the end of remaining useful life.	Recommendations include: Perform monthly, quarterly and/or annual maintenance and inspections per manufacturer's recommendations to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$5,494.50
006-West America Building	438091	Site Lighting	G4050	Exterior lighting consists of recessed soffit fixtures and HID metal halide fixtures.	The metal halide fixtures are beyond their intended service life. Some metal halide fixtures have been damaged.	Replace metal halide fixtures with new. Consider installing guarding to protect the fixtures. A more efficient lighting solution should be considered, such as LED.	Public Safety	1 - Currently Critical (1 Year)	\$8,555.55
011-Fire Station 2	437112	Site Lighting	G4050	Exterior lighting consists of LED area lighting and fluorescent strip lights.	Fluorescent fixtures are not weather resistant fixtures.	Replace interior rated fluorescent fixture with weatherproof fixtures. Perform periodic maintenance and inspections to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$1,688.15
049-Franklin Park Clubhouse	439252	Site Lighting	G4050	Exterior lighting consists of CFL wall mounted fixtures.	Approximately two fixtures were observed with severely stained lenses.	Replace or repair fixtures with stained lenses. Perform periodic maintenance and inspections to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$274.73
050-Franklin Park Preschool	439310	Site Lighting	G4050	Exterior lighting consists of CFL wall mounted lighting.	Exterior lighting is at the end of its useful life.	Replace exterior lighting with new. Install guarding around the fixtures to protect from physical abuse. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$1,474.36
052-4Cs Day Care	439432	Site Lighting	G4050	Exterior lighting consists of incandescent wall fixture, HID flood lighting, recessed soffit fixtures and HID area lights mounted on wooden poles.	The incandescent fixture above the door has no lens.	Replace the broken fixture with new. Install proper guarding around fixture to prevent physical damage from occurring. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$1,292.73
053-Apple Valley Modular	439443	Site Lighting	G4050	Exterior lighting consists of 2 HID wall packs and 2 incandescent fixtures.	Exterior lighting fixtures are at the end of their service life.	Replace exterior lighting with new. Install guarding around the light fixtures to prevent physical damage.	Public Safety	1 - Currently Critical (1 Year)	\$1,435.90
072-Doyle Shop Storage Building	442352	Site Lighting	G4050	Exterior lighting consists of wall mounted area lighting.	Exterior lighting is beyond its intended service life.	Replace exterior lighting with new. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$1,611.72
075-Doyle Concession Stand	442398	Site Lighting	G4050	Exterior lighting consists of ceiling mounted CFL fixtures, and recessed soffit fixtures.	The recessed fixture appears to have been tampered with. The ceiling mounted fixtures are in fair condition but will need to be replaced within the next 5 years.	Install tamper resistant fixtures on the exterior of the building. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$1,282.05
094-Howarth Metal Storage Building	442670	Site Lighting	G4050	Exterior lighting consists of a HID wall pack.	The wall pack is at the end of its intended service life.	Replace the wall pack with new. Consider using an energy efficient solution such as LED. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$1,526.25
113-1400 Burbank Residence	443040	Communications Modeled Aggregate	D6	The buildings communications systems.	The residence has been abandoned. The communication systems are beyond their useful service life.	Replace all of the buildings communication systems.	Public Safety	1 - Currently Critical (1 Year)	\$7,936.50
114-1027 McMinn Ave Residence	443044	Communications Modeled Aggregate	D6	The residence communication systems.	The buildings communication systems have been abandoned and are in divest condition.	Replace all of the communication systems with new.	Public Safety	1 - Currently Critical (1 Year)	\$7,936.50
006-West America Building	438092	Data Communications	D6010	The building data and phone system.	The data and phone system has been dismantled.	Install a new data network throughout the facility as required. The phone system needs to be replaced.	Public Safety	1 - Currently Critical (1 Year)	\$168,375.90
001-City Hall 2-5	436675	Access Control and Intrusion Detection	D7010	The building is equipped with an alarm system.	The alarm was not armed in any of the buildings.	Make necessary changes to the alarm system so that it will be utilized during off hours.	Public Safety	1 - Currently Critical (1 Year)	\$12,799.99

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
002-City Hall 6-8	436731	Access Control and Intrusion Detection	D7010	The building is has a intrusion detection and alarm system installed.	The alarm system was not armed in any of the buildings.	Make necessary changes to the alarm system so that it will be utilized during off hours.	Public Safety	1 - Currently Critical (1 Year)	\$5,372.40
003-City Hall 1, 9-11	436767	Intrusion Detection	D7010	Intrusion detection is provided with a Bay Security alarm system.	The security system is not being utilized during off hours.	Make necessary improvements to the alarm system so that it is utilized during off hours. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$17,871.41
026-(MSCS) Municipal Service Center South	435868	Access Control	D7010	Access to the building is controlled with RFID card readers and door controllers.	Card readers are failing.	Replace card readers throughout the facility with new. Replace any obsolete card reader controllers with new. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Public Safety	1 - Currently Critical (1 Year)	\$12,641.93
072-Doyle Shop Storage Building	442355	Access Control and Intrusion Detection	D7010	The building has a security system.	The security system does not appear to be intact or functional.	Replace security system with a modern solution.	Public Safety	1 - Currently Critical (1 Year)	\$1,282.05
002-City Hall 6-8	436732	Electronic Surveillance	D7030	Electronic video surveillance of the interior and exterior of the building.	No video surveillance system was observed during the assessment.	Install a video surveillance system to monitor sensitive areas of the facilities interior and exterior.	Public Safety	1 - Currently Critical (1 Year)	\$14,774.10
003-City Hall 1, 9-11	436773	Electronic Surveillance	D7030	Video surveillance camera system.	Video surveillance cameras are located in the council meeting area only. There are no surveillance cameras located throughout the remainder of the facility.	Install additional cameras and infrastructure to monitor sensitive areas of the interior and exterior of the facility.	Public Safety	1 - Currently Critical (1 Year)	\$56,088.74
048-Sonoma Brookwood Ctr	439499	Fire-Extinguishing Systems - Chemical Systems	D4010.50.212100	Ansul kitchen hood system protecting a single range	Inspection is out of date.	Have Ansul hood system serviced and inspected.	Critical System	1 - Currently Critical (1 Year)	\$6,105.00
114-1027 McMinn Ave Residence	443275	Plumbing Modeled Aggregate	D2	Plumbing systems aggregate	Plumbing systems are believed to be in divestment condition	Cap off mains and remove back to property lines and dead head water meter	Critical System	1 - Currently Critical (1 Year)	\$16,947.48
113-1400 Burbank Residence	443039	Electrical Modeled Aggregate	D5	The residence entire electrical system.	The residence has been abandoned. The electrical system is beyond its useful service life.	Replace the entire electrical system.	Critical System	1 - Currently Critical (1 Year)	\$18,315.00
114-1027 McMinn Ave Residence	443041	Electrical Modeled Aggregate	D5	The entire buildings electrical systems.	The building is abandoned and the electrical system is in divest condition.	Replace the entire electrical system.	Critical System	1 - Currently Critical (1 Year)	\$25,641.00
009-952 Sonoma Ave House	438107	Electrical Modeled Aggregate	D50	Electrical service, General purpose wiring and receptacles, Interior lighting and control, exterior lighting and control and electrical wiring for mechanical systems.	All electrical systems in the house are past their intended service life. Rodent damage is extremely probable.	Replace all of the electrical systems in the house.	Critical System	1 - Currently Critical (1 Year)	\$18,315.00
007-(PSB) Public Safety Building* Police	436926	Transformers 15KVA	D5020.10.261200	15KVA Challenger Electric dry type distribution transformer.	Transformer is very loud, potential delamination of iron core. Transformer is original to the building is beyond its intended service life.	Replace transformer with new. Inspect wiring and replace any that is fatigued or damaged.	Critical System	1 - Currently Critical (1 Year)	\$9,283.26
017-Fire Admin/Station 10	438187	Transformers 75KVA	D5020.10.261200B	Trans T1, 75KVA, 480:208/120V, ITE power transformer.	Transformer is excessively loud and could be an indicator of core delamination, insulation fatigue and eventual failure.	Due to the age of the transformer, replacement is recommended. Ensure load is properly balanced, temperature is proper and the equipment is sized properly.	Critical System	1 - Currently Critical (1 Year)	\$15,661.77
006-West America Building	438047	Switchboards 600A, Service 1	D5020.10.261300	Main electrical service, 208/120V, 600A, Zinsco switchboard.	Equipment is obsolete and replacement parts may be expensive and difficult to acquire.	Replacement of equipment is recommended.	Critical System	1 - Currently Critical (1 Year)	\$23,356.51
038-Northwest Library	438790	Switchgear and Switchboards 400A, Main Service	D5020.10.261300	Main Service, 208/120V, 400A Zinsco switchboard with metering section.	Equipment is obsolete and replacement parts may be expensive and difficult to acquire. The switchboard is beyond its intended service life.	Replace switchboard and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$46,713.02
004-City Hall Annex	436823	Switchgear and Switchboards 2000A	D5020.10.261300D	GE, 208/120V, 2000A Bus, 1000A main breaker 2 section switchboard with metering equipment.	Equipment is at the end of its intended service life. The circuit breakers are typically at the end of their service life. There is no indication of routine maintenance performed on the switchboard.	Perform an infrared inspection and PM of the switchgear and metering equipment. Ensure all termination are properly torqued. Thoroughly inspect the bus bar for any fatigue. Replace all of the aging circuit breakers with new (It is recommended to do this after an arc flash assessment to ensure the proper equipment is installed). If there is any damage to the bus or the equipment is compromised in any form full replacement of the switchboard and metering equipment should be undertaken (price reflects circuit breaker replacement only). Perform periodic maintenance, cleaning and inspections per industry standards and manufacturer's recommendations to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$56,430.71
020-Fire Training Office 1	438327	Safety Switch Fused 100A	D5020.10.26220C	5, 100A Eaton Cutler Hammer fused safety switch.	3 safety switches show an excessive amount of rust.	Replace disconnect switches with new. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$3,571.43
020-Fire Training Office 1	438326	Safety Switch Fused 200A	D5020.10.26230D	Westinghouse, exterior 200A safety switch.	Disconnect switch is showing signs of excessive rusting.	Replace disconnect switch with new.	Critical System	1 - Currently Critical (1 Year)	\$2,573.87
026-(MSCS) Municipal Service Center South	435788	Panelboards 100A - HH-HL	D5020.10.262416	100A, 480/277V Challenger panelboard.	Empty breaker location is not properly sealed causing energized parts to be exposed.	Install breaker blank to properly seal panelboard so that no energized components are exposed.	Critical System	1 - Currently Critical (1 Year)	\$305.25
035-Transit Wash Station Building	438558	Panelboards 100A, LLB	D5020.10.262416	LLB, 208/120V, 100A, Eaton Cutler Hammer panelboard with 60A main breaker.	Water may have infiltrated the panelboard.	Thoroughly inspect the panelboard. If there are any signs of water infiltration or corrosion replace the panelboard, circuit breakers and associated hardware.(price reflect replacement)	Critical System	1 - Currently Critical (1 Year)	\$4,724.05

