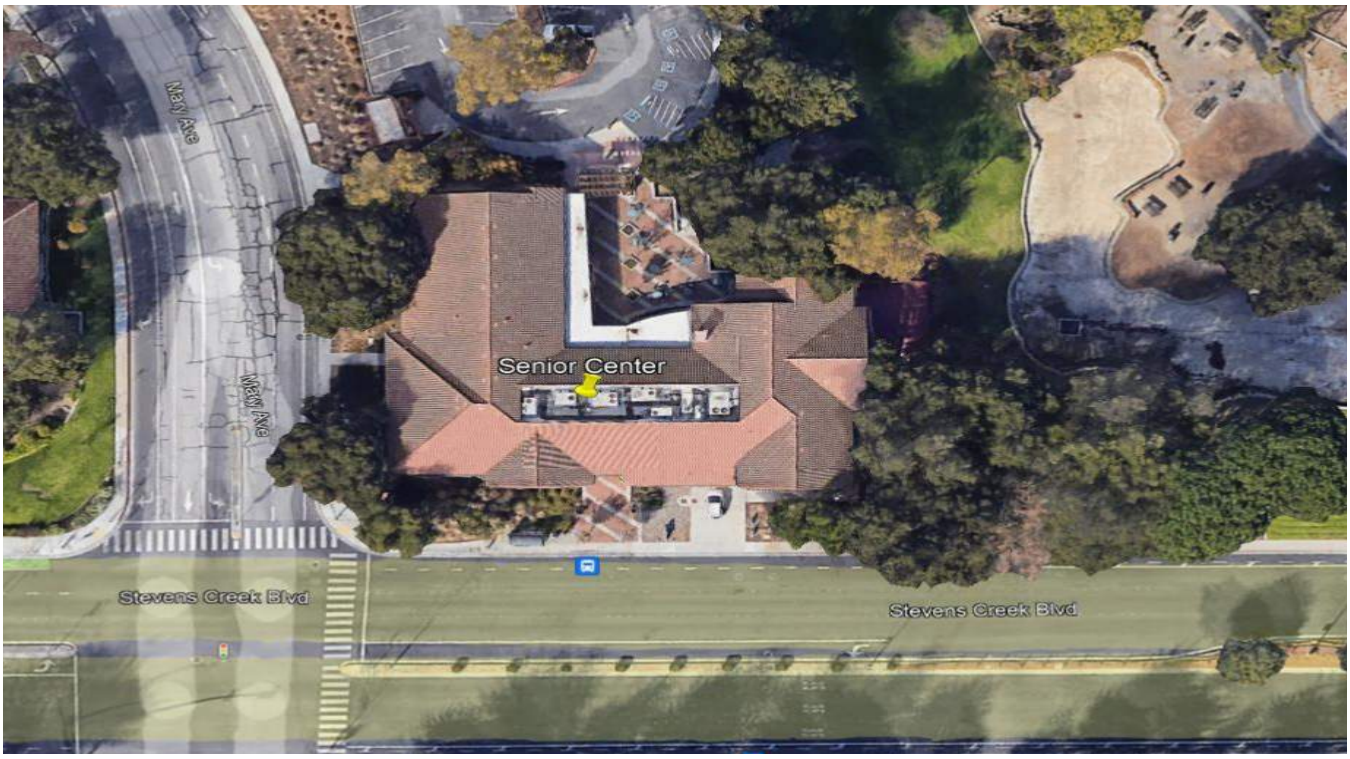
Senior Center

Detailed Report

Address: 21251 Stevens Creek Boulevard, Cupertino, CA 95014

Facility	Year Built	Building Area	Replacement Cost	Replacement Cost/SF
Senior Center	2001 remodeled. Original construction 1978	15,500	$19,883,000	$1,283

Facility	Capital Renewal Cost	FCI	Condition Score	Condition Rating
Senior Center	$1,88,1970	0.095	B	FAIR



Assessment Descriptions

Architectural Elements

The Senior Center was originally constructed in 1978 and remodeled in 2001 and includes several classrooms, meeting rooms, a dining area, and a kitchen used by senior citizens.

