

ATTACHMENT 1



**2018 CITY OF SANTA ROSA - FACILITY CONDITION ASSESSMENT:
ASSET DIVESTMENT MODEL ANALYSIS
CURRENT PORTFOLIO**

CANNONDESIGN

Date: 02.28.18

Building Name	Build Year	Size(SF)	CRV	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI	Opinion Based Recommendations
001-City Hall 2-5	1967	13,440	\$5,338,872	\$2,274,063	0.43	\$3,098,098	0.58	Divest / Sell
002-City Hall 6-8	1967	11,000	\$4,113,614	\$1,959,096	0.48	\$2,606,709	0.63	Divest / Sell
003-City Hall 1, 9-11	1967	30,024	\$10,540,286	\$2,561,943	0.24	\$4,017,929	0.38	Divest / Sell
004-City Hall Annex	1969	25,090	\$9,143,462	\$972,289	0.11	\$2,112,667	0.23	Divest / Sell
005-Chamber Building	1973	10,000	\$3,164,458	\$542,772	0.17	\$822,606	0.26	Divest / Sell
006-West America Building	1972	14,000	\$4,149,913	\$1,953,086	0.47	\$2,408,172	0.58	Divest / Sell
007-(PSB) Public Safety Building* Police	1979	59,719	\$19,540,418	\$4,703,888	0.24	\$6,920,755	0.35	Divest / Sell
008-PSB Public Safety (Utility Building)	1981	2,116	\$256,070	\$122,302	0.48	\$122,302	0.48	Divest / Sell
009-952 Sonoma Ave House	1932	2,000	\$400,367	\$313,568	0.78	\$343,108	0.86	Divest / Sell
010-952 Sonoma Ave Garage	2000	400	\$37,208	\$9,392	0.25	\$13,079	0.35	Divest / Sell
011-Fire Station 2	1981	6,913	\$2,022,424	\$112,019	0.06	\$472,477	0.23	Repair
012-Fire Station 3	1970	4,489	\$1,337,385	\$129,422	0.10	\$460,244	0.34	Repair
013-Fire Station 4	1979	4,080	\$1,160,417	\$86,781	0.07	\$261,745	0.23	Repair
014-Fire Station 5	1976	4,560	\$1,339,643	\$502,570	0.38	\$675,904	0.50	Replace
015-Fire Station 6	1966	3,700	\$1,021,452	\$145,217	0.14	\$229,991	0.23	Repair
016-Fire Station 7	1976	2,781	\$863,703	\$57,384	0.07	\$211,445	0.24	Repair
017-Fire Admin/Station 10	1989	19,810	\$6,162,445	\$1,446,124	0.23	\$2,003,807	0.33	Repair / Replace
018-Fire Station 11 Modular	2009	1,974	\$368,969	\$11,184	0.03	\$58,809	0.16	Repair
019-Fire Station 11 Apparatus Building	2009	1,989	\$659,201	\$1,587	0.00	\$50,605	0.08	Repair
020-Fire Training Office 1	2001	2,070	\$1,077,514	\$45,318	0.04	\$239,545	0.22	Repair
021-Fire Training Classroom 2	2003	960	\$109,845	\$14,481	0.13	\$46,498	0.42	Repair / Replace
022-Fire Training Classroom 3	2003	1,440	\$175,886	\$1,816	0.01	\$53,269	0.30	Repair
023-Fire Training Tower	1984	5,304	\$541,066	\$438,598	0.81	\$480,046	0.89	Replace
024-Fire Training Storage Building 1	1984	1,710	\$113,730	\$3,986	0.04	\$47,942	0.42	Repair / Replace
025-Fire Training Storage Building 2	1984	1,330	\$115,030	\$821	0.01	\$43,522	0.38	Repair / Replace
026-(MSCS) Municipal Service Center South	1987	27,610	\$8,278,167	\$1,023,411	0.12	\$2,050,186	0.25	Repair
027-MSCN Admin/Lab Building	1979	10,750	\$2,890,248	\$819,749	0.28	\$1,322,308	0.46	Repair
028-MSCN Shop Building	1979	22,000	\$5,476,337	\$885,795	0.16	\$1,722,033	0.31	Repair
029-MSCN Warehouse	1979	14,400	\$3,312,416	\$552,139	0.17	\$870,778	0.26	Repair
030-MSCN Garage	1979	28,800	\$7,725,733	\$809,153	0.10	\$1,889,134	0.24	Repair
031-MSCN Vehicle Storage Building	1979	7,500	\$898,305	\$41,833	0.05	\$43,207	0.05	Repair
032-MSCN Steam Cleaning Station	1979	1,100	\$204,362	\$20,280	0.10	\$125,888	0.62	Repair
033-MSCN Wash Station #1	1979	900	\$136,955	\$27,334	0.20	\$66,002	0.48	Repair
034-Transit Operations Building	2005	8,660	\$2,668,192	\$111,245	0.04	\$318,093	0.12	Repair
035-Transit Wash Station Building	1979	360	\$189,311	\$11,954	0.06	\$74,428	0.39	Repair
