



City of Santa Rosa
100 Santa Rosa Avenue,
Santa Rosa, CA 95407
Facility Condition Assessment Summary
May 22, 2018



Agenda



Facility Condition Assessment Results

- Introduction
- FCI and CRV
- Priority, Action and Cost Definitions
- Executive Summary
- Discipline Condition Index
- Asset Portfolio – Building Condition Index (Selected Assets)
- Funding Needs Analysis
- Questions and Answers



Objective

The objective of the assessment was to:



- **Highlight current physical conditions at the subject facilities**
- **Identify necessary Deferred Maintenance Deficiencies (DMD) and system replacements**
- **Quantify and budget estimated improvement costs**
- **Provide recommended action dates**

The content of the report is based on our field assessments, interviews with staff engineers, our professional opinions, and comparative analysis of assessment items within our expansive facility assessment database. The following is a summary of our findings and recommendations.

CANNONDESIGN

Facility Optimization Solutions - Data Driven Details

The City of Santa Rosa
City of Santa Rosa



Asset Portfolio

BUILDING CONDITION INDEX

Portfolio Name	# of Buildings	CRV / SF	SC	Portfolio CRV	\$ Yr Needs	FCI	10 Yr Needs	10 Yr FCI
City of Santa Rosa	114	\$307	\$50,308	\$199,883,220	\$31,734,731	0.16	\$56,574,696	0.28

Site Name	# of Buildings	CRV / SF	SC	Site CRV	\$ Yr Needs	FCI	10 Yr Needs	10 Yr FCI
City of Santa Rosa	114	\$307	\$50,308	\$199,883,220	\$31,734,731	0.16	\$56,574,696	0.28

Building Name	Build Year	Size	CRV	\$ Yr Needs	FCI	10 Yr Needs	10 Yr FCI
001-City Hall 2-5	1967	13,440	\$8,338,872	\$2,274,063	0.45	\$3,095,095	0.58
002-City Hall 6-8	1967	11,000	\$4,113,614	\$1,899,096	0.48	\$2,896,709	0.63
003-City Hall 9-11	1967	30,024	\$10,840,296	\$2,961,943	0.24	\$4,017,929	0.40
004-City Hall Annex	1968	25,390	\$8,143,482	\$972,359	0.11	\$2,112,607	0.23
005-Chamber Building	1973	10,000	\$3,164,458	\$542,772	0.17	\$622,606	0.24
006-West America Building	1972	14,000	\$4,149,910	\$1,963,086	0.47	\$2,408,172	0.58
007-(PDB) Public Safety Building/Police	1979	59,719	\$19,540,418	\$4,702,888	0.24	\$6,920,755	0.35
008-PDB Public Safety (Utility Building)	1981	2,116	\$294,070	\$122,302	0.48	\$122,302	0.48
009-952 Sonoma Ave House	1932	2,000	\$400,367	\$113,868	0.78	\$143,108	0.86
010-952 Sonoma Ave Garage	2000	400	\$37,208	\$9,392	0.23	\$15,079	0.30
011-Fire Station 2	1981	6,913	\$2,022,424	\$112,019	0.06	\$472,477	0.23
012-Fire Station 3	1970	4,489	\$1,337,585	\$129,422	0.10	\$460,244	0.34
013-Fire Station 4	1979	4,080	\$1,160,417	\$86,781	0.07	\$261,745	0.23
014-Fire Station 5	1976	4,880	\$1,329,643	\$92,570	0.08	\$675,904	0.50
015-Fire Station 6	1946	3,700	\$1,021,482	\$148,217	0.14	\$229,991	0.23
016-Fire Station 7	1976	2,781	\$863,703	\$97,384	0.07	\$211,448	0.24
017-Fire Admin/Station 10	1989	19,810	\$6,182,445	\$1,446,104	0.23	\$2,005,807	0.33
018-Fire Station 11 Modular	2009	1,974	\$568,969	\$11,184	0.01	\$58,826	0.16
019-Fire Station 11 Apparatus Building	2009	1,989	\$639,201	\$1,067	0.00	\$60,606	0.08
020-Fire Training Office 1	2001	2,070	\$1,077,614	\$46,318	0.04	\$279,448	0.23
021-Fire Training Classroom 2	2003	960	\$108,848	\$14,481	0.13	\$46,498	0.43
022-Fire Training Classroom 3	2003	1,440	\$179,884	\$1,816	0.01	\$53,268	0.30
023-Fire Training Tower	1984	5,304	\$541,066	\$438,568	0.81	\$420,546	0.89
024-Fire Training Storage Building 1	1984	1,710	\$113,730	\$3,580	0.04	\$47,842	0.42
025-Fire Training Storage Building 2	1984	1,330	\$119,000	\$821	0.01	\$43,522	0.36
026-(JARC) Municipal Service Center South	1987	27,810	\$6,218,187	\$1,029,411	0.13	\$2,060,186	0.28
027-ARCN Admin/Lab Building	1979	10,750	\$2,890,248	\$819,749	0.29	\$1,322,306	0.46
028-ARCN Shop Building	1979	22,000	\$6,476,337	\$865,795	0.16	\$1,722,033	0.26
029-ARCN Warehouse	1979	14,400	\$3,312,416	\$82,139	0.17	\$670,778	0.26
030-ARCN Garage	1979	28,800	\$7,725,733	\$898,183	0.10	\$1,888,154	0.24
031-ARCN Vehicle Storage Building	1979	7,500	\$998,305	\$41,823	0.08	\$43,207	0.05
032-ARCN Steam Cleaning Station	1979	1,100	\$204,362	\$20,280	0.10	\$129,888	0.62
033-ARCN Wash Station #1	1979	800	\$136,965	\$27,334	0.23	\$66,002	0.48
034-Traffic Operations Building	2006	8,860	\$2,868,180	\$111,548	0.04	\$318,083	0.10
035-Traffic Wash Station Building	1979	360	\$188,311	\$11,956	0.06	\$74,428	0.39
036-Main Library	1948	65,000	\$23,798,061	\$1,536,511	0.04	\$5,855,014	0.28
037-Rincon Valley Library	1994	14,844	\$4,513,706	\$540,709	0.08	\$693,969	0.18
038-Northwest Library	1947	8,000	\$2,348,620	\$599,727	0.24	\$967,482	0.58
039-Banner Valley Senior Center	1936	14,303	\$4,188,474	\$782,790	0.19	\$1,444,801	0.55
040-Sun Jones Hall	1977	17,608	\$4,188,004	\$1,388,366	0.33	\$1,888,143	0.46
041-Steve Lane Community Center	1940	25,168	\$6,844,843	\$504,499	0.07	\$828,107	0.13
042-Ridgey Swim Center	1975	4,100	\$2,566,439	\$262,743	0.10	\$949,720	0.37

