

ATTACHMENT 3



CANNONDESIGN

2018 CITY OF SANTA ROSA - FACILITY CONDITION ASSESSMENT:
ASSET DIVESTMENT MODEL ANALYSIS
DIVEST BUILDINGS LIST

Date: 02.28.18

Asset Reduction Count	Building Name	Build Year	Size(SF)	CRV	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI	Opinion Based Recommendations	Sale Proceeds Model (Based on CRV Estimates and NOT Actual Real Estate Values)	Model of Adjusted CRV Values by Subtracting Current 5 Year Needs / Demo Allowance	Notes
1	001-City Hall 2-5	1967	13,440	\$5,338,872	\$2,274,063	0.43	\$3,098,098	0.58	Divest / Sell	\$5,338,872	\$3,064,810	CRV (Less 5-Year Needs)
2	002-City Hall 6-8	1967	11,000	\$4,113,614	\$1,959,096	0.48	\$2,606,709	0.63	Divest / Sell	\$4,113,614	\$2,154,518	CRV (Less 5-Year Needs)
3	003-City Hall 1, 9-11	1967	30,024	\$10,540,286	\$2,561,943	0.24	\$4,017,929	0.38	Divest / Sell	\$10,540,286	\$7,978,343	CRV (Less 5-Year Needs)
4	004-City Hall Annex	1969	25,090	\$9,143,462	\$972,289	0.11	\$2,112,667	0.23	Divest / Sell	\$9,143,462	\$8,171,173	CRV (Less 5-Year Needs)
5	005-Chamber Building	1973	10,000	\$3,164,458	\$542,772	0.17	\$822,606	0.26	Divest / Sell	\$3,164,458	\$2,621,686	CRV (Less 5-Year Needs)
6	006-West America Building	1972	14,000	\$4,149,913	\$1,953,086	0.47	\$2,408,172	0.58	Divest / Sell	\$4,149,913	\$2,196,828	CRV (Less 5-Year Needs)
7	007-(PSB) Public Safety Building* Police	1979	59,719	\$19,540,418	\$4,703,888	0.24	\$6,920,755	0.35	Divest / Sell	\$19,540,418	\$14,836,530	CRV (Less 5-Year Needs)
8	008-PSB Public Safety (Utility Building)	1981	2,116	\$256,070	\$122,302	0.48	\$122,302	0.48	Divest / Sell	\$256,070	\$133,768	CRV (Less 5-Year Needs)
9	009-952 Sonoma Ave House	1932	2,000	\$400,367	\$313,568	0.78	\$343,108	0.86	Divest / Sell	\$400,367	\$86,799	CRV (Less 5-Year Needs)
10	010-952 Sonoma Ave Garage	2000	400	\$37,208	\$9,392	0.25	\$13,079	0.35	Divest / Sell	\$37,208	\$27,816	CRV (Less 5-Year Needs)
11	039-Bennett Valley Senior Center	1935	14,303	\$4,159,676	\$782,790	0.19	\$1,445,801	0.35	Divest / Sell	\$4,159,676	\$3,376,886	CRV (Less 5-Year Needs)
12	040-Sam Jones Hall	1977	17,638	\$4,198,004	\$1,359,366	0.32	\$1,889,143	0.45	Divest / Sell	\$4,198,004	\$2,838,637	CRV (Less 5-Year Needs)
13	051-Recreation Annex-Artstart Building	1925	1,500	\$357,140	\$56,722	0.16	\$142,114	0.40	Divest / Sell	\$357,140	\$300,418	CRV (Less 5-Year Needs)
14	052-4Cs Day Care	1980	1,925	\$892,316	\$178,022	0.20	\$524,605	0.59	Divest / Sell	\$892,316	\$714,294	CRV (Less 5-Year Needs)
15	053-Apple Valley Modular	2002	480	\$60,984	\$15,107	0.25	\$35,901	0.59	Divest / Sell	\$60,984	\$45,877	CRV (Less 5-Year Needs)
16	071-Doyle Clubhouse/Scout Building	1965	1,995	\$304,019	\$127,230	0.42	\$152,825	0.50	Divest / Sell	\$304,019	\$176,789	CRV (Less 5-Year Needs)
17	072-Doyle Shop Storage Building	1965	600	\$75,751	\$41,824	0.55	\$57,794	0.76	Divest / Sell	\$75,751	\$33,927	CRV (Less 5-Year Needs)
18	074-Doyle Ballfield Storage Building	1965	540	\$59,221	\$32,150	0.54	\$38,515	0.65	Raze		(\$17,766.40)	30 % CRV As Demo Allowance
19	075-Doyle Concession Stand	1965	150	\$30,070	\$22,664	0.75	\$22,946	0.76	Raze		(\$9,021.02)	30 % CRV As Demo Allowance
20	077-Doyle Storage Building West	1965	144	\$12,818	\$10,345	0.81	\$12,818	1.00	Raze		(\$3,845.34)	30 % CRV As Demo Allowance
21	082-Galvin Park Tennis Club Building	1970	405	\$36,193	\$15,177	0.42	\$21,470	0.59	Raze		(\$10,857.88)	30 % CRV As Demo Allowance
22	083-Galvin Park Storage Building	1970	100	\$5,493	\$2,147	0.39	\$3,438	0.63	Raze		(\$1,647.95)	30 % CRV As Demo Allowance
23	086-Howarth Caretakers House	1935	972	\$154,337	\$46,626	0.30	\$79,715	0.52	Raze		(\$46,301.18)	30 % CRV As Demo Allowance
24	099-Julliard Park Restroom	1955	378	\$96,462	\$6,371	0.07	\$50,444	0.52	Raze		(\$28,938.54)	30 % CRV As Demo Allowance
25	106-Pioneer Park Water Tower Gazebo	2014	100	\$10,707	\$0	0.00	\$7,014	0.66	Raze		(\$3,212.16)	30 % CRV As Demo Allowance
26	110-Southwest Park Gazebo	1987	585	\$23,076	\$20,367	0.88	\$23,076	1.00	Raze		(\$6,922.70)	30 % CRV As Demo Allowance
27	112-Youth Park Gazebo	1996	500	\$18,427	\$4,918	0.27	\$7,316	0.40	Raze		(\$5,528.16)	30 % CRV As Demo Allowance
28	113-1400 Burbank Residence	1943	1,000	\$162,246	\$145,299	0.90	\$162,246	1.00	Raze		(\$48,673.94)	30 % CRV As Demo Allowance
29	114-1027 McMinn Ave Residence	1955	1,000	\$198,694	\$140,696	0.71	\$146,191	0.74	Raze		(\$59,608.18)	30 % CRV As Demo Allowance
TOTALS - DIVEST BUILDINGS LIST				\$67,540,303	\$18,420,221		\$27,288,796			\$66,732,558	\$48,516,774	
					Reduces 5 Year Need		Reduces 10 Yr Need			Reinvest into Existing Building Stock Repairs	Adjusted Values	