

STAFF REPORT

DATE: February 2, 2015

TO: City Council

FROM: Glen Stone, Facilities Manager
Stan Gryczko, Assistant Public Works Director
Robert A. Clarke, Public Works Director

SUBJECT: Building and Park Facilities Assessment Draft Report

Recommendation

Receive a summary of the Building and Park Facility Assessments for informational purposes. Staff continues to review the report and will return to Council at a later date with additional information and funding recommendations.

Fiscal Impact

No current fiscal impact. The draft reports will provide an order of magnitude basis for the funding necessary to sustainably maintain City Facilities and Parks in future fiscal years.

Council Goal

Council Goal 6 – Fund, Improve and Maintain Infrastructure. Specific Tasks addressed under Objective 3 (Sustain existing infrastructure, identifying areas where improvements are necessary) are:

- A – Develop a comprehensive preventative maintenance schedule for all city assets and infrastructure.
- B – Develop individual long range replacement plans for all major asset categories.

Background

In June 2015, the City selected Kitchell Capital Expenditure Managers, Inc. to perform a Facility Condition Assessment for 56 buildings and 35 parks. The purpose of these assessments was to determine the condition of buildings and parks in order to provide City Council with the information necessary to understand funding requirements to ensure a sustainable maintenance and replacement program for city assets. The study looked at a 30-year timeline for buildings and a 20-year timeline for parks to show the long term life cycle costs of maintaining these assets. The scope also includes integration of asset information into the city's computerized maintenance management system (CMMS) in order to maintain consistent records on critical assets moving forward. The main body of the report is still being analyzed internally, so further refinements will likely be necessary.

Assessment Report

The assessment observations and evaluation has determined that 80% of the City's buildings are generally in "good" condition; while roughly half (56%) of the City's parks were identified as being in "good" condition. This condition rating is based on an industry standard Facility

Condition Index (FCI) which is the ratio of addressing identified deficiencies compared to the estimated building, or park, replacement cost.

The methodology used to conduct this assessment included: a visual non-destructive inspection of the facilities using industry best-practices checklists; brief interviews of maintenance personnel; and analysis based on the available documentation and visual inspection. The items recommended were then assigned a budget level construction/correction cost which was compared to the probable construction cost of similar facilities if constructed today on the same site. This yielded a “Facilities Cost Index” for each facility which provides a condition “rating” of each building and park for remodel/renovation decision making purposes. The goal of this rating was to document the condition of buildings and parks, identify current deficiencies, and prioritize corrective capital expenditures.

Elements assessed/inspected for buildings included:

- Visual examination of the roof material, flashing, skylights and other appurtenances on the roof
- Exterior walls, windows and doors examined for irregularities, structural damage, wear and energy consuming issues
- Interior finishes assessed for deficiencies and wear
- Site pavement assessed for damage, curb damage, and obvious access barriers;
- Mechanical systems (including HVAC)
- Electrical systems (including power distribution, emergency power, lighting systems and fire alarm)
- Plumbing system (plumbing fixtures, visible waste and vent lines, and pump and motors) and fire sprinkler systems assessed for capacities, conditions, and remaining useful life.

Structural integrity, ADA compliance, life safety, and elevators were not included in the scope of this assessment for facilities.

Elements that were assessed/inspected for parks include:

- Playing fields and courts directly administered by the City of Davis Parks Department
- Playground areas
- Miscellaneous site furnishings (benches, tables, etc.)
- Park structures (e.g. trellises, picnic shelters)
- Specific above-ground utility equipment (e.g. drinking fountains, athletic field lighting)
- General landscaping
- Obvious structural anomalies such as cracks in foundations, concrete or masonry walls and columns, wood rot, sagging structural members, extensive water damage, etc. were captured in the assessment.

Elements excluded from the parks assessments include:

- Facilities not directly administered by the City of Davis Parks Department and/or specifically excluded from this assessment scope (including various buildings, playing fields, courts, etc.)
- Land value estimation

- Compliance with ADA (with the exception of obvious visual deficiencies)
- Structural, seismic, or other engineering reports
- Underground site utilities (e.g. water, irrigation, gas, sewer)
- Above-grade utility equipment (e.g. backflow preventers, lighting, etc.)
- Environmental services including testing for mold, asbestos, lead, etc.
- Paving systems (roadways, parking lots, pedestrian walkways) were assessed but associated maintenance costs were not included in the scope of work since the City has data on pavement costs from the Citywide Pavement Maintenance Study updated in 2015.

Executive summaries of each area (buildings and parks), including aggregate costs associated with each assessment, are included as Attachments 1 and 2. Examples of individual assessments for buildings and parks are included as Attachments 3 and 4.

Analysis

The assessment reports allocate recommended costs as either planned maintenance or capital improvements. While the term “total costs” is used to capture the sum of both capital and maintenance activities it does not reflect the actual total cost required to maintain the associated facility as these assessments, as noted above, did not include every component of each building or park. The costs outlined do provide a scale of the funding need associated with city buildings and parks.

Total Costs (routine maintenance and capital improvements)

- Buildings - Total costs recommended for the first five years is estimated at \$9.5M with capital improvement costs accounting for approximately 92% of total costs or \$8.7M. Total costs for a 30 year timeline for all buildings is estimated at \$37.7M.
- Parks - Total costs recommended for the first five years is estimated at approximately \$24M with capital improvement costs accounting for approximately 27% of total costs or \$6.5M. Total costs for a 20 year timeline for all parks is estimated at \$317M, but includes assumptions for large scale re-construction of major parks components in outlying years (16-20). For Davis parks we have traditionally not taken an approach of “wholesale” replacement, but have focused on more incremental updates over time. Further assessment of the cost associated with Parks is needed as a large portion of the recommended investment over the next 20 years is associated with large scale removal and replacement of playing fields, courts, turf, trees, shrubs and other features based on industry standard replacement schedules.

Costs projected out past five years have a greater potential for variability. Factors such as inflation, life expectancy and planned maintenance performed when required can impact the cost for facility upkeep. Additionally, any future State or Federal guidelines for safety or ADA compliance can impact cost to maintain facilities. Based on the increased variability of cost assumptions past five years, City staff is focusing detailed analysis on the recommended maintenance/capital improvements for the next five fiscal years as compared to current and previously anticipated funding.

Next Steps

Multiple steps remain to both complete the assessments and conduct additional analysis to provide Council with information necessary to provide direction to staff on funding for asset management for City buildings and parks. Staff intends to take the following actions:

- Finalize the assessments, including entering of assets in CMMS to provide for ongoing asset management.
- Compile detailed comparisons of five year funding recommendations as compared to existing funding levels.
- Categorize buildings and parks based on public use, city use, joint use or other categories as appropriate to further recommend prioritization of capital improvements.
- Conduct space needs assessment for City functions to ascertain if City building inventory can be reduced or modified to increase efficiency. Also investigate if relocation or restructuring of certain facilities can increase efficiency.
- Present assessment report and five year funding recommendations to Finance and Budget Commission as well as the Recreation and Parks Commission.
- Return to Council with five year funding recommendations and FBC and RPC feedback.

Attachments

1. Facility Assessment Report Executive Summary - Buildings
2. Facility Assessment Report Executive Summary – Parks
3. Example of Building Assessment – City Hall
4. Example of Parks Assessment – Community Park

Facility Assessment Report
City of Davis - Buildings

*Prepared by Kitchell
For*

City of Davis, California



DRAFT REPORT

November 23, 2015
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PART 1

EXECUTIVE SUMMARY

In June 2015, The City of Davis selected Kitchell CEM to perform Facility Condition Assessments (FCA's) for 56 facilities located within the City of Davis. The purpose of this assessment was to determine the condition of the facilities in order to ensure the costs of sustainable maintenance and replacement of the existing City infrastructure is comprehensive, planned, and integrated in to the City's annual budgeting process to enable sound fiscal decisions to promote sustainable funding.

In assessing their condition, our team of professional engineers and architects identified those items in need of repair and/or retrofit in order to preserve the existing facilities, enhance the safety and longevity of the facilities for the next 30 years. The methodology used in this assessment included: a visual non-destructive inspection of the facilities using industry best-practices checklists; interview of maintenance personnel; and analysis based on the available documentation and visual inspection. The items recommended were then assigned a budget level construction/correction cost. This is then compared to the probable construction cost of similar facilities if constructed today on the same site. This yielded a "Facilities Cost Index" for each facility which provides a condition "rating" of each building for remodel/renovation decision making purposes.

Elements that were assessed/inspected include: Visually examination of the roof material, flashing, skylights and other appurtenances on the roof. Exterior walls, windows and doors examined for irregularities, structural damage, wear and energy consuming issues. Interior finishes assessed for deficiencies and wear. Site for pavement assessed for damage, curb damage, and obvious access barriers. Mechanical systems (including HVAC), electrical systems (including power distribution, emergency power, lighting systems and fire alarm), plumbing system (plumbing fixtures, visible waste and vent lines, and pump and motors) and fire sprinkler systems assessed for capacities, conditions, and remaining useful life. Structural integrity, ADA, life safety and elevators were not included in the scope of the assessment.

The assessment also prioritized the recommendations into five categories. These categories are intended to help those managing the facilities with the ability to plan repairs and the related expenditures over time and to begin the dialog of importance for each repair. The five categories are as follows:

- **Immediate** - Facility prioritization description that defines the condition of the facility in the category as requiring improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies in this category should be addressed in Year 1.
- **Critical** - Facility prioritization description that defines the condition of the facility in the category as requiring replacement in order to prevent intermittent operation and rapid deterioration, and alleviate items that are not currently hazardous but could become hazardous if not remedied. Deficiencies in this category should be addressed in Year 2.

- **Impending** - Facility prioritization description that defines the condition of the facility in the category as requiring expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Year 3.
- **Necessary** - Facility prioritization description that defines the condition of the facility in the category as being in need of improvement, but are not yet critical. These items include sensible improvements to existing conditions that are not required for basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies in this category should be addressed in Year 4.
- **Planned maintenance** - Facility prioritization description that defines the condition of the facility in the category as requiring cyclical maintenance and physical improvements. Building deficiencies in this category should be addressed between Year 5 and Year 30.

The following facility condition assessment report demonstrates Kitchell's method of facility analysis. Our findings and recommendations follow. A separate detailed preventative maintenance schedule will be provided to determine the task hour and skill levels recommended to remediate deficiencies. The anticipated maintenance skill level will range from Staff Technicians performing routine maintenance such as filter replacements to Licensed Contractors performing major system replacements.

Facility Condition Index, Anticipated Capital Renewal, and Anticipated Cost of Total Maintenance Over the Life of the Building

The Facility Condition Index (FCI) is an industry standard asset management tool which measures the "constructed asset's condition at a specific point in time" (US Federal Real Property Council, 2008). It is a functional indicator resulting from an analysis of operational indicators (such as building repair needs) to obtain an overview of a building's condition as a numerical value.

The FCI as a facility replacement tool was first published in 1991 by the National Association of College and University Business (NACUBO) and quickly became the standard for post-secondary institutions across North America. Recently, condition index measures have been adopted by the US Federal Real Property Council, American Public Works Association, and other public agencies across North America.

FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a facility compared to the current replacement value of the facility components. It is the ratio of the estimated cost to repair the identified deficiencies and the estimated replacement value of the facility. The FCI describes the relative state of the physical condition of a facility versus a new facility with identical program and compliance with all current code requirements. Land value is not considered when evaluating FCI.

$$FCI = \frac{\textit{Anticipated Capital Renewal}}{\textit{Replacement Cost}}$$

Where the anticipated capital renewal is the sum of the capital improvement costs for an assessed facility from Year 1 to Year 5. Escalation is not factored into the anticipated capital improvement costs. The Anticipated Capital Renewal is calculated as follows from the data referenced in Appendix A:

$$\textit{Anticipated Capital Renewal} = \sum (\textit{Year 01C to Year 05C})$$

And the replacement cost is the current replacement cost of the facility. The replacement cost is based on Kitchell's experience constructing similar facilities and includes the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, City/Client administration, etc.

It is important to note that the FCI only compares the cost to repair, renew or upgrade an assessed facility against replacing with a new similar facility. It is possible that an older well maintained building requiring few upgrades could receive a similar FCI rating as a newer building that required minor upgraded. For example, the City Hall Building (1927), the Senior Center (1983), and the Police Station (2001) were built in different years but all share the an FCI rating of 0.01 which is equivalent to an A Grade Good.

Table 1 provides current industry standard subjective benchmarks indicating condition ratings for facilities with various FCI ranges. A letter grade, "A", "B", "C" or "D", has been added as a benchmark associating the facility's condition with its respective FCI range.

Table 1. Facility Condition Index Grade and Impact to Component Failure Risk, Residents and Staff

Common Implications of FCI to Asset Portfolios				
FCI Grade	Impact to Facilities and Components	Examples of Component Issues	User Complaints and Morale	Maintenance Personnel Impact
A Grade Good (FCI 0 to 0.05)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.
B Grade Fair (FCI 0.05 to 0.10)	Facilities are beginning to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems, i.e. boiler, window replacements, interior renovations.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time may at times be diverted from regular scheduled maintenance.
C Grade Poor (FCI 0.11 to 0.30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage)	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
D Grade Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure occurring frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issue figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation of upper floor due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not able to provide regular scheduled maintenance due to high levels of “reactive” calls.

Table 2 is a summary of the anticipated capital renewal, replacement cost and current facility condition for the assessed facilities. The replacement cost is based on Kitchell’s experience constructing similar facilities and include the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, City/Client administration, etc. Of the 56 facilities assessed, forty-two (42) received a grade of “A”; six (6) received a grade of “B”; seven (7) received a grade of “C”; and one (1) received a grade of “D”.



Table 2. Anticipated Capital Renewal, Replacement Cost, Current FCI Grade by Facility

City of Davis								
Anticipated Capital Renewal, Replacement Cost, Current FCI Grade by Facility								
Department - Facility	Address	Anticipated Capital Renewal	Sq. Ft.	Replacement Cost/ Sq. Ft.	Replacement Cost	FCI	Facility Grade	Condition Rating
Administrative Building	1818 5th Street	\$ 145,952.30	8,000	\$552	\$4,414,410	0.03	A	Good
Arroyo Women's/Men's/Mech Pool Building	2000 Shasta Drive	\$ 46,687.30	4,492	\$960	\$4,313,567	0.01	A	Good
Bicycle Hall of Fame	303 3rd Street	\$ 78,087.75	8,000	\$781	\$6,248,970	0.01	A	Good
Boy Scout Cabin	616 1st Street	\$ 1,381.25	1,500	\$473	\$709,459	0.00	A	Good
Brady Bldg	23 Russell Boulevard	\$ 19,033.30	1,300	\$1,104	\$1,434,683	0.01	A	Good
Building A - Admin	1717 5th Street	\$ 254,718.10	6,400	\$552	\$3,531,528	0.07	B	Fair
Building B South	1717 5th Street	\$ 160,738.50	4,800	\$552	\$2,648,646	0.06	B	Fair
Building BB - Electrician Super	1717 5th Street	\$ 3,146.00	560	\$201	\$112,367	0.03	A	Good
Building C Water/Trans	1717 5th Street	\$ 30,368.00	2,160	\$509	\$1,099,016	0.03	A	Good
Building D - Engineering	1717 5th Street	\$ 76,485.50	1,440	\$509	\$732,677	0.10	B	Fair
Building E - Engineering/Recycling	1717 5th Street	\$ 33,436.00	1,440	\$509	\$732,677	0.05	A	Good
Building F - Well Building	1717 5th Street	\$ 6,532.50	2,160	\$509	\$1,099,016	0.01	A	Good
Building H Water/Collections	1717 5th Street	\$ 152,873.50	3,552	\$645	\$2,290,907	0.07	B	Fair
Building I & J Water file/storage	1717 5th Street	\$ 102,564.80	2,513	\$330	\$828,404	0.12	C	Poor
Building K - Collections/Lockers/Meeting	1717 5th Street	\$ 159,653.00	2,880	\$380	\$1,093,856	0.15	C	Poor
Building L - Collections Office	1717 5th Street	\$ 48,293.70	2,880	\$537	\$1,547,910	0.03	A	Good
Building M - Storage Services	1717 5th Street	\$ 204,427.60	8,480	\$365	\$3,099,260	0.07	B	Fair
Building N - Water Meter Shop	1717 5th Street	\$ 38,005.50	2,400	\$380	\$911,547	0.04	A	Good
Building O Paint Booth	1717 5th Street	\$ 40,729.00	390	\$408	\$159,306	0.26	C	Poor
Building Q	1717 5th Street	\$ 8,710.00	3,000	\$401	\$1,203,930	0.01	A	Good
Building S	1717 5th Street	\$ 56,504.50	3,000	\$380	\$1,139,434	0.05	A	Good
Building W	1717 5th Street	\$ 887.60	300	\$688	\$206,388	0.00	A	Good
Chestnut Park Roundhouse	1020 Chestnut Lane	\$ 144,955.07	1,712	\$709	\$1,214,593	0.12	C	Poor
City Hall	23 Russell Boulevard	\$ 176,105.48	17,348	\$817	\$14,172,492	0.01	A	Good
Civic Center Gym	23 Russell Boulevard	\$ 137,117.50	16,400	\$695	\$11,400,071	0.01	A	Good
Community Chambers	23 Russell Boulevard	\$ 78,983.78	4,217	\$745	\$3,142,888	0.03	A	Good
Community Development Modular	23 Russell Boulevard	\$ 8,710.00	1,440	\$580	\$835,871	0.01	A	Good
Community Park Pool Building 1	23 Russell Boulevard	\$ 38,422.41	16,396	\$781	\$12,807,264	0.00	A	Good
Downtown Parking Structure	117 F Street	\$ 24,811.15	9,247	\$244	\$2,253,055	0.01	A	Good
Evidence Storage North	2600 5th Street	\$ 660.10	480	\$279	\$134,152	0.00	A	Good
Evidence Storage South	2600 5th Street	\$ 454.70	480	\$279	\$134,152	0.00	A	Good
Explorit Science Center	3141 5th Street	\$ 1,098,057.74	10,614	\$279	\$2,966,400	0.37	D	Critical
Facilities Building	1818 5th Street	\$ 369,681.00	8,193	\$387	\$3,170,507	0.12	C	Poor
Fire Station #32	1350 Arlington Boulevard	\$ 157,001.17	4,223	\$817	\$3,449,990	0.05	A	Good
Fire Station #33	425 Mace Boulevard	\$ 779,534.28	8,548	\$817	\$6,983,310	0.11	C	Poor
Fire Station HQ	530 5th Street	\$ 356,323.50	9,678	\$817	\$7,904,531	0.05	A	Good
Fleet Shop/Parks Shop	1818 5th Street	\$ 530,795.85	12,396	\$502	\$6,218,298	0.09	B	Fair
Fuel Facility	1717 5th Street	\$ 44,326.28	1,296	\$1,175	\$1,523,143	0.03	A	Good
Hattie Weber Museum	445 C Street	\$ 16,506.10	1,270	\$717	\$910,114	0.02	A	Good
Historic City Hall	226 F Street	\$ 84,803.98	11,772	\$889	\$10,460,776	0.01	A	Good
Hunt Boyer Admin	604 2nd Street	\$ 14,820.00	3,374	\$674	\$2,272,819	0.01	A	Good
Manor Pool Guard Building	2850 Temple Drive	\$ 7,579.00	1,050	\$717	\$752,456	0.01	A	Good
Manor Pool Mech/Concession	2850 Temple Drive	\$ 5,005.75	2,300	\$1,003	\$2,307,533	0.00	A	Good
Manor Pool Restrooms/Shower	2850 Temple Drive	\$ 4,777.85	2,796	\$860	\$2,404,420	0.00	A	Good
Police Station	2600 5th Street	\$ 425,427.34	35,000	\$889	\$31,101,525	0.01	A	Good
Redwood Park Community Building	1001 Anderson Road	\$ 51,290.20	2,100	\$573	\$1,203,930	0.04	A	Good
Senior Citizen Center	646 A Street	\$ 176,519.85	17,195	\$788	\$13,554,604	0.01	A	Good
SP Substation	826 2nd Street	\$ 15,330.25	400	\$788	\$315,315	0.05	A	Good
SP Tower/Switch Building	826 2nd Street	\$ 2,600.00	800	\$889	\$710,892	0.00	A	Good
SP Train Station	826 2nd Street	\$ 16,888.00	4,550	\$688	\$3,130,218	0.01	A	Good
Storage Canopy	1818 5th Street	\$ 193,375.00	8,000	\$165	\$1,318,590	0.15	C	Poor
Varsity Theatre	616 2nd Street	\$ 171,957.50	8,800	\$717	\$6,306,300	0.03	A	Good
Veterans' Annex	203 East 14th Street	\$ 11,944.40	880	\$537	\$472,973	0.03	A	Good
Veterans' Center	203 East 14th Street	\$ 433,252.95	25,929	\$645	\$16,723,233	0.03	A	Good
Veterans' Theatre	203 East 14th Street	\$ 306,295.95	11,016	\$588	\$6,473,360	0.05	A	Good
West Area Tank Building	3003 John Jones Road	\$ 41,158.00	1,750	\$516	\$902,948	0.05	A	Good
Totals		\$ 7,594,688	333297	\$ 657.64	\$ 219,190,681	0.03	A	Good



The goal of the assessment was to document the condition of the facilities, identify current deficiencies and future needs, and prioritize corrective capital expenditures. The assessment identified the deficiencies in five categories as follows:

1. **Immediate (Priority 1): \$1,072,701**
2. **Critical (Priority 2): \$4,092,098**
3. **Impending (Priority 3): \$687,618**
4. **Necessary (Priority 4): \$150,156**
5. **Planned Maintenance (Priority 5 to 30): \$20,720,832**

The priority costs above are the respective sum of the capital improvement costs for an assessed facility from Year 1 to Year 30. Escalation is factored into the anticipated capital improvement costs. The priority costs are calculated as follows from the data referenced in Appendix A:

$$\text{Priority Cost (Priority X)} = \sum (\text{Year 01C to Year 30C})$$

The increased cost of construction during future priority periods is anticipated using escalation factors. The escalation factor is based on Kitchell's experience constructing similar facilities and using real world project numbers derived from data acquired from completed projects and market trends. These factors appear in the individual priority columns in Appendix A and in the tables within each individual facility section within this report. It is expected that costs will substantially increase if similar work is not carried out simultaneously or projects are broken apart. Partial renovations will increase the unit costs. Administrative soft costs for the City are captured through the application of a 30% cost increase factor. This factor appears in the "Non Construction Cost" columns within the individual facility deficiency tables within this report.

Table 3 is a summary of the anticipated cost of the total maintenance over the life of the building. The data in the summary table includes capital repair and replacement as well as maintenance with escalation included. Refer to Appendix A for a detailed annual improvement plan.