EXECUTIVE SUMMARY

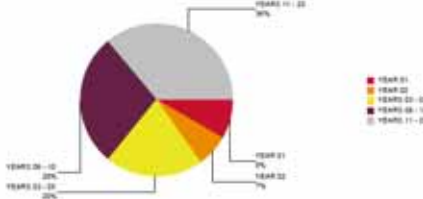
Discipline	Condition Index	CRV	CRV/SF	5 Yr Needs	10 Yr Needs	5 Yr FCI	10 Yr FCI
Structural	0.87 - 0.81	\$41,289,214	\$83	\$883,293	\$1,312,473	0.02	0.03
Architectural	0.86 - 0.76	\$72,282,201	\$111	\$15,132,526	\$16,880,907	0.20	0.24
Plumbing	0.85 - 0.75	\$18,380,348	\$16	\$665,050	\$2,348,510	0.08	0.28
Mechanical	0.84 - 0.74	\$24,483,028	\$38	\$9,540,258	\$14,482,158	0.39	0.58
Fire Protection	0.83 - 0.73	\$3,285,100	\$5	\$189,828	\$693,040	0.06	0.21
Electrical	0.82 - 0.72	\$22,494,414	\$36	\$5,796,523	\$7,771,524	0.26	0.35
Communications	0.81 - 0.71	\$9,811,899	\$9	\$309,890	\$1,240,854	0.03	0.21
Safety and Security	0.80 - 0.70	\$5,462,630	\$9	\$119,188	\$1,713,036	0.02	0.49
Civil	0.79 - 0.69	\$15,082,378	\$23	\$2,181,210	\$4,806,053	0.15	0.34
ADA Assessments	0.78 - 0.68	\$1,371,419	\$2	\$485,861	\$1,218,289	0.34	0.74
Other Items	0.77 - 0.67	\$76,363	\$0	\$5,108	\$28,545	0.01	0.03
Direct Cost Total		\$199,883,220	\$307	\$31,734,731	\$56,574,696		
Estimated Project Cost Total (Includes 50%)		\$299,824,830	\$461	\$47,602,096	\$84,882,045	0.14	0.28

PRIORITY PLANNING DASHBOARDS - (Report Basis Direct Cost)

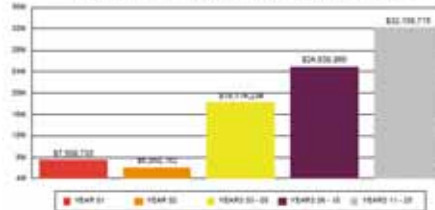
Capital Funding and the Asset are shown below by Priority and Percentage and Year.

PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3-5	PRIORITY 4 Years 6-10	PRIORITY 5 Years 11-20	TOTAL
\$7,506,733	\$9,080,742	\$15,174,234	\$24,636,989	\$32,189,718	\$88,588,416

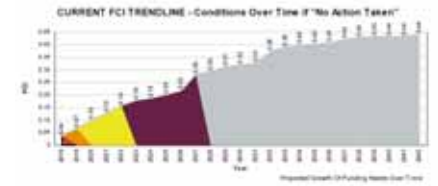
TOTAL FUNDING NEEDS BY PRIORITY AND PERCENT



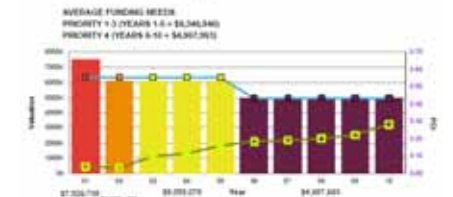
PRIORITIZATION OF TOTAL NEEDS BY YEAR



FUTURE STATE - DO NOTHING
Summary: The below graph shows the current assets FCI Trend line projecting out through years 11-20. This shows the minimum potential of new 10 year needs pending the assets, and the subsequent decrease in FCI.



AVERAGE FUNDING
The below graph shows the current assets FCI Trend line when the 5 year needs are averaged and spread over 5 years. Years 0 through 10 are named in the same manner. This approach may be useful if funding is limited, or there are delays in a single year cost.



Assessment High Level Statistics

Average building age is approximately 43 years old (Considered as an aging portfolio)

- Current Asset Portfolio valuation is approximately \$ 200M (Direct Cost Method)
- Current Asset Portfolio valuation is approximately \$ 300M (Project Cost Method)

- Deferred Maintenance valuation over the next 5-Years is approximately \$ 31.7M (Direct)
- Deferred Maintenance valuation over the next 5-Years is approximately \$ 47.6M (Project)

- Deferred Maintenance valuation over the next 10-Years is approximately \$ 56.5M (Direct)
- Deferred Maintenance valuation over the next 10-Years is approximately \$ 85.0M (Project)

- Deferred maintenance deficiency budget average over next 10 years is \$5.66M (Direct) beyond current general maintenance budgeting.
- Deferred maintenance deficiency budget average over next 10 years is \$8.49M (Project) beyond current general maintenance budgeting.



Priority Definitions and Action Timeframes

<p>PRIORITY 1 - Currently Critical Year 1 (0-12 months) Requires immediate attention</p>	<ul style="list-style-type: none"> • General Life-safety non-compliance observations • Return a necessary building system assembly or service system to useful operation
<p>PRIORITY 2 - Potentially Critical Year 2 (13-24 months) Will become critical</p>	<ul style="list-style-type: none"> • Rapid deterioration of building system assembly or service system will potentially lead to loss of facility operation • General ADA non-accessible observations
<p>PRIORITY 3 - Necessary, But Not Yet Critical Years 3 - 5 (25-60 months) Should be addressed</p>	<ul style="list-style-type: none"> • Repairs that would provide a rapid return on investment, including energy-efficiency • Necessary building or site improvements • Repairs that preclude predictable deterioration, potential downtime, and/or higher short-term maintenance costs • Replacement of building assembly or service system components that have exceeded their useful lifespan
<p>PRIORITY 4 - Recommended Years 6 - 10 (61-120 months) Should be considered</p>	<ul style="list-style-type: none"> • Sensible improvements to existing conditions • Not required for the facility to generally function • Improvement of overall usability and / or reduce long-term maintenance costs
<p>PRIORITY 5 - Consider Years 11 - 25 (121- 300 months) Extended legacy planning</p>	<ul style="list-style-type: none"> • Consideration for existing conditions anticipated as being necessary between years 11 - 25 • Appendix reporting capability for extended legacy planning and benchmarking metrics
<p>PRIORITY 0 - No Action Years 26 - 99 (Beyond 301 months) Good condition</p>	<ul style="list-style-type: none"> • No capital improvements to existing conditions anticipated as being necessary until after year 25 • Only minor deferred maintenance deficiency projected with a repair valuation at five percent or less of total system value

Direct Costs and Project Costs

How are **Direct Costs** Determined?

$$\text{Unit Cost} \times \text{Quantity} \times \text{Repair Factor} = \text{Direct Cost (Action Cost)}$$

Unit Costs - assigned to each UniFormat catalog item and adjusted to suit the observed condition.