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Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
005-Chamber Building	438016	Panelboards 125A, 1 East	D5020.10.262416A	1 East, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. Zinsco panelboards are known to fatigue where the breaker and bus bar connect.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$4,851.03
041-Steele Lane Community Center	437766	Panelboards 125A	D5020.10.262416A	208/120V, 125A, Zinsco single phase panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire.	Replace panelboard, circuit breakers and associated hardware.	Critical System	1 - Currently Critical (1 Year)	\$4,851.03
005-Chamber Building	438018	Panelboards 225A, 1 West	D5020.10.262416B	1 West, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. Zinsco panelboards are known to fatigue where the breaker and bus bar connect. There is a gap between the flush mount cover and the wall, most likely due to missing bolts.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. In the meantime repair the faulty cover. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
005-Chamber Building	438019	Panelboards 225A, L1	D5020.10.262416B	L1, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. Zinsco panelboards are known to fatigue where the breaker and bus bar connect.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
006-West America Building	438073	Panelboards 225A, G	D5020.10.262416B	G, 208/120V, 225A, GTE Sylvania panelboard.	Equipment is obsolete and replacement components may be expensive and difficult to acquire. Equipment shows signs of excessive wear. Equipment has exceeded its operational life and may not perform as intended.	Replace panelboard, circuit breakers and associated hardware. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
006-West America Building	438067	Panelboards 225A, D	D5020.10.262416B	D, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. Zinsco panelboards are known to fatigue where the breaker and bus bar connect.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
006-West America Building	438068	Panelboards 225A, F	D5020.10.262416B	F, 208/120V, 225A, GTE Sylvania panelboard.	Equipment is obsolete and replacement components may be expensive and difficult to acquire. Equipment shows signs of excessive wear. Equipment has exceeded its operational life and may not perform as intended.	Replace panelboard, circuit breakers and associated hardware. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
006-West America Building	438064	Panelboards 225A, H	D5020.10.262416B	H, 208/120V, 225A, GTE Sylvania panelboard.	Equipment is obsolete and replacement components may be expensive and difficult to acquire. Equipment shows signs of excessive wear. Equipment has exceeded its operational life and may not perform as intended.	Replace panelboard, circuit breakers and associated hardware. Inspect wiring and replace any that may be fatigued or damaged.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
006-West America Building	438055	Panelboards 225A, C	D5020.10.262416B	C, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. Zinsco panelboards are known to fatigue where the breaker and bus bar connect. A aftermarket lighting contactor has been installed in the lower section of the panelboard causing the door not shut and energized wires to be exposed.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity. Install lighting contactor in a separate control box.	Critical System	1 - Currently Critical (1 Year)	\$7,789.98