036-Main Library	1965	65,000	\$23,795,061	\$1,536,511	0.06	\$5,855,016	0.25	Repair
037-Rincon Valley Library	1994	14,944	\$4,513,706	\$340,709	0.08	\$693,969	0.15	Repair
038-Northwest Library	1967	8,000	\$2,345,520	\$559,727	0.24	\$897,462	0.38	Repair
039-Bennett Valley Senior Center	1935	14,303	\$4,159,676	\$782,790	0.19	\$1,445,801	0.35	Divest / Sell
040-Sam Jones Hall	1977	17,638	\$4,198,004	\$1,359,366	0.32	\$1,889,143	0.45	Divest / Sell
041-Steele Lane Community Center	1960	25,168	\$6,844,943	\$504,499	0.07	\$829,107	0.12	Repair
042-Ridgway Swim Center	1975	4,100	\$2,566,439	\$260,743	0.10	\$949,720	0.37	Repair
043-Finley Park Community Center	1991	27,930	\$11,029,144	\$860,310	0.08	\$2,315,588	0.21	Repair
044-Finley Park Senior Wing	2013	24,408	\$7,515,744	\$32,219	0.00	\$136,926	0.02	Repair
045-Finley Park Pool Concession Building	1991	350	\$94,383	\$7,614	0.08	\$13,918	0.15	Repair
046-Finley Park Swim Center	1991	6,240	\$2,900,277	\$144,770	0.05	\$522,871	0.18	Repair
047-Finley Park Pool Mechanical Building	1991	1,886	\$795,825	\$78,779	0.10	\$86,447	0.11	Repair
048-Sonoma Brookwood Ctr	1963	4,900	\$1,391,966	\$294,115	0.21	\$505,970	0.36	Repair
049-Franklin Park Clubhouse	1970	1,500	\$301,453	\$60,760	0.20	\$92,578	0.31	Repair
050-Franklin Park Preschool	1970	1,050	\$212,713	\$14,210	0.07	\$64,157	0.30	Repair
051-Recreation Annex-Artstart Building	1925	1,500	\$357,140	\$56,722	0.16	\$142,114	0.40	Divest / Sell
052-4Cs Day Care	1980	1,925	\$892,316	\$178,022	0.20	\$524,605	0.59	Divest / Sell
053-Apple Valley Modular	2002	480	\$60,984	\$15,107	0.25	\$35,901	0.59	Divest / Sell
054-Museum	1910	12,816	\$4,850,574	\$582,864	0.12	\$871,717	0.18	Repair
055-Church of One Tree	1873	2,124	\$737,618	\$0	0.00	\$97,485	0.13	Repair
056-Railroad Depot	1903	2,120	\$1,061,660	\$214	0.00	\$34,792	0.03	Repair
057-DeTurk Round Barn	1891	8,174	\$2,762,301	\$21,141	0.01	\$21,141	0.01	Repair
058-Burbank House	1884	1,125	\$380,184	\$9,723	0.03	\$142,809	0.38	Repair
059-Burbank Carriage House	1884	1,494	\$398,994	\$20,014	0.05	\$37,161	0.09	Repair
060-Burbank Greenhouse	1889	450	\$138,619	\$0	0.00	\$1,012	0.01	Repair
061-Burbank Small Greenhouse	2007	96	\$8,657	\$1,099	0.13	\$2,325	0.27	Repair
062-Burbank Maintenance Building	1995	384	\$43,627	\$1,571	0.04	\$15,940	0.37	Repair
063-Burbank Restroom Building	2002	450	\$60,737	\$2,198	0.04	\$6,615	0.11	Repair
064-BVGC Clubhouse	2004	14,156	\$4,786,110	\$135,569	0.03	\$158,117	0.03	Repair
065-BVGC Pro Shop	2004	2,232	\$575,591	\$10,638	0.02	\$31,117	0.05	Repair
066-BVGC Restroom	1990	100	\$37,190	\$8,864	0.24	\$13,655	0.37	Repair
067-BVGC Maintenance Building	1990	2,409	\$475,907	\$147,697	0.31	\$247,767	0.52	Do nothing
068-BVGC Range Ball Building	2014	341	\$63,585	\$2,289	0.04	\$8,446	0.13	Repair
069-BVGC Maintenance Vehicle Building	1990	2,430	\$262,510	\$21,169	0.08	\$71,107	0.27	Repair
070-BVGC Maintenance Wash Station	1990	324	\$21,863	\$4,049	0.19	\$6,220	0.28	Repair
071-Doyle Clubhouse/Scout Building	1965	1,995	\$304,019	\$127,230	0.42	\$152,825	0.50	Divest / Sell
072-Doyle Shop Storage Building	1965	600	\$75,751	\$41,824	0.55	\$57,794	0.76	Divest / Sell
073-Doyle Workshop/Storage Building	1965	1,800	\$207,602	\$29,806	0.14	\$63,841	0.31	Repair
074-Doyle Ballfield Storage Building	1965	540	\$59,221	\$32,150	0.54	\$38,515	0.65	Raise
075-Doyle Concession Stand	1965	150	\$30,070	\$22,664	0.75	\$22,946	0.76	Raise