Quantity - determined by count and field estimating

Repair Factor - determined by the assessor during the on-site assessment. An assigned repair factor of 100% illustrates specifying full replacement of the assessed component or system.

Direct Costs and Project Costs

Additional Project Costs (Historically 50%):

- General Contractor / Construction Manager (GC/CM) markups
- Soft costs
- Inflation
- Overtime or off-hours work
- Coordination costs
- Design fees
- Legal fees
- Escalation
- Premiums for working conditions

Please refer to Chapter 3. “Methodology” in the submitted reports for further details on “Direct” and “Project” Cost Methodology

Facility Condition Index (FCI)

$$\text{FCI} = \frac{\text{DMD}}{\text{CRV}}$$

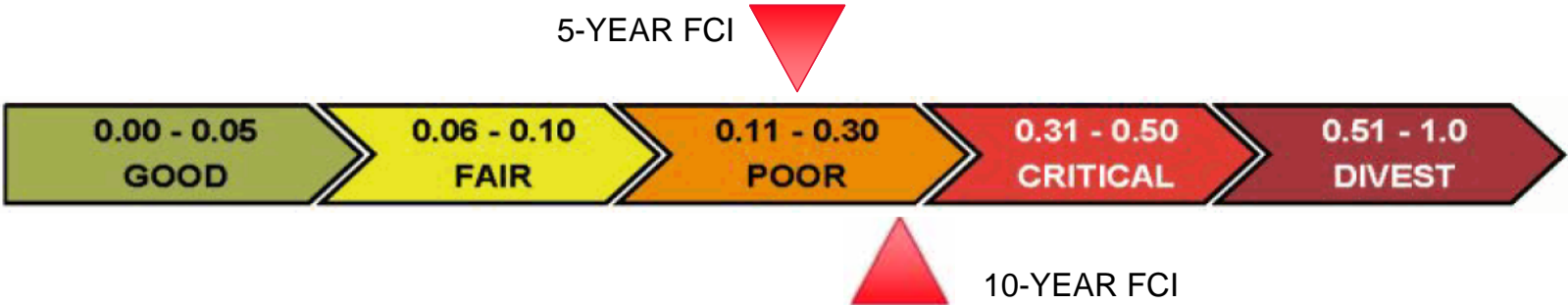
Current Replacement Value (CRV) is the cost of labor, material and equipment, including demolition, at the present time which would be required to replace a building or asset. The CRV is based on direct cost methodology and does not include project costs such as design, general conditions, a contractor's overhead and profit or land acquisition.

Facility Condition Index Ranking Scale Summary:

The FCI Scale is an industry standard scale used to communicate condition. It assigns the numeric value of the FCI Equation to five general condition rankings: Good, Fair, Poor, Critical, and Divest.



Executive Summary – Condition Portfolio



Results	Direct (CRV)	50% Project (CRV)
City of Santa Rosa - CRV	\$199,883,220	\$299,824,830
	Ranking	FCI
FCI Scoring - 5-YEAR FCI	POOR	0.16
FCI Scoring - 10-YEAR FCI	POOR	0.28
	Direct (CRV)	50% Project (CRV)
FCI Scoring - 5-YEAR FCI	\$31,734,731	\$47,602,096
FCI Scoring - 10-YEAR FCI	\$56,574,696	\$84,862,045

Executive Summary – Priorities Portfolio Summary (All Assets)

Funding Needs - By Priority, Year, and Term

PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 - 10	PRIORITY 5 Years 11 - 25	TOTAL (Years 1 - 25)
Direct Cost:					
\$7,509,735	\$6,050,762	\$18,174,234	\$24,839,966	\$32,158,715	\$88,733,411
50% (DMD) Project Value:					
\$11,264,603	\$9,076,143	\$27,261,351	\$37,259,948	\$48,238,072	\$133,100,116
Immediate	Short-Term		Long-Term		

Discipline Condition Index – Portfolio Summary (All Assets)

Discipline Condition Index



Disciplines	CRV	CRV/SF	5 YR Needs	10 YR Needs	5 YR DCI	10 YR DCI
Structural	\$41,093,214	\$63	\$968,293	\$1,012,473	0.02	0.02
Architectural	\$72,282,201	\$111	\$13,192,529	\$16,990,597	0.18	0.24
Plumbing	\$10,390,346	\$16	\$665,590	\$2,045,519	0.06	0.20
Mechanical	\$24,463,025	\$38	\$6,890,295	\$14,452,159	0.28	0.59
Fire Protection	\$3,265,120	\$5	\$168,828	\$693,040	0.05	0.21
Electrical	\$22,494,414	\$35	\$5,756,323	\$7,771,024	0.26	0.35
Communications	\$5,911,889	\$9	\$309,690	\$1,240,954	0.05	0.21
Safety and Security	\$3,462,830	\$5	\$1,119,186	\$1,713,035	0.32	0.49
Civil	\$15,092,378	\$23	\$2,191,210	\$9,608,058	0.15	0.64
ADA Assessments	\$1,371,419	\$2	\$466,681	\$1,018,289	0.34	0.74
Other Items	\$56,383	\$0	\$6,105	\$29,548	0.11	0.52
					FCI	FCI
Direct Cost Total	\$199,883,220	\$307	\$31,734,731	\$56,574,696		
Estimated Project Cost Total (Includes 50%)	\$299,824,830	\$461	\$47,602,096	\$84,862,045	0.16	0.28



Asset Portfolio – Building Condition Index Results (All Assets)

CANNONDESIGN

BUILDING CONDITION INDEX

Asset Portfolio: City of Santa Rosa

<u>Asset Portfolio:</u>	<u># of Buildings</u>	<u>CRV / SF</u>	<u>SF</u>	<u>Site CRV</u>	<u>5 Yr Needs</u>	<u>5 Yr FCI</u>	<u>10 Yr Needs</u>	<u>10 Yr FCI</u>
City of Santa Rosa	114	\$307	650,308	\$199,883,220	31,734,731	0.16	\$56,574,696	0.28