Table 3. Anticipated Cost of the Total Maintenance Over the Life of the Building

City of Davis							
Anticipated Cost of the Total Maintenance Over the Life of the Building							
Building System Class	Year 1	Years 2-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26-30
City of Davis - Administrative Building	\$ 11,758	\$ 169,566	\$ 121,934	\$ 39,752	\$ 105,045	\$ 147,177	\$ 45,376
City of Davis - Arroyo Women's/Men's/Mech Pool	\$ 1,441	\$ 65,251	\$ 41,720	\$ 135,669	\$ 179,033	\$ 223,583	\$ 69,989
City of Davis - Bicycle Hall of Fame	\$ 44,805	\$ 74,861	\$ 72,067	\$ 91,529	\$ 116,660	\$ 831,346	\$ 186,319
City of Davis - Boy Scout Cabin	\$ -	\$ 1,523	\$ 57,174	\$ -	\$ -	\$ -	\$ -
City of Davis - Brady Bldg	\$ 9,873	\$ 20,309	\$ 11,291	\$ 19,752	\$ 133,601	\$ 56,439	\$ 112,638
City of Davis - Building A - Admin	\$ 49,831	\$ 243,387	\$ 101,689	\$ 44,125	\$ 201,708	\$ 246,994	\$ 286,723
City of Davis - Building B South	\$ 7,815	\$ 178,648	\$ 8,528	\$ 17,067	\$ 45,469	\$ 43,732	\$ 17,879
City of Davis - Building BB - Electrician Super	\$ 2,853	\$ 1,880	\$ 6,057	\$ 2,089	\$ 27,225	\$ 3,402	\$ 16,072
City of Davis - Building C Water/Trans	\$ 853	\$ 41,818	\$ 155,872	\$ 7,064	\$ 35,285	\$ 11,507	\$ 161,277
City of Davis - Building D - Engineering	\$ 539	\$ 91,482	\$ 42,216	\$ 5,468	\$ 6,819	\$ 8,906	\$ 112,012
City of Davis - Building E - Engineering/Recycling	\$ 464	\$ 44,774	\$ 97,898	\$ 4,652	\$ 6,021	\$ 7,577	\$ 121,055
City of Davis - Building F - Well Building	\$ 580	\$ 10,963	\$ 44,325	\$ 5,508	\$ 20,204	\$ 160,095	\$ 31,746
City of Davis - Building H Water/Collections	\$ 13,063	\$ 170,526	\$ 15,113	\$ 25,065	\$ 38,026	\$ 83,565	\$ 40,100
City of Davis - Building I & J Water file/storage	\$ 9,125	\$ 110,643	\$ 4,669	\$ 8,555	\$ 18,332	\$ 21,161	\$ 12,388
City of Davis - Building K - Collections/Lockers/M	\$ 9,408	\$ 173,772	\$ 14,344	\$ 16,100	\$ 33,400	\$ 53,078	\$ 19,051
City of Davis - Building L - Collections Office	\$ 796	\$ 65,060	\$ 48,599	\$ 8,565	\$ 10,945	\$ 21,649	\$ 120,132
City of Davis - Building M - Storage Services	\$ 456	\$ 230,182	\$ 3,250	\$ 15,346	\$ 35,332	\$ 16,083	\$ 9,727
City of Davis - Building N - Water Meter Shop	\$ 15,893	\$ 37,830	\$ 102,482	\$ 15,779	\$ 29,749	\$ 66,163	\$ 29,194
City of Davis - Building O Paint Booth	\$ -	\$ 44,904	\$ -	\$ 26,350	\$ -	\$ -	\$ -
City of Davis - Building Q	\$ 4,596	\$ 7,509	\$ 6,805	\$ 97,691	\$ 6,315	\$ 14,466	\$ 8,848
City of Davis - Building S	\$ 9,638	\$ 61,809	\$ 8,288	\$ 14,266	\$ 45,976	\$ 35,476	\$ 28,847
City of Davis - Building W	\$ 135	\$ 1,744	\$ 953	\$ 1,454	\$ 134,695	\$ 15,628	\$ 20,110
City of Davis - Chestnut Park Roundhouse	\$ 5,672	\$ 156,756	\$ 3,417	\$ 90,125	\$ 25,782	\$ 18,656	\$ 27,664
City of Davis - City Hall	\$ 70,221	\$ 186,299	\$ 211,523	\$ 294,087	\$ 370,439	\$ 290,986	\$ 1,842,075
City of Davis - Civic Center Gym	\$ 19,403	\$ 142,881	\$ 66,000	\$ 198,148	\$ 136,143	\$ 704,596	\$ 39,335
City of Davis - Community Chambers	\$ 12,408	\$ 92,372	\$ 49,713	\$ 32,108	\$ 424,391	\$ 21,073	\$ 89,167
City of Davis - Community Development Modular	\$ 560	\$ 13,536	\$ 45,967	\$ 5,512	\$ 55,930	\$ 55,288	\$ 10,472
City of Davis - Community Park Pool Building 1	\$ 30,579	\$ 33,293	\$ 145,113	\$ 138,659	\$ 197,743	\$ 329,300	\$ 76,263
City of Davis - Downtown Parking Structure	\$ 498	\$ 30,952	\$ 2,551	\$ 3,941	\$ 10,115	\$ 6,039	\$ 7,254
City of Davis - Evidence Storage North	\$ 195	\$ 942	\$ 529	\$ 871	\$ 862	\$ 24,497	\$ 1,405
City of Davis - Evidence Storage South	\$ 195	\$ 715	\$ 529	\$ 871	\$ 862	\$ 24,497	\$ 1,405
City of Davis - Explorit Science Center	\$ 8,837	\$ 1,258,510	\$ 11,014	\$ 21,256	\$ 151,376	\$ 52,798	\$ 43,784
City of Davis - Facilities Building	\$ 2,194	\$ 481,639	\$ 21,640	\$ 34,110	\$ 100,844	\$ 53,526	\$ 58,499
City of Davis - Fire Station #32	\$ 27,568	\$ 158,006	\$ 124,839	\$ 51,791	\$ 180,895	\$ 143,472	\$ 105,515
City of Davis - Fire Station #33	\$ 493,823	\$ 358,156	\$ 17,276	\$ 216,490	\$ 86,444	\$ 32,152	\$ 134,185
City of Davis - Fire Station HQ	\$ 26,496	\$ 397,984	\$ 111,927	\$ 67,240	\$ 190,041	\$ 173,032	\$ 119,548
City of Davis - Fleet Shop/Parks Shop	\$ 49,515	\$ 583,801	\$ 26,315	\$ 66,896	\$ 204,709	\$ 61,491	\$ 138,840
City of Davis - Fuel Facility	\$ 7,176	\$ 49,424	\$ 2,235	\$ 133,331	\$ 91,004	\$ 5,795	\$ 6,491
City of Davis - Hattie Weber Museum	\$ 758	\$ 20,836	\$ 2,560	\$ 7,771	\$ 27,526	\$ 5,708	\$ 15,663
City of Davis - Historic City Hall	\$ 21,431	\$ 100,342	\$ 33,274	\$ 103,355	\$ 189,975	\$ 221,924	\$ 62,341
City of Davis - Hunt Boyer Admin	\$ 9,137	\$ 17,615	\$ 89,888	\$ 5,676	\$ 6,999	\$ 36,313	\$ 11,282
City of Davis - Manor Pool Guard Building	\$ 6,218	\$ 3,247	\$ 3,413	\$ 21,018	\$ 3,056	\$ 5,516	\$ 9,055
City of Davis - Manor Pool Mech/Concession	\$ 3,621	\$ 10,573	\$ 26,926	\$ 48,307	\$ 209,684	\$ 193,325	\$ 31,699
City of Davis - Manor Pool Restrooms/Shower	\$ 389	\$ 5,933	\$ 17,816	\$ 14,661	\$ 991	\$ 160,961	\$ 2,897
City of Davis - Police Station	\$ 23,920	\$ 500,817	\$ 80,682	\$ 437,037	\$ 2,620,659	\$ 199,356	\$ 606,203
City of Davis - Redwood Park Community Buildin	\$ 16,059	\$ 51,415	\$ 27,459	\$ 2,763	\$ 14,340	\$ 45,119	\$ 5,236
City of Davis - Senior Citizen Center	\$ 4,107	\$ 232,621	\$ 24,694	\$ 92,845	\$ 673,997	\$ 495,916	\$ 63,294
City of Davis - SP Substation	\$ 8,716	\$ 34,602	\$ 31,623	\$ 52,252	\$ 92,491	\$ 76,968	\$ 94,298
City of Davis - SP Tower/Switch Building	\$ 157	\$ 4,029	\$ 1,107	\$ 1,953	\$ 8,702	\$ 56,344	\$ 3,499
City of Davis - SP Train Station	\$ 531	\$ 22,340	\$ 36,605	\$ 17,426	\$ 149,858	\$ 235,042	\$ 7,993
City of Davis - Storage Canopy	\$ -	\$ 245,897	\$ 10,244	\$ -	\$ 16,686	\$ -	\$ 27,180
City of Davis - Varsity Theatre	\$ 2,657	\$ 215,160	\$ 241,881	\$ 23,771	\$ 83,134	\$ 142,159	\$ 33,364
City of Davis - Veterans' Annex	\$ 587	\$ 15,706	\$ 12,175	\$ 9,951	\$ 2,352	\$ 16,209	\$ 3,831
City of Davis - Veterans' Center	\$ 137,801	\$ 571,231	\$ 682,905	\$ 496,560	\$ 491,655	\$ 728,727	\$ 761,474
City of Davis - Veterans' Theatre	\$ 18,030	\$ 353,048	\$ 229,274	\$ 71,982	\$ 283,921	\$ 118,995	\$ 95,128
City of Davis - West Area Tank Building	\$ 805	\$ 54,126	\$ 77,770	\$ 87,038	\$ 106,453	\$ 22,586	\$ 166,468
Current	\$ 1,204,186	\$ 8,253,247	\$ 3,436,159	\$ 3,451,644	\$ 8,439,899	\$ 6,826,391	\$ 6,152,293
Yearly Total	\$ 1,204,186	\$ 9,457,433	\$ 12,893,592	\$ 16,345,237	\$ 24,785,135	\$ 31,611,526	\$ 37,763,819



The anticipated cost of total maintenance over the life of the building is the sum of the capital improvement and maintenance costs for an assessed facility for the life of the assessment represented in a given period. Escalation is factored into the anticipated capital improvement and maintenance costs. For example, the given period from year 2 to year 5 is referenced as Year 2 - 5. The life of the assessment period for a building is 30 year. The anticipated cost of total maintenance over the life of the building is calculated as follows from the data referenced in Appendix A:

$$\text{Anticipated Cost of Total Maintenance of the Life of the Building (Year X - Y)} \\ = \sum (\text{Year XC} + \text{Year XM}) \text{ to } (\text{Year YC} + \text{Year YM})$$

Appendix A presents the anticipated capital improvement expenditures by facility and priority period. All detailed information related to these costs for each facility can be found within the remaining sections of this report.

Conclusion

The City of Davis Facility Condition Assessment has identified that most of the facilities are in good condition with a current facility grade of "A". It is recommended that the anticipated capital improvement expenditures shown in Appendix A be addressed to improve the facilities' systems and functionality.



Appendix A

Roll-Up Spreadsheet for all Buildings



Appendix A - Executive Summary
Roll-up Spreadsheet For All Buildings

Table with columns for Current Cost and years 1.05 through 1.25. Rows list various building system costs for different Davis, CA buildings, including administrative buildings, pool buildings, police stations, and community centers. The final row shows a Current Total and Yearly Total.

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Appendix A - Executive Summary
Roll-up Spreadsheet For All Buildings

Building System Class	Year 6		Year 7		Year 8		Year 9		Year 10		Year 6-10		
	1.34	1.41	1.48	1.55	1.63	1.63	1.55	1.63	1.63	1.63	Total	Total	
	Year 06C	Year 07C	Year 08C	Year 09C	Year 09M	Year 10M	Year 09C	Year 09M	Year 10C	Year 10M	Capital	Maintenance	
City of Davis - Administrative Building	\$ 387,474	\$ -	\$ -	\$ 2,120	\$ -	\$ -	\$ 1,602	\$ 20,167	\$ 1,682	\$ 53,945	\$ 1,766	\$ 113,310	\$ 8,924
City of Davis - Anthony Women's/Men's/Men's Pool Building	\$ 319,331	\$ -	\$ -	\$ 1,840	\$ -	\$ 28,810	\$ 2,029	\$ -	\$ 2,130	\$ -	\$ 2,226	\$ 31,554	\$ 10,165
City of Davis - Boy's/Boy's Hall of Fame	\$ 542,177	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ 22,666	\$ -	\$ -	\$ 23,735	\$ 10,988	\$ 3,704	\$ 15,814
City of Davis - Boy Scout Cabin	\$ 36,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,174	\$ -	\$ 57,174	\$ -
City of Davis - Bixby Bldg	\$ 144,221	\$ -	\$ -	\$ 1,948	\$ -	\$ -	\$ 3,160	\$ -	\$ 2,107	\$ -	\$ 2,255	\$ -	\$ 11,291
City of Davis - Building A - Admin	\$ 601,724	\$ -	\$ -	\$ 3,258	\$ 67,224	\$ -	\$ 3,486	\$ -	\$ 4,903	\$ 15,882	\$ 3,775	\$ 63,108	\$ 19,583
City of Davis - Building B South	\$ 215,287	\$ -	\$ -	\$ 1,280	\$ -	\$ -	\$ 1,344	\$ -	\$ 1,412	\$ -	\$ 3,272	\$ -	\$ 8,528
City of Davis - Building BB - Electrician Super	\$ 24,460	\$ -	\$ -	\$ 311	\$ -	\$ -	\$ 207	\$ -	\$ 343	\$ 4,421	\$ 360	\$ 4,421	\$ 19,528
City of Davis - Building C Vailier Trans	\$ 201,950	\$ -	\$ -	\$ 54,877	\$ -	\$ -	\$ 1,104	\$ -	\$ 1,100	\$ 95,460	\$ 1,218	\$ 156,337	\$ 5,526
City of Davis - Building D - Engineering	\$ 144,538	\$ -	\$ -	\$ 723	\$ -	\$ -	\$ 1,098	\$ -	\$ 878	\$ 1,425	\$ 538	\$ 36,414	\$ 3,902
City of Davis - Building E - Recycling	\$ 114,328	\$ -	\$ -	\$ 638	\$ -	\$ 38,448	\$ 749	\$ -	\$ 857	\$ 143,561	\$ 938	\$ 4,510	\$ 4,033
City of Davis - Building F - North Building	\$ 102,741	\$ -	\$ -	\$ 746	\$ -	\$ -	\$ 816	\$ 52,274	\$ 857	\$ 40,234	\$ 900	\$ 40,234	\$ -
City of Davis - Building F - Water Collections	\$ 241,444	\$ -	\$ -	\$ 3,777	\$ -	\$ -	\$ 3,016	\$ -	\$ 3,166	\$ -	\$ 3,292	\$ -	\$ 15,133
City of Davis - Building G - Water Recharge	\$ 131,543	\$ -	\$ -	\$ 845	\$ -	\$ -	\$ 932	\$ -	\$ 978	\$ -	\$ 1,027	\$ -	\$ 4,669
City of Davis - Building K - Collections/Meeting	\$ 217,260	\$ -	\$ -	\$ 1,206	\$ -	\$ 7,683	\$ 1,309	\$ -	\$ 1,396	\$ -	\$ 1,465	\$ 7,683	\$ 6,681
City of Davis - Building L - Collections Office	\$ 184,300	\$ -	\$ -	\$ 1,066	\$ -	\$ 3,841	\$ 1,120	\$ -	\$ 1,176	\$ -	\$ 1,255	\$ 42,887	\$ 5,612
City of Davis - Building M - Storage Services	\$ 237,369	\$ -	\$ -	\$ 611	\$ -	\$ -	\$ 670	\$ -	\$ 674	\$ -	\$ 707	\$ -	\$ 3,200
City of Davis - Building N - Water Meter Shop	\$ 158,096	\$ -	\$ -	\$ 2,091	\$ -	\$ -	\$ 2,195	\$ -	\$ 2,305	\$ 91,479	\$ 2,420	\$ 91,479	\$ 11,003
City of Davis - Building O Paint Booth	\$ 53,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building P	\$ 71,379	\$ -	\$ -	\$ 488	\$ -	\$ -	\$ 513	\$ -	\$ 538	\$ 4,235	\$ 965	\$ 4,235	\$ 2,570
City of Davis - Building Q	\$ 112,276	\$ -	\$ -	\$ 1,570	\$ -	\$ -	\$ 1,654	\$ -	\$ 1,736	\$ -	\$ 1,823	\$ -	\$ 8,288
City of Davis - Building R	\$ 63,558	\$ -	\$ -	\$ 181	\$ -	\$ -	\$ 190	\$ -	\$ 200	\$ -	\$ 210	\$ -	\$ 953
City of Davis - Chestnut Park Roundhouse	\$ 224,795	\$ -	\$ -	\$ 649	\$ -	\$ -	\$ 682	\$ -	\$ 716	\$ -	\$ 752	\$ -	\$ 3,417
City of Davis - Civic Hall	\$ 1,288,236	\$ -	\$ -	\$ 14,888	\$ -	\$ 24,866	\$ 15,736	\$ -	\$ 16,525	\$ 107,676	\$ 17,351	\$ 132,647	\$ 78,876
City of Davis - Community Chambers	\$ 608,761	\$ 557,446	\$ -	\$ 1,655	\$ -	\$ 1,948	\$ 2,046	\$ -	\$ 2,148	\$ -	\$ 2,265	\$ 55,748	\$ 10,252
City of Davis - Community Development Modular	\$ 342,898	\$ -	\$ -	\$ 1,765	\$ -	\$ -	\$ 1,853	\$ -	\$ 1,986	\$ 31,128	\$ 2,509	\$ 38,882	\$ 9,950
City of Davis - Community Park Pool Building 1	\$ 91,879	\$ 20,069	\$ -	\$ 714	\$ -	\$ 750	\$ 787	\$ -	\$ 827	\$ -	\$ 868	\$ 42,020	\$ 3,947
City of Davis - Community Park Pool Building 2	\$ 427,739	\$ -	\$ -	\$ 5,091	\$ -	\$ 11,524	\$ 15,176	\$ -	\$ 15,854	\$ 95,290	\$ 6,464	\$ 106,814	\$ 38,289
City of Davis - Downtown Parking Structure	\$ 38,463	\$ -	\$ -	\$ 462	\$ -	\$ 485	\$ 509	\$ -	\$ 534	\$ -	\$ 561	\$ -	\$ 2,551
City of Davis - Evidence Storage North	\$ 11,317	\$ -	\$ -	\$ 96	\$ -	\$ -	\$ 100	\$ -	\$ 111	\$ -	\$ 116	\$ -	\$ 529
City of Davis - Evidence Storage South	\$ 12,515	\$ -	\$ -	\$ 98	\$ -	\$ -	\$ 108	\$ -	\$ 111	\$ -	\$ 116	\$ -	\$ 529
City of Davis - Express Science Center	\$ 483,254	\$ -	\$ -	\$ 1,963	\$ -	\$ 2,693	\$ 2,188	\$ -	\$ 2,307	\$ -	\$ 2,423	\$ -	\$ 11,014
City of Davis - Facilities Building	\$ 67,450	\$ -	\$ -	\$ 2,640	\$ -	\$ 6,146	\$ 3,107	\$ -	\$ 3,242	\$ -	\$ 3,404	\$ 15,434	\$ 15,434
City of Davis - Fire Station #32	\$ 417,460	\$ -	\$ -	\$ 2,859	\$ -	\$ 3,385	\$ 3,114	\$ -	\$ 3,133	\$ 105,931	\$ 3,433	\$ 105,931	\$ 19,936
City of Davis - Fire Station #33	\$ 669,079	\$ -	\$ -	\$ 2,708	\$ -	\$ 4,962	\$ 4,689	\$ -	\$ 4,824	\$ 25,566	\$ 5,247	\$ 4,962	\$ 12,478
City of Davis - Fire Station #34	\$ 377,573	\$ 59,232	\$ -	\$ 4,584	\$ -	\$ 4,862	\$ 5,435	\$ -	\$ 5,435	\$ 35,027	\$ 5,974	\$ 5,974	\$ 28,938
City of Davis - Fire Station #35	\$ 150,015	\$ -	\$ -	\$ 4,626	\$ -	\$ -	\$ 4,749	\$ -	\$ 4,838	\$ 272	\$ 5,207	\$ 372	\$ 2,235
City of Davis - Fire Station #36	\$ 41,148	\$ -	\$ -	\$ 436	\$ -	\$ -	\$ 461	\$ -	\$ 474	\$ -	\$ 491	\$ -	\$ 2,550
City of Davis - Historic City Hall	\$ 339,650	\$ 10,553	\$ -	\$ 4,297	\$ -	\$ -	\$ 4,589	\$ -	\$ 4,736	\$ -	\$ 4,974	\$ 10,863	\$ 22,631
City of Davis - Hunt Bower Admin	\$ 26,917	\$ -	\$ -	\$ 686	\$ -	\$ 721	\$ 767	\$ -	\$ 835	\$ 34,940	\$ 844	\$ 86,055	\$ 3,833
City of Davis - Minor Pool Guard Building	\$ 224,360	\$ -	\$ -	\$ 2,700	\$ -	\$ 284	\$ 298	\$ -	\$ 313	\$ -	\$ 328	\$ 1,921	\$ 1,492
City of Davis - Minor Pool Mech/Concession	\$ 78,602	\$ -	\$ -	\$ 96	\$ -	\$ 1,145	\$ 1,618	\$ -	\$ 2,324	\$ -	\$ 2,483	\$ -	\$ 26,926
City of Davis - Minor Pool Restrooms/Shower	\$ 2,171,671	\$ 6,709	\$ -	\$ 11,618	\$ -	\$ 17,286	\$ 106	\$ -	\$ 111	\$ -	\$ 116	\$ 17,286	\$ 529
City of Davis - Police Station	\$ 95,865	\$ -	\$ -	\$ 362	\$ -	\$ 12,983	\$ 12,886	\$ 6,097	\$ 14,740	\$ -	\$ 14,079	\$ 14,776	\$ 69,905
City of Davis - Redwood Park Community Building	\$ 699,019	\$ -	\$ -	\$ 4,827	\$ -	\$ 375	\$ 394	\$ -	\$ 454	\$ 19,058	\$ 6,787	\$ 19,058	\$ 8,401
City of Davis - Senior Citizen Center	\$ 172,045	\$ -	\$ -	\$ 6,009	\$ -	\$ 6,309	\$ 6,369	\$ -	\$ 6,825	\$ -	\$ 6,949	\$ 506	\$ 24,189
City of Davis - SP Substation	\$ 26,034	\$ -	\$ -	\$ 210	\$ -	\$ -	\$ 221	\$ -	\$ 232	\$ -	\$ 244	\$ -	\$ 31,623
City of Davis - SP Tower/Switch Building	\$ 187,854	\$ 33,971	\$ -	\$ 469	\$ -	\$ 492	\$ 517	\$ -	\$ 543	\$ -	\$ 574	\$ -	\$ 11,071
City of Davis - Storage Canopy	\$ 26,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Vershly Theatre	\$ 447,612	\$ -	\$ -	\$ 186,118	\$ -	\$ 2,399	\$ 2,452	\$ -	\$ 2,534	\$ 44,628	\$ 2,661	\$ 229,746	\$ 12,135
City of Davis - Veterans' Annex	\$ 33,602	\$ 10,731	\$ -	\$ 261	\$ -	\$ 274	\$ 286	\$ -	\$ 303	\$ -	\$ 316	\$ 10,731	\$ 1,444
City of Davis - Veterans' Center	\$ 2,016,269	\$ 372,697	\$ -	\$ 49,806	\$ -	\$ 53,119	\$ 53,334	\$ -	\$ 57,657	\$ 32,346	\$ 62,077	\$ 404,913	\$ 277,592
City of Davis - Veterans' Theatre	\$ 700,396	\$ 192,693	\$ -	\$ 5,303	\$ -	\$ 5,863	\$ 5,901	\$ -	\$ 6,355	\$ -	\$ 6,355	\$ 196,960	\$ 30,314
City of Davis - West Area Tank Building	\$ 247,690	\$ -	\$ -	\$ 941	\$ -	\$ 988	\$ 1,007	\$ -	\$ 1,089	\$ -	\$ 1,161	\$ -	\$ 72,255
Current	\$ 19,554,925	\$ 818,882	\$ 157,904	\$ 386,333	\$ 167,883	\$ 213,126	\$ 219,730	\$ 128,139	\$ 209,414	\$ 929,418	\$ 205,329	\$ 2,475,889	\$ 860,260
Yearly Total	\$ -	\$ -	\$ 976,786	\$ -	\$ 554,216	\$ -	\$ 432,857	\$ -	\$ 337,553	\$ -	\$ 1,134,747	\$ -	\$ 3,436,159

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Appendix A - Executive Summary
Roll-up Spreadsheet For All Buildings

Table with columns for Current Cost, Year 11 (1.71), Year 12 (1.80), Year 13 (1.89), Year 14 (1.98), Year 15 (2.08), and Year 11-15 (Total). Rows list various buildings such as Administrative Building, Arroyo Women's/Men's/Mech Pool Building, etc., with corresponding financial values.

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Appendix A - Executive Summary
Roll-up Spreadsheet For All Buildings

Building System Class	Year 26		Year 27		Year 28		Year 29		Year 30		Year 26-30	
	Current Cost	3.55	3.73	3.92	4.12	4.32	4.53	4.73	4.93	5.13	Total	Total
City of Davis - Administrative Building	\$ 387,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Arroyo Women's/Men's Pool Building	\$ 319,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Blythe Hall of Fame	\$ 542,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Boy Scout Cabin	\$ 36,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Brawley Bldg	\$ 144,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building A - Admin	\$ 601,724	\$ 176,424	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building B - South	\$ 215,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building BB - Electrician Super	\$ 24,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building C - Vailier Trans	\$ 201,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building D - Engineering	\$ 144,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building E - Recycling	\$ 102,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building F - Wash Bldg	\$ 291,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building G - Water Collections	\$ 131,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building H - Water Recharge	\$ 217,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building K - Collections/lockers/Meeting	\$ 134,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building L - Collections Office	\$ 237,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building M - Storage Services	\$ 53,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building N - Water Meter Shop	\$ 112,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building O - Paint Booth	\$ 63,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Building P	\$ 224,795	\$ 18,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Chestnut Park Roundhouse	\$ 1,288,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - City Hall	\$ 608,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Chambers	\$ 342,888	\$ 23,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Development Modular	\$ 91,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Park Pool Building 1	\$ 427,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Downtown Parking Structure	\$ 38,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Evidence Storage North	\$ 11,317	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Evidence Storage South	\$ 12,152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Equestrian Science Center	\$ 1,215,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Facilities Building	\$ 483,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Fire Station #32	\$ 417,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Fire Station #33	\$ 669,278	\$ 34,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Fire Station #34	\$ 377,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Fire Station #35	\$ 150,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Fire Station #36	\$ 41,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Historic Weber Museum	\$ 339,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Hunt Boyer Admin	\$ 101,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Manor Pool Guard Building	\$ 263,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Manor Pool Mech/Concession	\$ 224,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Manor Pool Restrooms/Shower	\$ 78,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Police Station	\$ 2,171,871	\$ 17,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Redwood Park Community Building	\$ 95,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Senior Citizen Center	\$ 699,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - SP Substation	\$ 172,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - SP Tower/Switch Building	\$ 26,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - SP Train Station	\$ 187,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Storage Canopy	\$ 26,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Varsity Theatre	\$ 447,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Veterans' Annex	\$ 33,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Veterans' Center	\$ 2,016,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Veterans' Theatre	\$ 700,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - West Area Tank Building	\$ 247,690	\$ 138,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current	\$ 19,554,925	\$ 411,281	\$ 1,477,332	\$ 1,299,508	\$ 246,085	\$ 547,194	\$ 267,795	\$ 556,039	\$ 475,337	\$ 637,454	\$ 2,638,791	\$ 3,615,601
Yearly Total	\$ -	\$ 893,568	\$ 2,770,840	\$ 793,280	\$ 851,794	\$ 1,112,791	\$ -	\$ -	\$ -	\$ -	\$ 6,152,293	\$ -

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ANTICIPATED CAPITAL RENEWAL

The sum of the capital improvement costs for an assessed facility from Year 1 (Year 01C) thru Year 5 (Year 05C). Escalation is not factored into the anticipated capital improvement costs.