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
006-West America Building	438053	Panelboards 225A, B	D5020.10.262416B	225A Panelboard consists of: B, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. Zinsco panelboards are known to fatigue where the breaker and bus bar connect.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
006-West America Building	438051	Panelboards 225A, A	D5020.10.262416B	A, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. Zinsco panelboards are known to fatigue where the breaker and bus bar connect.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
023-Fire Training Tower	438437	Panelboards 225A	D5020.10.262416B	240/120V, 225A, Challenger panelboard.	The panelboard appears to have been exposed to fire and water. The panel has excessive damage, corrosion and dirt.	Replace panelboard, circuit breakers and associated hardware. It is recommended to relocate the panelboard to another location away from fire and water. (price reflects panelboard replacement only)	Critical System	1 - Currently Critical (1 Year)	\$4,126.98
035-Transit Wash Station Building	438556	Panelboards 250A, HHB	D5020.10.262416B	HHB, 480/277V, 250A, Siemens panelboard.	Water has infiltrated the panelboard.	Replace panelboard, circuit breakers and associated hardware. Consider relocating the panelboard away from the wash area.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
038-Northwest Library	438788	Panelboards 225A, A	D5020.10.262416B	A, 208/120V, 225A, Zinsco panelboard.	Zinsco panelboard is obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear and has exceeded its operational life.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
041-Steele Lane Community Center	437751	Panelboards 225A, A	D5020.10.262416B	Panel A, 208/120V, 225A, Eaton Cutler Hammer panelboard.	Panelboard door does not latch.	Repair or replace panelboard door so that the door will shut and lock. Perform periodic maintenance and inspections to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$1,069.60
042-Ridgway Swim Center	437914	Panelboards 225A, Panel B	D5020.10.262416B	Panel B, 240/120V 1 phase, 225A, Square D panelboard.	Panelboard B has rust on the door cover and dead front. There is reason to believe based on these observations that there is oxidation on the circuit breaker terminals and potentially internally within the circuit breakers.	Replace panelboard, circuit breakers and associated hardware with new. A panelboard rated for the humid and potentially acidic atmosphere is recommended.	Critical System	1 - Currently Critical (1 Year)	\$5,347.98
059-Burbank Carriage House	440021	Panelboards 200A, C1	D5020.10.262416B	240/120V, 200A, Challenger panelboard.	These challenger panelboards are obsolete and replacement components may be expensive and difficult to acquire. There are signs of excessive wear. Equipment has exceeded its operational life and cannot perform as intended. This panelboard and breaker style are known to fatigue where the breaker and bus bar connect.	Replace panelboard, circuit breakers and associated hardware. Replace any wiring that may be fatigued or damaged. Perform periodic inspections, cleaning, preventative and predictive maintenance to ensure proper equipment functionality and longevity.	Critical System	1 - Currently Critical (1 Year)	\$2,905.98
007-(PSB) Public Safety Building* Police	436952	Flammable Cabinet Grounding	D5020.70.260526	Flammable cabinets throughout the facility.	Flammable cabinets were not observed to be grounded.	Ground flammable cabinets. Perform periodic inspections to ensure flammable cabinets are grounded.	Critical System	1 - Currently Critical (1 Year)	\$512.82
028-MSCN Shop Building	437425	Flammable Cabinet Grounding	D5020.70.260526	Flammable cabinets throughout the facility.	Flammable cabinets throughout the facility were not observed to be grounded.	Ground flammable cabinets.	Critical System	1 - Currently Critical (1 Year)	\$805.86
031-MSCN Vehicle Storage Building	438467	Facility Grounding	D5020.70.260526	2 Flammable cabinets.	2 Flammable cabinets are not properly grounded.	Ground cabinets by installing a grounding conductor from the cabinet to a ground source.	Critical System	1 - Currently Critical (1 Year)	\$457.88
036-Main Library	438676	Facility Grounding	D5020.70.260526	Flammable cabinet.	Flammable cabinet was not grounded.	Install grounding conductor from cabinet to a good ground source.	Critical System	1 - Currently Critical (1 Year)	\$277.78
042-Ridgway Swim Center	437920	Flammable Cabinet Grounding	D5020.70.260526	Flammable cabinets.	Flammable cabinets are not grounded.	Attach wire to flammable cabinets and ground appropriately.	Critical System	1 - Currently Critical (1 Year)	\$250.31
089-Howarth Railroad Depot	442570	Flammable Cabinet Grounding	D5020.70.260526	Flammable cabinet grounding.	The flammable cabinet is not grounded.	Properly attach the flammable cabinet to building ground.	Critical System	1 - Currently Critical (1 Year)	\$329.67
090-Howarth Storage/Shop Building	442569	Flammable Cabinet Grounding	D5020.70.260526	Flammable cabinet grounding.	The flammable cabinet was not grounded.	Attach flammable cabinet to ground.	Critical System	1 - Currently Critical (1 Year)	\$274.73
099-Julliard Park Restroom	442725	Flammable Cabinet Grounding	D5020.70.260526	Flammable cabinet grounding.	Flammable cabinet is not grounded.	Attach flammable cabinet to ground.	Critical System	1 - Currently Critical (1 Year)	\$276.92
001-City Hall 2-5	436657	Wiring Devices	D5030.50.262726A	General purpose receptacle in building 3 corridor next to Supervising Planners office (Bill Rose).	Receptacle is broken and energized parts may be exposed.	Replace general purpose receptacle with new.	Critical System	1 - Currently Critical (1 Year)	\$280.83
005-Chamber Building	438029	Wiring Devices	D5030.50.262726A	Receptacle	Receptacle was observed with no cover.	Install cover on receptacle.	Critical System	1 - Currently Critical (1 Year)	\$210.62

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
007-(PSB) Public Safety Building* Police	437014	Wiring Devices	D5030.50.262726A	General purpose receptacles throughout the building.	Some general purpose receptacles and GFCI receptacles were found to be damaged or have damaged cover plates.	Perform an inspection of the buildings receptacles and GFCI receptacles. Replace all damaged devices and cover plates. Generate a reoccurring inspection of the receptacles and test the GFCI receptacles monthly. Correct any deficiencies that are found.	Critical System	1 - Currently Critical (1 Year)	\$561.66
037-Rincon Valley Library	438740	Wiring Devices	D5030.50.262726A	Floor receptacles at the main desk.	Floor receptacle at the main desk is a tripping hazard. Floor box is duct taped together.	Remove the floor receptacle and relocate to an area out of the walkway to eliminate the tripping hazard.	Critical System	1 - Currently Critical (1 Year)	\$3,907.20
044-Finley Park Senior Wing	438923	Wiring Devices	D5030.50.262726A	Receptacle in the Auditorium A/V room.	Cover is missing on a receptacle in the auditorium A/V room.	Install a new cover to eliminate the exposed energized components.	Critical System	1 - Currently Critical (1 Year)	\$305.25
064-BVGC Clubhouse	441857	Wiring Devices	D5030.50.262726A	Light switches in the kitchen.	Cover plate is broken causing exposed energized components.	Replace switch cover with indestructible type.	Critical System	1 - Currently Critical (1 Year)	\$280.83
081-Finley Park Restroom	442452	Wiring Devices	D5030.50.262726A	Interior light switch.	Light switch is beyond its service life and fatigued.	Replace with new light switch. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$280.83
090-Howarth Storage/Shop Building	442572	Wiring Devices	D5030.50.262726A	Light switch.	Light switch has exceeded its service life.	Replace the light switch and cover. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$280.83
092-Howarth Boathouse	442630	Wiring Devices	D5030.50.262726A	Light switch and cover.	Light switch does not have a cover. Energized components are exposed.	Remove the mud ring on the 4" square metal box and install the switch into the proper cover and install onto the box.	Critical System	1 - Currently Critical (1 Year)	\$280.83
109-Southwest Park Restroom	443033	Wiring Devices	D5030.50.262726A	Light switch.	Light switch is at the end of their intended service life.	Replace light switch and cover with new. Inspect and replace any wiring that is damaged, fatigued or corroded with new. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$280.83
013-Fire Station 4	437215	Lighting Control System Line Switches	D5040.10.260923	Interior lighting is controlled with wall mounted line switches.	Light switches are showing signs of fatigue and wear.	Replace light switches with new. Install occupancy sensors in areas such as restrooms and closets. Inspect and replace any wiring that is damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$3,362.63
052-4Cs Day Care	439422	Lighting Control System Line Switches	D5040.10.260923	Interior lighting is typically controlled with wall mounted line switches.	Light switches are showing signs of excessive wear and are at the end of their service life.	Replace light switches and covers with new. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$1,128.20
067-BVGC Maintenance Building	442046	Lighting Control System Line Switches	D5040.10.260923	Interior lighting consists of wall mounted line switches.	Light switches show signs of excessive wear and aging.	Replace light switches with new. Inspect and replace any wiring that has been damaged or is fatigued.	Critical System	1 - Currently Critical (1 Year)	\$1,764.83
071-Doyle Clubhouse/Scout Building	442327	Lighting Control System Line Switches	D5040.10.260923	Lighting is controlled with line switches.	Light switches are beyond their intended service life.	Replace light switches with new. Inspect and replace any wiring that is damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$1,948.72
072-Doyle Shop Storage Building	442346	Lighting Control System Line Switches	D5040.10.260923	Lighting controls consists of wall switches.	Lighting controls and wiring are at the end of their service life.	Replace interior lighting controls with new.	Critical System	1 - Currently Critical (1 Year)	\$586.08
073-Doyle Workshop/Storage Building	442363	Lighting Control System Line Switches	D5040.10.260923	Interior lights are controlled with light switches.	Interior lights are controlled with light switches.	Replace light switches and wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$879.12
074-Doyle Ballfield Storage Building	442377	Lighting Control System Line Switches	D5040.10.260923	Interior light fixtures are controlled with wall mounted light fixtures.	Light switches and wiring are at the end of their intended service life.	Replace light switches and wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$527.47
095-Howarth Press Box Building	442697	Lighting Control System Line Switches	D5040.10.260923	Interior lighting is controlled with line switches.	Light switches are past their intended service life.	Replace light switches and associated wiring within the timeframe provided.	Critical System	1 - Currently Critical (1 Year)	\$1,476.92
006-West America Building	438086	Lighting Control System Line Multi Level	D5040.10.260923A	Interior lighting is controlled with a push button and relay control system.	Lighting controls are aging and have no occupancy controls.	Replace all of the buildings lighting controls.	Critical System	1 - Currently Critical (1 Year)	\$30,769.20
011-Fire Station 2	437109	Lighting Control System Line Multi Level	D5040.10.260923A	Interior lighting controls consisting of wall mounted light switches and timers.	Lighting controls are at the end of their intended service life and are showing signs of wear.	Replace interior lighting controls with new. Consider using occupancy sensors in closets and restrooms. Inspect and replace any damaged or fatigued wiring. Periodically inspect lighting controls and replace any damaged devices or covers with new.	Critical System	1 - Currently Critical (1 Year)	\$4,558.02
023-Fire Training Tower	438434	Lighting Control System Line Multi Level	D5040.10.260923A	Lighting control panel and associated wiring and components.	Lighting control panel appears to have been subjected to fire and water.	Replace lighting control panel with new. It is recommended to install the lighting control panel in a location away from the training tower to limit the environmental extremes.	Critical System	1 - Currently Critical (1 Year)	\$27,199.97
032-MSCN Steam Cleaning Station	438479	Lighting Control System Line Multi Level	D5040.10.260923A	lighting is controlled with switches.	Switches are beyond their intended service life and in poor condition.	Replace switches, inspect and replace any wiring that is damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$241.76
070-BVGC Maintenance Wash Station	442317	Lighting Control System Line Multi Level	D5040.10.260923A	Exterior light switch.	Exterior light switch is beyond its intended service life and shows signs of fatigue.	Replace light switch with a suitable replacement. Inspect wiring and replace any wiring that may be corroded or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$356.04
037-Rincon Valley Library	438733	Lighting Control System (DLM)	D5040.10.260923B	The building is equipped with a lighting controller and low voltage switching.	Switches are showing signs of excessive wear.	Replace lighting switches with new.	Critical System	1 - Currently Critical (1 Year)	\$3,649.32
001-City Hall 2-5	436656	Exit Signs	D5040.50.265200	Exit signs showing egress paths.	Typically exit signs are not illuminated. Insufficient amount of exit signs and exit signs are not in proper locations.	Perform an audit of all exit signs. Replace existing and install additional exit signs to ensure all applicable codes are met.	Critical System	1 - Currently Critical (1 Year)	\$16,788.75
002-City Hall 6-8	436688	Exit Signs	D5040.50.265200	Exit signs indicating egress paths.	Typical exit signs are not illuminated. Insufficient amount of exit signs and exit signs are not in proper locations.	Perform an audit of all exit signs. Replace existing and install additional exit signs to ensure all applicable codes are satisfied.	Critical System	1 - Currently Critical (1 Year)	\$10,073.25
003-City Hall 1, 9-11	436759	Exit Signs	D5040.50.265200	Exit signs throughout the facility.	Typically exit signs are not illuminated. Insufficient amount of exit signs and exit signs are not in proper locations.	A review of all exit signs and their locations should be performed. Replace existing and install additional exit signs to ensure exit signs are in their required locations.	Critical System	1 - Currently Critical (1 Year)	\$20,146.50