Asset Portfolio – Building Condition Index Results (All Assets)

City Hall & Public Safety

Building Name	Year Built	Size(SF)	CRV	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI
001-City Hall 2-5	1967	13,440	\$5,338,872	\$2,274,063	0.43	\$3,098,098	0.58
002-City Hall 6-8	1967	11,000	\$4,113,614	\$1,959,096	0.48	\$2,606,709	0.63
003-City Hall 1, 9-11	1967	30,024	\$10,540,286	\$2,561,943	0.24	\$4,017,929	0.38
004-City Hall Annex	1969	25,090	\$9,143,462	\$972,289	0.11	\$2,112,667	0.23
005-Chamber Building	1973	10,000	\$3,164,458	\$542,772	0.17	\$822,606	0.26
006-West America Building	1972	14,000	\$4,149,913	\$1,953,086	0.47	\$2,408,172	0.58
007-(PSB) Public Safety Building* Police	1979	59,719	\$19,540,418	\$4,703,888	0.24	\$6,920,755	0.35
008-PSB Public Safety (Utility Building)	1981	2,116	\$256,070	\$122,302	0.48	\$122,302	0.48

Portfolio Funding Needs Analysis Results (All Assets)

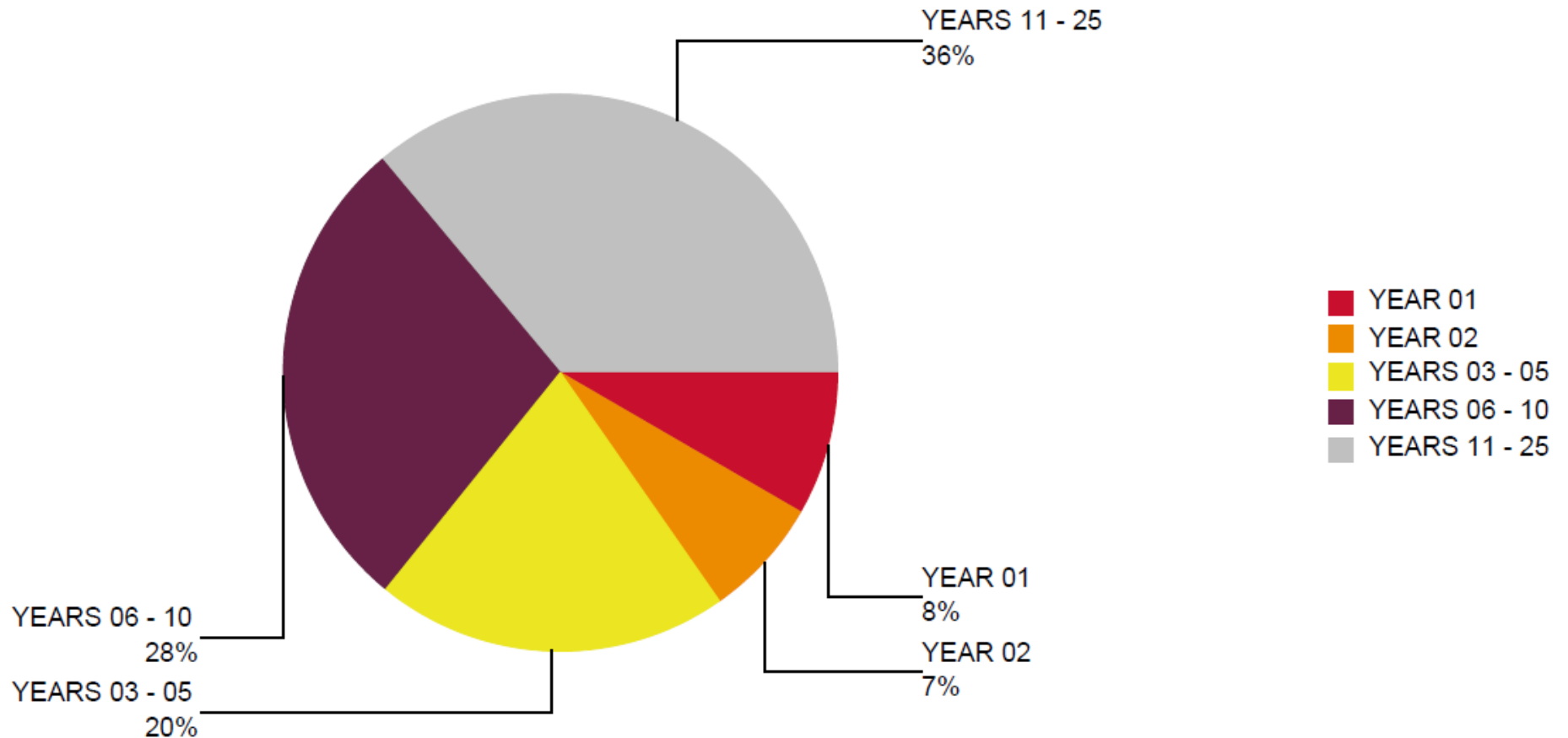
Capital Planning and Funding Needs:

The Funding Needs for the asset are shown below by Priority and Percentage and Year .

FUNDING NEEDS ALLOCATION					
PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 -10	PRIORITY 5 Years 11 -25	TOTAL
\$7,509,735	\$6,050,762	\$18,174,234	\$24,839,966	\$32,158,715	\$88,733,411