ANTICIPATED COST OF TOTAL MAINTENANCE OVER THE LIFE OF THE BUILDING

The total cost represented as the sum of the capital improvement and maintenance costs for an assessed facility for the life of the assessment represented in a given period. Escalation is factored into the anticipated capital improvement and maintenance costs. For example, Year 2 (Year 02C + Year 02M) through Year 5 (Year 05C + Year 05M). The life of the assessment period for a building is thirty year; Year 1 (Year 01C + Year 01M) through Year 30 (Year 30C + Year 30M).

CURRENT COST

The total cost for an assessed facility represented as the sum of the capital improvement and maintenance costs for the life of the assessment period. Escalation is not factored into the anticipated capital improvement and maintenance costs. The life of the assessment period for a building is thirty year; Year 1 (Year 01C + Year 01M) through Year 30 (Year 30C + Year 30M).

CURRENT FACILITY CONDITION

The relative state of the physical condition of the assessed facility.

DEFICIENCIES

A facility system components that requires repair, replacement or maintenance.

FACILITY CONDITION INDEX

Industry standard assets management tool which measures the “constructed asset’s condition at a specific point in time”. It is a functional indicator resulting from an analysis of operation indicators (such as building repair needs) to obtain an overview of a building’s condition as a numerical value. FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a facility compared to the current replacement value of the facility components. It is the ratio of the estimated cost to repair the identified deficiencies and the estimated replacement value of the facility. The FCI describes the relative state of the physical condition of a facility versus a new facility with identical program and compliance with all current code requirements. Land value is not considered when evaluating FCI.

FACILITY CONDITION INDEX GRADE

A facility condition rating derived from the facility condition index represented as follows:

- **A GRADE - GOOD** (FCI 0 to 0.05) – Facility will look clean and functional. Limited and manageable component and equipment failure main occur.
- **B GRADE - FAIR** (FCI 0.05 to 0.10) – Facilities are beginning to show signs of wear. More frequent component and equipment failure will occur.
- **C GRADE - POOR** (FCI 0.11 to 0.30) – Facilities will look worn with apparent and increasing deterioration. Frequent component an equipment failure may occur. Occasional building shut down will occur.
- **D GRADE - CRITICAL** (FCI over 0.31) – Facility will look worn with obvious deterioration. Equipment failure occurring frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issue figure prominently.

NON-CONSTRUCTION COST

The City administrative soft costs including project management, permitting, etc. A 30% cost increase factor was applied throughout the report to capture non-construction cost.

PRIORITIZATION CATEGORY

The level of priority assigned to a facility or park to help those managing the facility or park with the ability to plan repairs and the related expenditures over time to begin the dialog of importance for each repair represented as follows:

- **IMMEDIATE** - Facility prioritization description that defines the condition of the facility in the category as requiring improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies in this category should be addressed in Year 1.
- **CRITICAL** - Facility prioritization description that defines the condition of the facility in the category as requiring replacement in order to prevent intermittent operation and rapid deterioration, and alleviate items that are not currently hazardous but could become hazardous if not remedied. Deficiencies in this category should be addressed in Year 2.
- **IMPENDING** - Facility prioritization description that defines the condition of the facility in the category as requiring expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Year 3.
- **NECESSARY** - Facility prioritization description that defines the condition of the facility in the category as being in need of improvement, but are not yet critical. These items include sensible improvements to existing conditions that are not required for basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies in this category should be addressed in Year 4.

- **PLANNED MAINTENANCE** - Facility prioritization description that defines the condition of the facility in the category as requiring cyclical maintenance and physical improvements. Building deficiencies in this category should be addressed between Year 5 and Year 30. Park deficiencies in this category should be addressed between Year 5 and Year 20.

REPLACEMENT COST

The current replacement cost of the facility. The replacement cost is based on Kitchell's experience constructing similar facilities and include the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, City/Client administration, etc.

UNIFORMAT CODE

A standard for classifying building specification, cost estimating, and cost analysis which organizes information by functional elements (systems and assemblies). The following are examples of assessed site items categorized into the following codes:

- B2010, Exterior Walls (insulation and liners, metal siding).
- D3020, Heat Generation Systems (water heaters).
- D3040, Distribution Systems (exhaust fans).
- D5010, Electrical Service and Distribution (circuit breakers).

YEAR (X) C

The capital improvement cost for deficiencies in a given year. For example, Year 01C refers to the capital improvement cost required in Year 1.

YEAR (X) M

The maintenance cost for deficiencies in a given year. For example, Year 01M refers to the maintenance improvement cost required in Year 1.

Facility Assessment Report

City of Davis - Parks

*Prepared by Kitchell
For*

City of Davis, California



DRAFT REPORT

**November 23, 2015
Job No.5011A3**



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PART I**EXECUTIVE SUMMARY**

In June 2015, the City of Davis selected Kitchell CEM to perform Facility Condition Assessments (FCA's) for 35 parks located within the City of Davis. The purpose of this assessment was to determine the condition of the parks and major systems in order to ensure the costs of sustainable maintenance and replacement of the existing City infrastructure is comprehensive, planned, and integrated in to the City's annual budgeting process to enable sound fiscal decisions to promote sustainable funding.

In assessing their condition, our team of professional engineers and architects identified those items in need of repair and/or retrofit in order to preserve the existing facilities, enhance safety and longevity of the systems for at least the next 20 years. The methodology used in this assessment included: a visual non-destructive inspection of the facilities using industry best-practices checklists and; interview of maintenance personnel; and analysis based on the available documentation. The items identified were then assigned a budget level construction/correction cost. This is then compared to the probable construction cost of similar facilities if constructed today on the same site. This yielded a condition "rating" of each park, and buildings assessed within the parks, for remodel/renovation decision making purposes.

Elements that were assessed/inspected for specific buildings within the park boundaries include: roofing; exteriors (including fenestrations); interiors (walls, doors, flooring, finishes, painting); mechanical (HVAC); electrical (supply and limited areas of distribution and stand-alone site lighting); plumbing (visible supply and waste systems); fire / life safety protections systems; specialty systems (kitchen, laundry, and other specific-use capital equipment); and any conditions immediately dangerous to life or health. The following elements were excluded from this assessment: buildings not directly administered by the City of Davis Parks Department and/or specifically excluded from this assessment scope; compliance with ADA; compliance with County or State codes such as building, mechanical, electrical, etc.; structural, seismic, or other engineering reports; obvious structural anomalies such as cracks in foundations, concrete or masonry walls and columns, wood rot, sagging structural members, extensive water damage, etc.; and environmental services including testing for mold, asbestos, lead, etc.

Elements that were assessed/inspected for the parks include: paving systems (roadways, parking lots, pedestrian walkways) were assessed but associated maintenance costs were not included in the scope of work; playing fields and courts directly administered by the City of Davis Parks Department; playground areas; miscellaneous site furnishings (benches, tables, etc.); park structures (e.g. trellises, picnic shelters); specific above-ground utility equipment (e.g. drinking fountains, athletic field lighting); and general landscaping. The following elements were excluded from the parks assessments: facilities not directly administered by the City of Davis Parks Department and/or specifically excluded from this assessment scope (including various buildings, playing fields, courts, etc.); land value estimation; compliance with ADA (with the exception of obvious visual deficiencies); structural, seismic, or other engineering reports; underground site utilities (e.g. water, irrigation, gas, sewer); above-grade utility equipment (e.g. backflow preventers, lighting, etc.) obvious structural anomalies such as cracks in foundations, concrete or

masonry walls and columns, wood rot, sagging structural members, extensive water damage, etc.; and environmental services including testing for mold, asbestos, lead, etc.

The assessment also prioritized the recommendations into five categories. These categories are intended to help those managing the facilities with the ability to plan repairs and the related expenditures over time and to begin the dialog of importance for each repair. The five categories are as follows:

- **Immediate** - Facility prioritization description that defines the condition of the facility in the category as requiring improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies in this category should be addressed in Year 1.
- **Critical** - Facility prioritization description that defines the condition of the facility in the category as requiring replacement in order to prevent intermittent operation and rapid deterioration, and alleviate items that are not currently hazardous but could become hazardous if not remedied. Deficiencies in this category should be addressed in Year 2.
- **Impending** - Facility prioritization description that defines the condition of the facility in the category as requiring expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Year 3.
- **Necessary** - Facility prioritization description that defines the condition of the facility in the category as being in need of improvement, but are not yet critical. These items include sensible improvements to existing conditions that are not required for basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies in this category should be addressed in Year 4.
- **Planned maintenance** - Facility prioritization description that defines the condition of the facility in the category as requiring cyclical maintenance and physical improvements. Park deficiencies in this category should be addressed between Year 5 and Year 20. Park Structure deficiencies in this category should be addressed between Year 5 and Year 20.

The following facility condition assessment report demonstrates Kitchell's method of facility analysis. Our findings and recommendations follow. A detailed preventative maintenance schedule will be provided to determine the task hour and skill levels recommended to remediate deficiencies. The anticipated maintenance skill level will range from Staff Technicians performing routine maintenance to Licensed Contractors performing major system replacements.

Park Structures - Facility Condition Index, Anticipated Capital Renewal, and Anticipated Cost of Total Maintenance Over the Life of the Building

The Facility Condition Index (FCI) is an industry standard asset management tool which measures the "constructed asset's condition at a specific point in time" (US Federal Real Property Council, 2008). It is a functional indicator resulting from an analysis of operational indicators (such as building repair needs) to obtain an overview of a building's condition as a numerical value.

The FCI as a facility replacement tool was first published in 1991 by the National Association of College and University Business (NACUBO) and quickly became the standard for post-secondary institutions across North America. Recently, condition index measures have been adopted by the US Federal Real Property Council, American Public Works Association, and other public agencies across North America.

FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a facility compared to the current replacement value of the facility components. It is the ratio of the estimated cost to repair, the identified deficiencies and the estimated replacement value of the facility. The FCI describes the relative state of the physical condition of a facility versus a new facility with identical program and compliance with all current code requirements. Land value is not considered when evaluating FCI.

$$FCI = \frac{\textit{Anticipated Capital Renewal}}{\textit{Replacement Cost}}$$

Where the anticipated capital renewal is the sum of the capital improvement costs for an assessed facility from Year 1 to Year 5. Escalation is not factored into the anticipated capital improvement costs. The Anticipated Capital Renewal is calculated as follows from the data referenced in Appendix B:

$$\textit{Anticipated Capital Renewal} = \sum (\textit{Year 01C to Year 05C})$$

And the replacement cost is the current replacement cost of the facility. The replacement cost is based on Kitchell's experience constructing similar facilities and includes the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, City/Client administration, etc.

It is important to note that the FCI only compares the cost to repair, renew or upgrade an assessed facility against replacing with a new similar facility. It is possible that an older well maintained structure or building requiring few upgrades could receive a similar FCI rating as a newer building that required minor upgraded. For example, the City Hall Building (1927), the Senior Center (1983), and the Police Station (2001) were built in different years but all share the an FCI rating of 0.01 which is equivalent to an A Grade Good.

Table 1 provides current industry standard subjective benchmarks indicating condition ratings for facilities with various FCI ranges. A letter grade, "A", "B", "C" or "D", has been added as a benchmark associating the facility's condition with its respective FCI range.

Table 1. Facility Condition Index Grade and Impact to Component Failure Risk, Residents and Staff

Common Implications of FCI to Asset Portfolios				
FCI Grade	Impact to Facilities and Components	Examples of Component Issues	User Complaints and Morale	Maintenance Personnel Impact
A Grade Good (FCI 0 to 0.05)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.
B Grade Fair (FCI 0.05 to 0.10)	Facilities are beginning to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems, i.e. boiler, window replacements, interior renovations.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time may at times be diverted from regular scheduled maintenance.
C Grade Poor (FCI 0.11 to 0.30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage)	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
D Grade Critical (FCI over 0.31)	Facilities will look worn with obvious deterioration. Equipment failure occurring frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issue figure prominently.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation of upper floor due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not able to provide regular scheduled maintenance due to high levels of “reactive” calls.

Table 2 is a summary of the anticipated capital renewal, replacement cost and current facility condition for the assessed structures located on the parks. The replacement cost is based on Kitchell’s experience constructing and maintaining similar facilities, and include the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, City/Client administration, etc. Of the 35 parks with structures assessed, twenty (20) received a rating of “Good”, three (3) received a rating of “Fair”, twelve (12) received a rating of “Poor”, and none (0) received a grade of “Serious”. The capital renewal costs and PCI ratings are listed for the park assessed systems only, and do not include other assessed buildings (which are listed separately).

Table 2. Anticipated Capital Renewal, Replacement Cost, and Current FCI Grade by Facility – Structure Structures

City of Davis							
Anticipated Capital Renewal, Replacement Cost, Current FCI Grade by Facility							
Department - Facility	Anticipated Capital Renewal	Sq. Ft.	Replacement Cost/ Sq. Ft.	Replacement Cost	FCI	Facility Grade	Condition Rating
Central Park	\$ 6,792.50	715	\$ 710.00	\$ 507,650	0.01	A	Good
Community Park	\$ 128,368.50	1,664	\$ 710.00	\$ 1,181,440	0.11	B	Fair
Covell Park	\$ 30,802.20	312	\$ 710.00	\$ 221,520	0.14	C	Poor
John Barovetto Park	\$ 89.70	148	\$ 710.00	\$ 105,080	0.00	A	Good
La Playa Park	\$ 13,780.00	514	\$ 710.00	\$ 364,940	0.04	A	Good
Little League Park	\$ 80,802.80	1,850	\$ 710.00	\$ 1,313,500	0.06	B	Fair
Mace Ranch Park	\$ 103,022.10	2,378	\$ 710.00	\$ 1,688,380	0.06	B	Fair
Northstar Park	\$ 42,560.38	965	\$ 710.00	\$ 685,150	0.06	B	Fair
Pioneer Park	\$ 38,780.63	311	\$ 710.00	\$ 220,810	0.18	C	Poor
Playfields Park	\$ 47,305.31	2,025	\$ 710.00	\$ 1,437,750	0.03	A	Good
Putah Creek Park	\$ 18,070.00	600	\$ 710.00	\$ 426,000	0.04	A	Good
Redwood Park	\$ 15,666.95	306	\$ 710.00	\$ 217,260	0.07	B	Fair
Slide Hill Park	\$ 49,855.00	750	\$ 710.00	\$ 532,500	0.09	B	Fair
West Manor Park	\$ 32,217.90	317	\$ 710.00	\$ 225,070	0.14	C	Poor
Westwood Park	\$ 57,368.35	960	\$ 710.00	\$ 681,600	0.08	B	Fair
Totals	\$ 665,482	13,815	\$ 710.00	\$ 9,808,650	0.07	B	Fair

Notes:
 (1) Capital Renew al and Replacement Costs include developed areas of the park structures only.
 (2) Costs per park do not include assessed buildings, w hich are listed separately.
 (3) Anticipated Capital Renew al accounts for Capital Renew al and Replacement Costs across years 1-5.

The goal of the assessment was to document the condition of the park structures, identify current deficiencies and future needs, and prioritize corrective capital expenditures. The assessment identified the deficiencies in five categories as follows, for the assessed park systems:

1. **Immediate (Priority 1): \$114,897**
2. **Critical (Priority 2): \$444,988**
3. **Impending (Priority 3): \$16,911**
4. **Necessary (Priority 4): \$80,635**
5. **Planned Maintenance (Priority 5): \$870,676**

The priority costs above are the respective sum of the capital improvement costs for an assessed facility from Year 1 to Year 20. Escalation is factored into the anticipated capital improvement costs. The priority costs are calculated as follows from the data referenced in Appendix B:

$$\text{Priority Cost (Priority X)} = \sum (\text{Year 01C to Year 20C})$$

The increased cost of construction during future priority periods is anticipated using escalation factors. The escalation factors are based on Kitchell's experience constructing similar facilities and using real world project numbers derived from data acquired from completed projects and market trends. These factors appear in the individual priority columns in Appendix B and in the tables within each individual facility section within this report. It is expected that costs will substantially increase if similar work is not carried out simultaneously or projects are broken apart. Partial renovations will increase the unit costs. Administrative soft costs for the City are captured through the application of a 30% cost increase factor. This factor appears in the "Non Construction Cost" columns within the individual facility deficiency tables within this report.

Table 3 is a summary of the anticipated cost of the total maintenance over the life of the Park Structures. The data in the summary table includes capital repair and replacement as well as maintenance with escalation included. Refer to Appendix B for a detailed annual improvement plan.

Table 3. Anticipated Cost of the Total Maintenance Over the Life of the Park Structures

City of Davis					
Anticipated Cost of the Total Maintenance Over the Life of te Park Structures					
Building System Class	Year 1	Years 2-5	Years 6-10	Years 11-15	Years 16-20
City of Davis - Aggie Village Park Strip	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Arroyo Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Cedar Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Central Park	\$ 300	\$ 8,848	\$ 2,304	\$ 14,376	\$ 20,782
City of Davis - Chestnut Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Civic Center Ballfield	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - College Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Park	\$ 9,419	\$ 139,053	\$ 8,009	\$ 54,310	\$ 26,858
City of Davis - Covell Park	\$ 4,416	\$ 29,741	\$ 529	\$ 871	\$ 862
City of Davis - Hacienda Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - John Barovetto Park	\$ 4,232	\$ 19,256	\$ 29,842	\$ 38,221	\$ 48,609
City of Davis - La Playa Park	\$ 4,307	\$ 12,784	\$ 529	\$ 18,871	\$ 862
City of Davis - Little League Park	\$ 4,580	\$ 92,916	\$ 2,455	\$ 7,997	\$ 26,346
City of Davis - Mace Ranch Park	\$ 75	\$ 114,272	\$ 529	\$ 19,469	\$ 862
City of Davis - N Street Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Park	\$ 37,514	\$ 10,393	\$ 49,980	\$ 19,109	\$ 96,179
City of Davis - Oak Grove Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Oxford Circle Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Pioneer Park	\$ 15,964	\$ 28,253	\$ 2,647	\$ 25,674	\$ 4,312
City of Davis - Playfields Park	\$ 6,676	\$ 56,613	\$ 24,240	\$ 363,850	\$ 94,274
City of Davis - Putah Creek Park	\$ 4,307	\$ 15,819	\$ 529	\$ 871	\$ 862
City of Davis - Redwood Park	\$ 4,307	\$ 13,420	\$ 19,969	\$ 10,381	\$ 862
City of Davis - Robert Arneson Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Sandy Motley Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Slide Hill Park	\$ 75	\$ 60,939	\$ 529	\$ 902	\$ 862
City of Davis - Sycamore Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Toad Hollow Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Village Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Walnut Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - West Manor Park	\$ 4,307	\$ 34,166	\$ 529	\$ 871	\$ 862
City of Davis - Westwood Park	\$ 24,297	\$ 42,033	\$ 5,006	\$ 14,988	\$ 14,411
City of Davis - Whaleback Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Willowcreek Park	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Woodbridge Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -
Current	\$ 124,773	\$ 678,506	\$ 147,627	\$ 590,762	\$ 337,807
Yearly Total	\$ 124,773	\$ 803,278	\$ 950,906	\$ 1,541,668	\$ 1,879,475

The anticipated cost of total maintenance over the life of the park structures is the sum of the capital improvement and maintenance costs for an assessed facility for the life of the assessment represented in a given period. Escalation is factored into the anticipated capital improvement and maintenance costs. For example, the given period from year 2 to year 5 is referenced as Year 2 - 5. The life of the assessment period for a park structures is 20 year. The anticipated cost of total maintenance over the life of the park structures is calculated as follows from the data referenced in Appendix B:

$$\text{Anticipated Cost of Total Maintenance of the Life of the Park Structure (Year X - Y)} \\
 = \sum (Year\ XC + Year\ XM) \text{ to } (Year\ YC + Year\ YM)$$

Appendix B presents the anticipated capital improvement expenditures by facility and priority period. All detailed information related to these costs for each facility can be found within the remaining sections of this report.

Parks - Park Condition Index, Anticipated Capital Renewal, and Anticipated Cost of Total Maintenance Over the Life of the Building

For the park assessments, the standard FCI ratings developed by the National Parks Service, US Department of the Interior, were used for developing park condition ratings, in lieu of using the FCI ratings developed by NACUBO as described. These categories were selected to better represent the physical condition rating of the parks, as they are tailored more to park amenities than building equipment and components. The Park Condition Index (PCI) is obtained using the same procedure as previously described to obtain a building's FCI (aggregation of the total cost of component repair/renewal compared to the current replacement value of those components). It too is a measure of the ratio of the estimated cost to repair identified deficiencies / deferred maintenance, and the estimated replacement value, of park components. However, the PCI is limited to components located within specific developed areas assessed as a part of each park's scope. The PCI for each park generally excludes the following: Developed areas not included with the park assessment scope (such as parking lots and bike paths), buildings with functioning utility services, underground utility systems (with some noted exceptions for at-grade components), and assessor's land values.

Typically the FCI is prepared for an entire facility including all systems and subsystems. Based upon the scope for the park assessments, a typical FCI could not be calculated for an entire park site, as it would exclude items not included in the assessment scope (including but not limited to major structures, underground utilities, and assessor's land values) that would normally be included in a calculated full current replacement value. Instead, an abbreviated PCI was calculated for each park site, which included deferred maintenance and current replacement values for only the site systems assessed.

Table 4 lists example benchmarks indicating condition ratings for facilities with various PCI ranges and descriptions of impacts to park systems.

Table 4. Park Condition Index Grade and Typical Impact to Component Failure Risk, Park Visitors / Users and Staff

Common Implications of PCI to Asset Portfolios				
PCI Grade	Typical Impacts to Parks and System Components	Examples of Component Issues	Visitor / User Complaints	Maintenance Personnel Impact
Good (PCI up to 0.100)	Park systems will look clean and functional. Limited and manageable component failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as parking lot restriping or sealing, structure repainting, minor surface repairs to hardscape.	Visitor / user complaints will be low and manageable.	Facilities personnel time will be devoted to regular scheduled maintenance.
Fair (PCI 0.101 to 0.150)	Park systems are beginning to show signs of wear. More frequent component failure will occur.	Repairs and replacement of specific systems, i.e. limited playground equipment, playing field and court equipment. Extended repairs to paving systems (i.e. resurfacing, repainting).	Visitor / user complaints will occur with higher level of frequency.	Facilities personnel time may at times be diverted from regular scheduled maintenance.
Poor (PCI 0.151 to 0.500)	Park systems will look worn with apparent and increasing deterioration. Frequent component failure may occur. Occasional limited park closure may occur for affected areas. Potential safety issues for worn equipment.	Replacement of specific major systems required, such as playground areas, ballfields, pavement systems, etc. Shut down may affect users (i.e. park field and court usage, parking areas). Extended renovation and / or component replacement required for park buildings / structures.	Visitor / user complaints will be high with increased level of frequency. Concern about negative morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
Critical (PCI 0.501 and higher)	Park systems will appear worn with obvious deterioration. Park area closure will occur for affected areas. Management risk is high. Safety issues will figure more prominently.	Replacement of multiple systems required. Structural issues requiring full building / structure replacement. System replacement will affect park use and playing field/court scheduling.	Visitor / user complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect visitor / user attitudes and morale.	Facilities personnel will not be able to provide regular scheduled maintenance due to high levels of “reactive” calls.



Table 5 is a summary of the anticipated capital renewal, replacement cost and current facility condition for the assessed parks. The replacement cost is based on Kitchell’s experience constructing and maintaining similar facilities, and include the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, City/Client administration, etc. Of the 35 parks assessed, twenty-three (23) received a rating of “Good”, three (3) received a rating of “Fair”, nine (9) received a rating of “Poor”, and none (0) received a grade of “Critical”. The capital renewal costs and PCI ratings are listed for the park assessed systems only, and do not include other assessed buildings (which are listed separately).