Interior finishes include a mixture of painted textured gypsum and acoustical tile ceilings, painted texture gypsum walls with stained wood trim, and carpeted and resilient flooring throughout. In general, the interior finishes are in good condition and appear to be updated regularly. Other than some minor signs of wear and use, no major deficiencies were noted in the interior.

The exterior envelope consists of cement plaster walls with wood framed windows and aluminum storefront doors, and clay tile roofing. Overall, the exterior appears to be in good condition.

Mechanical Systems

The mechanical systems consist of packaged air conditioning units, split system units, rooftop exhaust fans, and air handling units. The conditioned air is distributed to the spaces via concealed hard ducts and diffusers. Overall, the mechanical systems appear to be in operable condition.

Electrical Systems

Electrical power is provided by a 1000-amp metered main switchboard and distributed via several switchboards throughout the building. The electrical equipment appears to be in good operational condition but past its expected useful life.

Interior lighting is primarily provided by recessed fluorescent and exterior lighting is provided by wall and recessed soffit mounted fixtures. The lighting system appears to be in good operational conditions; however, assuming they were upgraded in 2001, the fixtures are past their expected useful life.

Plumbing Elements

The plumbing systems consist of domestic cold and hot water piping, gas piping, sanitary waste piping, and vent piping. The domestic hot water is provided by a gas-fired water heater. Overall, the plumbing systems appear to be in operable condition.

Fire Protection

The building is equipped with a fire alarm and sprinkler system that appears to be in operational condition. A fire alarm panel was not observed in the facility. Based on that, the existing fire alarm system appears to be an outdated pull-down switch system. Based on the age of the building and information provided both systems are past their expected useful life.

Conclusion

For the Senior Center, these charts summarize the Capital Renewal Costs by Priority with their associated costs and escalation based on the time period anticipated for implementation.

Detailed Capital Renewal Costs by Priority, broken down by Building System Class, are included in the following CIP Deficiency Cost Summary. This chart summarizes all of the more detailed information from the subsequent Deficiency Table. To supplement the Deficiency Table, representative photographs and descriptions are included.

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Capital Renewal Costs by Priority					
Priority 1 8% Escalation	Priority 2 13% Escalation	Priority 3 18% Escalation	Priority 4 23% Escalation	Priority 5 28% Escalation	Total
$309,330	$583,060	$1,207,710	$69,130	$0	**$2,169,230**
14.26%	26.88%	55.67%	3.19%	0.00%	**100.00%**

CAPITAL RENEWAL COSTS BY PRIORITY CHART

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Capital Renewal Cost:	**$1,881,970**	FCI:	**0.095**
Replacement Cost:	**$19,883,000**	Condition Score:	**B**
Replacement Cost/SF:	**$1,283**	Condition Rating:	**FAIR**

CIP DEFICIENCY COST SUMMARY

			Construction Increase - Cumulative Escalation				
			8%	13%	18%	23%	28%
Uniformat Code	**Building System Class**	**Current Costs**	**Priority 1 0-12 Months**	**Priority 2 1-2 Years**	**Priority 3 2-3 Years**	**Priority 4 3-4 Years**	**Priority 5 4-5 Years**
D3030	COOLING SYSTEMS	**$472,770**	-	$504,750	$30,830	-	-
D3050	FACILITY HVAC DISTRIBUTION SYSTEMS	**$69,300**	-	$78,310	-	-	-
D3060	VENTILATION	**$56,160**	-	-	-	$69,130	-
D5020	ELECTRICAL SERVICE AND DISTRIBUTION	**$102,960**	-	-	$121,510	-	-
D5040	LIGHTING	**$894,370**	-	-	$1,055,370	-	-
D7050	DETECTION AND ALARM	**$286,410**	$309,330	-	-	-	-
TOTALS		**$1,881,970**	**$309,330**	**$583,060**	**$1,207,710**	**$69,130**	**-**
TOTAL (Priority 1-5 without escalation)		**$1,881,970**	**$2,169,230**				
			TOTAL (Priority 1-5 with escalation)				