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
004-City Hall Annex	436887	Exit Signs	D5040.50.265200	Exit signs located throughout the facility.	Not all exit signs are illuminated, in proper locations or are in proper working order.	Perform an audit of the exit sign layout in the facility. Replace any exit signs that are non functional or do not illuminate. Add additional exit signs where required (cost reflects an approximate number of exit signs). Perform monthly, quarterly and annual maintenance and inspections per local ordinances and manufacturer's recommendations to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$8,241.75
012-Fire Station 3	437132	Exit Signs	D5040.50.265200	Exit signs throughout the building.	Exit signs are not illuminated.	Install illuminated exit signs in appropriate locations (number of exit signs needed is approximate).	Critical System	1 - Currently Critical (1 Year)	\$2,197.80
027-MSCN Admin/Lab Building	437296	Exit Signs	D5040.50.265200	Exit signs throughout the facility.	Exit signs are stickers and do not illuminate.	Install exit signs with LED illumination and battery backup in appropriate locations. Number of exit signs is an estimate of how many will be required.	Critical System	1 - Currently Critical (1 Year)	\$15,873.00
028-MSCN Shop Building	437423	Exit Signs	D5040.50.265200	Non illuminated exit signs throughout the facility.	Exit signs are not illuminated.	Replace exit signs with LED lit exit signs throughout the facility. Install additional exit signs as required to meet all applicable codes (quantity of exit signs is approximate)	Critical System	1 - Currently Critical (1 Year)	\$13,736.25
029-MSCN Warehouse	437455	Exit Signs	D5040.50.265200	Exit signs throughout the facility.	Exit signs are not illuminated.	Review placement of exit signs and install illuminated exit signs in proper locations.	Critical System	1 - Currently Critical (1 Year)	\$3,968.25
030-MSCN Garage	437514	Exit Signs	D5040.50.265200	Exit signs throughout the facility.	Exit signs were not illuminated and not in appropriate locations throughout the building.	Install illuminated exit signs in accordance to applicable codes. (number of exit signs is an estimate)	Critical System	1 - Currently Critical (1 Year)	\$15,873.00
036-Main Library	438682	Exit Signs	D5040.50.265200	Exit signs throughout the facility.	Exit signs are not always in proper locations. Not all exit signs are illuminated.	Perform an audit of the exit lighting system, replace non-illuminated exit signs with illuminated signs and add illuminated exit signs where required.	Critical System	1 - Currently Critical (1 Year)	\$24,038.44
038-Northwest Library	438797	Exit Signs	D5040.50.265200	Exit signs throughout the facility.	Additional exit signs should be installed. There are non-illuminated exit signs that are beyond their intended service life.	Replace aging non-illuminated exit signs with new. Review exit sign placement and install additional to ensure exit signs are in proper locations.	Critical System	1 - Currently Critical (1 Year)	\$3,296.70
047-Finley Park Pool Mechanical Building	439158	Exit Signs	D5040.50.265200	Exit signs in the building.	Exit signs are not illuminated.	Install illuminated exit signs in appropriate locations according to applicable codes and regulations.	Critical System	1 - Currently Critical (1 Year)	\$2,197.80
054-Museum	439529	Exit Signs	D5040.50.265200	Exit signs throughout the museum.	Not all exit signs are illuminated. Not all exit signs are in proper locations.	Review exit sign placement and add exit signs where required. Replace any exit signs that do not illuminate with exit signs that do. Ensure egress paths are properly labeled and that all applicable codes are met.	Critical System	1 - Currently Critical (1 Year)	\$9,890.10
088-Howarth Animal Barn	442536	Exit Signs	D5040.50.265200	Exit signs in the facility.	Exit signs are not illuminated.	Install illuminated exit signs with battery backups throughout the facility to meet all applicable codes.	Critical System	1 - Currently Critical (1 Year)	\$3,296.70
001-City Hall 2-5	436659	Emergency Lighting	D5040.50.265200A	Battery powered emergency lighting fixtures throughout the facility.	Emergency egress lighting is approaching their intended service life. Emergency light fixtures are not typically located in proper locations such as restrooms.	An analysis of the emergency lighting system should be performed. Replace and install additional emergency lighting fixtures in required areas. Perform monthly, quarterly and annual testing, inspections and maintenance per federal, state and local ordinances and manufacturer's recommendations to maintain function, operation and equipment longevity.	Critical System	1 - Currently Critical (1 Year)	\$11,721.60
002-City Hall 6-8	436690	Emergency Lighting	D5040.50.265200A	Emergency egress lighting consisting of battery powered wall mounted fixtures.	Emergency egress lighting is approaching their intended service life. Emergency light fixtures are not typically located in proper locations such as restrooms.	An analysis of the emergency lighting system should be performed. Replace and install additional emergency lighting fixtures in required areas. Perform monthly, quarterly and annual testing, inspections and maintenance per federal, state and local ordinances and manufacturer's recommendations to maintain function, operation and equipment longevity.	Critical System	1 - Currently Critical (1 Year)	\$14,652.00
003-City Hall 1, 9-11	436760	Emergency Lighting	D5040.50.265200A	Emergency light fixtures are typically wall mounted dual head battery operated fixtures.	Emergency lighting fixtures are aging. Required locations (such as restrooms) for emergency lighting do not have fixtures installed.	Review locations of all emergency lighting fixtures. Replace and install new fixtures in appropriate locations. Perform monthly, quarterly and annual maintenance and inspections per federal, state and local ordinances. Follow manufacturer's recommendations to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$17,582.40
039-Bennett Valley Senior Center	437614	Emergency Lighting	D5040.50.265200A	Emergency light fixtures in the kitchen restrooms.	No emergency lighting was observed in the kitchen restrooms.	Install emergency lighting fixtures in the kitchen restrooms. Put new fixtures on the monthly and yearly battery PM's.	Critical System	1 - Currently Critical (1 Year)	\$927.96
054-Museum	439540	Emergency Lighting	D5040.50.265200A	Battery backup emergency light fixtures.	Emergency light fixtures were not observed in the restrooms.	Install emergency light fixtures in the restrooms. Review emergency light fixture placement to ensure egress paths are illuminated and all applicable codes are met. Perform required emergency lighting tests and battery maintenance. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$2,783.88
067-BVGC Maintenance Building	442029	Emergency Lighting	D5040.50.265200A	Emergency egress lighting.	No emergency lighting fixtures were observed during the assessment.	Install battery backup emergency egress lighting.	Critical System	1 - Currently Critical (1 Year)	\$2,783.88