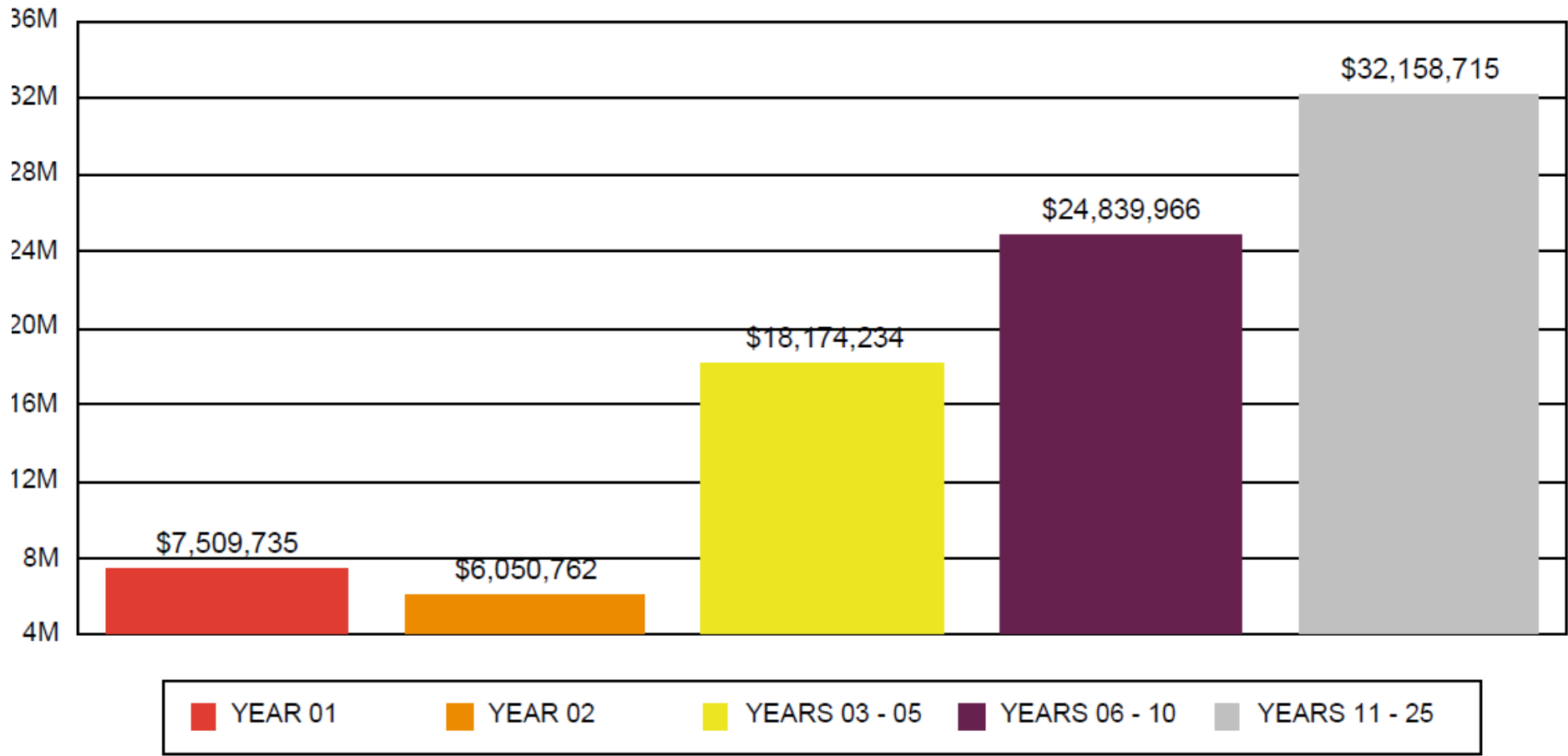
Portfolio Funding Needs - By Priority and Percent (All Assets)

TOTAL FUNDING NEEDS BY PRIORITY AND PERCENT



Portfolio Funding Needs – By Year (All Assets)

PRIORITIZATION OF TOTAL NEEDS BY YEAR

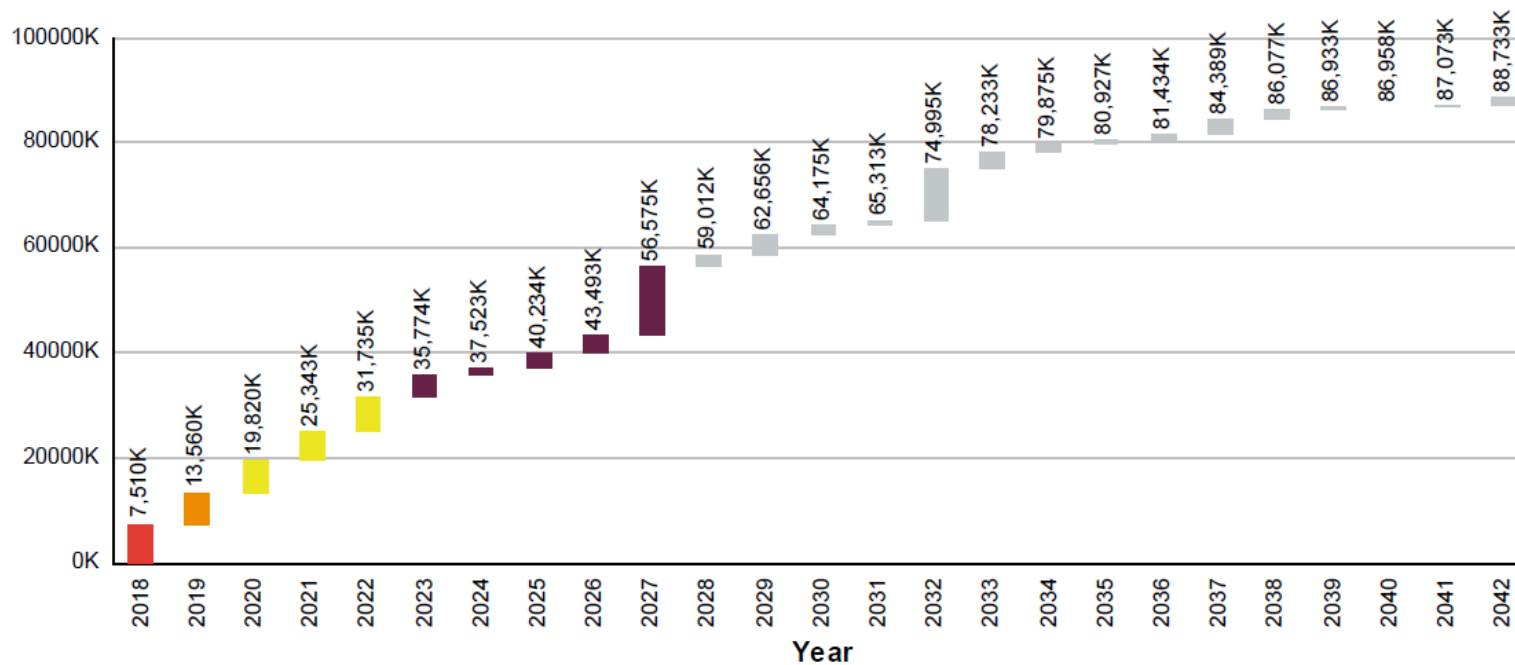


Portfolio Funding Needs – By Action Timeframe (All Assets)

PRIORITY NEEDS BY ACTION TIMEFRAME:

The Priority Funding Needs for the assets are further expanded to break out each estimated annual cost. This is helpful to understand years with lulls or spikes in funding needs and helps proactively plan year over year.