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DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost
(2) Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Escalation)
General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location
Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
1158	D7050 - DETECTION AND ALARM	D7050.10.025		The existing fire alarm system is approaching the end of its useful life and should be replaced.	Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.	15,500	SF	$127,420	$309,330	1
446	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$20,560	$52,230	2
448	D3030 - COOLING SYSTEMS	D3030.10.018	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$20,560	$52,230	2
454	D3030 - COOLING SYSTEMS	D3030.10.019	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$34,260	$87,030	2
450	D3030 - COOLING SYSTEMS	D3030.10.019	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$34,260	$87,030	2
452	D3030 - COOLING SYSTEMS	D3030.10.019	Roof	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$34,260	$87,030	2
442	D3030 - COOLING SYSTEMS	D3030.10.020	1	Packaged AC unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$54,800	$139,200	2
445	D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS	D3050.50.006	Roof	Air handler is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$30,830	$78,310	2
464	D3030 - COOLING SYSTEMS	D3030.70.043	1	Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$11,620	$30,830	3
457	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.10.305	1	The 1000A metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.	Replace the existing metered main switchboard with a new metered main switchboard.	1	EA	$14,110	$37,430	3
477	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	Kitchen	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	$7,920	$21,020	3
461	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	$7,920	$21,020	3
476	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	Kitchen	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	$7,920	$21,020	3

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DEFICIENCY TABLE

(1) Deficiency Cost = Qty x Unit Cost
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General Construction Factor [1.4] = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds
City Cost Index [1.235] = A Compensation for Cost Variation per Geographical Location
Non Construction Cost [1.3] = Includes Architect/Engineer Fees, Construction Management, Client Administration, Permits, Testing, etc.

Record ID	System	Item No.	Location	Deficiency Description	Description of Work	Qty	Unit	Deficiency Cost (1)	Total Deficiency Cost (2)	Priority
462	D5020 - ELECTRICAL SERVICE AND DISTRIBUTION	D5020.30.1008	1	The 225A (120/208, 3P) panelboard is past its expected useful life.	Replace the existing panelboard with a new panelboard.	1	EA	$7,920	$21,020	3
1132	D5040 - LIGHTING	D5040.50.302		The exterior fixture is approaching the end of its expected useful life.	Replace the existing wall mounted lighting fixture with an LED lighting fixture.	20	EA	$19,380	$51,420	3
1131	D5040 - LIGHTING	D5040.50.411		Interior lighting system is at or is past its expected useful life.	Provide new interior lighting and control system throughout building per current CEC T24 code.	15,500	SF	$378,520	$1,003,950	3
443	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$3,020	$8,360	4
447	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$3,020	$8,360	4
453	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$3,020	$8,360	4
451	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$3,020	$8,360	4
455	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$3,020	$8,360	4
449	D3060 - VENTILATION	D3060.30.005	Roof	Roof exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$3,020	$8,360	4
444	D3060 - VENTILATION	D3060.30.011	Roof	Utility exhaust fan is approaching the end of its expected useful life.	Provide equipment replacement and installation.	1	EA	$6,860	$18,970	4

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Record ID 442
System D3030 - COOLING SYSTEMS

Item No. D3030.10.020
Floor/Room: 1
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $139,200
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*

Record ID 443
System D3060 - VENTILATION

Item No. D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*

Record ID 444
System D3060 - VENTILATION

Item No. D3060.30.011
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $18,970
Deficiency Description: *Utility exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*

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Record ID 445
System D3050 - FACILITY HVAC DISTRIBUTION SYSTEMS
Item No. D3050.50.006
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $78,310
Deficiency Description: *Air handler is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Air Handler*

Record ID 446
System D3030 - COOLING SYSTEMS
Item No. D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Packaged Unit*

Record ID 447
System D3060 - VENTILATION
Item No. D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Exhaust Fan*

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Record ID 448
System D3030 - COOLING SYSTEMS

Item No. D3030.10.018
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $52,230
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*