Table 5. Anticipated Capital Renewal, Replacement Cost, Current PCI Grade by Facility - Parks

City of Davis						
Anticipated Capital Renewal, Replacement Cost, Current PCI Grade by Facility						
Department - Facility	Anticipated Capital Renewal	Sq. Ft.	Replacement Cost/ Sq. Ft.	Replacement Cost	PCI	Condition Rating
Aggie Village Strip	\$ -	3,900	\$ 1.97	\$ 7,696	0.00	Good
Arroyo Park	\$ 123,673	789,734	\$ 3.58	\$ 2,829,978	0.04	Good
Cedar Park	\$ 85,563	22,374	\$ 8.66	\$ 193,811	0.44	Poor
Central Park	\$ 156,519	194,466	\$ 14.97	\$ 2,910,374	0.05	Good
Chestnut Park	\$ 140,874	234,330	\$ 8.52	\$ 1,996,443	0.07	Good
Civic Center Ballfield	\$ 8,600	290,930	\$ 16.81	\$ 4,891,515	0.00	Good
College Park	\$ 137	41,614	\$ 1.97	\$ 82,122	0.00	Good
Community Park	\$ 1,635,560	1,048,242	\$ 11.41	\$ 11,960,730	0.14	Fair
Covell Park	\$ 110,984	212,925	\$ 5.74	\$ 1,221,332	0.09	Good
Hacienda Park	\$ 57,478	41,166	\$ 11.97	\$ 492,755	0.12	Fair
John Barovetto Park	\$ 20,523	269,800	\$ 10.07	\$ 2,716,656	0.01	Good
La Playa Park	\$ 51,618	189,853	\$ 11.34	\$ 2,153,578	0.02	Good
Little League Park	\$ 3,377	174,455	\$ 47.76	\$ 8,332,283	0.00	Good
Mace Ranch Park	\$ 33,027	1,006,140	\$ 9.25	\$ 9,307,026	0.00	Good
N Street Mini-Park	\$ 31,551	10,507	\$ 6.67	\$ 70,115	0.45	Poor
Northstar Mini Park	\$ 21,689	18,447	\$ 4.25	\$ 78,432	0.28	Poor
Northstar Park	\$ 96,706	727,381	\$ 3.40	\$ 2,471,238	0.04	Good
Oak Grove Park	\$ 142,454	105,397	\$ 11.40	\$ 1,201,250	0.12	Fair
Oxford Circle Park	\$ 117,056	134,891	\$ 4.00	\$ 538,976	0.22	Poor
Pioneer Park	\$ 481,241	245,729	\$ 8.85	\$ 2,174,185	0.22	Poor
Playfields Park	\$ 193,365	713,712	\$ 24.58	\$ 17,540,996	0.01	Good
Putah Creek Park	\$ 97,102	79,213	\$ 19.54	\$ 1,548,080	0.06	Good
Redwood Park	\$ 91,517	148,862	\$ 7.67	\$ 1,141,846	0.08	Good
Robert Arneson Park	\$ 975	229,920	\$ 2.19	\$ 504,414	0.00	Good
Sandy Motley Park	\$ 98,419	247,310	\$ 7.18	\$ 1,776,739	0.06	Good
Slide Hill Park	\$ 323,983	422,685	\$ 13.41	\$ 5,669,882	0.06	Good
Sycamore Park	\$ 245,413	254,195	\$ 3.36	\$ 852,897	0.29	Poor
Toad Hollow Dog Park	\$ 423	238,405	\$ 11.90	\$ 2,837,036	0.00	Good
Village Park	\$ 111,433	32,060	\$ 13.10	\$ 420,111	0.27	Poor
Walnut	\$ 226,267	735,865	\$ 8.63	\$ 6,354,097	0.04	Good
West Manor Park	\$ 196,612	90,707	\$ 24.20	\$ 2,195,056	0.09	Good
Westwood Park	\$ 237,727	241,481	\$ 9.94	\$ 2,399,456	0.10	Good
Whaleback Park	\$ 89,751	55,767	\$ 5.17	\$ 288,386	0.31	Poor
Willow Creek Park	\$ 78,992	197,543	\$ 10.20	\$ 2,014,978	0.04	Good
Woodbridge Mini Park	\$ 26,601	32,734	\$ 4.11	\$ 134,537	0.20	Poor
Totals	\$ 5,337,206	\$ 9,482,740	\$ 10.68	\$ 101,309,006	0.05	Good

Notes:
 (1) Capital Renewal and Replacement Costs include developed areas of the parks only.
 (2) Costs per park do not include assessed buildings, which are listed separately.
 (3) Anticipated Capital Renewal accounts for Capital Renewal and Replacement Costs across years 1-5.



The goal of the assessment was to document the condition of the parks, identify current deficiencies and future needs, and prioritize corrective capital expenditures. The assessment identified the deficiencies in five categories as follows, for the assessed park systems:

1. **Immediate (Priority 1): \$3,700,662**
2. **Critical (Priority 2): \$1,239,026**
3. **Impending (Priority 3): \$748,583**
4. **Necessary (Priority 4): \$51,390**
5. **Planned Maintenance (Priority 5): \$212,404,289**

The priority costs above are the respective sum of the capital improvement costs for an assessed facility from Year 1 to Year 20. Escalation is factored into the anticipated capital improvement costs. The priority costs are calculated as follows from the data referenced in Appendix A:

$$\text{Priority Cost (Priority X)} = \sum (\text{Year 01C to Year 20C})$$

The increased cost of construction during future priority periods is anticipated using escalation factors. The escalation factor is based on Kitchell's experience constructing similar facilities and using real world project numbers derived from data acquired from completed projects and market trends. These factors appear in the individual priority columns in Appendix A and in the tables within each individual facility section within this report. It is expected that costs will substantially increase if similar work is not carried out simultaneously or projects are broken apart. Partial renovations will increase the unit costs. Administrative soft costs for the City are captured through the application of a 30% cost increase factor. This factor appears in the "Non Construction Cost" columns within the individual facility deficiency tables within this report.

Table 6 is a summary of the anticipated cost of the total maintenance over the life of the Parks. The data in the summary table includes capital repair and replacement as well as maintenance with escalation included. Refer to Appendix A for a detailed annual improvement plan.



Table 6. Anticipated Cost of the Total Maintenance Over the Life of the Parks

City of Davis					
Anticipated Cost of the Total Maintenance Over the Life of the Parks					
Building System Class	Year 1	Years 2-5	Years 6-10	Years 11-15	Years 16-20
City of Davis - Aggie Village Park Strip	\$ -	\$ 783	\$ 999	\$ 1,276	\$ 20,420
City of Davis - Arroyo Park	\$ 25,045	\$ 405,990	\$ 456,029	\$ 594,915	\$ 5,109,471
City of Davis - Cedar Park	\$ 89,728	\$ 32,085	\$ 70,805	\$ 92,949	\$ 346,656
City of Davis - Central Park	\$ 206,497	\$ 462,631	\$ 705,715	\$ 2,687,080	\$ 3,926,847
City of Davis - Chestnut Park	\$ 99,141	\$ 288,602	\$ 450,004	\$ 448,577	\$ 4,954,049
City of Davis - Civic Center Ballfield	\$ 102,375	\$ 523,528	\$ 793,034	\$ 1,016,513	\$ 6,805,551
City of Davis - College Park	\$ -	\$ 8,513	\$ 10,653	\$ 13,597	\$ 217,891
City of Davis - Community Park	\$ 2,002,813	\$ 2,172,917	\$ 3,376,538	\$ 4,591,941	\$ 26,824,019
City of Davis - Covell Park	\$ 7,838	\$ 267,691	\$ 395,898	\$ 272,366	\$ 2,953,756
City of Davis - Hacienda Park	\$ 58,714	\$ 64,631	\$ 133,576	\$ 146,706	\$ 1,280,382
City of Davis - John Barovetto Park	\$ 75,319	\$ 481,509	\$ 901,290	\$ 942,771	\$ 7,052,369
City of Davis - La Playa Park	\$ 108,679	\$ 436,819	\$ 746,607	\$ 985,001	\$ 6,014,995
City of Davis - Little League Park	\$ 409,500	\$ 1,872,457	\$ 2,916,952	\$ 3,744,264	\$ 24,636,832
City of Davis - Mace Ranch Park	\$ 226,275	\$ 1,332,136	\$ 2,195,196	\$ 2,630,221	\$ 21,266,006
City of Davis - N Street Mini Park	\$ 32,644	\$ 13,222	\$ 37,440	\$ 49,032	\$ 130,567
City of Davis - Northstar Mini Park	\$ 11,082	\$ 34,217	\$ 33,937	\$ 48,565	\$ 157,451
City of Davis - Northstar Park	\$ 13,258	\$ 515,888	\$ 1,234,699	\$ 862,425	\$ 6,692,127
City of Davis - Oak Grove Park	\$ 72,480	\$ 222,185	\$ 255,307	\$ 414,646	\$ 1,906,760
City of Davis - Oxford Circle Park	\$ 47,495	\$ 182,330	\$ 380,099	\$ 342,210	\$ 1,256,162
City of Davis - Pioneer Park	\$ 163,950	\$ 636,829	\$ 1,082,126	\$ 633,190	\$ 4,695,796
City of Davis - Playfields Park	\$ 515,140	\$ 2,520,508	\$ 4,300,671	\$ 4,870,737	\$ 43,648,716
City of Davis - Putah Creek Park	\$ 169,238	\$ 353,985	\$ 603,762	\$ 749,278	\$ 4,622,848
City of Davis - Redwood Park	\$ 17,049	\$ 223,595	\$ 295,002	\$ 270,573	\$ 2,628,411
City of Davis - Robert Arneson Park	\$ -	\$ 46,260	\$ 57,528	\$ 73,422	\$ 1,176,579
City of Davis - Sandy Motley Park	\$ 103,094	\$ 155,494	\$ 280,431	\$ 335,409	\$ 2,760,631
City of Davis - Slide Hill Park	\$ 184,440	\$ 1,360,487	\$ 1,736,630	\$ 2,177,726	\$ 15,066,277
City of Davis - Sycamore Park	\$ 252,121	\$ 128,155	\$ 268,973	\$ 352,771	\$ 1,872,164
City of Davis - Toad Hollow Park	\$ -	\$ 85,285	\$ 141,901	\$ 169,547	\$ 777,505
City of Davis - Village Park	\$ 115,486	\$ 61,696	\$ 155,986	\$ 157,784	\$ 915,650
City of Davis - Walnut Park	\$ 119,726	\$ 834,838	\$ 1,091,063	\$ 1,171,572	\$ 12,166,191
City of Davis - West Manor Park	\$ 158,381	\$ 527,611	\$ 678,002	\$ 880,738	\$ 5,712,793
City of Davis - Westwood Park	\$ 279,978	\$ 513,397	\$ 964,896	\$ 1,063,048	\$ 6,907,791
City of Davis - Whaleback Park	\$ 6,432	\$ 145,706	\$ 200,634	\$ 171,068	\$ 681,543
City of Davis - Willowcreek Park	\$ 150,544	\$ 390,945	\$ 642,158	\$ 807,766	\$ 5,623,281
City of Davis - Woodbridge Mini Park	\$ 3,387	\$ 50,304	\$ 67,117	\$ 132,487	\$ 239,001
Current	\$ 5,827,850	\$ 17,356,230	\$ 27,661,659	\$ 33,902,168	\$ 231,047,486
Yearly Total	\$ 5,827,850	\$ 23,184,080	\$ 50,845,739	\$ 84,747,907	\$ 315,795,392

The anticipated cost of total maintenance over the life of the building is the sum of the capital improvement and maintenance costs for an assessed facility for the life of the assessment represented in a given period. Escalation is factored into the anticipated capital improvement and maintenance costs. For example, the given period from year 2 to year 5 is referenced as Year 2 - 5. The life of the assessment period for a park structures and parks is 20 year. The anticipated cost of total maintenance over the life of the building is calculated as follows from the data referenced in Appendix A:

$$\begin{aligned}
 & \text{Anticipated Cost of Total Maintenance of the Life of the Park (Year X - Y)} \\
 & = \sum (Year XC + Year XM) \text{ to } (Year YC + Year YM)
 \end{aligned}$$

Appendix A presents the anticipated capital improvement expenditures by facility and priority period. All detailed information related to these costs for each facility can be found within the remaining sections of this report.

Conclusion

The City of Davis Facility Condition Assessment has identified that most of the park systems assessed (not including structures) are in “Good” condition with a current Park Condition Index (PCI) of 0.05. The assessed park structures are in fair condition with a current facility grade of “B”. Included are two Appendices which summarize the park assessment data: Appendix A summarizes all deficiency elements for all parks but with focus on just the park systems. Appendix B summarizes the park structures such as facilities and minor structures. It is recommended that the anticipated capital improvement expenditures shown in Appendix A and Appendix B be addressed to improve the facilities’ systems and functionality.

Appendix A

Park Data Roll-Up Spreadsheet (Uniformat Codes Beginning with "G")



**Appendix A - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes beginning with "G"**

Building System Class	Year 1		Year 2		Year 3		Year 4		Year 5		Year 1-5	
	Year 01C	Year 01M	Year 02C	Year 02M	Year 03C	Year 03M	Year 04C	Year 04M	Year 05C	Year 05M	Capital	Maintenance
	1.05	1.10	1.10	1.10	1.16	1.16	1.22	1.22	1.28	1.28	Total	Total
City of Davis - Aggie Village Park Strip	9,537	-	-	-	-	-	-	-	-	-	783	-
City of Davis - Alroyo Park	2,914,196	26,045	5,733	44,213	136,920	18,972	356	48,745	-	151,163	142,897	288,138
City of Davis - Cedar Park	368,695	89,728	-	5,652	-	9,821	130	6,122	-	10,459	89,859	31,954
City of Davis - Central Park	3,892,814	157,233	48,264	61,952	4,605	65,050	3,397	68,302	51,291	208,033	215,527	452,601
City of Davis - Chestnut Park	2,769,126	90,169	96,513	76,213	-	9,882	4,546	87,959	7,425	46,654	158,653	229,090
City of Davis - Civic Center Ballfield	4,209,076	-	102,375	107,494	6,509	112,898	1,343	118,512	-	174,738	9,916	615,987
City of Davis - College Park	101,878	-	-	-	-	-	166	-	-	8,347	166	8,347
City of Davis - Community Park	18,986,994	1,669,619	333,194	441,170	22,512	495,885	7,901	486,390	6,983	690,576	1,728,514	2,447,216
City of Davis - Covell Park	1,757,467	2,467	12,874	41,467	96,721	5,971	16,307	44,229	-	50,122	128,359	147,169
City of Davis - Hacienda Park	777,173	58,714	-	21,932	301	4,217	1,580	24,180	-	12,422	60,595	62,760
City of Davis - John Barovetto Park	4,275,986	-	-	114,917	23,758	80,663	-	126,865	-	135,476	23,758	533,071
City of Davis - La Playa Park	3,904,962	35,693	15,192	99,228	3,661	85,081	830	111,074	-	123,774	55,376	490,122
City of Davis - Little League Park	15,374,958	-	406,500	1,433	430,190	2,257	453,808	154	474,047	-	510,965	3,945
City of Davis - Mace Ranch Park	12,303,833	17,632	16,501	308,584	-	231,079	1,541	341,393	-	433,037	35,673	1,522,737
City of Davis - N Street Mini Park	149,925	32,644	-	2,396	489	2,516	47	3,116	-	4,657	33,180	12,688
City of Davis - Northstar Mini Park	149,421	10,673	1,433	1,820	11,814	1,628	24	2,007	9,955	5,537	33,898	11,401
City of Davis - Northstar Park	4,278,313	-	13,258	46,285	117,317	63,349	14,617	-	130,399	-	143,919	109,635
City of Davis - Oak Grove Park	1,387,448	66,660	5,820	40,338	26,349	49,060	12,593	-	30,989	-	62,955	156,059
City of Davis - Oxford Circle Park	1,120,103	40,125	7,390	459	21,023	90,584	3,652	237	21,730	-	44,600	131,334
City of Davis - Pioneer Park	3,577,216	163,950	-	92,581	-	12,206	119	123,262	-	50,319	622,361	276,998
City of Davis - Playfields Park	24,510,513	195,730	319,410	745,346	7,696	371,218	237	821,744	-	574,138	203,793	2,631,856
City of Davis - Puhah Creek Park	3,053,222	100,998	68,250	301	752	83,803	-	86,091	-	101,138	102,042	421,182
City of Davis - Retwood Park	1,550,101	12,789	4,280	40,214	91,572	6,107	284	44,336	6,983	34,098	111,629	129,015
City of Davis - Robert Ameson Park	550,367	-	-	-	-	-	-	1,185	-	45,075	1,185	45,075
City of Davis - Sandy Molley Park	1,652,539	103,094	-	35,535	-	7,213	284	39,177	-	73,285	103,379	155,210
City of Davis - Stage Hill Park	9,452,366	-	355,859	231,470	-	205,355	1,470	271,188	-	294,145	357,328	1,187,599
City of Davis - Sycamore Park	1,471,460	252,121	-	17,443	6,020	18,315	119	19,231	-	67,029	256,259	122,077
City of Davis - Todd Hollow Park	532,392	-	-	1,304	301	5,639	198	1,438	-	76,205	469	84,787
City of Davis - Village Park	722,559	115,496	-	1,165	17,916	8,036	474	19,752	-	14,353	117,124	60,057
City of Davis - Walnut Park	6,802,646	101,024	18,702	135,430	1,129	28,574	7,585	203,000	117,565	109,170	218,369	591,831
City of Davis - West Manor Park	3,724,995	90,131	68,250	89,016	128,143	82,022	95	109,165	-	157,372	362,732	467,623
City of Davis - Westwood Park	4,869,872	211,728	39,737	113,816	-	90,913	47	125,482	-	146,401	251,512	544,863
City of Davis - Whiteback Park	628,173	-	6,432	5,031	-	8,295	24	12,982	-	20,436	98,952	53,186
City of Davis - Willowcreek Park	3,605,323	82,294	68,250	86,338	36	81,249	711	95,187	-	127,424	83,042	458,447
City of Davis - Woodridge Mini Park	257,225	-	28,969	1,052	376	4,060	-	3,820	-	11,946	29,345	24,345
Current	146,392,515	2,127,187	1,239,026	3,672,918	748,583	2,620,542	51,390	4,103,214	200,203	4,720,354	5,939,865	17,944,215
Yearly Total	3,700,662	5,027,850	1,239,026	4,911,944	748,583	2,620,542	51,390	4,154,604	200,203	4,920,657	5,939,865	23,184,080

DRAFT REPORT



**Appendix A - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes beginning with "G"**

Building System Class	Year 6		Year 7		Year 8		Year 9		Year 10		Year 6-10	
	1.34	1.34	1.41	1.41	1.48	1.48	1.55	1.55	1.63	1.63	Total	Total
Current Cost	Year 06C	Year 06M	Year 07C	Year 07M	Year 08C	Year 08M	Year 09C	Year 09M	Year 10C	Year 10M	Capital	Maintenance
City of Davis - Aggie Village Park Strip	9,537	-	-	-	-	-	-	-	-	-	999	-
City of Davis - Alroyo Park	2,914,196	53,741	-	33,563	46,880	54,591	-	37,003	12,070	21,821	58,950	397,078
City of Davis - Cedar Park	368,695	20,444	-	9,324	-	7,441	-	13,161	-	13,349	20,444	50,361
City of Davis - Central Park	3,892,814	43,862	-	79,068	-	83,022	-	87,173	77,821	284,534	121,203	586,512
City of Davis - Chestnut Park	2,769,126	-	16,216	10,403	-	106,738	41,619	10,884	4,235	163,093	62,070	387,933
City of Davis - Civic Center Ballfield	4,209,076	-	-	137,192	-	144,052	-	151,255	7,623	222,253	7,623	785,411
City of Davis - College Park	101,878	-	-	-	-	-	-	-	-	10,653	-	10,653
City of Davis - Community Park	18,986,994	63,926	-	604,361	24,698	88,742	-	667,125	66,849	830,277	154,473	3,221,065
City of Davis - Covell Park	1,757,467	-	-	7,211	-	55,569	140,001	52	28,587	114,029	168,598	227,310
City of Davis - Hacienda Park	777,173	22,672	-	5,126	-	29,390	-	5,651	4,235	42,112	26,907	106,669
City of Davis - John Barovetto Park	4,275,986	-	-	100,635	168,612	144,052	-	111,369	11,858	224,870	180,470	720,820
City of Davis - La Playa Park	3,804,962	14,510	19,380	99,022	-	135,011	-	111,369	62,680	163,677	96,590	650,628
City of Davis - Little League Park	15,374,958	-	-	548,769	-	576,208	-	608,148	7,623	650,663	7,623	2,906,328
City of Davis - Mace Ranch Park	12,303,833	-	90,689	275,661	-	414,966	-	309,668	45,739	680,451	136,245	2,056,951
City of Davis - N Street Mini Park	149,925	16,576	-	3,058	-	3,211	-	3,372	4,235	5,732	20,811	16,628
City of Davis - Northstar Mini Park	149,421	13,622	-	1,979	-	2,439	-	2,182	3,970	8,894	17,592	16,345
City of Davis - Oak Grove Park	4,278,313	55,636	138,201	80,622	10,792	158,501	-	19,988	536,908	234,450	673,166	561,533
City of Davis - Oak Grove Park	1,387,448	11,907	32,863	39,694	8,934	37,546	-	14,514	3,812	106,437	55,313	189,984
City of Davis - Oxford Circle Park	1,120,103	30,280	20,930	-	90,257	17,388	-	15,634	135,101	55,328	255,638	124,461
City of Davis - Pioneer Park	3,577,216	73,361	125,666	-	14,637	146,636	-	16,358	551,496	153,773	624,857	457,269
City of Davis - Playfields Park	24,610,513	134,826	896,333	-	448,233	996,835	-	497,468	11,858	1,314,117	146,685	4,153,986
City of Davis - Puhah Creek Park	3,053,222	30,634	94,420	-	89,836	107,075	-	110,488	32,822	128,487	63,456	540,306
City of Davis - Redwood Park	1,550,101	16,322	47,248	-	7,423	53,891	-	8,184	71,084	90,850	87,406	207,596
City of Davis - Robert Ameson Park	550,367	-	-	-	-	-	-	-	-	-	-	-
City of Davis - Sandy Molley Park	1,652,539	35,412	39,651	-	8,768	47,620	-	9,666	3,812	135,503	39,224	241,207
City of Davis - Stage Hill Park	9,452,366	-	302,469	130,865	234,142	329,631	-	276,536	11,858	451,729	143,123	1,694,507
City of Davis - Sycamore Park	1,471,460	102,270	10,975	-	22,262	23,375	-	24,544	-	85,547	102,270	106,703
City of Davis - Todd Hollow Park	532,392	-	6,345	-	-	1,748	-	7,825	27,317	96,667	27,317	114,584
City of Davis - Village Park	722,559	38,684	17,909	-	9,768	24,009	-	10,769	23,505	31,342	62,189	93,797
City of Davis - Walnut Park	6,802,646	55,243	218,316	-	34,732	246,784	-	109,918	60,897	436,800	116,140	974,924
City of Davis - West Manor Park	3,724,965	41,863	116,168	-	99,699	132,691	-	121,332	145,683	212,726	238,216	726,800
City of Davis - Westwood Park	4,869,872	92,528	129,091	-	152,524	152,524	-	11,116	82,373	25,489	128,514	72,121
City of Davis - Wheelback Park	628,173	-	15,717	4,006	-	15,792	-	108,881	8,047	175,271	41,968	600,159
City of Davis - Willowcreek Park	3,495,323	33,952	101,548	88,753	-	115,701	-	188,881	8,047	175,271	41,968	600,159
City of Davis - Woodridge Mini Park	257,225	-	4,700	32,216	-	4,765	-	5,441	3,612	14,865	36,028	31,089
Current	146,392,515	950,357	4,450,544	3,141,627	3,596,768	4,959,913	181,620	3,525,018	2,055,463	7,611,527	3,973,030	23,688,629
Yearly Total	950,357	5,400,901	4,450,544	3,141,627	3,596,768	5,290,360	181,620	3,706,539	2,055,463	9,666,991	3,973,030	27,661,659

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**Appendix A - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes beginning with "G"**