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
006-West America Building	438082	Interior Lighting	D5040.50.265500	Interior lighting consists of recessed fixtures, 2x4 troffer fixtures, exit signs and emergency light fixtures.	Lighting systems are at the end of their intended service life. Water damage is throughout the facility.	Replace the interior lighting system in its entirety.	Critical System	1 - Currently Critical (1 Year)	\$105,128.10
050-Franklin Park Preschool	439294	Interior Lighting	D5040.50.265500	Interior lighting consists of pendant mounted fluorescent fixtures. incandescent task lighting and incandescent ceiling mounted fixtures.	Incandescent fixtures are not the most energy efficient lighting solution.	Replace incandescent fixtures with an energy efficient solution such as LED. Perform periodic maintenance and inspections to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$1,394.23
063-Burbank Restroom Building	441830	Interior Lighting	D5040.50.265500	Interior lighting consists of fluorescent fixtures and light switches.	Light switch has a broken cover causing exposing energized components.	Replace switch cover with indestructible type. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$2,197.80
072-Doyle Shop Storage Building	442339	Interior Lighting	D5040.50.265500	Interior lighting has been removed and temporary lighting installed.	No interior lighting observed.	Install interior lighting and replace wiring in accordance with applicable codes and standards.	Critical System	1 - Currently Critical (1 Year)	\$5,860.80
073-Doyle Workshop/Storage Building	442362	Interior Lighting	D5040.50.265500	Interior lighting consists of flush mounted hazardous location fluorescent fixtures and surface mounted surface mounted strip lights.	Light fixtures are beyond their intended service life. No emergency light fixtures were observed.	Replace interior lighting system with new.	Critical System	1 - Currently Critical (1 Year)	\$8,791.20
074-Doyle Ballfield Storage Building	442376	Interior Lighting	D5040.50.265500	Interior lighting consists primarily of surface mounted fluorescent strip lights.	Interior lighting is typically past its intended service life. Many fixtures are damaged.	Replace interior lighting and wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$1,978.02
077-Doyle Storage Building West	442436	Interior Lighting System	D5040.50.265500	Interior lighting consists of pendant mounted fluorescent fixtures and switches.	Fluorescent fixtures are at the end of their intended service life.	Replace fluorescent lighting fixtures with new.	Critical System	1 - Currently Critical (1 Year)	\$879.12
084-Galvin Park Restroom Building	442467	Interior Lighting System	D5040.50.265500	Interior lighting consists of a fluorescent T8 strip light with a wire guard.	The light fixture is in poor condition. The guarding has been partially removed.	Replace the light fixture with new. Install a more suitable guard around the fixture. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$1,094.02
095-Howarth Press Box Building	442688	Interior Lighting	D5040.50.265500	Interior lighting consists of fluorescent lighting fixtures.	1st floor fixtures are at the end of their service life.	Replace the first floor light fixtures with new.	Critical System	1 - Currently Critical (1 Year)	\$2,637.36
001-City Hall 2-5	436669	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$7,384.61
002-City Hall 6-8	436725	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$6,043.95
003-City Hall 1, 9-11	436761	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$12,830.76
004-City Hall Annex	436826	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$9,190.47
005-Chamber Building	438022	Electrical Service And Distribution Feeders	D5020	Electrical service and distribution feeders.	As electrical panels age, so does the feeder wiring that services them.	Replace feeder wiring when electrical panels are upgraded or replaced. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$49,908.38

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Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
005-Chamber Building	438129	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$4,273.50
006-West America Building	438077	Electrical Service And Distribution Feeders	D5020	Electrical service and distribution feeders.	All wiring is original to the building. Feeder wiring should be replaced with panelboards and switchboards.	Replace all electrical service and distribution feeder wiring with new when switchboards are replaced or upgraded and panelboards are replaced.	Critical System	1 - Currently Critical (1 Year)	\$71,666.60
006-West America Building	438128	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$5,982.90
007-(PSB) Public Safety Building* Police	436961	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$25,520.91
014-Fire Station 5	437253	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment. The building has 3 phase electrical service (240V high leg delta).	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$2,783.88
015-Fire Station 6	437271	Electrical Service And Distribution	D5020	The building is equipped with a 240/120V, 200A service. Panelboard 1 and 2 were not observed but are assumed to be 240/120V, 100a panelboards most likely of the same vintage and manufacturer.	The electrical service and wiring are original to the building. Zinsco panelboards are no longer manufactured or recommended for use.	Replace the main electrical service. distribution panelboards, wiring and components due to condition and age. Establish a maintenance routine to ensure proper operation of electrical equipment. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$29,139.17
020-Fire Training Office 1	438331	Electrical Service And Distribution Feeders	D5020	Electrical service and distribution feeders.	Electrical distribution panelboards are at the end of their service life. Distribution feeder wires should be replaced with the panelboards.	Replace feeder wiring when the distribution panelboards are replaced.	Critical System	1 - Currently Critical (1 Year)	\$6,950.54
023-Fire Training Tower	438442	Electrical Service And Distribution	D5020	Electrical service and distribution wiring.	The distribution wiring to the fire tower is likely damaged based on the condition of the main panelboard.	Replace distribution wiring to the fire tower electrical tower.	Critical System	1 - Currently Critical (1 Year)	\$9,228.56
026-(MSCS) Municipal Service Center South	435798	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$8,427.95
027-MSCN Admin/Lab Building	437382	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$5,906.59

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Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
028-MSCN Shop Building	437420	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$9,401.70
029-MSCN Warehouse	437487	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$2,637.36
034-Transit Operations Building	438533	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$4,758.24
036-Main Library	438951	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$27,777.75
037-Rincon Valley Library	438945	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$4,561.66
038-Northwest Library	438940	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$3,418.80
038-Northwest Library	438792	Electrical Service And Distribution Feeders	D5020	Electrical service and distribution feeders.	Electrical service and distribution feeders age with the equipment they service.	Replace the feeder wires that service panel A and the main electrical service when the equipment is replaced.	Critical System	1 - Currently Critical (1 Year)	\$31,746.00
041-Steele Lane Community Center	437768	Electrical Service And Distribution Feeders	D5020	Electrical service and distribution feeders.	When panelboard B and the Zinsco panelboard are replaced so should the feeders that service them.	Replace feeder wiring when panelboards are replaced. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$10,601.89
042-Ridgway Swim Center	437939	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$3,754.58

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Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
042-Ridgway Swim Center	437929	Electrical Service And Distribution Feeders	D5020	Electrical service and distribution feeders.	As panelboards and switchboards age so does the wires that feed them.	Replace feeder wires as equipment is replaced or upgraded. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$6,457.87
043-Finley Park Community Center	443329	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$8,525.63
044-Finley Park Senior Wing	438929	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$4,470.33
045-Finley Park Pool Concession Building	438998	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$833.33
046-Finley Park Swim Center	443330	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$2,666.66
047-Finley Park Pool Mechanical Building	439171	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$5,181.31
052-4Cs Day Care	439478	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$1,057.69
054-Museum	439623	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$7,041.75