PRIORITY NEEDS BY ACTION TIMEFRAME



Portfolio Funding Needs – By Action Timeframe (All Assets)

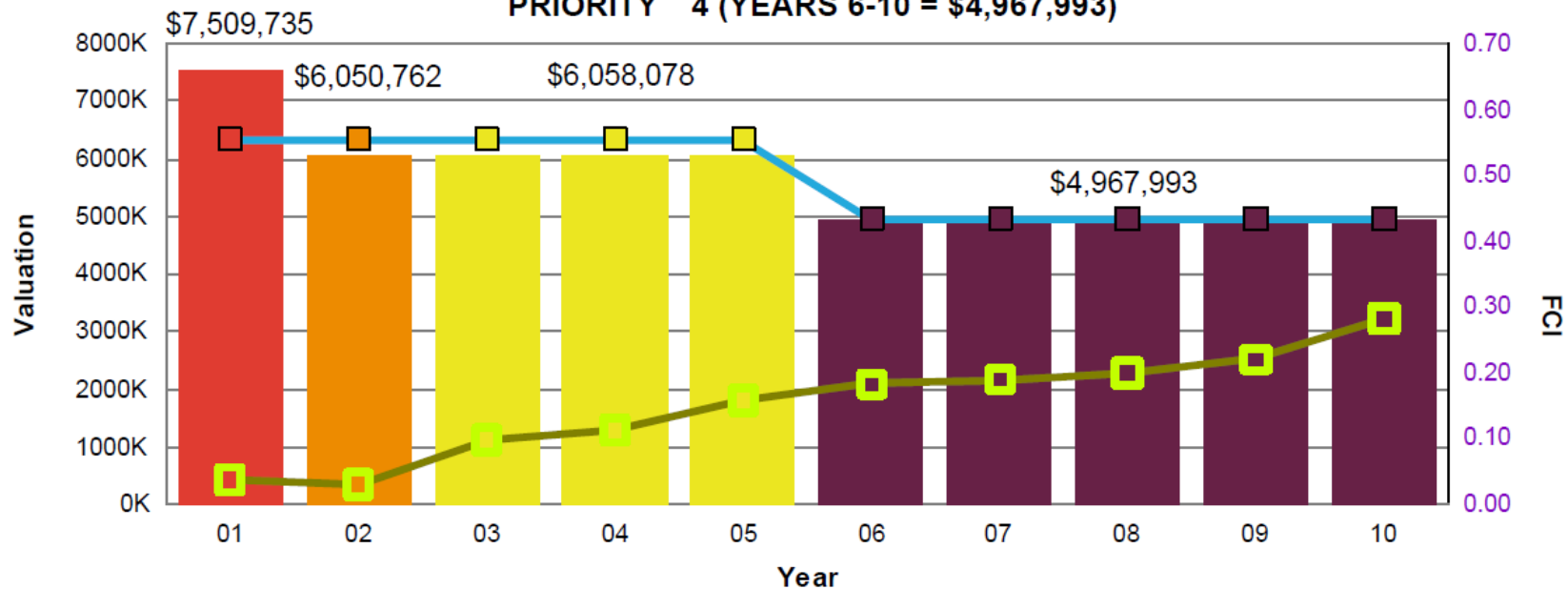
AVERAGE FUNDING:

The below graph shows the current assets FCI Trend line when the 5-year needs are averaged and spread over 5-years. Years 6 through 10 needs are handled in the same manner. This approach may be useful if funding is limited, or there are spikes in a single year cost.

AVERAGE FUNDING NEEDS

PRIORITY 1-3 (YEARS 1- 5 = \$6,346,946)

PRIORITY 4 (YEARS 6-10 = \$4,967,993)

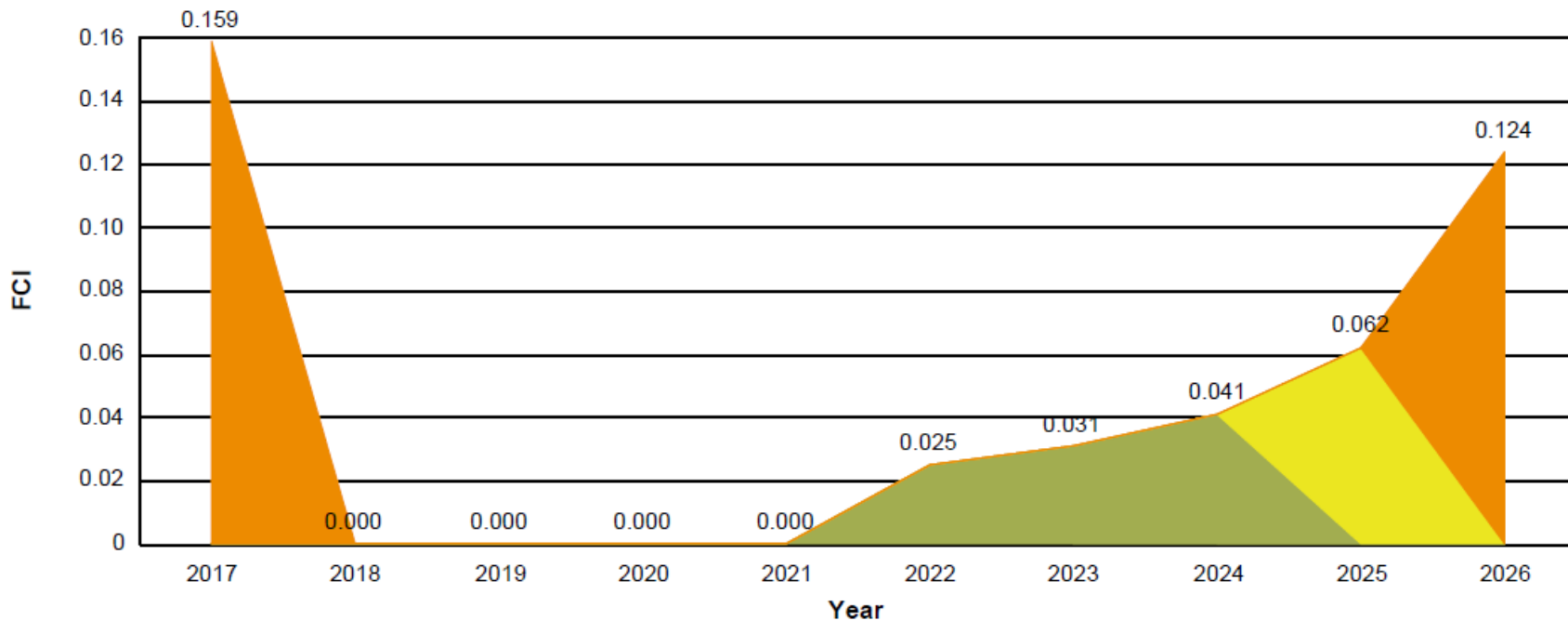


Portfolio Funding Needs – By Action Timeframe (All Assets)

PROACTIVE STATE - RAPID IMPROVEMENT:

Summary: the below graph shows the current assets FCI Trend line after the entire 5-year needs are met in Year 1. This substantially reduces (improves) the 10-Year FCI score if funding is available.