Building System Class	Year 11		Year 12		Year 13		Year 14		Year 15		Year 11-15	
	Year 11C	Year 11M	Year 12C	Year 12M	Year 13C	Year 13M	Year 14C	Year 14M	Year 15C	Year 15M	Capital	Maintenance
City of Davis - Aggie Village Park Strip	9,537	-	-	-	59,832	38,934	-	-	-	-	1,276	-
City of Davis - Alroyo Park	2,914,196	40,796	-	72,018	59,832	38,934	-	79,400	64,052	239,824	123,894	471,031
City of Davis - Cedar Park	368,695	26,002	6,003	15,236	-	9,497	-	9,971	2,162	23,988	28,254	64,695
City of Davis - Central Park	3,892,814	56,036	90,252	100,914	-	105,959	-	111,257	1,984,089	238,602	2,040,095	646,984
City of Davis - Chestnut Park	2,769,126	14,615	20,986	127,673	-	16,113	7,405	142,569	48,647	711,130	76,748	371,828
City of Davis - Civic Center Ballfield	4,209,076	166,758	-	175,096	-	183,851	-	193,043	973	296,792	973	1,015,540
City of Davis - College Park	101,878	-	-	-	-	-	-	-	-	13,597	-	13,597
City of Davis - Community Park	18,986,994	14,511	720,055	719,665	164,336	800,111	-	792,278	15,445	1,234,640	325,292	4,266,649
City of Davis - Covell Park	1,757,467	8,765	-	67,609	-	9,663	24,246	72,044	3,027	87,016	42,273	245,093
City of Davis - Hacienda Park	777,173	28,936	3,335	39,724	-	6,869	-	39,396	13,581	18,875	42,516	104,189
City of Davis - John Barovetto Park	4,275,986	122,687	-	187,187	38,689	131,332	-	208,374	39,053	217,379	77,752	668,019
City of Davis - La Playa Park	3,804,962	18,519	120,866	137,229	-	155,257	-	160,926	973	255,161	156,721	828,260
City of Davis - Little League Park	15,374,958	667,032	-	704,007	-	735,403	-	772,173	32,431	833,216	32,431	3,714,832
City of Davis - Mace Ranch Park	12,303,833	2,306	341,178	17,423	-	376,404	-	596,093	143,103	691,062	162,832	2,497,389
City of Davis - N Street Mini Park	149,925	21,156	-	3,903	-	4,099	-	4,304	7,094	6,875	28,250	20,782
City of Davis - Northstar Mini Park	149,421	17,395	667	2,965	-	2,652	-	3,269	13,108	8,519	30,493	18,072
City of Davis - Oak Grove Park	4,278,313	71,008	14,495	75,161	-	23,810	-	212,407	51,079	229,322	197,248	665,177
City of Davis - Oak Grove Park	1,387,448	15,197	14,150	148,998	-	17,277	-	50,315	34,323	99,115	198,107	15,539
City of Davis - Oxford Circle Park	1,120,103	38,646	13,372	32,108	115,194	7,484	-	35,396	30,404	68,608	184,244	157,966
City of Davis - Pioneer Park	3,577,216	93,628	6,671	178,236	-	19,863	-	196,505	59,660	76,605	152,288	479,801
City of Davis - Playfields Park	24,510,513	172,077	527,623	1,217,900	-	600,675	-	1,398,534	81,689	932,040	253,968	4,616,771
City of Davis - Puhah Creek Park	3,053,222	39,097	117,442	130,636	-	133,789	-	143,480	21,686	163,135	60,765	688,492
City of Davis - Redwood Park	1,550,101	20,831	-	65,905	-	9,948	-	72,219	42,726	52,406	63,557	207,017
City of Davis - Robert Ameson Park	550,367	-	-	-	-	-	-	-	-	-	-	-
City of Davis - Sandy Molley Park	1,652,539	46,196	6,137	57,882	-	11,749	-	63,815	34,728	115,901	79,924	256,484
City of Davis - Stage Hill Park	9,452,366	-	300,434	166,255	388,713	331,228	-	441,737	71,549	478,010	237,604	1,940,122
City of Davis - Sycamore Park	1,471,480	130,525	14,008	28,412	-	29,833	-	31,324	10,540	108,129	141,065	217,706
City of Davis - Todd Hollow Park	532,392	-	-	11,183	-	-	-	2,342	23,783	132,239	23,783	146,764
City of Davis - Village Park	722,559	49,372	6,937	29,183	-	13,090	-	32,174	4,054	22,975	55,425	104,359
City of Davis - Walnut Park	6,802,646	70,505	35,186	299,967	-	46,544	-	330,714	132,922	255,753	203,428	968,144
City of Davis - West Manor Park	3,724,965	53,429	116,841	161,287	-	133,606	-	67,700	87,700	171,056	121,130	759,608
City of Davis - Westwood Park	4,899,872	110,091	122,512	185,394	-	143,098	-	204,397	51,214	233,351	163,306	893,742
City of Davis - Wheelback Park	628,173	-	10,477	58,888	15,175	11,551	-	21,163	20,405	33,410	79,263	91,775
City of Davis - Willowcreek Park	3,495,323	43,333	117,708	140,635	-	132,346	-	155,650	14,594	206,101	57,927	748,839
City of Davis - Woodridge Mini Park	257,225	-	5,516	74,736	507	6,082	-	6,386	21,351	17,910	96,086	36,401
Current	1,148,392,515	3,740,037	699,974	6,034,100	378,061	4,233,285	31,651	6,676,607	3,142,148	7,688,459	5,527,681	28,374,487
Yearly Total	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
		5,016,884	6,733,074	4,611,346	6,710,266	10,830,607	33,902,168					

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**Appendix A - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes beginning with "G"**

Building System Class	Year 16		Year 17		Year 18		Year 19		Year 20		Year 16-20	
	2.18	2.18	2.2920	2.29	2.41	2.41	2.53	2.53	2.65	2.65	2.85	Total
	Year 16C	Year 16M	Year 17C	Year 17M	Year 18C	Year 18M	Year 19C	Year 19M	Year 20C	Year 20M	Capital	Maintenance
City of Davis - Aggie Village Park Strip	\$ 9,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,420	\$ -
City of Davis - Alroyo Park	\$ 2,914,196	\$ 87,539	\$ -	\$ 54,670	\$ 282,851	\$ 78,550	\$ -	\$ 60,274	\$ 4,495,259	\$ 50,329	\$ 4,778,110	\$ 331,381
City of Davis - Cedar Park	\$ 368,695	\$ 186,539	\$ -	\$ 11,543	\$ -	\$ 20,417	\$ -	\$ 12,726	\$ 101,792	\$ 13,638	\$ 288,331	\$ 58,325
City of Davis - Central Park	\$ 3,892,814	\$ 326,876	\$ 102,417	\$ 128,794	\$ -	\$ 153,234	\$ -	\$ 141,866	\$ 2,927,976	\$ 163,555	\$ 3,254,852	\$ 671,995
City of Davis - Chestnut Park	\$ 2,769,702	\$ 157,702	\$ 116,518	\$ 12,440	\$ -	\$ 173,868	\$ 9,461	\$ -	\$ 4,444,688	\$ 18,536	\$ 4,570,868	\$ 383,190
City of Davis - Civic Center Ballfield	\$ 4,209,076	\$ -	\$ 212,830	\$ 223,472	\$ -	\$ 234,645	\$ -	\$ 246,378	\$ 5,186,348	\$ 701,878	\$ 5,186,348	\$ 1,619,203
City of Davis - College Park	\$ 101,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,891	\$ -	\$ 217,891
City of Davis - Community Park	\$ 18,986,994	\$ 2,232,601	\$ -	\$ 984,441	\$ 40,231	\$ 960,266	\$ -	\$ 10,855,346	\$ 20,530,763	\$ 233,720	\$ 22,803,595	\$ 4,020,424
City of Davis - Covell Park	\$ 1,757,467	\$ -	\$ 82,101	\$ 11,746	\$ -	\$ 90,598	\$ 30,945	\$ 9,855	\$ 2,705,452	\$ 23,058	\$ 2,736,397	\$ 217,359
City of Davis - Hacienda Park	\$ 777,173	\$ 122,062	\$ 35,472	\$ 8,349	\$ -	\$ 47,874	\$ -	\$ 9,295	\$ 1,046,020	\$ 11,400	\$ 1,168,083	\$ 112,299
City of Davis - John Barovetto Park	\$ 4,275,986	\$ -	\$ 227,527	\$ 164,413	\$ 49,391	\$ 245,908	\$ -	\$ 181,265	\$ 6,152,666	\$ 31,178	\$ 6,202,078	\$ 650,291
City of Davis - La Playa Park	\$ 3,804,562	\$ 74,204	\$ -	\$ 31,584	\$ -	\$ 219,919	\$ -	\$ 191,311	\$ 5,125,151	\$ 26,949	\$ 5,230,959	\$ 784,056
City of Davis - Little League Park	\$ 15,374,958	\$ -	\$ 651,321	\$ 893,887	\$ -	\$ 943,437	\$ -	\$ 985,511	\$ 20,957,106	\$ 5,571	\$ 20,957,106	\$ 3,679,727
City of Davis - Mace Ranch Park	\$ 12,303,833	\$ 36,655	\$ 611,112	\$ 22,237	\$ -	\$ 675,935	\$ -	\$ 504,417	\$ 16,925,734	\$ 34,617	\$ 18,984,626	\$ 2,281,380
City of Davis - N Street Mini Park	\$ 149,925	\$ 67,864	\$ -	\$ -	\$ -	\$ 5,231	\$ -	\$ 5,493	\$ 40,322	\$ 6,674	\$ 108,167	\$ 22,380
City of Davis - Northstar Mini Park	\$ 149,421	\$ 22,188	\$ -	\$ 3,224	\$ -	\$ 3,973	\$ -	\$ 3,554	\$ 116,814	\$ 6,312	\$ 139,002	\$ 18,449
City of Davis - Northstar Park	\$ 4,278,313	\$ 244,204	\$ 217,436	\$ 95,026	\$ -	\$ 258,192	\$ -	\$ 31,908	\$ 5,783,030	\$ 42,092	\$ 6,123,160	\$ 568,987
City of Davis - Oak Grove Park	\$ 1,387,448	\$ 135,581	\$ 47,572	\$ 64,494	\$ -	\$ 61,158	\$ -	\$ 23,153	\$ 1,478,889	\$ 78,361	\$ 1,681,964	\$ 224,796
City of Davis - Oxford Circle Park	\$ 1,120,103	\$ 83,376	\$ 32,390	\$ -	\$ -	\$ 25,446	\$ -	\$ 25,466	\$ 838,053	\$ 42,771	\$ 1,105,951	\$ 150,171
City of Davis - Pioneer Park	\$ 3,577,216	\$ 340,841	\$ 193,650	\$ 24,168	\$ -	\$ 236,853	\$ -	\$ 26,645	\$ 3,789,587	\$ 82,072	\$ 4,130,427	\$ 565,368
City of Davis - Playfields Park	\$ 24,510,513	\$ 406,309	\$ 1,444,403	\$ 730,124	\$ -	\$ 1,632,103	\$ -	\$ 804,862	\$ 36,569,213	\$ 60,997	\$ 38,976,122	\$ 4,672,594
City of Davis - Puhah Creek Park	\$ 3,053,222	\$ 209,947	\$ 145,207	\$ 162,622	\$ -	\$ 175,064	\$ -	\$ 179,291	\$ 3,732,156	\$ 18,551	\$ 3,942,103	\$ 690,744
City of Davis - Redwood Park	\$ 1,550,101	\$ 112,400	\$ 72,672	\$ 12,091	\$ -	\$ 87,762	\$ -	\$ 13,331	\$ 2,310,277	\$ 19,858	\$ 2,422,677	\$ 206,734
City of Davis - Robert Ameson Park	\$ 550,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,176,579	\$ -	\$ 1,176,579	\$ -
City of Davis - Sandy Molley Park	\$ 1,652,539	\$ 214,326	\$ 56,755	\$ 14,281	\$ -	\$ 71,568	\$ -	\$ 15,745	\$ 2,307,183	\$ 74,774	\$ 2,521,509	\$ 239,122
City of Davis - Stage Hill Park	\$ 9,452,366	\$ -	\$ 390,865	\$ 372,453	\$ -	\$ 543,132	\$ -	\$ 443,977	\$ 12,778,912	\$ 49,663	\$ 13,169,877	\$ 1,896,400
City of Davis - Sycamore Park	\$ 1,471,480	\$ 524,141	\$ -	\$ 36,262	\$ -	\$ 35,075	\$ -	\$ 39,979	\$ 1,189,058	\$ 44,646	\$ 1,715,200	\$ 158,684
City of Davis - Todd Hollow Park	\$ 532,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,695	\$ 119,242	\$ 640,695	\$ 136,810
City of Davis - Village Park	\$ 722,559	\$ 240,087	\$ -	\$ 15,911	\$ -	\$ 38,108	\$ -	\$ 17,542	\$ 590,437	\$ 22,248	\$ 800,523	\$ 115,127
City of Davis - Walnut Park	\$ 6,802,646	\$ 210,021	\$ 348,612	\$ 96,574	\$ -	\$ 401,985	\$ -	\$ 62,373	\$ 10,994,671	\$ 90,954	\$ 11,204,692	\$ 961,488
City of Davis - West Manor Park	\$ 3,724,965	\$ 187,376	\$ 183,287	\$ -	\$ -	\$ 216,140	\$ -	\$ 179,044	\$ 4,753,773	\$ 30,795	\$ 4,941,149	\$ 771,644
City of Davis - Westwood Park	\$ 628,173	\$ 440,167	\$ 195,804	\$ 180,002	\$ -	\$ -	\$ -	\$ 198,452	\$ 5,937,506	\$ 47,414	\$ 6,032,673	\$ 870,118
City of Davis - Wheelback Park	\$ 3,045,323	\$ 171,084	\$ 205,866	\$ 160,867	\$ -	\$ 282,226	\$ -	\$ 15,729	\$ 387,500	\$ 21,341	\$ 593,165	\$ 88,378
City of Davis - Willowcreek Park	\$ 257,225	\$ -	\$ 52,477	\$ 2,145	\$ -	\$ 8,441	\$ -	\$ 177,866	\$ 4,741,687	\$ 23,900	\$ 4,913,071	\$ 710,210
City of Davis - Woodridge Mini Park	\$ -	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,669	\$ 12,938	\$ 200,286	\$ 38,715
Current	\$ 146,392,515	\$ 6,592,449	\$ 979,867	\$ 5,105,454	\$ 557,036	\$ 8,120,072	\$ 40,396	\$ 5,710,728	\$ 194,533,627	\$ 2,448,556	\$ 202,703,375	\$ 28,344,111
Yearly Total	\$ -	\$ 13,551,749	\$ 6,085,921	\$ 6,085,921	\$ 8,677,108	\$ 8,677,108	\$ -	\$ 5,751,124	\$ -	\$ 196,982,183	\$ -	\$ 231,047,466

DRAFT REPORT

Appendix B

Park Data Roll-Up Spreadsheet (Uniformat Codes Not Beginning with "G")



**Appendix B - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes not beginning with "G"**

Building System Class	Year 1		Year 2		Year 3		Year 4		Year 5		Year 1-5	
	1.05 Year 01C	1.05 Year 01M	1.10 Year 02C	1.10 Year 02M	1.16 Year 03C	1.16 Year 03M	1.22 Year 04C	1.22 Year 04M	1.28 Year 05C	1.28 Year 05M	Total Capital	Total Maintenance
City of Davis - Aggie Village Park Strip	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Arroyo Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Cedar Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Central Park	\$ 25,659	\$ 300	\$ 7,489	\$ 315	\$ -	\$ 331	\$ -	\$ 348	\$ -	\$ 365	\$ 7,489	\$ 1,659
City of Davis - Chestnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Civic Center Ballfield	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - College Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Park	\$ 177,550	\$ 8,463	\$ 116,466	\$ 1,003	\$ 4,492	\$ 1,053	\$ -	\$ 1,061	\$ 13,771	\$ 1,161	\$ 143,192	\$ 415
City of Davis - Covell Park	\$ 32,346	\$ 4,341	\$ 29,402	\$ 79	\$ -	\$ 83	\$ -	\$ 87	\$ -	\$ 91	\$ 33,742	\$ -
City of Davis - Hacienda Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - John Barovello Park	\$ 80,761	\$ -	\$ 4,232	\$ 4,443	\$ 83	\$ 4,665	\$ -	\$ 4,898	\$ 23	\$ 5,143	\$ 106	\$ 23,382
City of Davis - La Playa Park	\$ 25,347	\$ 4,232	\$ -	\$ 76	\$ -	\$ 83	\$ -	\$ 87	\$ 12,444	\$ 91	\$ 16,675	\$ 415
City of Davis - Little League Park	\$ 99,897	\$ 4,232	\$ 38,897	\$ 365	\$ 5,457	\$ 384	\$ -	\$ 403	\$ 47,286	\$ 423	\$ 95,572	\$ 1,923
City of Davis - Mace Ranch Park	\$ 114,917	\$ -	\$ 111,203	\$ 79	\$ 241	\$ 83	\$ -	\$ 87	\$ 2,488	\$ 91	\$ 113,932	\$ 415
City of Davis - N Street Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Park	\$ 129,269	\$ 37,026	\$ 7,166	\$ 512	\$ -	\$ 538	\$ -	\$ 565	\$ 1,018	\$ 593	\$ 45,210	\$ 2,696
City of Davis - Oak Grove Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Oxford Circle Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Pioneer Park	\$ 57,639	\$ 15,588	\$ 25,330	\$ 394	\$ -	\$ 414	\$ -	\$ 435	\$ 1,224	\$ 456	\$ 42,143	\$ 2,074
City of Davis - Playfields Park	\$ 325,538	\$ 4,755	\$ 1,942	\$ 2,058	\$ 4,214	\$ 2,141	\$ -	\$ 2,248	\$ 3,003	\$ 2,393	\$ 52,527	\$ 10,762
City of Davis - Puhar Creek Park	\$ 19,614	\$ 4,232	\$ 15,479	\$ 79	\$ -	\$ 83	\$ -	\$ 87	\$ -	\$ 91	\$ 19,711	\$ 415
City of Davis - Redwood Park	\$ 33,720	\$ 4,232	\$ 11,243	\$ 79	\$ -	\$ 83	\$ -	\$ 87	\$ 1,837	\$ 91	\$ 17,311	\$ 415
City of Davis - Robert Arneson Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Sandy Molley Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Slide Hill Park	\$ 51,399	\$ -	\$ -	\$ 79	\$ -	\$ 83	\$ -	\$ 87	\$ -	\$ 91	\$ 60,599	\$ 415
City of Davis - Sycamore Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Todd Hollow Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Village Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Walnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - West Manor Park	\$ 33,762	\$ 4,232	\$ 6,923	\$ 79	\$ 555	\$ 83	\$ -	\$ 87	\$ 6,311	\$ 91	\$ 38,057	\$ 415
City of Davis - Westwood Park	\$ 78,412	\$ 23,567	\$ 35,115	\$ 745	\$ 1,870	\$ 783	\$ -	\$ 822	\$ 1,837	\$ 863	\$ 62,498	\$ 3,922
City of Davis - Whiteback Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Willowcreek Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Woodridge Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current	\$ 1,285,831	\$ 114,897	\$ 444,988	\$ 10,370	\$ 16,911	\$ 10,888	\$ 80,635	\$ 11,432	\$ 91,244	\$ 12,037	\$ 748,675	\$ 54,603
Yearly Total	\$ -	\$ 124,773	\$ 455,357	\$ -	\$ -	\$ 27,799	\$ -	\$ 92,068	\$ -	\$ 103,281	\$ -	\$ 803,278

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**Appendix B - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes not beginning with "G"**

Building System Class	Year 6		Year 7		Year 8		Year 9		Year 10		Year 6-10	
	1,34 Year 06C	1,34 Year 06M	1,41 Year 07C	1,41 Year 07M	1,48 Year 08C	1,48 Year 08M	1,55 Year 09C	1,55 Year 09M	1,63 Year 10C	1,63 Year 10M	Total Capital	Total Maintenance
City of Davis - Aggie Village Park Strip	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Arroyo Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Cedar Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Central Park	\$ 25,659	\$ 383	\$ 402	\$ 402	\$ 423	\$ 423	\$ 444	\$ 444	\$ 466	\$ 466	\$ 186	\$ 2,118
City of Davis - Chestnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Civic Center Ballfield	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - College Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Park	\$ 177,550	\$ 1,219	\$ 1,280	\$ 1,280	\$ 1,344	\$ 1,344	\$ 2,682	\$ 2,682	\$ 1,482	\$ 1,482	\$ 8,009	\$ 529
City of Davis - Covell Park	\$ 32,346	\$ 96	\$ 101	\$ 101	\$ 106	\$ 106	\$ 111	\$ 111	\$ 116	\$ 116	\$ -	\$ -
City of Davis - Hacienda Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - John Barovello Park	\$ 80,761	\$ 5,401	\$ 5,671	\$ 5,671	\$ 5,954	\$ 5,954	\$ 6,252	\$ 6,252	\$ 6,564	\$ 6,564	\$ 29,842	\$ -
City of Davis - La Playa Park	\$ 25,347	\$ 96	\$ 101	\$ 101	\$ 106	\$ 106	\$ 111	\$ 111	\$ 116	\$ 116	\$ -	\$ 8,009
City of Davis - Little League Park	\$ 99,897	\$ 444	\$ 466	\$ 466	\$ 480	\$ 480	\$ 514	\$ 514	\$ 540	\$ 540	\$ -	\$ 2,455
City of Davis - Mace Ranch Park	\$ 114,917	\$ 96	\$ 101	\$ 101	\$ 106	\$ 106	\$ 111	\$ 111	\$ 116	\$ 116	\$ -	\$ 529
City of Davis - N Street Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Park	\$ 129,269	\$ 623	\$ 654	\$ 654	\$ 687	\$ 687	\$ 721	\$ 721	\$ 757	\$ 757	\$ 46,538	\$ 3,441
City of Davis - Oak Grove Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Oxford Circle Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Pioneer Park	\$ 57,639	\$ 479	\$ 503	\$ 503	\$ 528	\$ 528	\$ 555	\$ 555	\$ 582	\$ 582	\$ -	\$ 2,647
City of Davis - Playfields Park	\$ 325,538	\$ 8,711	\$ 2,602	\$ 2,602	\$ 2,771	\$ 2,771	\$ 3,333	\$ 3,333	\$ 4,346	\$ 4,346	\$ 8,711	\$ 16,530
City of Davis - Putah Creek Park	\$ 19,614	\$ 96	\$ 101	\$ 101	\$ 106	\$ 106	\$ 111	\$ 111	\$ 116	\$ 116	\$ -	\$ 529
City of Davis - Redwood Park	\$ 33,720	\$ 96	\$ 101	\$ 101	\$ 106	\$ 106	\$ 111	\$ 111	\$ 116	\$ 116	\$ 19,439	\$ 529
City of Davis - Robert Ameson Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Sandy Molley Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Slide Hill Park	\$ 51,399	\$ 96	\$ 101	\$ 101	\$ 106	\$ 106	\$ 111	\$ 111	\$ 116	\$ 116	\$ -	\$ 529
City of Davis - Sycamore Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Toad Hollow Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Village Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Walnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - West Manor Park	\$ 33,762	\$ 96	\$ 101	\$ 101	\$ 106	\$ 106	\$ 111	\$ 111	\$ 116	\$ 116	\$ -	\$ 529
City of Davis - Westwood Park	\$ 78,412	\$ 906	\$ 951	\$ 951	\$ 969	\$ 969	\$ 1,049	\$ 1,049	\$ 1,101	\$ 1,101	\$ -	\$ 5,006
City of Davis - Whalaback Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Willowcreek Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Woodbridge Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current	\$ 1,285,831	\$ 8,711	\$ 13,234	\$ 13,234	\$ 46,638	\$ 46,638	\$ 16,325	\$ 16,325	\$ 19,625	\$ 19,625	\$ 74,874	\$ 72,753
Yearly Total	\$ 21,315	\$ 21,315	\$ 13,234	\$ 13,234	\$ 60,473	\$ 60,473	\$ 36,280	\$ 36,280	\$ 36,280	\$ 36,280	\$ 147,627	\$ 147,627

DRAFT REPORT



**Appendix B - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes not beginning with "G"**

Building System Class	Year 11		Year 12		Year 13		Year 14		Year 15		Year 11-15	
	1,71	1,71	1,80	1,80	1,89	1,89	1,98	1,98	2,08	2,08	Total	Total
Current Cost	Year 11C	Year 11M	Year 12C	Year 12M	Year 13C	Year 13M	Year 14C	Year 14M	Year 15C	Year 15M	Capital	Maintenance
City of Davis - Aggie Village Park Strip	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Arroyo Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Cedar Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Central Park	\$ 25,659	\$ 489	\$ 11,673	\$ 514	\$ -	\$ 539	\$ -	\$ 566	\$ -	\$ 595	\$ 11,673	\$ 2,703
City of Davis - Chestnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Civic Center Ballfield	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - College Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Park	\$ 177,550	\$ 390	\$ -	\$ 3,105	\$ -	\$ 3,290	\$ 42,305	\$ 1,802	\$ -	\$ 1,892	\$ 42,695	\$ 11,615
City of Davis - Covell Park	\$ 32,346	\$ 195	\$ -	\$ 128	\$ -	\$ 135	\$ -	\$ 142	\$ -	\$ 149	\$ 195	\$ 676
City of Davis - Hacienda Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - John Barovello Park	\$ 80,761	\$ -	\$ -	\$ 7,237	\$ 135	\$ 7,569	\$ -	\$ 7,979	\$ -	\$ 8,378	\$ 135	\$ 38,088
City of Davis - La Playa Park	\$ 25,347	\$ 195	\$ 18,000	\$ 128	\$ -	\$ 135	\$ -	\$ 142	\$ -	\$ 149	\$ 18,195	\$ 676
City of Davis - Little League Park	\$ 99,897	\$ 195	\$ -	\$ 5,285	\$ -	\$ 625	\$ -	\$ 656	\$ -	\$ 689	\$ 195	\$ 7,802
City of Davis - Mace Ranch Park	\$ 114,917	\$ -	\$ 122	\$ 18,794	\$ 128	\$ 135	\$ -	\$ 142	\$ -	\$ 149	\$ 18,794	\$ 676
City of Davis - N Street Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Oak Grove Park	\$ 129,269	\$ 3,043	\$ 11,673	\$ 835	\$ -	\$ 876	\$ -	\$ 920	\$ -	\$ 966	\$ 14,716	\$ 4,392
City of Davis - Oxford Circle Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Pioneer Park	\$ 57,639	\$ 957	\$ 11,673	\$ 642	\$ -	\$ 674	\$ -	\$ 708	\$ 9,666	\$ 743	\$ 22,236	\$ 3,379
City of Davis - Playfields Park	\$ 325,538	\$ 335,352	\$ 3,207	\$ 9,624	\$ -	\$ 3,457	\$ -	\$ 5,334	\$ -	\$ 3,844	\$ 335,352	\$ 25,498
City of Davis - Puhar Creek Park	\$ 19,614	\$ 195	\$ -	\$ 128	\$ -	\$ 135	\$ -	\$ 142	\$ -	\$ 149	\$ 195	\$ 676
City of Davis - Redwood Park	\$ 33,720	\$ 195	\$ 122	\$ 128	\$ -	\$ 135	\$ -	\$ 142	\$ 9,510	\$ 149	\$ 9,706	\$ 676
City of Davis - Robert Ameson Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Sandy Molley Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Slide Hill Park	\$ 51,399	\$ -	\$ 122	\$ 128	\$ -	\$ 135	\$ 226	\$ 142	\$ -	\$ 149	\$ 226	\$ 676
City of Davis - Sycamore Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Toad Hollow Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Village Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Walnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - West Manor Park	\$ 33,762	\$ 195	\$ 122	\$ 128	\$ -	\$ 135	\$ -	\$ 142	\$ -	\$ 149	\$ 195	\$ 676
City of Davis - Westwood Park	\$ 78,412	\$ 195	\$ 7,004	\$ 2,615	\$ -	\$ 1,275	\$ -	\$ 1,338	\$ -	\$ 1,405	\$ 7,199	\$ 7,789
City of Davis - Whalaback Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Willowcreek Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Woodbridge Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current	\$ 1,285,831	\$ 344,109	\$ 78,817	\$ 30,735	\$ 135	\$ 19,280	\$ 42,531	\$ 20,295	\$ 19,176	\$ 19,653	\$ 484,767	\$ 105,995
Yearly Total	\$ -	\$ 360,240	\$ -	\$ 109,652	\$ -	\$ 19,415	\$ -	\$ 62,826	\$ -	\$ 38,730	\$ -	\$ 590,762