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
064-BVGC Clubhouse	441926	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$7,778.01
065-BVGC Pro Shop	441938	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$1,226.37
068-BVGC Range Ball Building	442091	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$624.54
072-Doyle Shop Storage Building	442336	Electrical Service And Distribution	D5020	The building has a single phase 240/120V, 60A electrical service.	The electrical service is at the end of its intended service life.	Replace the electrical service with new, including wiring, meter channel, panelboard and circuit breakers. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$4,725.27
073-Doyle Workshop/Storage Building	442359	Electrical Service And Distribution	D5020	The building electrical service was not accessible during the assessment. It is assumed to be a 100A, 240/120V service.	The equipment that could be observed is in poor condition. The guarding around the meter channel and panelboard are deteriorating due to weather exposure. The cover on the conduit is not on properly allowing the wiring to be exposed to sunlight and other extreme elements.	Put the cover back on the conduit. Use tamper resistant screws to discourage removal. Replace the electrical service including wiring, panelboard, circuit breakers and meter channel.	Critical System	1 - Currently Critical (1 Year)	\$9,780.21
074-Doyle Ballfield Storage Building	442372	Electrical Service And Distribution	D5020	The building has a 240/120V electrical service. There are 3 panelboards, A Bryant panelboard with BR style breakers, A 60A Federal Pacific Electric panelboard with Stab Lock breakers and a fuse panel with no nameplate information.	All of the buildings electrical distribution equipment is beyond its intended service life. The Federal Pacific Electric Stab Lock panelboard is obsolete and considered a fire hazard. The fuse panel is beyond its intended service life and has no dead front causing exposed energized components.	Replace all of the building electrical service and distribution equipment, including wiring, panelboards and required hardware.	Critical System	1 - Currently Critical (1 Year)	\$4,252.74
077-Doyle Storage Building West	442433	Electrical Service And Distribution	D5020	The building has a 240/120V electrical service. No nameplate information was on the panel. It is assumed to be 30A.	The panel is aging and rusting.	Replace the building electrical service with new.	Critical System	1 - Currently Critical (1 Year)	\$1,134.06
087-Howarth Concession/Restroom	442549	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$806.23
091-Howarth Pavilion Restroom Building	442621	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$1,373.63
091-Howarth Pavilion Restroom Building	442590	Electrical Service And Distribution	D5020	Electrical service consists of a 208/120V, 225A, Zinsco panelboard with lighting time clock	Panelboard is at the end of its service life. Equipment is obsolete and replacement parts may be expensive and difficult to acquire.	Replace electrical service including panelboard, circuit breakers, feeder wiring and any associated hardware that is required. Relocate the time clock outside of the electrical panel. Establish a maintenance plan to ensure proper operation of the electrical equipment.	Critical System	1 - Currently Critical (1 Year)	\$6,991.75

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Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
095-Howarth Press Box Building	442699	Electrical Service And Distribution	D5020	The building electrical service was obstructed and un-accessible. It is believed to be 240/120V, 60A.	The panelboard is at the end of its service life due to age and poor condition.	Replace the panelboard and all wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$3,402.19
101-Northwest Park Restroom Building	442993	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$2,703.29
104-Place to Play Restroom/Concession Building	443000	Electrical Arc Flash Assessment And Short Circuit Coordination	D5020	Electrical arc flash assessment and short circuit coordination.	There was no evidence of a short circuit coordination study and an arc flash assessment.	Perform a short circuit coordination study and an arc flash assessment. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed appropriate PPE should be purchased for qualified personnel. All electrical equipment should be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only).	Critical System	1 - Currently Critical (1 Year)	\$1,484.13
006-West America Building	438080	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated branch circuit wiring.	Receptacles are showing signs of wear and fatigue. Wiring is original to the building.	Replace all receptacles, GFCI receptacles and associated branch circuit wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$59,829.00
008-PSB Public Safety (Utility Building)	438768	General Purpose Electrical Power	D5030	General purpose receptacles throughout the building.	Receptacles are at the end of their intended service life.	Replace electrical receptacles and covers. Inspect wiring and replace any that is damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$581.32
011-Fire Station 2	437105	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated wiring.	General purpose receptacles and GFCI receptacles throughout the facility are showing signs of aging and excessive use.	Replace all receptacles and GFCI receptacles with new. Inspect and replace any wiring that is fatigued or damaged. Periodically inspect and test receptacles, GFCIs should be tested monthly.	Critical System	1 - Currently Critical (1 Year)	\$11,817.08
020-Fire Training Office 1	438324	General Purpose Electrical Power	D5030	General purpose receptacles and associated branch circuit wiring.	General purpose receptacles are showing signs of excessive use and wear.	Replace duplex receptacles with new.	Critical System	1 - Currently Critical (1 Year)	\$442.31
026-(MSCS) Municipal Service Center South	435845	General Purpose Electrical Power	D5030	General purpose wiring and receptacles throughout the facility.	Receptacles are aging and should be replaced. Inspect and replace all damaged or fatigued wiring with new.	Replace aging receptacles and wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$47,196.53
032-MSCN Steam Cleaning Station	438475	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated branch circuits.	Receptacles and GFCI receptacles are beyond their intended service life and in poor condition.	Replace receptacles and covers with new. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$503.66
053-Apple Valley Modular	439456	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated branch circuits.	Exterior GFCI receptacle has a broken cover.	Replace GFCI receptacle and install appropriate weatherproof cover. Perform periodic maintenance and inspections to maintain function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$256.41
062-Burbank Maintenance Building	441827	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and general purpose branch circuits.	GFCI has a damaged in use cover.	Replace GFCI receptacle and cover.	Critical System	1 - Currently Critical (1 Year)	\$164.10
067-BVGC Maintenance Building	442060	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles, and associated branch circuits.	General purpose receptacles and GFCI receptacles are showing signs of excessive wear.	Replace receptacles, GFCI receptacles and cover plates. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$3,088.46
068-BVGC Range Ball Building	442083	General Purpose Electrical Power	D5030	General purpose receptacles and GFCI receptacles.	An exterior GFCI receptacle has a damaged in use cover and two interior receptacle has a damaged cover.	Replace GFCI receptacle and cover on the exterior outlet and replace the covers on the interior outlets.	Critical System	1 - Currently Critical (1 Year)	\$291.45
069-BVGC Maintenance Vehicle Building	442197	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated branch circuit wiring.	General purpose receptacles are at the end of their service life. Some issues include: age of the devices, missing covers and damaged devices.	Replace general purpose receptacles and wiring with new. Review receptacle placement to ensure enough receptacles are installed to limit the use of extension cords and power strips.	Critical System	1 - Currently Critical (1 Year)	\$2,967.03
070-BVGC Maintenance Wash Station	442315	General Purpose Electrical Power	D5030	General purpose receptacles and GFCI receptacles (1each).	The GFCI receptacle has a broken cover and the device is showing signs of water damage and corrosion. The receptacle does not have a weatherproof cover and is showing signs of water damage.	Replace receptacle and GFCI receptacle with new. Install proper covers on devices to eliminate water infiltration. Inspect wiring and replace any that may have corrosion or are damaged in any way.	Critical System	1 - Currently Critical (1 Year)	\$692.31
072-Doyle Shop Storage Building	442348	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated branch circuits.	General purpose wiring and receptacles is beyond its intended service life.	Replace receptacles, GFCI receptacles and associated branch circuits with new.	Critical System	1 - Currently Critical (1 Year)	\$2,564.10
073-Doyle Workshop/Storage Building	442364	General Purpose Electrical Power	D5030	General purpose receptacles and associated branch circuits.	General purpose receptacles and wiring are beyond their intended service life.	Install new receptacles and wiring throughout the facility.	Critical System	1 - Currently Critical (1 Year)	\$1,098.90
074-Doyle Ballfield Storage Building	442374	General Purpose Electrical Power	D5030	General purpose receptacles and associated branch circuits.	General purpose wiring and components are beyond their intended service life. Many open boxes and exposed wiring.	Replace receptacles, general purpose devices and associated branch circuit wiring.	Critical System	1 - Currently Critical (1 Year)	\$2,307.69