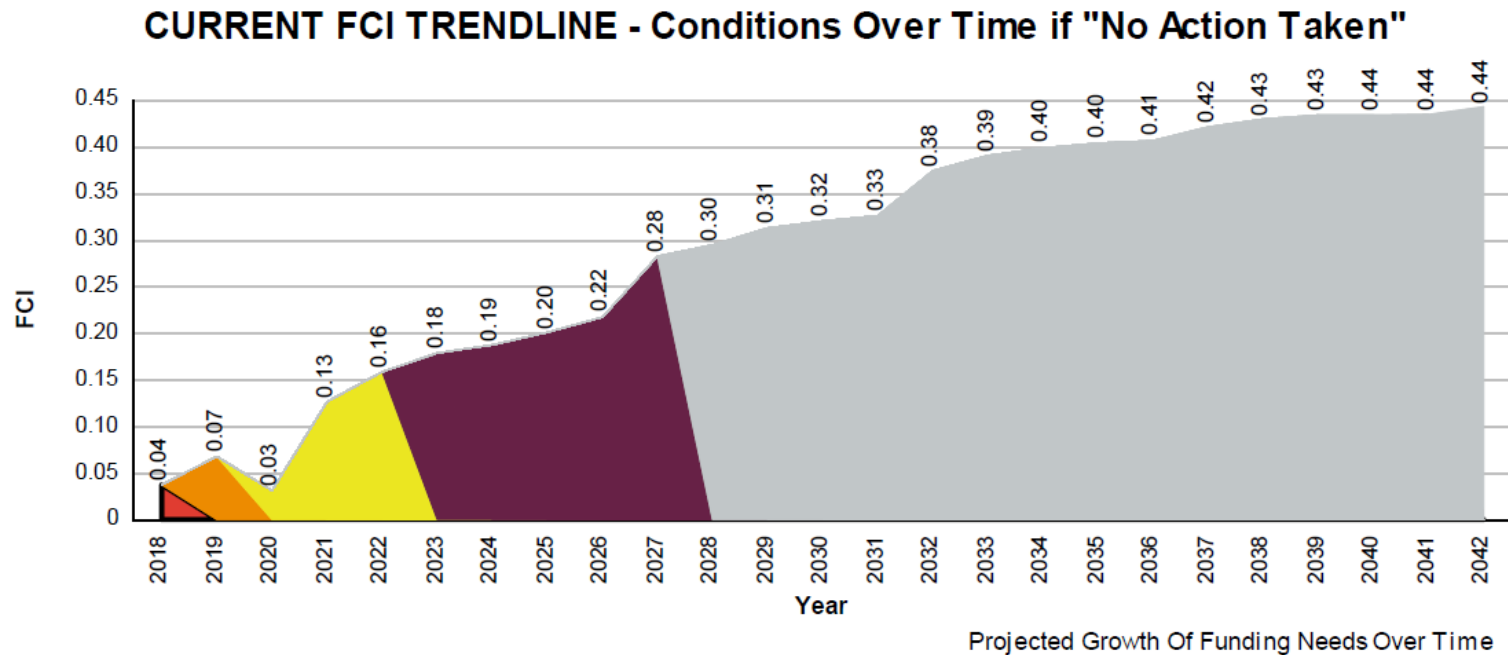
COMPLETE YEARS 1-5 PRIORITY DEFICIENCIES IN YEAR 1



Portfolio Funding Needs – By Action Timeframe (All Assets)

FUTURE STATE - DO NOTHING:

Summary: The below graph shows the current assets FCI Trend line projecting out through years 11 -20. This shows the minimum potential of new 10-year needs awaiting the assets, and the subsequent increases in FCI.



Recommendations

Recommendations - Data Driven Details



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

CANNONDESIGN

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	0.60	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		(\$17,768.40)	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	

Recommendations - Data Driven Details



City of Santa Rosa - Asset Divestment Model Analysis Summary of Divestment Effects Model on Opinion Based Recommendations

CANNONDESIGN

Date: 02.28.18

	CRV Portfolio Value	Current 5-Year Needs		Current 10-Year Needs	
TOTALS - CURRENT PORTFOLIO (ALL ASSETS)	\$199,883,220	\$31,734,731		\$56,574,696	
	CRV Portfolio Value	Current 5-Year Needs		Current 10-Year Needs	
TOTALS - DIVESTMENT ASSETS	\$67,540,303	\$18,420,221	Reduce Remaining Portfolio 5-Year Needs	\$27,288,796	Reduce Remaining Portfolio 10-Year Needs
	CRV Portfolio Value	Current 5-Year Needs		Current 10-Year Needs	
TOTALS - ONLY FAVORABLE ASSETS REMAIN	\$132,342,917	\$13,314,510		\$29,285,901	

All Assets: Combined Current 5 + 10-Year Needs	\$88,309,427
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Divestment Assets: Current 5 + 10-Year Needs	\$45,709,016
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Remaining Favorable Assets: Current 5 + 10-Year Needs	\$42,600,411
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Adjusted Portfolio Needs

	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 (See Sheet "Divest Buildings List M34")
Simulate sale of assets with potential value	\$66,732,558	\$48,516,774

REINVEST Apply Simulated CRV Value Sale Proceeds to Remaining Favorable Assets: Current 5 + 10 Year Needs	\$48,516,774
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Model to Reinvest Simulated Potential Net Sales of Divestment Assets into Existing Building Stock Repairs

	5-Year Needs	5-Year FCI	10-Year Needs	10-Year FCI
ALL Remaining Assets	\$0.00	0.00	\$0.00	0.00