DRAFT REPORT



**Appendix B - Executive Summary
Park Data Roll-Up Spreadsheet
Uniformat Codes not beginning with "G"**

Building System Class	Year 16		Year 17		Year 18		Year 19		Year 20		Year 16-20	
	2.18 Year 16C	2.18 Year 16M	2.2920 Year 17C	2.29 Year 17M	2.41 Year 18C	2.41 Year 18M	2.53 Year 19C	2.53 Year 19M	2.65 Year 20C	2.65 Year 20M	Total Capital	Total Maintenance
City of Davis - Aggie Village Park Strip	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Arroyo Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Cedar Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Central Park	\$ 25,659	\$ 624	\$ -	\$ 655	\$ -	\$ 688	\$ -	\$ 723	\$ 17,333	\$ 759	\$ 17,333	\$ 3,450
City of Davis - Chestnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Civic Center Ballfield	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - College Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Community Park	\$ 177,550	\$ -	\$ 14,004	\$ 3,963	\$ -	\$ 2,190	\$ -	\$ 2,300	\$ -	\$ 2,415	\$ 14,004	\$ 12,853
City of Davis - Covell Park	\$ 32,346	\$ -	\$ 156	\$ 164	\$ -	\$ 172	\$ -	\$ 181	\$ -	\$ 190	\$ -	\$ 862
City of Davis - Hacienda Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - John Barovello Park	\$ 80,761	\$ -	\$ -	\$ 9,237	\$ -	\$ 9,699	\$ -	\$ 10,184	\$ -	\$ 10,693	\$ -	\$ 48,609
City of Davis - La Playa Park	\$ 25,347	\$ -	\$ -	\$ 164	\$ -	\$ 172	\$ -	\$ 181	\$ -	\$ 190	\$ -	\$ 862
City of Davis - Little League Park	\$ 99,897	\$ -	\$ 724	\$ 22,347	\$ 760	\$ 798	\$ -	\$ 838	\$ -	\$ 880	\$ 22,347	\$ 3,986
City of Davis - Mace Ranch Park	\$ 114,917	\$ -	\$ 156	\$ 164	\$ -	\$ 172	\$ -	\$ 181	\$ -	\$ 190	\$ -	\$ 862
City of Davis - N Street Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Northstar Park	\$ 129,269	\$ -	\$ -	\$ 1,065	\$ 90,573	\$ 1,118	\$ -	\$ 1,174	\$ -	\$ 1,233	\$ 90,573	\$ 5,606
City of Davis - Oak Grove Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Oxford Circle Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Pioneer Park	\$ 57,639	\$ -	\$ -	\$ 819	\$ -	\$ 860	\$ -	\$ 903	\$ -	\$ 949	\$ -	\$ 4,312
City of Davis - Playfields Park	\$ 325,538	\$ -	\$ 4,689	\$ 69,276	\$ 4,238	\$ 6,421	\$ -	\$ 4,573	\$ -	\$ 4,976	\$ 65,276	\$ 24,998
City of Davis - Puhar Creek Park	\$ 19,614	\$ -	\$ 156	\$ 164	\$ -	\$ 172	\$ -	\$ 181	\$ -	\$ 190	\$ -	\$ 862
City of Davis - Redwood Park	\$ 33,720	\$ -	\$ 156	\$ 164	\$ -	\$ 172	\$ -	\$ 181	\$ -	\$ 190	\$ -	\$ 862
City of Davis - Robert Ameson Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Sandy Molley Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Slide Hill Park	\$ 51,399	\$ -	\$ -	\$ 164	\$ -	\$ 172	\$ -	\$ 181	\$ -	\$ 190	\$ -	\$ 862
City of Davis - Sycamore Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Toad Hollow Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Village Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Walnut Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - West Manor Park	\$ 33,762	\$ -	\$ 156	\$ 164	\$ -	\$ 172	\$ -	\$ 181	\$ -	\$ 190	\$ -	\$ 862
City of Davis - Westwood Park	\$ 78,412	\$ -	\$ 1,476	\$ 6,257	\$ 1,549	\$ 1,627	\$ -	\$ 1,708	\$ -	\$ 1,794	\$ 6,257	\$ 8,154
City of Davis - Whalaback Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Willowcreek Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis - Woodbridge Mini Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current	\$ 1,285,831	\$ 0	\$ 111,885	\$ 23,435	\$ 90,573	\$ 24,606	\$ 0	\$ 23,767	\$ 17,333	\$ 25,025	\$ 219,791	\$ 118,017
Yearly Total	\$	\$ 21,184	\$ 135,320	\$ 135,320	\$ 115,180	\$ 115,180	\$	\$ 23,767	\$ 42,357	\$ 42,357	\$ 337,807	\$

DRAFT REPORT

Glossary

ANTICIPATED CAPITAL RENEWAL

The sum of the capital improvement costs for an assessed facility from Year 1 (Year 01C) thru Year 5 (Year 05C). Escalation is not factored into the anticipated capital improvement costs.

ANTICIPATED COST OF TOTAL MAINTENANCE OVER THE LIFE OF THE BUILDING

The total cost represented as the sum of the capital improvement and maintenance costs for an assessed facility for the life of the assessment represented in a given period. Escalation is factored into the anticipated capital improvement and maintenance costs. For example, Year 2 (Year 02C + Year 02M) through Year 5 (Year 05C + Year 05M). The life of the assessment period for a building is thirty year; Year 1 (Year 01C + Year 01M) through Year 30 (Year 30C + Year 30M). The life of the assessment period for a park is twenty years; Year 1 (Year 01C + Year 01M) through Year 20 (Year 20C + Year 20M).

CURRENT COST

The total cost for an assessed facility represented as the sum of the capital improvement and maintenance costs for the life of the assessment period. Escalation is not factored into the anticipated capital improvement and maintenance costs. The life of the assessment period for a building is thirty year; Year 1 (Year 01C + Year 01M) through Year 30 (Year 30C + Year 30M). The life of the assessment period for a park is twenty years; Year 1 (Year 01C + Year 01M) through Year 20 (Year 20C + Year 20M).

CURRENT FACILITY CONDITION

The relative state of the physical condition of the assessed facility.

DEFICIENCIES

A facility system components that requires repair, replacement or maintenance.

FACILITY CONDITION INDEX

Industry standard assets management tool which measures the “constructed asset’s condition at a specific point in time”. It is a functional indicator resulting from an analysis of operation indicators (such as building repair needs) to obtain an overview of a building’s condition as a numerical value. FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a facility compared to the current replacement value of the facility components. It is the ratio of the estimated cost to repair the identified deficiencies and the

estimated replacement value of the facility. The FCI describes the relative state of the physical condition of a facility versus a new facility with identical program and compliance with all current code requirements. Land value is not considered when evaluating FCI.

FACILITY CONDITION INDEX GRADE

A facility condition rating derived from the facility condition index represented as follows:

- **A GRADE - GOOD** (FCI 0 to 0.05) – Facility will look clean and functional. Limited and manageable component and equipment failure main occur.
- **B GRADE - FAIR** (FCI 0.05 to 0.10) – Facilities are beginning to show signs of wear. More frequent component and equipment failure will occur.
- **C GRADE - POOR** (FCI 0.11 to 0.30) – Facilities will look worn with apparent and increasing deterioration. Frequent component an equipment failure may occur. Occasional building shut down will occur.
- **D GRADE - CRITICAL** (FCI over 0.31) – Facility will look worn with obvious deterioration. Equipment failure occurring frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issue figure prominently.

NON-CONSTRUCTION COST

The City administrative soft costs including project management, permitting, etc. A 30% cost increase factor was applied throughout the report to capture non-construction cost.

PARK CONDITION INDEX

The park condition index (PCI) is obtained using the same procedure as previously described to obtain a building's FCI (aggregation of the total cost of component repair/renewal compared to the current replacement value of those components). It too is a measure of the ratio of the estimated cost to repair identified deficiencies / deferred maintenance, and the estimated replacement value, of park components. However, the PCI is limited to components located within specific developed areas assessed as a part of each park's scope. The PCI for each park generally excludes the following: Developed areas not included with the park assessment scope (such as parking lots and bike paths), buildings with functioning utility services, underground utility systems (with some noted exceptions for at-grade components), and assessor's land values.

PARK CONDITION INDEX GRADE

A park condition rating derived from the park condition index represented as follows:

- **GOOD** (PCI up to 0.100) – Park system will look clean and functional. Limited and manageable component and equipment failure main occur.
- **FAIR** (PCI 0.101 to 0.150) – Park system are beginning to show signs of wear. More frequent component failure will occur.

- **POOR** (PCI 0.11 to 0.30) – Park system will look worn with apparent and increasing deterioration. Frequent component failure may occur. Occasional limited park closure may occur for affected areas. Potential safety issues for worn equipment.
- **CRITICAL** (PCI 0.501 and higher) – Park systems will appear worn with obvious deterioration. Park area closure will occur for affected areas. Management risk is high. Safety issues will figure more prominently.

PRIORITIZATION CATEGORY

The level of priority assigned to a facility or park to help those managing the facility or park with the ability to plan repairs and the related expenditures over time to begin the dialog of importance for each repair represented as follows:

- **IMMEDIATE** - Facility prioritization description that defines the condition of the facility in the category as requiring improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies in this category should be addressed in Year 1.
- **CRITICAL** - Facility prioritization description that defines the condition of the facility in the category as requiring replacement in order to prevent intermittent operation and rapid deterioration, and alleviate items that are not currently hazardous but could become hazardous if not remedied. Deficiencies in this category should be addressed in Year 2.
- **IMPENDING** - Facility prioritization description that defines the condition of the facility in the category as requiring expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Year 3.
- **NECESSARY** - Facility prioritization description that defines the condition of the facility in the category as being in need of improvement, but are not yet critical. These items include sensible improvements to existing conditions that are not required for basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies in this category should be addressed in Year 4.
- **PLANNED MAINTENANCE** - Facility prioritization description that defines the condition of the facility in the category as requiring cyclical maintenance and physical improvements. Park Structure deficiencies in this category should be addressed between Year 5 and Year 20. Park deficiencies in this category should be addressed between Year 5 and Year 20.

REPLACEMENT COST

The current replacement cost of the facility. The replacement cost is based on Kitchell's experience constructing similar facilities and include the following: estimating contingency, general conditions, overhead/profit, insurance bonds, construction contingency, architect/engineer fees, construction management, permit, City/Client administration, etc.

UNIFORMAT CODE

A standard for classifying building specification, cost estimating, and cost analysis which organizes information by functional elements (systems and assemblies). The following are examples of assessed site items categorized into the following codes:

- B2010, Exterior Walls (insulation and liners, metal siding).
- D3020, Heat Generation Systems (water heaters).
- D3040, Distribution Systems (exhaust fans).
- D5010, Electrical Service and Distribution (circuit breakers).
- G2030, Pedestrian Paving (pedestrian pathways and exterior steps).
- G2040, Site Development (playing fields and courts, playgrounds, walls, and miscellaneous site amenities).
- G2050, Landscaping (relating to non-athletic-field turf areas).
- G3010, Water Utilities (items related to above-ground water features such as drinking fountains, etc.)
- G3030, Storm Sewer (items related to at-grade stormwater utilities such as catch basins, etc.)

YEAR (X) C

The capital improvement cost for deficiencies in a given year. For example, Year 01C refers to the capital improvement cost required in Year 1.

YEAR (X) M

The maintenance cost for deficiencies in a given year. For example, Year 01M refers to the maintenance improvement cost required in Year 1.



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City Hall



I. General Facility Description

Originally built in 1927 as the old Davis High School, the City Hall building is a three story structure with approximately 17,348 square feet. It is located at 23 Russell Boulevard, Davis, CA.

II. Site

A. General

1. The existing landscape around the facility appears to be well maintained.

III. Building

A. Architecture

1. Roof

- The roof consists of clay tile pitched roof and PVC single ply at the low slope areas that appear to be in good condition.
- The gutters, downspouts, soffit and fascia appear to be in fair condition.

2. Exteriors

- The exterior doors have solid wood panels with wooden frames that appear to be in good condition.
- The exterior windows have milled wood frames and trim that appear to be in poor condition.
- The building's exterior has a full brick and cement plaster finish which appears to be in fair condition.

- The brick main entry tower structure entry lobby walls, ceilings and floor have several areas with significant cracks. This may be due to the settling of the structure and requires an assessment by a structural engineer.
 - The exit stairs to the North of the building have cast in place concrete steps and landing.
3. Interior
- Interior walls are painted gypsum board.
 - The interior has carpet flooring in the common areas, hallways, stairs, offices and conference rooms.
 - Restrooms have ceramic tile flooring and hard lid gypsum board ceilings.
- B. Mechanical
1. Heating, Ventilating, and Air Conditioning
- The main HVAC system consists of eight packaged DX cooling air conditioning units with gas heating.
 - Installed in 1995, these AC's are in fair operational condition. However, these units are at the end of its industry standard expected useful lives.
 - No major damage around the casing, air leakage, or unbalanced motor noise was noted at these units.
 - Conditioned air from these air conditioning units is distributed to offices and open spaces via concealed hard duct below the floor and floor diffusers.
 - New ducting for all the packaged AC's was install recently.
 - The thermostat locations appeared to be acceptable and no major thermal comfort issues were noted during the site walk or reported by maintenance personnel.
 - Other HVAC systems include two split ductless air conditioning systems that service the Finance and IT space on the first floor.
 - The split system serving the Finance area was installed in 1995 and is in fair operational condition.
 - This system will need to be replaced soon as it is at the of its industry standard expected useful life.
 - The other split system serving the IT space was installed in 2010 and is in good operational condition.
 - The two split heat pump systems serving the second level North and South areas were installed in 2008. These systems are good operational condition.
 - One window-mounted AC unit is serving the basement area and it is in fair operational condition. Installation date for this unit is unknown.
- C. Plumbing
1. Visible Supply and Waste System
- The plumbing system in the building consists of domestic cold and hot water piping, sanitary waste piping, and vent piping.
 - Plumbing fixtures in the restrooms consist of water closets, urinals, lavatories with hot and cold water, and floor drains.
 - The plumbing system and plumbing fixtures appear to be in good operational condition and no issue was noted nor reported by the maintenance personnel.
 - The domestic hot water is provided by electric instant water heaters located at point of uses.

- The water heaters were installed within the last five years and appear to be in good operational condition.
- D. Fire / Life Safety Protection Systems
1. Fire Protection
 - Portable fire extinguishers are installed in the building.
 2. Fire Alarm
 - The building is equipped with a Silent Knight Fire Alarm Control Panel. Various detection and notification devices are located throughout. The system appeared to be in good condition and there were no issues reported by maintenance personnel.
- E. Electrical
1. Electrical Supply and Distribution
 - The main switchboard is rated 1200A at 120/208V, 3 phase, 4 wire.
 - There are two (2) panelboards rated 100A at 120/208V, 3 phase, 4 wire.
 - There are seven (7) panelboards rated 225A at 120/208V, 3 phase, 4 wire.
 - There is a 100 KW diesel generator with an associated 225A automatic transfer switch.
 - The equipment appears ranges from poor to good condition but there were no issues reported by maintenance personnel.
 2. Interior Lighting
 - Interior lighting is provided by fluorescent fixtures.
 - All of the fixtures appeared to be in good condition and there were no issues reported by maintenance personnel.
 3. Exterior Lighting
 - Exterior lighting is provided by high intensity discharge fixtures.
 - All of the fixtures appeared to be in good condition and there were no issues reported by maintenance personnel.



Statement of Probable Cost

See the following pages for the estimated cost to repair the identified deficiencies.



City of Davis - City Hall

Site ID: CC Building ID: BCC-A
 Address: 23 Russell Boulevard, Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7	
			1.05 Year 1C	1.05 Year 1M	1.10 Year 2C	1.10 Year 2M	1.16 Year 3C	1.16 Year 3M	1.22 Year 4C	1.22 Year 4M	1.28 Year 5C	1.28 Year 5M	1.34 Year 6C	1.34 Year 6M	1.41 Year 7C	1.41 Year 7M
A1030	Slab on Grade	\$ 1,950	\$ -	\$ -	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B1020	Roof Construction	\$ 317,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2010	Exterior Walls	\$ 4,711	\$ -	\$ 1,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,778	\$ -	\$ -	\$ -	\$ -	\$ -
B2020	Exterior Windows	\$ 624	\$ -	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -
B2030	Exterior Doors	\$ 4,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,807	\$ -	\$ -	\$ -	\$ -	\$ -
C1020	Interior Doors	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 415	\$ -	\$ -	\$ -	\$ -	\$ -
C2010	Stair Construction	\$ 364	\$ -	\$ 401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C3020	Floor Finishes	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478	\$ -	\$ -	\$ -	\$ -	\$ -
C3030	Ceiling Finishes	\$ 4,834	\$ -	\$ 3,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,126	\$ -	\$ -	\$ -	\$ -	\$ -
D3020	Heat Generating Systems	\$ 41,600	\$ -	\$ 137	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -
D3030	Cooling Generating Systems	\$ 229,775	\$ -	\$ 6,825	\$ 9,316	\$ 7,166	\$ -	\$ -	\$ -	\$ 7,525	\$ -	\$ 8,266	\$ -	\$ -	\$ 8,711	\$ -
D3650	Terminal & Package Units	\$ 471,580	\$ -	\$ 3,310	\$ 91,728	\$ 3,476	\$ -	\$ -	\$ -	\$ 3,832	\$ 1,659	\$ 4,023	\$ -	\$ -	\$ 4,225	\$ -
D5010	Electrical Service & Distribution	\$ 96,118	\$ 59,036	\$ 788	\$ -	\$ 628	\$ -	\$ -	\$ -	\$ 869	\$ -	\$ 913	\$ -	\$ -	\$ 1,066	\$ -
D5000	Communication & Security	\$ 16,932	\$ -	\$ 40	\$ -	\$ 42	\$ -	\$ -	\$ -	\$ 46	\$ 10,079	\$ 48	\$ -	\$ -	\$ 51	\$ -
G2050	Landscape	\$ 1,300	\$ -	\$ -	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G4090	Other Site Electrical utilities	\$ 73,349	\$ -	\$ 85	\$ -	\$ 89	\$ -	\$ -	\$ -	\$ 94	\$ -	\$ 103	\$ -	\$ -	\$ 108	\$ -
	Current	\$ 1,268,236	\$ 59,036	\$ 11,185	\$ 109,875	\$ 11,744	\$ 0	\$ 12,331	\$ 0	\$ 12,947	\$ 25,807	\$ 13,595	\$ 0	\$ 14,275	\$ 0	\$ 14,988
	Yearly Total	\$	\$ 70,221	\$	\$ 121,619	\$	\$ 12,331	\$	\$ 12,947	\$	\$ 39,402	\$	\$ 14,275	\$	\$ 14,988	\$

Notes:

- Costs are to mid-point of Year Period. Current cost totals do not contain escalation. Yearly (Year XC, Year XM) dollar totals do contain escalation.
- The estimated useful life of all systems was calculated using several independent industry sources, including the Building Owners and Managers Association (BOMA) International Standards, the California Department of Transportation (Caltrans) Maintenance Technical Advisory Guide (MTAG), and the 2011 Architectural Manual's Expected Useful Life Table prepared by the Washington State Department of Commerce, Office of Affordable Housing.
- Total Cost of elements to repair and refurbish the existing facilities are categorized by the following Priorities and timeframes:
 - IMMEDIATE** - Facility prioritization description that defines the condition of the facility in the category as requiring improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies in this category should be addressed in Year 1.
 - CRITICAL** - Facility prioritization description that defines the condition of the facility in the category as requiring replacement in order to prevent intermittent operation and rapid deterioration, and alleviate items that are not currently hazardous but could become hazardous if not remedied. Deficiencies in this category should be addressed in Year 2.
 - IMPENDING** - Facility prioritization description that defines the condition of the facility in the category as requiring expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Year 3.
 - NECESSARY** - Facility prioritization description that defines the condition of the facility in the category as being in need of improvement, but are not yet critical. These items include sensible improvements to existing conditions that are not required for basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies in this category should be addressed in Year 4.
 - PLANNED MAINTENANCE** - Facility prioritization description that defines the condition of the facility in the category as requiring cyclical maintenance and physical improvements. Building deficiencies in this category should be addressed between Year 5 and Year 30. Park deficiencies in this category should be addressed between Year 5 and Year 20. Park structure deficiencies in this category should be addressed between Year 5 and Year 20.