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
075-Doyle Concession Stand	442400	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles, and associated branch circuit wiring.	The interior of the facility was not accessible. Based on the condition of the exterior GFCI receptacle it is assumed that the general purpose wiring and receptacles are of the same age and relative condition. The exterior receptacle was in poor condition and aging.	Replace general purpose receptacles and GFCI receptacles within the prescribed timeframe. Inspect and replace any wiring that is damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$1,373.63
076-Doyle Restroom Building	442423	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated branch circuits.	Broken covers were observed.	Replace broken covers with new. Incorrect covers are being used in some applications. Perform periodic inspections and maintain as required to preserve function, operation and equipment longevity. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$288.46
077-Doyle Storage Building West	442434	General Purpose Electrical Power	D5030	General purpose receptacles and wiring.	Receptacles are aging and show signs of fatigue.	Replace receptacles and wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$615.38
081-Finley Park Restroom	442453	General Purpose Electrical Power	D5030	The building has 4 GFCI receptacles.	The GFCI receptacles are beyond their intended service life.	Replace GFCI receptacles and wiring within the prescribed time frame. Establish a PM program to test GFCI receptacles monthly.	Critical System	1 - Currently Critical (1 Year)	\$989.01
084-Galvin Park Restroom Building	442469	General Purpose Electrical Power	D5030	General purpose receptacles and associated branch circuits.	The general purpose receptacles are at the end of their service life.	Replace receptacles and covers with new. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$615.38
091-Howarth Pavilion Restroom Building	442605	General Purpose Electrical Power	D5030	General purpose receptacles, GFCI receptacles and associated branch circuits.	Exterior GFCI receptacles (2) are at the end of their service life and one has a broken cover.	Replace GFCI receptacles and install proper weatherproof covers. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$288.46
093-Howarth Storage Building	442642	General Purpose Electrical Power	D5030	General purpose wiring and devices.	Electrical box on the exterior has been peeled open.	Install a new cover on the electrical box.	Critical System	1 - Currently Critical (1 Year)	\$246.15
095-Howarth Press Box Building	442684	General Purpose Electrical Power	D5030	General purpose wiring and devices.	Receptacles are in poor condition. It is assumed the wiring is also in poor condition.	Rewire the facility and install new devices.	Critical System	1 - Currently Critical (1 Year)	\$2,109.89
104-Place to Play Restroom/Concession Building	443003	General Purpose Electrical Power	D5030	General purpose wiring and devices.	2 outside GFCI receptacles are damaged and should be replaced.	Replace damaged receptacles and covers with new.	Critical System	1 - Currently Critical (1 Year)	\$593.65
109-Southwest Park Restroom	443032	General Purpose Electrical Power	D5030	General purpose wiring and devices.	The exterior GFCI is in divest condition. The remaining receptacles and GFCI receptacles are at the end of their service life.	Replace exterior GFCI receptacles and install weatherproof covers. Replace all of the receptacles, GFCI receptacles and covers. Inspect and replace any wiring that may be damaged or fatigued.	Critical System	1 - Currently Critical (1 Year)	\$705.13
068-BVGC Range Ball Building	442084	Light Fixture	D5040	Exterior light fixture with exposed wiring.	An exterior light fixture has been damaged. All that remains is a bracket and wires.	Replace the light fixture with new.	Critical System	1 - Currently Critical (1 Year)	\$395.54
004-City Hall Annex	436850	Roof Mechanical Systems - Electrical	D5080	Electrical penetrations through the roof for HVAC equipment.	Electrical conduits do not penetrate the roof properly.	Evaluate conduit roof penetrations. Reinstall conduits with proper roof penetrations.	Critical System	1 - Currently Critical (1 Year)	\$4,595.23
006-West America Building	438097	Miscellaneous Electrical Systems (Mech Connections)	D5080	Electrical wiring and components to support mechanical systems.	Electrical wiring and components supporting mechanical systems are aging.	Replace wiring and components with new.	Critical System	1 - Currently Critical (1 Year)	\$34,188.00
027-MSCN Admin/Lab Building	437294	Miscellaneous Electrical Systems (Mech Connections)	D5080	Exterior disconnect for a condenser that has been removed.	Disconnect is old and seal tight is not connected to anything.	Remove electrical equipment and seal hole.	Critical System	1 - Currently Critical (1 Year)	\$1,050.06
031-MSCN Vehicle Storage Building	437554	Miscellaneous Electrical Systems (Mech Connections)	D5080	Wiring and electrical components for the fuel tanks and pumps.	Disconnects, wiring and controls for the fuel pump shutoff and controls are beyond their intended service life.	Replace disconnects, wiring and controls with new.	Critical System	1 - Currently Critical (1 Year)	\$11,446.88
052-4Cs Day Care	439428	Miscellaneous Electrical Systems (Mech Connections)	D5080	Electrical wiring and components that support mechanical equipment.	Wiremold that feeds the drinking fountain is not properly installed and can come apart causing electrical conductors to become exposed.	Replace or repair wiremold.	Critical System	1 - Currently Critical (1 Year)	\$705.13
073-Doyle Workshop/Storage Building	442365	Miscellaneous Electrical Systems (Mech Connections)	D5080	Electrical wiring and disconnect to the exhaust system.	The exhaust fan is controlled by closing the disconnect.	Install a disconnect starter combination with start and stop circuits controlling a motor starter with appropriately sized motor overloads.	Critical System	1 - Currently Critical (1 Year)	\$3,324.17
087-Howarth Concession/Restroom	442499	Miscellaneous Electrical Systems (Mech Connections)	D5080	Electrical wiring and components that service mechanical systems.	Electrical junction box has a missing knock out.	Seal knock out to eliminate any potential exposure to energized components and to keep water out of the enclosure. Monitor for characteristics inconsistent with normal operation, recurring and/or increasing maintenance repair needs, and material changes in condition.	Critical System	1 - Currently Critical (1 Year)	\$260.07
001-City Hall 2-5	436807	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by an electro pneumatic system.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	Critical System	1 - Currently Critical (1 Year)	\$90,256.32
002-City Hall 6-8	436808	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by an electro pneumatic system.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	Critical System	1 - Currently Critical (1 Year)	\$73,870.50
003-City Hall 1, 9-11	436776	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by an electro pneumatic system.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	Critical System	1 - Currently Critical (1 Year)	\$201,626.17