076-Doyle Restroom Building	2005	270	\$65,805	\$19,926	0.30	\$30,426	0.46	Repair
077-Doyle Storage Building West	1965	144	\$12,818	\$10,345	0.81	\$12,818	1.00	Raise
078-Finley Park Gazebo 1	1991	840	\$36,706	\$11,044	0.30	\$21,424	0.58	Repair / Replace
079-Finley Park Gazebo 2	1991	840	\$32,892	\$10,429	0.32	\$16,994	0.52	Repair / Replace
080-Finley Park Gazebo 3	1991	840	\$36,337	\$10,538	0.29	\$19,451	0.54	Repair / Replace
081-Finley Park Restroom	1991	405	\$115,444	\$12,462	0.11	\$31,998	0.28	Repair / Replace
082-Galvin Park Tennis Club Building	1970	405	\$36,193	\$15,177	0.42	\$21,470	0.59	Raise
083-Galvin Park Storage Building	1970	100	\$5,493	\$2,147	0.39	\$3,438	0.63	Raise
084-Galvin Park Restroom Building	1970	240	\$47,275	\$13,513	0.29	\$14,627	0.31	Rebuild
085-Galvin Park Restroom South Building	1990	375	\$91,255	\$23,942	0.26	\$39,503	0.43	Rebuild
086-Howarth Caretakers House	1935	972	\$154,337	\$46,626	0.30	\$79,715	0.52	Divest / Sell
087-Howarth Concession/Restroom	1965	426	\$87,925	\$6,860	0.08	\$9,499	0.11	Repair
088-Howarth Animal Barn	1969	920	\$112,367	\$7,281	0.06	\$14,554	0.13	Repair
089-Howarth Railroad Depot	1996	600	\$130,689	\$7,320	0.06	\$17,049	0.13	Repair
090-Howarth Storage/Shop Building	1995	450	\$37,673	\$556	0.01	\$12,673	0.34	Repair / Replace
091-Howarth Pavilion Restroom Building	1969	225	\$55,037	\$13,249	0.24	\$19,946	0.36	Repair / Replace
092-Howarth Boathouse	2004	1,152	\$203,022	\$281	0.00	\$22,204	0.11	Repair
093-Howarth Storage Building	1935	288	\$31,671	\$20,667	0.65	\$23,249	0.73	Repair / Replace
094-Howarth Metal Storage Building	1969	1,000	\$56,304	\$10,970	0.19	\$15,914	0.28	Repair
095-Howarth Press Box Building	1969	432	\$42,781	\$21,682	0.51	\$21,682	0.51	Repair / Replace
096-Howarth Tennis Restroom Building	1969	216	\$62,047	\$18,406	0.30	\$23,019	0.37	Repair / Replace
097-Howarth Gazebo	1969	1,040	\$101,361	\$21,306	0.21	\$44,218	0.44	Repair / Replace
098-Julliard Park Storage Building	1955	324	\$20,664	\$0	0.00	\$14,928	0.72	Repair / Replace
099-Julliard Park Restroom	1955	378	\$96,462	\$6,371	0.07	\$50,444	0.52	Repair / Replace
100-MLK Park Restroom	1980	225	\$62,993	\$13,212	0.21	\$42,847	0.68	Repair / Replace
101-Northwest Park Restroom Building	1980	369	\$296,066	\$4,997	0.02	\$16,737	0.06	Repair
102-Olive Park Restroom	2010	486	\$98,340	\$20,351	0.21	\$45,869	0.47	Repair
103-Olive Park Gazebo	2010	510	\$67,127	\$0	0.00	\$35,992	0.54	Repair
104-Place to Play Restroom/Concession	2005	374	\$89,363	\$5,081	0.06	\$13,341	0.15	Repair
105-Pioneer Park Barn Gazebo	2014	400	\$14,628	\$0	0.00	\$3,500	0.24	Repair
106-Pioneer Park Water Tower Gazebo	2014	100	\$10,707	\$0	0.00	\$7,014	0.66	Raise
107-Rincon Valley Park Restroom South	1985	252	\$62,311	\$11,534	0.19	\$26,005	0.42	Repair / Replace
108-Rincon Valley Park Restroom North	1985	252	\$56,300	\$8,830	0.16	\$22,763	0.40	Repair / Replace
109-Southwest Park Restroom	1987	330	\$90,759	\$14,282	0.16	\$21,510	0.24	Repair / Replace
110-Southwest Park Gazebo	1987	585	\$23,076	\$20,367	0.88	\$23,076	1.00	Raise
111-Youth Park Restroom	1987	432	\$108,537	\$11,717	0.11	\$31,075	0.29	Repair / Replace
112-Youth Park Gazebo	1996	500	\$18,427	\$4,918	0.27	\$7,316	0.40	Raise
113-1400 Burbank Residence	1943	1,000	\$162,246	\$145,299	0.90	\$162,246	1.00	Raise
114-1027 McMinn Ave Residence	1955	1,000	\$198,694	\$140,696	0.71	\$146,191	0.74	Raise
TOTALS - CURRENT PORTFOLIO			\$199,883,220	\$31,734,731		\$56,574,696		