City of Davis - City Hall

Site ID: CC Building ID: BCC-A
 Address: 23 Russell Boulevard, Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 8		Year 9		Year 10		Year 11		Year 12		Year 13		Year 14															
			1.48	Year 8C	1.48	Year 8M	1.55	Year 9C	1.55	Year 9M	1.63	Year 10C	1.63	Year 10M	1.71	Year 11C	1.71	Year 11M	1.80	Year 12C	1.80	Year 12M	1.89	Year 13C	1.89	Year 13M	1.98	Year 14C	1.98	Year 14M
A1030	Slab on Grade	\$ 1,950	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B1020	Roof Construction	\$ 317,850	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B2010	Exterior Walls	\$ 4,711	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B2020	Exterior Windows	\$ 624	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B2030	Exterior Doors	\$ 4,550	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C1020	Interior Doors	\$ 325	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C2010	Stair Construction	\$ 364	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C3020	Floor Finishes	\$ 374	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C3030	Ceiling Finishes	\$ 4,834	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
D3020	Heat Generating Systems	\$ 41,600	24,969	\$ 24,969	192	\$ 192	202	\$ 202	1,059	\$ 1,059	212	\$ 212	222	\$ 222	233	\$ 233	245	\$ 245	257	\$ 257	270	\$ 270	283	\$ 283	297	\$ 297	311	\$ 311	325	\$ 325
D3030	Cooling Generating Systems	\$ 229,775	-	\$ -	9,603	\$ 9,603	10,084	\$ 10,084	13,764	\$ 13,764	10,588	\$ 10,588	11,117	\$ 11,117	12,373	\$ 12,373	12,257	\$ 12,257	12,870	\$ 12,870	13,522	\$ 13,522	14,213	\$ 14,213	14,945	\$ 14,945	15,718	\$ 15,718	16,542	\$ 16,542
D3650	Terminal & Package Units	\$ 471,580	-	\$ -	4,658	\$ 4,658	4,891	\$ 4,891	5,135	\$ 5,135	5,392	\$ 5,392	5,661	\$ 5,661	5,941	\$ 5,941	6,232	\$ 6,232	6,535	\$ 6,535	6,849	\$ 6,849	7,175	\$ 7,175	7,513	\$ 7,513	7,863	\$ 7,863	8,225	\$ 8,225
D5010	Electrical Service & Distribution	\$ 96,118	-	\$ -	1,091	\$ 1,091	1,165	\$ 1,165	1,243	\$ 1,243	1,324	\$ 1,324	1,408	\$ 1,408	1,495	\$ 1,495	1,585	\$ 1,585	1,678	\$ 1,678	1,774	\$ 1,774	1,872	\$ 1,872	1,972	\$ 1,972	2,075	\$ 2,075	2,181	\$ 2,181
D5000	Communication & Security	\$ 16,932	-	\$ -	56	\$ 56	59	\$ 59	62	\$ 62	65	\$ 65	68	\$ 68	71	\$ 71	75	\$ 75	79	\$ 79	83	\$ 83	87	\$ 87	91	\$ 91	95	\$ 95	99	\$ 99
G2050	Landscaping	\$ 1,300	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
G4090	Other Site Electrical utilities	\$ 73,349	-	\$ -	119	\$ 119	125	\$ 125	92,855	\$ 92,855	132	\$ 132	138	\$ 138	145	\$ 145	152	\$ 152	160	\$ 160	168	\$ 168	176	\$ 176	184	\$ 184	192	\$ 192	200	\$ 200
	Current	\$ 1,268,236	\$ 24,969	\$ 15,738	\$ 0	\$ 16,525	\$ 107,678	\$ 17,351	\$ 5,944	\$ 18,218	\$ 0	\$ 206,599	\$ 0	\$ 20,086	\$ 0	\$ 21,090	\$ 0	\$ 21,090	\$ 0	\$ 21,090	\$ 0	\$ 21,090	\$ 0	\$ 21,090	\$ 0	\$ 21,090	\$ 0	\$ 21,090	\$ 0	\$ 21,090
	Yearly Total	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$



City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Address: 23 Russell Boulevard, Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 15		Year 16		Year 17		Year 18		Year 19		Year 20		Year 21	
			2.08 Year 15C	2.08 Year 15M	2.18 Year 16C	2.18 Year 16M	2.2920 Year 17C	2.29 Year 17M	2.41 Year 18C	2.41 Year 18M	2.53 Year 19C	2.53 Year 19M	2.65 Year 20C	2.65 Year 20M	2.79 Year 21C	2.79 Year 21M
A1030	Slab on Grade	\$ 1,950	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B1020	Roof Construction	\$ 317,850	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B2010	Exterior Walls	\$ 4,711	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B2020	Exterior Windows	\$ 624	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
B2030	Exterior Doors	\$ 4,550	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C1020	Interior Doors	\$ 325	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C2010	Stair Construction	\$ 364	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C3020	Floor Finishes	\$ 374	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
C3030	Ceiling Finishes	\$ 4,834	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
D3020	Heat Generating Systems	\$ 41,600	-	\$ 270	-	\$ 284	-	\$ 298	-	\$ 6,570	-	\$ 329	-	\$ 345	-	\$ 362
D3030	Cooling Generating System	\$ 229,775	-	\$ 13,513	-	\$ 14,189	-	\$ 14,896	-	\$ 15,643	-	\$ 16,425	-	\$ 17,264	-	\$ 18,109
D3050	Terminal & Package Units	\$ 471,580	-	\$ 6,559	-	\$ 6,882	-	\$ 7,226	-	\$ 7,607	-	\$ 7,966	-	\$ 8,365	-	\$ 8,763
D5010	Electrical Service & Distribution	\$ 96,118	-	\$ 1,561	-	\$ 1,639	-	\$ 1,721	-	\$ 1,807	-	\$ 1,897	-	\$ 1,992	-	\$ 2,092
D5020	Communication & Security	\$ 16,932	-	\$ 79	-	\$ 83	-	\$ 87	-	\$ 91	-	\$ 96	-	\$ 101	-	\$ 106
G2050	Landscaping	\$ 1,300	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
G4090	Other Site Electrical utilities	\$ 73,349	-	\$ 168	-	\$ 176	-	\$ 185	-	\$ 194	-	\$ 204	-	\$ 214	-	\$ 225
	Current	\$ 1,268,236	\$ 0	\$ 22,150	\$ 0	\$ 23,252	\$ 210,063	\$ 24,414	\$ 0	\$ 31,892	\$ 0	\$ 26,917	\$ 25,119	\$ 28,780	\$ 44,283	\$ 29,876
	Yearly Total	\$	\$ 22,150	\$	\$ 23,252	\$	\$ 234,478	\$	\$ 31,892	\$	\$ 26,917	\$	\$ 53,900	\$	\$ 73,959	



City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Address: 23 Russell Boulevard, Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 22		Year 23		Year 24		Year 25		Year 26		Year 27		Year 28	
			Year 22C	Year 22M	Year 23C	Year 23M	Year 24C	Year 24M	Year 25C	Year 25M	Year 26C	Year 26M	Year 27C	Year 27M	Year 28C	Year 28M
A1030	Slab on Grade	\$ 1,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1020	Roof Construction	\$ 317,850	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2010	Exterior Walls	\$ 4,711	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2020	Exterior Windows	\$ 624	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2030	Exterior Doors	\$ 4,550	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C1020	Interior Doors	\$ 325	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C2010	Stair Construction	\$ 364	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C3020	Floor Finishes	\$ 374	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C3030	Ceiling Finishes	\$ 4,834	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D3020	Heat Generating Systems	\$ 41,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D3030	Cooling Generating Systems	\$ 229,775	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D3050	Terminal & Package Units	\$ 471,580	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D5010	Electrical Service & Distribution	\$ 96,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D5000	Communication & Security	\$ 16,932	-	-	-	-	-	-	-	-	-	-	-	-	-	-
G2050	Landscaping	\$ 1,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
G4090	Other Site Electrical utilities	\$ 73,349	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Current	\$ 0	\$ 31,160	\$ 51,909	\$ 32,718	\$ 0	\$ 34,354	\$ 30,816	\$ 36,074	\$ 0	\$ 37,875	\$ 1,186,679	\$ 428,776	\$ 26,755	\$ 41,757
		Yearly Total	\$	\$ 31,160	\$	\$ 84,626	\$	\$ 34,354	\$ 66,887	\$ 37,875	\$	\$ 1,615,455	\$ 68,512	\$	\$	\$



City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Address: 23 Russell Boulevard, Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 29				Year 30	
			4.12	4.12	4.32	4.32		
			Year 29C	Year 29M	Year 30C	Year 30M		
A1030	Slab on Grade	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	
B1020	Roof Construction	\$ 317,850	\$ -	\$ -	\$ -	\$ -	\$ -	
B2010	Exterior Walls	\$ 4,711	\$ -	\$ -	\$ -	\$ -	\$ -	
B2020	Exterior Windows	\$ 624	\$ -	\$ -	\$ -	\$ -	\$ -	
B2030	Exterior Doors	\$ 4,550	\$ -	\$ -	\$ -	\$ -	\$ -	
C1020	Interior Doors	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	
C2010	Stair Construction	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ -	
C3020	Floor Finishes	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	
C3030	Ceiling Finishes	\$ 4,834	\$ -	\$ -	\$ -	\$ -	\$ -	
D3020	Heat Generating Systems	\$ 41,600	\$ -	\$ 535	\$ -	\$ -	\$ 562	
D3030	Cooling Generating System	\$ 229,775	\$ -	\$ 26,755	\$ -	\$ -	\$ 28,935	
D3650	Terminal & Package Units	\$ 471,580	\$ -	\$ 12,576	\$ -	\$ -	\$ 13,636	
D5010	Electrical Service & Distribution	\$ 96,118	\$ -	\$ 3,090	\$ -	\$ -	\$ 3,245	
D5020	Communication & Security	\$ 16,932	\$ -	\$ 196	\$ -	\$ -	\$ 164	
G2050	Landscaping	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	
G4090	Other Site Electrical utilities	\$ 73,349	\$ -	\$ 333	\$ -	\$ -	\$ 349	
		Current	\$ 1,268,236	\$ 0	\$ 43,845	\$ 29,497	\$ 46,891	
		Yearly Total	\$	\$ 43,845	\$	\$ 76,388	\$	



City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
A1030 - Slab on Grade	A1031.004	Exterior brick walls have cracks along the grout and appears to be settling due to the age of the structure.	Enlist a Structural Engineer to Investigate the cause of the slab heaving to determine a solution.	1	LS	\$1,500.00	1.30	\$1,950		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
B1020 - Roof Construction	B1021.003	PVC roofing is approaching the end of its useful life and needs replacement.	Remove existing roof and replace with similar roof	600	SF	\$11.50	1.30	\$8,970		27C - Planned Maintenance: Capital Cost (Year 27)
B1020 - Roof Construction	B1022.003	Tile Roofing is approaching the end of its useful life and needs replacement.	Remove existing roof and replace with similar roof	13,200	SF	\$18.00	1.30	\$308,880		27C - Planned Maintenance: Capital Cost (Year 27)
B2010 - Exterior Walls	B2011.006	Brick masonry is damaged with cracks in mortar joints.	Repair brick masonry	40	SF	\$15.00	1.30	\$780		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
B2010 - Exterior Walls	B2011.007	Sealant missing or deteriorated at cement plaster to brick joints.	Clean joints & install new sealant.	24	LF	\$6.00	1.30	\$187		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
B2010 - Exterior Walls	B2016.004	Exterior cement plaster soffit is damaged & has cracks.	Patch & repair damaged plaster soffits.	144	SF	\$20.00	1.30	\$3,744	The lower structure appears to be settling at a different rate than the rest of the building and may be the cause of these cracks. Additional structural review and assessment is recommended to identify solutions to mitigate further cracks.	05C - Planned Maintenance: Capital Cost (Year 5)
B2020 - Exterior Windows	B2021.006	Wood window sill has deteriorated	Remove and replace existing wood sill with new wood sill	1	EA	\$200.00	1.30	\$260		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2
B2020 - Exterior Windows	B2021.009	The paint finish on the wood frames is chipped & peeling.	Clean and paint wood frames.	56	LF	\$5.00	1.30	\$364		05C - Planned Maintenance: Capital Cost (Year 5)

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



DRAFT REPORT



City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
B2030 - Exterior Doors	B2032.007	Exterior door face is damaged & worn	Replace with new Hollow Metal doors.	1	EA	\$3,500.00	1.30	\$4,550		05C - Planned Maintenance: Capital Cost (Year 5)
C1020 - Interior Doors	C1022.002	Wood door trim has a crack.	Repair & refinish the door frame.	1	EA	\$250.00	1.30	\$325		05C - Planned Maintenance: Capital Cost (Year 5)
C2010 - Stair Construction	C2011.002	No contrast striping at stairs.	Provide new contrast striping for each stair tread at exterior stairs.	1	FLT	\$364.00	1.30	\$364		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
C3020 - Floor Finishes	C3025.001	Carpet is in poor condition.	Remove damaged carpet and replace with new.	36	SF	\$8.00	1.30	\$374		05C - Planned Maintenance: Capital Cost (Year 5)
C3030 - Ceiling Finishes	C3031.002	Painted Gypsum Wallboard - Ceiling - is in poor condition.	Remove and replace existing gypsum board ceiling and replace with new gypsum board. Tape and paint.	390	SF	\$6.25	1.30	\$3,169	The tower structure appears to be settling at a different rate than the rest of the building and may be the cause of these cracks. Additional structural review and assessment is recommended to identify solutions to mitigate further cracks.	02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
C3030 - Ceiling Finishes	C3012.021	Painted Gypsum Wallboard is in poor condition with several cracks.	Remove and replace existing gypsum board with new gypsum board. Tape and paint.	125	SF	\$10.25	1.30	\$1,666	The tower structure appears to be settling at a different rate than the rest of the building and may be the cause of these cracks. Additional structural review and assessment is recommended to identify solutions to mitigate further cracks.	05C - Planned Maintenance: Capital Cost (Year 5)
D3020 - Heat Generating Systems	D3028.001	Split heat pump is at or will approach the end of its service life.	Replace split heat pump system with in-kind unit.	2	EA	\$6,500.00	1.30	\$16,900		08C - Planned Maintenance: Capital Cost (Year 8)
D3020 - Heat Generating Systems	D3026.008	Electric instant water heater is at or will approach its service life.	Replace electric instant water heaters with in-kind units.	1	EA	\$500.00	1.30	\$650		10C - Planned Maintenance: Capital Cost (Year 10)

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



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City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
D3020 - Heat Generating Systems	D3028.001	Split heat pump will require repair every 10 years.	Repair split heat pump system.	2	EA	N/A	1.30	\$2,600		18M - Planned Maintenance: Maintenance Cost (Year 18)
D3020 - Heat Generating Systems	D3028.001	Split heat pump is at or will approach the end of its service life.	Replace split heat pump system with in-kind unit.	2	EA	\$6,500.00	1.30	\$16,900		23C - Planned Maintenance: Capital Cost (Year 23)
D3020 - Heat Generating Systems	D3026.008	Electric instant water heater is at or will approach its service life.	Replace electric instant water heaters with in-kind units.	1	EA	\$500.00	1.30	\$650		25C - Planned Maintenance: Capital Cost (Year 25)
D3020 - Heat Generating Systems	D3028.001	Split heat pump will require maintenance every year.	Maintain split heat pump system.	2	EA	N/A	1.30	\$130		All-M - Maintenance cost applied annually for 30 years
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system is at or will approach end of its service life.	Replace split ductless air conditioning system with in-kind unit.	1	EA	\$6,500.00	1.30	\$8,450	Serving Finance area	02C - Critical: Replacement needed. Will become immediate in Years 1 to 2.
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system is at or will approach end of its service life.	Replace split ductless air conditioning system with in-kind unit.	1	EA	\$6,500.00	1.30	\$8,450	Serving IT space	10C - Planned Maintenance: Capital Cost (Year 10)
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system will require repair every 10 years.	Repair split ductless air conditioning system.	1	EA	N/A	1.30	\$195	Serving Finance area	12M - Planned Maintenance: Maintenance Cost (Year 12)
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system will require repair every 10 years.	Repair split ductless air conditioning system.	1	EA	N/A	1.30	\$195	Serving Finance area	12M - Planned Maintenance: Maintenance Cost (Year 12)
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system is at or will approach end of its service life.	Replace split ductless air conditioning system with in-kind unit.	1	EA	\$6,500.00	1.30	\$8,450	Serving Finance area	17C - Planned Maintenance: Capital Cost (Year 17)
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system will require repair every 10 years.	Repair split ductless air conditioning system.	1	EA	N/A	1.30	\$195	Serving IT space	20M - Planned Maintenance: Maintenance Cost (Year 20)

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



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City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system is at or will approach end of its service life.	Replace split ductless air conditioning system with in-kind unit.	1	EA	\$6,500.00	1.30	\$8,450	Serving IT space	25C - Planned Maintenance: Capital Cost (Year 25)
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system will require repair every 10 years.	Repair split ductless air conditioning system.	1	EA	N/A	1.30	\$195	Serving Finance area	27M - Planned Maintenance: Maintenance Cost (Year 27)
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system will require repair every 10 years.	Repair split ductless air conditioning system.	1	EA	N/A	1.30	\$195	Serving IT space	30M - Planned Maintenance: Maintenance Cost (Year 30)
D3030 - Cooling Generating System	D3034.004	Split ductless air conditioning system will require maintenance every year.	Maintain split ductless air conditioning system.	2	EA	N/A	1.30	\$6,500	Maintenance cost is for 2 units.	All-M - Maintenance cost applied annually for 30 years
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit with in-kind unit.	8	EA	\$8,000.00	1.30	\$83,200		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3050 - Terminal & Package Units	D3052.004	Window AC is at or will approach its service life.	Replace window AC unit with in-kind unit.	1	EA	\$1,000.00	1.30	\$1,300		05C - Planned Maintenance: Capital Cost (Year 5)
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating will require repair every 10 years.	Repair packaged dx cooling and gas heating air conditioning unit.	8	EA	N/A	1.30	\$104,000	Maintenance cost is for 8 units.	12M - Planned Maintenance: Maintenance Cost (Year 12)
D3050 - Terminal & Package Units	D3052.004	Window AC will require repair every 10 years.	Provide repair for window AC.	1	EA	N/A	1.30	\$3		15M - Planned Maintenance: Maintenance Cost (Year 15)
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating is at or will approach end of its service life.	Replace packaged dx cooling and gas heating air conditioning unit with in-kind unit.	8	EA	\$8,000.00	1.30	\$83,200		17C - Planned Maintenance: Capital Cost (Year 17)
D3050 - Terminal & Package Units	D3052.004	Window AC is at or will approach its service life.	Replace window AC unit with in-kind unit.	1	EA	\$1,000.00	1.30	\$1,300		20C - Planned Maintenance: Capital Cost (Year 20)

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



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City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating will require repair every 10 years.	Repair packaged dx cooling and gas heating air conditioning unit.	8	EA	N/A	1.30	\$104,000	Maintenance cost is for 8 units.	27M - Planned Maintenance: Maintenance Cost (Year 27)
D3050 - Terminal & Package Units	D3052.004	Window AC will require repair every 10 years.	Provide repair for window AC.	1	EA	N/A	1.30	\$3		30M - Planned Maintenance: Maintenance Cost (Year 30)
D3050 - Terminal & Package Units	D3052.004	Window AC will require maintenance every year.	Provide maintenance for window AC.	1	EA	N/A	1.30	\$33		All-M - Maintenance cost applied annually for 30 years
D3050 - Terminal & Package Units	D3052.007	Packaged dx air conditioning unit with gas heating will require maintenance every year.	Maintain packaged dx cooling and gas heating air conditioning unit.	8	EA	N/A	1.30	\$3,120	Maintenance cost is for 8 units.	All-M - Maintenance cost applied annually for 30 years
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckt, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	7	EA	\$3,100.00	1.30	\$28,210		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckt, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	\$5,025.00	1.30	\$13,065		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.661	1200A (main ckt breaker), switchboard is at or will approach the end of its expected useful service life.	Install/ replace switchboard	1	EA	\$11,500.00	1.30	\$14,950		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckt, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Repair Panels	7	EA	N/A	1.30	\$717	Cost is for 7 panels	11C - Planned Maintenance: Capital Cost (Year 11)
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckt, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Repair Panels	2	EA	N/A	1.30	\$228	Cost is for 2 panels	11C - Planned Maintenance: Capital Cost (Year 11)

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



DRAFT REPORT



City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
D5010 - Electrical Service & Distribution	D5012.661	1200A, (main ckt breaker), switchboard	Repair Switchboard	1	EA	N/A	1.30	\$2,530		11C - Planned Maintenance: Capital Cost (Year 11)
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Repair Panels	7	EA	N/A	1.30	\$717	Cost is for 7 panels	21C - Planned Maintenance: Capital Cost (Year 21)
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Repair Panels	2	EA	N/A	1.30	\$228	Cost is for 2 panels	21C - Planned Maintenance: Capital Cost (Year 21)
D5010 - Electrical Service & Distribution	D5012.661	1200A, (main ckt breaker), switchboard is at or will approach the end of its expected useful service life.	Install/ replace switchboard	1	EA	\$11,500.00	1.30	\$14,950		21C - Planned Maintenance: Capital Cost (Year 21)
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Maintain Panels	7	EA	N/A	1.30	\$501	Cost is for 7 panels	All-M - Maintenance cost applied annually for 30 years
D5010 - Electrical Service & Distribution	D5012.576	225A (42 ckts, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Maintain Panels	2	EA	N/A	1.30	\$143	Cost is for 2 panels	All-M - Maintenance cost applied annually for 30 years
D5010 - Electrical Service & Distribution	D5012.661	1200A, (main ckt breaker), switchboard	Maintain Switchboard	1	EA	N/A	1.30	\$107		All-M - Maintenance cost applied annually for 30 years
D5030 - Communication & Security	D5037.019	Fire alarm control panel is at or will approach end of useful life.	Install/ replace existing fire alarm control panel with new fully addressable fire alarm control panel.	1	EA	\$6,075.00	1.30	\$7,898		05C - Planned Maintenance: Capital Cost (Year 5)
D5030 - Communication & Security	D5037.019	Fire alarm control panel is at or will approach end of useful life.	Install/ replace existing fire alarm control panel with new fully addressable fire alarm control panel.	1	EA	\$6,075.00	1.30	\$7,898		20C - Planned Maintenance: Capital Cost (Year 20)
D5030 - Communication & Security	D5037.019	Fire alarm control panel	Maintain fire alarm control panel	1	EA	N/A	1.30	\$38		All-M - Maintenance cost applied annually for 30 years

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



DRAFT REPORT



City of Davis - City Hall

Site ID: CC Building ID: BCC-A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2050 - Landscaping	G2055.405	Overhanging foliage is causing damage to the roofing & exterior envelope.	Prune & trim encroaching branches from adjacent trees.	2	EA	\$500.00	1.30	\$1,300		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
G4090 - Other Site Electrical utilities	G4092.004	225A 3-pole automatic transfer switch (ATS) is at or will approach end of useful life.	Install/ replace 3-pole ATS.	1	EA	\$5,250.00	1.30	\$6,825		10C - Planned Maintenance: Capital Cost (Year 10)
G4090 - Other Site Electrical utilities	G4092.016	100KW Diesel engine, including battery, charger, muffler, day tank	Install/ replace generator.	1	EA	\$38,600.00	1.30	\$50,180		10C - Planned Maintenance: Capital Cost (Year 10)
G4090 - Other Site Electrical utilities	G4092.004	225A 3-pole automatic transfer switch (ATS)	Repair ATS	1	EA	N/A	1.30	\$270		20C - Planned Maintenance: Capital Cost (Year 20)
G4090 - Other Site Electrical utilities	G4092.004	225A 3-pole automatic transfer switch (ATS) is at or will approach end of useful life.	Install/ replace 3-pole ATS.	1	EA	\$5,250.00	1.30	\$6,825		28C - Planned Maintenance: Capital Cost (Year 28)
G4090 - Other Site Electrical utilities	G4092.004	225A 3-pole automatic transfer switch (ATS)	Repair ATS	1	EA	\$5,250.00	1.30	\$6,825		30C - Planned Maintenance: Capital Cost (Year 30)
G4090 - Other Site Electrical utilities	G4092.004	225A 3-pole automatic transfer switch (ATS)	Maintain ATS	1	EA	N/A	1.30	\$24		All-M - Maintenance cost applied annually for 30 years
G4090 - Other Site Electrical utilities	G4092.016	100KW Diesel engine, including battery, charger, muffler, day tank	Maintain Generator	1	EA	N/A	1.30	\$57		All-M - Maintenance cost applied annually for 30 years

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



DRAFT REPORT

Community Park



I. General Facility Description

Community Park located at 1405 F Street, Davis, California, was initially built in 1965. The park is bounded by Davis Senior High School to the West, West Covell Boulevard to the North, West 14th Street to the South and F Street to the East. Community Park features a dog park, open field area, pool complex, baseball fields, picnic areas with shade structures, restrooms, sand volleyball court, playground areas, on-site parking, skateboard park and soccer fields.

II. Site

A. Parking Lots

- The park has one on-site parking lot accessible from West Covell Boulevard. The surface is asphalt concrete, with tree planter areas.
- The majority of surfacing requires repairs or full replacement (including restriping) due to cracking and structural failure, including root damage. This includes replacement of portions of a valley gutter drain system along the driveway aisles.
- Curbs along the planter areas require replacement due to root damage.

B. Pedestrian Paving

- Pedestrian paving throughout the site consists of original plain concrete pavement and asphalt pavement with some identified areas of recent repairs and replacements.
- Paving conditions vary from good to poor condition, with several areas requiring repairs or full replacement due to cracking, weathering, or structural failure.
- The park had one set of exterior stairs leading from the playground area down to the skateboard park. The stairs appeared to be in good condition with no immediate repairs required.

- The site had one pedestrian bridge over the exterior stairs, connecting walkways. The bridge appeared to be in good condition with no immediate repairs required.
- The park had plain concrete and asphalt concrete bike paths throughout the site. The bike paths appeared to be in fair to poor condition, with some areas requiring resurfacing or full depth replacement due to structural damage.

C. General Site Amenities (Fencing, Signage, Other)

- General park signage and fencing (e.g. dog park) appeared to be in good condition.
- The skateboard park fencing is in need of repairs.

D. Furnishings

- The site includes miscellaneous park furnishings such as picnic tables, benches, drinking fountains and trash cans.
- Several concrete tables had damage and require replacement.
- The majority of these furnishings (with exception of the tables) were in good condition with only minimal repairs required.

E. Play Fields and Play Courts

- The site has two soccer fields, baseball fields (one with concrete amphitheater-style seating), a sand volleyball court, a skateboard park, and other open field play areas (grass).
- The soccer fields, grass area and other open play areas appeared to be in good condition, with no maintenance required.
- The baseball fields appeared to be in good condition with no immediate repairs required. However, the concrete amphitheater seating has cracked areas requiring maintenance.
- The sand volleyball court appeared to be in fair condition, with additional sand surfacing required.
- The skateboard park appeared to be in good condition, with only minor cracking in limited areas.

F. Playgrounds

- The park has two playgrounds areas (primary and tot lot) with wood chip surfacing. There is one additional playground area next to the shaded picnic area which appeared to be closed off for repairs or replacement.
- Playground equipment for the primary and tot playgrounds appeared in good condition, with no immediate maintenance required. The primary and tot playgrounds were last renovated in 2012 and should be replaced in 2027.
- Playground equipment at the closed playground appeared to be in fair to poor condition. This playground was last renovated in 1995 and should be replaced in the current year (reached the end of its service life).
- Playground surfacing appeared to be in good condition, with additional wood chips needed in minor areas.
- No age-appropriate signage was noted.

G. Landscaping (Including Turf)

- General landscaping throughout the park consists of trees, minor shrubs, and grass (open turf areas).
- Trees and shrubs appeared to be in good condition with no dead or dying trees or shrubs noted.
- Some distressed turf areas will require maintenance.

H. Structures

- The park has two structures, a wood picnic shelter with a corrugated metal roof, and a wood trellis in a shaded picnic area.
- The wood picnic shelter had evidence of substantial cracking at the posts and framing. Large cracks were noted at bolted connections. Additionally, wood lattice work between the solid roof areas had damage and missing slats.
- The wood trellis in the shaded picnic area has missing components (broken beams at the top) which require replacement.

I. Restrooms

Architectural

- Originally built in 1965, the restroom building is a single story structure consisting of approximately 600 square feet.
- The roof consists of composite shingle system and appears to be in good condition.
- There are no rain water gutters or downspouts.
- The building exterior has concrete masonry units, which appear to be in fair condition.
- Interior walls are concrete masonry.
- Restrooms have concrete flooring and plaster ceilings.
- The exterior doors and frames are hollow metal and appear to be in fair condition.

Mechanical

- The restroom ventilation is accomplished by natural ventilation.