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
004-City Hall Annex	436964	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by a mixture of electro-pneumatic controls systems.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	Critical System	1 - Currently Critical (1 Year)	\$168,491.90
007-(PSB) Public Safety Building* Police	437591	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by a mixture of digital and pneumatic controls systems.	Deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	Critical System	1 - Currently Critical (1 Year)	\$401,042.94
026-(MSCS) Municipal Service Center South	435821	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: Pneumatic control system consisting of duplex air compressor, air drier, and Barber Colman control unit	Deficiencies were observed including: Pneumatic controls are obsolete and inefficient.	Recommendations include: Replace pneumatic system with digital controls. This should be considered as a High-Priority action item. Schedule system / component for replacement based on observed condition.	Critical System	1 - Currently Critical (1 Year)	\$185,414.96
027-MSCN Admin/Lab Building	437473	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by a mixture of DDC and pneumatic controls systems with the head end located in the shops building.	Deficiencies were observed including: Pneumatic controls are operationally obsolete, creating inefficient conditions and additional trouble calls.	Recommendations include: This should be considered as a High-Priority action item. Schedule system / component for replacement.	Critical System	1 - Currently Critical (1 Year)	\$72,191.63
028-MSCN Shop Building	437546	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by a electro-pneumatic controls system.	Deficiencies were observed including: System is obsolete.	Recommendations include: Replace system with and integrated digital system.	Critical System	1 - Currently Critical (1 Year)	\$147,741.00
029-MSCN Warehouse	437555	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled by a mixture of DDC and pneumatic controls systems	Deficiencies were observed including: Controls are obsolete.	Recommendations include: Replace with a modern DDC system.	Critical System	1 - Currently Critical (1 Year)	\$19,340.64
036-Main Library	438673	HVAC Instrumentation and Controls	D3080	HVAC Instrumentation and Controls: HVAC is controlled pneumatically.	Deficiencies were observed including: Pneumatic controls are obsolete.	Recommendations include: Replace building controls with a digital system.	Critical System	1 - Currently Critical (1 Year)	\$436,507.50
113-1400 Burbank Residence	443028	Mechanical Modeled Aggregate	D3	The building is assumed to have a gas fired forced hot air furnace.	The building is unoccupied. The equipment is assumed to be non functional and or obsolete.	Renew mechanical systems prior to occupation.	Critical System	1 - Currently Critical (1 Year)	\$25,641.00
114-1027 McMinn Ave Residence	443274	Mechanical Modeled Aggregate	D3	Mechanical systems are believed to be in divestment condition	System condition is unknown, however building is in a state of divestment.	Properly remove / evacuate any liquid or gas prior to removing equipment for disposal	Critical System	1 - Currently Critical (1 Year)	\$14,041.50
028-MSCN Shop Building	437528	Fuel-Fired Heating Boilers - 501 to 1750 MBH	D3020.10.235200	501 to 1750 MBH Fuel-Fired Heating Boiler(s) consist of: Gas fired non condensing boiler.	Minor deficiencies were observed including: There is only one valve on the boiler drain.	Recommendations include: Install a second drain valve inline with the first and pipe to a safe point of discharge.	Critical System	1 - Currently Critical (1 Year)	\$63,955.98
040-Sam Jones Hall	437988	Evaporative Air-Cooling	D3030.30.237600	Evaporative Air-Cooling consists of: Evaporative cooler	The unit is not functioning.	Recommendations include: Replace or remove swamp cooler.	Critical System	1 - Currently Critical (1 Year)	\$23,199.00
027-MSCN Admin/Lab Building	437580	Ductwork and Accessories- Exhaust	D3060.10.233100	Ductwork, exhaust system and accessories for countertop asphalt burning equipment missing at this location	Required countertop equipment ventilation missing.	Recommendations include to provide ducting, fans, exterior flashing and accessories required to provide adequate ventilation for equipment.	Critical System	1 - Currently Critical (1 Year)	\$2,490.84
009-952 Sonoma Ave House	438108	Structured Telecomm Cabling Systems	D6010.10.271000	Telephone wiring throughout the house.	The telephone system is in poor condition and has likely experienced rodent damage.	Replace the house phone system with new.	Critical System	1 - Currently Critical (1 Year)	\$1,831.50
072-Doyle Shop Storage Building	442353	Structured Telecomm Cabling Systems	D6010.10.271000	The building has a telephone service that is not in use.	The telephone system does not appear to be functional.	Install a new phone system prior to reusing the building.	Critical System	1 - Currently Critical (1 Year)	\$915.75
074-Doyle Ballfield Storage Building	442383	Structured Telecomm Cabling Systems	D6010.10.271000	The building has a telephone system.	The buildings telephone wiring and devices are at the end of their intended service life.	Replace the telephone wiring and equipment with new.	Critical System	1 - Currently Critical (1 Year)	\$1,384.61
095-Howarth Press Box Building	442698	Structured Telecomm Cabling Systems	D6010.10.271000	The building telephone system.	The buildings telephone system is past its intended service life.	Replace the telephone wiring with new.	Critical System	1 - Currently Critical (1 Year)	\$1,054.94
005-Chamber Building	438036	Communications Racks & Cabinets	D6010.10.271116	UPS for data cabinet that is sitting on a countertop.	UPS is sitting on a countertop and could be damaged.	Install a rack on the wall to support the UPS. This will eliminate the possibility of accidental damage.	Critical System	1 - Currently Critical (1 Year)	\$1,025.64
003-City Hall 1, 9-11	436763	Public Address & Mass Notification Systems	D6060.10.275116	PA system in council meeting building.	Equipment is typically past its intended service life and in poor condition.	Replace PA system with new.	Critical System	1 - Currently Critical (1 Year)	\$64,153.78
044-Finley Park Senior Wing	438931	Intercommunications & Program Systems	D6060.10.275123	The building is equipped with a PA system.	The PA system is not being utilized due to an excessive amount of static on the speakers.	Consult a qualified technician to repair the PA system and eliminate the noise on the speakers.	Critical System	1 - Currently Critical (1 Year)	\$6,034.94
027-MSCN Admin/Lab Building	437398	Electronic Safety and Security Modeled Aggregate	D70	Electronic safety and security including, access control devices, security cameras and recording equipment and security alarm systems.	There was no evidence of surveillance cameras, or access control/intrusion detection observed.	Install surveillance system throughout the facility to monitor the premises. A security system with access controls should also be installed.	Critical System	1 - Currently Critical (1 Year)	\$34,126.95
016-Fire Station 7	436540	Plastic Laminate Wall Cabinets	E2010.30.123553	Plastic Laminate Wall Cabinets consist of:	Hinges are pulling loose at tall cabinets because they only have two hinges per door. They should have three. Cabinets will be damaged if the third hinge is not reinstalled.	Reinstall additional hinge per door to remedy this situation.	Ancillary System	1 - Currently Critical (1 Year)	\$244.20
064-BVGC Clubhouse	442337	Sealed MDF Countertops	E2010.30.123553	Sealed MDF restroom ADA vanity countertops	Finish on MDF countertops is severely deteriorated increasing the potential for decay of the countertop material	Recommendations include: Full restoration of the finish on the MDF countertops in the men's and women's restrooms.	Ancillary System	1 - Currently Critical (1 Year)	\$718.33
005-Chamber Building	438181	Interior Aluminum Door System (Double)	C1030.10.081000	Interior bronze anodized aluminum framed sliding glass doors at private offices	Projecting flange on sliding glass door thresholds present a tripping hazard.	Recommendations include: Remove projecting flange from sliding glass door threshold.	Ancillary System	1 - Currently Critical (1 Year)	\$3,052.50
068-BVGC Range Ball Building	437259	Hollow Metal Door System (Single)	C1030.10.081000	Hollow Metal Door System (Single)	Door, door frame, and door hardware are misaligned preventing the door from closing properly.	Recommendations Include: Adjust door, frame, and door hardware to function properly	Ancillary System	1 - Currently Critical (1 Year)	\$610.50
095-Howarth Press Box Building	443296	Particleboard Flooring	C2030.10.096400	Particleboard floor sheathing on second level floor	Deficiencies were observed including: Particleboard floor sheathing is disintegrating resulting in compromised structural integrity and uneven floor surface.	Recommendations include: Replace particleboard floor sheathing with pressure treated plywood sheathing.	Ancillary System	1 - Currently Critical (1 Year)	\$1,123.32

DEFICIENCIES BY PRIORITY 1 IN SUGGESTED ORDER OF REPAIR - ALL ASSETS

Building Name	ItemID	Item Name	Full Number	Description	Critical Issues	Recommendation	Justification	Priority	Action Cost
071-Doyle Clubhouse/Scout Building	437306	Vinyl Composite Tile Flooring	C2030.50.096519	Flooring consists of 12-inch square vinyl composition tile (VCT) flooring adhered to the existing concrete slab construction.	VCT flooring is cracked, missing and delaminating throughout the entire building. It appears that the cause may be a result of existing slab movement possibly caused by existing soil conditions and the adjacent stream.	Replace existing floor tile system with commercial vinyl composition tile flooring within the recommended timeframe. In locations where existing slab issues were observed consider the installation of engineered subfloor systems such as slip sheets or raised plywood subfloor system. Coordinate with structural testing recommendations referenced in this report before repairs are undertaken.	Ancillary System	1 - Currently Critical (1 Year)	\$18,220.49
009-952 Sonoma Ave House	437446	Sheet Carpeting	C2030.75.096816	Residential grade sheet carpet	Carpet is thoroughly stained and soiled throughout	Age and condition warrant replacement of all sheet carpeting	Ancillary System	1 - Currently Critical (1 Year)	\$9,538.45
009-952 Sonoma Ave House	437359	Plaster and Gypsum Wallboard Ceiling	C2050.10.092713	Plaster on lath and gypsum wallboard ceiling	Black mold observed on ceiling gypsum wallboard, areas are peeling and falling down	Replace gypsum wallboard ceiling, make sure all black mold has been removed and any causes therein	Ancillary System	1 - Currently Critical (1 Year)	\$10,009.15
TOTAL									\$7,509,735