MODEL TOTALS

Use +/- \$ to help construct a replacement City Hall / Public Safety Building

\$5,916,363

Potential +/-

Recommendations - Data Driven Details



2018 CITY OF SANTA ROSA - FACILITY CONDITION ASSESSMENT:
ASSET INVESTMENT MODEL ANALYSIS
FAVORABLE REMAINING ASSETS

CANNONDESIGN

Date: 02.28.18

Asset Count	Building Name	Built Year	Size(SF)	CRV	5 Yr Needs	5 Yr FCI	10 Yr Needs	10 Yr FCI	Current Based Recommendations
1	011-Fire Station 2	1981	6,913	\$2,022,424	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
2	012-Fire Station 3	1970	4,489	\$1,137,305	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
3	013-Fire Station 4	1979	4,080	\$1,160,417	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
4	014-Fire Station 5	1976	4,600	\$1,738,143	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
5	015-Fire Station 6	1966	3,700	\$1,321,452	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
6	016-Fire Station 7	1976	3,781	\$953,703	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
7	017-Fire Admin Station 10	1988	19,810	\$6,163,445	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
8	018-Fire Station 11 Modstar	2000	1,974	\$368,969	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
9	019-Fire Station 11 Apparatus Building	2008	1,989	\$459,201	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
10	020-Fire Training Office 1	2001	2,070	\$1,077,614	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
11	021-Fire Training Classroom 2	2003	960	\$109,845	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
12	022-Fire Training Classroom 3	2003	1,440	\$175,006	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
13	023-Fire Training Tower	1984	5,304	\$541,066	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
14	024-Fire Training Storage Building 1	1984	1,710	\$113,730	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
15	025-Fire Training Storage Building 2	1984	1,330	\$175,050	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
16	026-MSCN Municipal Service Center South	1987	27,610	\$8,278,167	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
17	027-MSCN Admin/Lab Building	1979	10,750	\$2,895,248	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
18	028-MSCN Shop Building	1979	22,000	\$6,476,337	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
19	029-MSCN Warehouse	1979	14,400	\$3,312,416	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
20	030-MSCN Garage	1979	28,800	\$7,725,733	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
21	031-MSCN Vehicle Storage Building	1979	7,500	\$899,305	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
22	032-MSCN Steam Cleaning Station	1979	1,700	\$204,367	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
23	033-MSCN Wash Station #1	1979	900	\$136,905	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
24	034-Transit Operations Building	2005	8,600	\$2,358,192	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
25	035-Transit Wash Station Building	1979	300	\$189,311	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
26	036-Man Library	1965	65,000	\$23,795,061	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
27	037-Rincon Valley Library	1994	14,344	\$4,813,706	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
28	038-Northwest Library	1967	6,000	\$2,348,620	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
29	041-Steele Lane Community Center	1960	25,168	\$6,844,943	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
30	042-Rodeway Swim Center	1975	4,700	\$2,566,438	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
31	043-Finley Park Community Center	1991	27,930	\$11,029,744	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
32	044-Finley Park Senior Wing	2013	24,408	\$7,515,744	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
33	045-Finley Park Pool Concession Building	1991	350	\$94,392	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
34	046-Finley Park Swim Center	1991	6,240	\$2,900,277	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
35	047-Finley Park Pool Mechanical Building	1991	1,888	\$795,825	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
36	048-Sonoma Brookwood Ct	1983	4,300	\$1,381,946	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
37	049-Franz Park Clubhouse	1970	1,500	\$301,453	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
38	050-Franz Park Preschool	1970	1,050	\$212,713	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
39	054-Museum	1910	12,816	\$4,850,574	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
40	055-Church of One Tree	1973	2,724	\$737,618	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
41	056-Railroad Depot	1903	2,120	\$1,001,060	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
42	057-DeBark Round Barn	1991	8,794	\$2,762,301	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
43	058-Burbank House	1884	1,135	\$330,184	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
44	059-Burbank Carriage House	1884	1,684	\$399,304	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
45	060-Burbank Greenhouse	1889	490	\$138,179	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
46	061-Burbank (East Greenhouse	2007	58	\$8,957	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
47	062-Burbank Maintenance Building	1996	384	\$43,627	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
48	063-Burbank Restroom Building	2002	450	\$60,737	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
49	064-BVGC Clubhouse	2004	14,156	\$4,796,110	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
50	065-BVGC Pro Shop	2004	2,232	\$575,591	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years

51	066-BVGC Restroom	1990	100	\$37,190	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
52	067-BVGC Maintenance Building	1990	2,400	\$475,907	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
53	068-BVGC Range Ball Building	2014	341	\$63,585	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
54	069-BVGC Maintenance Vehicle Building	1990	2,430	\$262,510	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
55	070-BVGC Maintenance Wash Station	1990	324	\$21,863	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
56	073-Cofe Workshop/Storage Building	1985	1,800	\$207,602	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
57	075-Cofe Restroom Building	2005	270	\$65,805	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
58	078-Finley Park Gazebo 1	1991	840	\$36,706	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
59	079-Finley Park Gazebo 2	1991	840	\$32,892	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
60	080-Finley Park Gazebo 3	1991	840	\$36,337	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
61	081-Finley Park Restroom	1991	405	\$115,444	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
62	084-Galvin Park Restroom Building	1970	240	\$47,275	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
63	085-Galvin Park Restroom South Building	1990	375	\$91,266	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
64	087-Howarth Concessions/Restroom	1964	426	\$87,925	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
65	088-Howarth Animal Barn	1959	920	\$112,367	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
66	089-Howarth Railroad Depot	1996	600	\$130,689	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
67	090-Howarth Storage/Shop Building	1995	450	\$37,673	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
68	091-Howarth Pavilion Restroom Building	1999	225	\$55,037	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
69	092-Howarth Boathouse	2004	1,162	\$203,022	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
70	093-Howarth Storage Building	1935	288	\$31,671	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
71	094-Howarth Metal Storage Building	1969	1,000	\$56,304	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
72	095-Howarth Press Box Building	1969	432	\$42,781	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
73	096-Howarth Tennis Restroom Building	1969	216	\$62,047	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
74	097-Howarth Gazebo	1969	1,040	\$101,361	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
75	098-Juliard Park Storage Building	1955	324	\$26,664	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
76	100-MLK Park Restroom	1980	225	\$62,993	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
77	101-Northwest Park Restroom Building	1980	369	\$296,066	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
78	102-Olive Park Restroom	2010	486	\$96,340	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
79	103-Olive Park Gazebo	2010	510	\$67,127	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
80	104-Place to Play Restroom/Concession	2005	374	\$89,363	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
81	105-Pioneer Park Barn Gazebo	2014	400	\$14,628	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
82	107-Rincon Valley Park Restroom South	1985	252	\$62,311	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
83	108-Rincon Valley Park Restroom North	1985	252	\$65,300	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
84	109-Southwest Park Restroom	1987	330	\$90,749	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
85	111-Youth Park Restroom	1987	432	\$108,537	\$0	0.00	\$0	0.00	Maintain / Re-Asses in 10 Years
TOTALS - FAVORABLE ASSETS WITH APPLIED MODEL RESULTS:									\$132,342,917

Questions and Answers

CANNONDESIGN