Record ID 449
System D3060 - VENTILATION

Item No. D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*

Record ID 450
System D3030 - COOLING SYSTEMS

Item No. D3030.10.019
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $87,030
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*

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Record ID 451
System D3060 - VENTILATION

Item No. D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*

Record ID 452
System D3030 - COOLING SYSTEMS

Item No. D3030.10.019
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $87,030
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*

Record ID 453
System D3060 - VENTILATION

Item No. D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*

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Record ID 454
System D3030 - COOLING SYSTEMS

Item No. D3030.10.019
Floor/Room: Roof
Priority: 2
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $87,030
Deficiency Description: *Packaged AC unit is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Packaged Unit*

Record ID 455
System D3060 - VENTILATION

Item No. D3060.30.005
Floor/Room: Roof
Priority: 4
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $8,360
Deficiency Description: *Roof exhaust fan is approaching the end of its expected useful life.*

Description of Work: *Provide equipment replacement and installation.*

Comments: *Exhaust Fan*

Record ID 457
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.10.305
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $37,430
Deficiency Description: *The 1000A metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.*

Description of Work: *Replace the existing metered main switchboard with a new metered main switchboard.*

Comments: *Metered Switchboard*

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Record ID 461
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*

Record ID 462
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.1008
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*

Record ID 464
System D3030 - COOLING SYSTEMS
Item No. D3030.70.043
Floor/Room: 1
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $30,830
Deficiency Description: *Split system with fan coil and outdoor condensing unit is approaching the end of its expected useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comments: *Mini Split*

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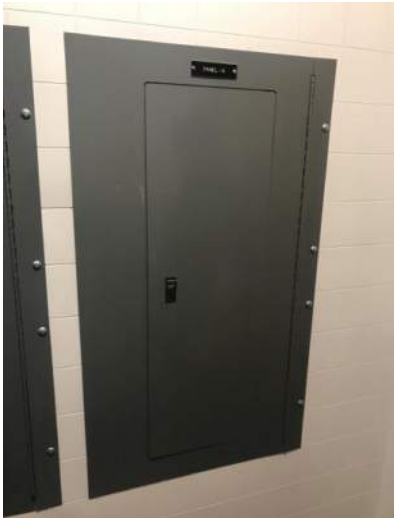
Record ID 476
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.1008
Floor/Room: 1 / Kitchen
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*



Record ID 477
System D5020 - ELECTRICAL SERVICE AND DISTRIBUTION
Item No. D5020.30.1008
Floor/Room: 1 / Kitchen
Priority: 3
Quantity/Unit of Measure: 1/EA
Total Deficiency Cost: $21,020
Deficiency Description: *The 225A (120/208, 3P) panelboard is past its expected useful life.*
Description of Work: *Replace the existing panelboard with a new panelboard.*
Comments: *Panelboard*

Record ID 1131
System D5040 - LIGHTING
Item No. D5040.50.411
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 15,500/SF
Total Deficiency Cost: $1,003,950
Deficiency Description: *Interior lighting system is at or is past its expected useful life.*
Description of Work: *Provide new interior lighting and control system throughout building per current CEC T24 code.*
Comments:

PHOTO NOT APPLICABLE

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Record ID 1132
System D5040 - LIGHTING

Item No. D5040.50.302
Floor/Room:
Priority: 3
Quantity/Unit of Measure: 20/EA
Total Deficiency Cost: $51,420
Deficiency Description: *The exterior fixture is approaching the end of its expected useful life.*

Description of Work: *Replace the existing wall mounted lighting fixture with an LED lighting fixture.*

Comments:

PHOTO NOT APPLICABLE

Record ID 1158
System D7050 - DETECTION AND ALARM

Item No. D7050.10.025
Floor/Room:
Priority: 1
Quantity/Unit of Measure: 15,500/SF
Total Deficiency Cost: $309,330
Deficiency Description: *The existing fire alarm system is approaching the end of its useful life and should be replaced.*

Description of Work: *Replace the existing fire alarm system with a complete, site-wide, fully addressable fire alarm system.*

Comments:

PHOTO NOT APPLICABLE