Plumbing

- The plumbing system in the building consists of domestic cold water piping, sanitary waste piping, and vent piping.
- Plumbing fixtures in the restroom and storage room consists of water closets, urinals, sinks and lavatories with cold water and floor drains.
- The plumbing system and plumbing fixtures appear to be in fair operational condition and no issues were noted nor reported by the maintenance personnel. However, the plumbing system and plumbing fixtures are at the end of their expected useful lives and will need to be replaced.
- A backflow preventer located in the storage room has an unknown installation date but appears to be in fair operational condition. However, it appears to be at the end of its expected useful life and will need to be replaced.

Electrical

- The building is not equipped with a fire alarm system.
- There is one (1) panelboard rated 100A at 120/208V, 3 phase, 4 wire.
- The panelboard appears to be in poor condition but there were no issues reported by maintenance personnel.
- Interior lighting is provided by fluorescent fixtures. The fixtures appeared to be in good condition and there were no issues reported by maintenance personnel.
- Exterior lighting is provided by high intensity discharge fixtures. The fixtures appeared to be in good condition and there were no issues reported by maintenance personnel.

J. Maintenance BuildingArchitectural

- Originally built in 1965, the maintenance building is a single story structure consists of approximately 1,064 square feet.
- The roof consists of a single ply system and appears to be in good condition.
- There are no rain water gutters or downspouts.
- The building exterior has concrete masonry units and a cement plaster stucco system, which appear to be in fair condition.
- Interior walls are CMU.
- Building has concrete flooring and exposed wood rafters and deck ceiling.
- The exterior doors and frames are hollow metal and appear to be in fair condition.
- The sectional garage doors and frames appear to be in fair condition.

Mechanical

- HVAC system includes an electric unit heater located in the shop area. Original with the building (approximately 1965), the unit appears to be in fair operational condition. However, it is at the end of its expected useful life and will need to be replaced.
- An air compressor located in the shop area has an unknown installation date, but appears to be in fair operational condition.

Plumbing

- The plumbing system in the building consists of domestic cold water piping, sanitary waste piping, and vent piping.
- Plumbing fixtures in the building consists of a sink with cold water.
- The plumbing system and plumbing fixtures appear to be in fair operational condition and no issues were noted nor reported by the maintenance personnel. However, the plumbing system and plumbing fixtures are at the end of its expected useful lives and will need to be replaced.
- A backflow preventer located outside has an unknown installation date but appears to be in fair operational condition. However, it appears to be at the end of its expected useful life and will need to be replaced.

Electrical

- The building does not have a fire alarm system.
- There is one (1) panelboard rated 100A at 120/208V, 3 phase, 4 wire.
- The panelboard appears to be in poor condition but there were no issues reported by maintenance personnel.
- Interior lighting is provided by fluorescent fixtures. The fixtures appeared to be in good condition and there were no issues reported by maintenance personnel.
- Exterior lighting is provided by high intensity discharge fixtures. The fixtures appeared to be in good condition and there were no issues reported by maintenance personnel.

Statement of Probable Cost

See following pages for probable costs.

NOTE: The estimated useful life of all systems was calculated using several independent industry sources, including the Building Owners and Managers Association (BOMA) International Standards, the California Department of Transportation (Caltrans) Maintenance Technical Advisory Guide (MTAG), and the 2011 Architectural Manual's Expected Useful Life Table prepared by the Washington State Department of Commerce, Office of Affordable Housing.



City of Davis - Community Park

Site ID: NA Building ID: NA

Address: 1405 F St., Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7																		
			1.05	Year 1C	1.10	Year 2C	1.10	Year 2M	1.16	Year 3C	1.16	Year 3M	1.22	Year 4C	1.22	Year 4M	1.28	Year 5C	1.28	Year 5M	1.34	Year 6C	1.34	Year 6M	1.41	Year 7C	1.41	Year 7M					
B1020	Roof Construction	\$ 21,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B2010	Exterior Walls	\$ 5,694	\$ -	\$ -	\$ -	\$ -	\$ 1,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B2030	Exterior Doors	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ 2,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
B3010	Roof Coverings	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ 609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
D2020	Domestic Water Distribution	\$ 108,108	\$ -	\$ 450	\$ 109,730	\$ 473	\$ -	\$ -	\$ 497	\$ -	\$ 521	\$ -	\$ 548	\$ -	\$ 575	\$ -	\$ 604	\$ -	\$ 632	\$ -	\$ 660	\$ -	\$ 688	\$ -	\$ 716	\$ -	\$ 744	\$ -	\$ 772	\$ -			
D3020	Heat Generating Systems	\$ 18,239	\$ -	\$ 273	\$ 6,736	\$ 287	\$ -	\$ 301	\$ -	\$ 316	\$ -	\$ 332	\$ -	\$ 348	\$ -	\$ 364	\$ -	\$ 380	\$ -	\$ 396	\$ -	\$ 412	\$ -	\$ 428	\$ -	\$ 444	\$ -	\$ 460	\$ -	\$ 476	\$ -		
D3090	Other HVAC Systems and Equipment	\$ 10,517	\$ -	\$ 82	\$ -	\$ 86	\$ -	\$ 90	\$ -	\$ 95	\$ -	\$ 99	\$ -	\$ 103	\$ -	\$ 107	\$ -	\$ 111	\$ -	\$ 115	\$ -	\$ 119	\$ -	\$ 123	\$ -	\$ 127	\$ -	\$ 131	\$ -	\$ 135	\$ -		
D5010	Electrical Service & Distribution	\$ 11,143	\$ 8,483	\$ 130	\$ -	\$ 163	\$ -	\$ 186	\$ -	\$ 174	\$ -	\$ 183	\$ -	\$ 192	\$ -	\$ 201	\$ -	\$ 210	\$ -	\$ 219	\$ -	\$ 228	\$ -	\$ 237	\$ -	\$ 246	\$ -	\$ 255	\$ -	\$ 264	\$ -		
G2040	Site Development	\$ 17,346,059	\$ 1,669,619	\$ 333,194	\$ 17,916	\$ 441,170	\$ 22,512	\$ 495,885	\$ 7,901	\$ 486,390	\$ 6,983	\$ 564,417	\$ 63,926	\$ 530,559	\$ 50,000	\$ 580,559	\$ 67,000	\$ 570,559	\$ 55,000	\$ 630,559	\$ 73,000	\$ 620,559	\$ 60,000	\$ 680,559	\$ 78,000	\$ 670,559	\$ 65,000	\$ 730,559	\$ 83,000	\$ 720,559	\$ 70,000		
G2050	Landscaping	\$ 1,539,636	\$ -	\$ 2,150	\$ -	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
G3010	Water Supply	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Current	\$ 19,064,544	\$ 1,678,082	\$ 334,149	\$ 137,985	\$ 442,173	\$ 27,004	\$ 496,839	\$ 7,901	\$ 487,486	\$ 20,755	\$ 691,738	\$ 63,926	\$ 531,778	\$ 50,000	\$ 580,559	\$ 67,000	\$ 570,559	\$ 55,000	\$ 630,559	\$ 73,000	\$ 620,559	\$ 60,000	\$ 680,559	\$ 78,000	\$ 670,559	\$ 65,000	\$ 730,559	\$ 83,000	\$ 720,559	\$ 70,000		
	Yearly Total	\$ -	\$ -	\$ 2,012,231	\$ -	\$ 590,138	\$ -	\$ 523,943	\$ -	\$ 495,397	\$ -	\$ 712,492	\$ -	\$ 595,704	\$ -	\$ 531,778	\$ -	\$ 500,000	\$ -	\$ 570,559	\$ -	\$ 540,000	\$ -	\$ 610,000	\$ -	\$ 580,000	\$ -	\$ 650,000	\$ -	\$ 620,000	\$ -	\$ 690,000	\$ -

Notes:

- Costs are to mid-point of Year Period. Current cost totals do not contain escalation. Yearly (Year XC, Year XM) dollar totals do contain escalation.
- The estimated useful life of all systems was calculated using several independent industry sources, including the Building Owners and Managers Association (BOMA) International Standards, the California Department of Transportation (Caltrans) Maintenance Technical Advisory Guide (MTAG), and the 2011 Architectural Manual's Expected Useful Life Table prepared by the Washington State Department of Commerce, Office of Affordable Housing.
- Total Cost of elements to repair and refurbish the existing facilities are categorized by the following Priorities and timeframes:
 - IMMEDIATE** - Facility prioritization description that defines the condition of the facility in the category as requiring improvement in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation. Deficiencies in this category should be addressed in Year 1.
 - CRITICAL** - Facility prioritization description that defines the condition of the facility in the category as requiring replacement in order to prevent intermittent operation and rapid deterioration, and alleviate items that are not currently hazardous but could become hazardous if not remedied. Deficiencies in this category should be addressed in Year 2.
 - IMPENDING** - Facility prioritization description that defines the condition of the facility in the category as requiring expected maintenance in order to avoid predictable deterioration, potential downtime, and associated damage or higher costs if deferred further. Deficiencies in this category should be addressed in Year 3.
 - NECESSARY** - Facility prioritization description that defines the condition of the facility in the category as being in need of improvement, but are not yet critical. These items include sensible improvements to existing conditions that are not required for basic function or usability of the facility. They provide long term maintenance cost reduction. Deficiencies in this category should be addressed in Year 4.
 - PLANNED MAINTENANCE** - Facility prioritization description that defines the condition of the facility in the category as requiring cyclical maintenance and physical improvements. Building deficiencies in this category should be addressed between Year 5 and Year 30. Park deficiencies in this category should be addressed between Year 5 and Year 20. Park structure deficiencies in this category should be addressed between Year 5 and Year 20.



City of Davis - Community Park

Site ID: N/A Building ID: N/A

Address: 1405 F St., Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 8		Year 9		Year 10		Year 11		Year 12		Year 13		Year 14	
			Year 8C	Year 8M	Year 9C	Year 9M	Year 10C	Year 10M	Year 11C	Year 11M	Year 12C	Year 12M	Year 13C	Year 13M	Year 14C	Year 14M
B1020	Roof Construction	\$ 21,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2010	Exterior Walls	\$ 5,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2030	Exterior Doors	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B3010	Roof Coverings	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D2020	Domestic Water Distribution	\$ 108,108	\$ 634	\$ 666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3020	Heat Generating Systems	\$ 18,239	\$ -	\$ 403	\$ -	\$ 424	\$ -	\$ 1,838	\$ -	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3030	Other HVAC Systems and Equipment	\$ 10,517	\$ -	\$ 1,392	\$ -	\$ 127	\$ -	\$ 133	\$ -	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D5010	Electrical Service & Distribution	\$ 11,148	\$ -	\$ 211	\$ -	\$ 222	\$ -	\$ 233	\$ 380	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G2040	Site Development	\$ 17,346,059	\$ 24,698	\$ 588,742	\$ -	\$ 66,849	\$ -	\$ 668,262	\$ 145,511	\$ 720,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G2050	Landscaping	\$ 1,539,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G3010	Water Supply	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Current	\$ 19,064,544	\$ 24,698	\$ 590,087	\$ 0	\$ 669,907	\$ 66,849	\$ 831,760	\$ 145,901	\$ 721,611	\$ 0	\$ 722,670	\$ 164,336	\$ 803,372	\$ 42,305	\$ 794,080
	Yearly Total	\$ -	\$ 614,785	\$ -	\$ 669,907	\$ -	\$ 898,609	\$ -	\$ 867,512	\$ -	\$ 722,670	\$ -	\$ 967,707	\$ -	\$ 836,385	



City of Davis - Community Park

Site ID: N/A Building ID: N/A

Address: 1405 F St., Davis, CA

Uniformat II Code	Building System Class	Current Cost	Year 15		Year 16		Year 17		Year 18		Year 19		Year 20							
			2.08	Year 15C	Year 15M	2.18	Year 16C	Year 16M	2.2920	Year 17C	Year 17M	2.41	Year 18C	Year 18M	2.53	Year 19C	Year 19M	2.65	Year 20C	Year 20M
B1020	Roof Construction	\$ 21,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2010	Exterior Walls	\$ 5,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B2030	Exterior Doors	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B3010	Roof Coverings	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D2020	Domestic Water Distribution	\$ 108,108	\$ -	\$ 892	\$ -	\$ 936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3020	Heat Generating Systems	\$ 18,239	\$ -	\$ 541	\$ -	\$ 568	\$ 14,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D3030	Other HVAC Systems and Equipment	\$ 10,517	\$ -	\$ 162	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D5010	Electrical Service & Distribution	\$ 11,148	\$ -	\$ 297	\$ -	\$ 312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G2040	Site Development	\$ 17,346,059	\$ 15,445	\$ 1,029,139	\$ -	\$ 796,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G2050	Landscaping	\$ 1,539,636	\$ -	\$ 205,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G3010	Water Supply	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Current	\$ 15,445	\$ 1,236,522	\$ 14,004	\$ 988,404	\$ 40,231	\$ 962,456	\$ 0	\$ 1,087,646	\$ 20,530,763	\$ 236,135								
		Yearly Total	\$ 1,251,977	\$ 2,991,239	\$ 1,002,408	\$ 1,002,687	\$ 1,087,646	\$ 20,766,888												



City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
B1020 - Roof Construction	B1021.002	Single-Ply (Modified Bit) roofing is beyond its useful life and needs replacement.	Remove existing roof and replace with similar roof	1,064	SF	\$11.50	1.30	\$15,907	Maintenance Building.	14C - Planned Maintenance: Capital Cost (Year 14)
B1020 - Roof Construction	B1022.001	Comp Shingles Roofing is beyond its useful life and needs replacement.	Remove existing roof and replace with similar roof	600	SF	\$7.00	1.30	\$5,460	Restroom Building.	14C - Planned Maintenance: Capital Cost (Year 14)
B2010 - Exterior Walls	B2016.002	Deteriorated fascia	Selectively remove deteriorated fascia and replace with new material to match.	108	LF	\$10.00	1.30	\$1,404	Restroom Building.	03C - Impending: Expected maintenance. Will become critical in Years 2 to 3.
B2010 - Exterior Walls	B2011.023	Exterior walls are in need of repaint.	Clean and repaint walls	1,080	SF	\$2.50	1.30	\$3,510	Restroom Building.	05C - Planned Maintenance: Capital Cost (Year 5)
B2010 - Exterior Walls	B2011.033	Stress cracks in cement plaster wall.	Patch cracks; repaint wall finish to match existing.	240	SF	\$2.50	1.30	\$780	Maintenance Building.	05C - Planned Maintenance: Capital Cost (Year 5)
B2030 - Exterior Doors	B2032.016	Exterior doors & frames are in fair to poor condition with areas of rust & corrosion	Repair & refinish doors & frames.	3	EA	\$500.00	1.30	\$1,950	Restroom Building.	03C - Impending: Expected maintenance. Will become critical in Years 2 to 3.
B3010 - Roof Coverings	B3014.002	Roof flashing in poor condition.	Replace roof flashing at time of roof repairs.	54	SF	\$7.50	1.30	\$527	Restroom Building.	03C - Impending: Expected maintenance. Will become critical in Years 2 to 3.
D2020 - Domestic Water Distribution	D2022.001	Existing plumbing fixtures, cold water piping, sanitary sewer line, and vent lines are at the end of its expected useful life.	Provide plumbing fixtures, domestic cold and hot water piping, sanitary sewer line, and vent lines with new plumbing distribution systems.	1,664	SF	\$40.00	1.30	\$86,528	Deficiency occurs at Restroom and Maintenance Building.	02C - Critical: Replacement needed. Will become immediate in Years 1 to 2.
D2020 - Domestic Water Distribution	D2023.010	Backflow preventer 4" is or at the end of its life.	Replace with new backflow preventer 4" in kind.	2	EA	\$5,000.00	1.30	\$13,000	Deficiency occurs at Restroom and Maintenance Building.	02C - Critical: Replacement needed. Will become immediate in Years 1 to 2.
D2020 - Domestic Water Distribution	D2023.010	Backflow preventer 4" is or at the end of its life.	Replace with new backflow preventer 4" in kind.	2	EA	\$5,000.00	1.30	\$13,000	Deficiency occurs at Restroom and Maintenance Building.	22C - Planned Maintenance: Capital Cost (Year 22)

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



DRAFT REPORT



City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
D2020 - Domestic Water Distribution	D2023.010	Backflow preventer 4" requires yearly maintenance.	Provide yearly maintenance for backflow preventer 4".	2	EA	N/A	1.30	\$429	Deficiency occurs at Restroom and Maintenance Building: Yearly maintenance for 2 backflow preventers 4".	All-M - Maintenance cost applied annually for 30 years
D3020 - Heat Generating Systems	D3027.005	Electric unit heater at the end of its service life.	Replace the existing unit with new electric unit heater.	1	EA	\$4,700.00	1.30	\$6,110	Deficiency occurs at Maintenance Building.	02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
D3020 - Heat Generating Systems	D3027.005	Electric unit heater requires repairs every 10 years.	Provide repairs for electric unit heater every 4 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	12M - Planned Maintenance: Maintenance Cost (Year 12)
D3020 - Heat Generating Systems	D3027.005	Electric unit heater at the end of its service life.	Replace the existing unit with new electric unit heater.	1	EA	\$4,700.00	1.30	\$6,110	Deficiency occurs at Maintenance Building.	17C - Planned Maintenance: Capital Cost (Year 17)
D3020 - Heat Generating Systems	D3027.005	Electric unit heater requires repairs every 10 years.	Provide repairs for electric unit heater every 10 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	22M - Planned Maintenance: Maintenance Cost (Year 22)
D3020 - Heat Generating Systems	D3027.005	Electric unit heater requires yearly maintenance.	Provide yearly maintenance for electric unit heater.	1	EA	N/A	1.30	\$260	Deficiency occurs at Maintenance Building.	All-M - Maintenance cost applied annually for 30 years
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor is at or approaching end of useful life.	Replace air compressor with similar.	1	EA	\$5,000.00	1.30	\$6,500	Deficiency occurs at Maintenance Building.	05C - Planned Maintenance: Capital Cost (Year 5)
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor requires repairs every 4 years.	Provide repairs for air compressor every 4 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	09M - Planned Maintenance: Maintenance Cost (Year 9)
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor requires repairs every 4 years.	Provide repairs for air compressor every 4 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	13M - Planned Maintenance: Maintenance Cost (Year 13)
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor requires repairs every 4 years.	Provide repairs for air compressor every 4 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	17M - Planned Maintenance: Maintenance Cost (Year 17)

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City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor requires repairs every 4 years.	Provide repairs for air compressor every 4 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	21M - Planned Maintenance: Maintenance Cost (Year 21)
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor requires repairs every 4 years.	Provide repairs for air compressor every 4 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	25M - Planned Maintenance: Maintenance Cost (Year 25)
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor requires repairs every 4 years.	Provide repairs for air compressor every 4 years.	1	EA	N/A	1.30	\$819	Deficiency occurs at Maintenance Building.	29M - Planned Maintenance: Maintenance Cost (Year 29)
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor is at or approaching end of useful life.	Replace air compressor with similar.	1	EA	\$5,000.00	1.30	\$6,500	Deficiency occurs at Maintenance Building.	30C - Planned Maintenance: Capital Cost (Year 30)
D3090 - Other HVAC Systems and Equipment	D3097.002	Air compressor requires yearly maintenance.	Provide yearly maintenance for air compressor.	1	EA	N/A	1.30	\$78	Deficiency occurs at Maintenance Building.	All-M - Maintenance cost applied annually for 30 years
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckt, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Install/ replace Panelboard.	2	EA	\$3,100.00	1.30	\$8,060		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckt, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Repair panels	2	EA	N/A	1.30	\$228	Cost is for 2 panels	11C - Planned Maintenance: Capital Cost (Year 11)
D5010 - Electrical Service & Distribution	D5012.575	100A (30 ckt, 120/208, 20A main lugs w/ main ckt breaker, 3P) Panelboard	Maintain Panels	2	EA	N/A	1.30	\$143	Cost is for 2 panels	All-M - Maintenance cost applied annually for 30 years
G2040 - Site Development	G2049.709	Playground equipment will require replacement at the end of its useful life.	Capital Renewal: Replace playground structure(s) per City of Davis schedule.	0	EA	N/A	1.30	\$935,766		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.

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City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$12,180		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$35,523		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
G2040 - Site Development	G2049.503	Retaining wall has major damage or missing portions.	Replace missing Keystone or other segmental blocks.	8	EA	\$40.00	1.30	\$416		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
G2040 - Site Development	G2049.820	Wood picnic shelter is severely deteriorated and requires replacement.	Remove and replace wood picnic shelter.	6,732	SF	\$65.00	1.30	\$568,854		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
G2040 - Site Development	G2049.828	Wood trellis is worn or has significant damage, and requires replacement.	Capital Renewal: Remove and replace wood trellis.	575	SF	\$50.00	1.30	\$37,375		01C - Immediate: Imminent failure. Deficiency should be addressed within Year 1.
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		01M - Maintenance Cost (Year 1)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		01M - Maintenance Cost (Year 1)

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DRAFT REPORT



City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,522		01M - Maintenance Cost (Year 1)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$547		01M - Maintenance Cost (Year 1)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,672		01M - Maintenance Cost (Year 1)
G2040 - Site Development	G2041.106	Fencing around skateboard park. Painting / coating is worn and missing in some areas.	Clean and repaint decorative fencing.	4,000	SF	\$2.00	1.30	\$10,400		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
G2040 - Site Development	G2045.213	Picnic bench/table has major damage.	R/R concrete bench/table set.	3	EA	\$1,500.00	1.30	\$5,850		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		02M - Maintenance Cost (Year 2)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		02M - Maintenance Cost (Year 2)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		02M - Maintenance Cost (Year 2)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		02M - Maintenance Cost (Year 2)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		02M - Maintenance Cost (Year 2)

1. Non Construction Cost Includes Architect/Engineer Fees, Construction Management, Permits, Testing, City/Client Administration, etc.



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City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$16,717		03C - Impending: Expected maintenance. Will become critical in Years 2 to 3.
G2040 - Site Development	G2049.305	Playground surfacing (loose) is less than 12 inches thick.	Add wood chips / bark (6 inch thickness).	400	SF	\$4.00	1.30	\$2,080		03C - Impending: Expected maintenance. Will become critical in Years 2 to 3.
G2040 - Site Development	G2049.402	Playground signage (age-specific) is missing.	Install new age-appropriate signage.	2	EA	\$250.00	1.30	\$650		03C - Impending: Expected maintenance. Will become critical in Years 2 to 3.
G2040 - Site Development	G2041.120	Site fencing and gates will require regular maintenance.	Maintenance: Provide general items for site fencing and gates, including minor replacement.	0	SF	N/A	1.30	\$527		03M - Maintenance Cost (Year 3)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		03M - Maintenance Cost (Year 3)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		03M - Maintenance Cost (Year 3)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		03M - Maintenance Cost (Year 3)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$1,765		03M - Maintenance Cost (Year 3)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$3,553		03M - Maintenance Cost (Year 3)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		03M - Maintenance Cost (Year 3)

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City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis, including minor replacements.	0	SF	N/A	1.30	\$3,738		03M - Maintenance Cost (Year 3)
G2040 - Site Development	G2047.312	Soft surface, e.g. volleyball: Rutting or erosion is present	Regrade areas and add additional sand as required	2,500	SF	\$2.00	1.30	\$6,500		04C - Necessary: Needed, not yet critical. Will become impending in Years 3 to 5.
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		04M - Maintenance Cost (Year 4)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		04M - Maintenance Cost (Year 4)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		04M - Maintenance Cost (Year 4)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$1,765		04M - Maintenance Cost (Year 4)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$5,223		04M - Maintenance Cost (Year 4)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$5,472		05C - Planned Maintenance: Capital Cost (Year 5)
G2040 - Site Development	G2045.101	Site furnishings and other amenities will require regular maintenance.	Maintenance: Provide general items for site furnishings and other amenities, including minor replacement.	0	EA	N/A	1.30	\$7,983		05M - Planned Maintenance: Maintenance Cost (Year 5)

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City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$1,218		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$5,223		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis, including minor replacements.	0	SF	N/A	1.30	\$3,738		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.841	Dog park requires regular maintenance.	Maintenance: Provide large-scale maintenance for landscaping and turf (and minor replacements / repairs to fencing if present).	0	SF	N/A	1.30	\$5,291		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$12,180		06C - Planned Maintenance: Capital Cost (Year 6)

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City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$35,523		06C - Planned Maintenance: Capital Cost (Year 6)
G2040 - Site Development	G2041.120	Site fencing and gates will require regular maintenance.	Maintenance: Provide general items for site fencing and gates, including minor replacement.	0	SF	N/A	1.30	\$527		06M - Planned Maintenance: Maintenance Cost (Year 6)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		06M - Planned Maintenance: Maintenance Cost (Year 6)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$3,510		06M - Planned Maintenance: Maintenance Cost (Year 6)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$50,310		06M - Planned Maintenance: Maintenance Cost (Year 6)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$547		06M - Planned Maintenance: Maintenance Cost (Year 6)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,672		06M - Planned Maintenance: Maintenance Cost (Year 6)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		07M - Planned Maintenance: Maintenance Cost (Year 7)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$3,510		07M - Planned Maintenance: Maintenance Cost (Year 7)

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System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		07M - Planned Maintenance: Maintenance Cost (Year 7)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		07M - Planned Maintenance: Maintenance Cost (Year 7)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		07M - Planned Maintenance: Maintenance Cost (Year 7)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		07M - Planned Maintenance: Maintenance Cost (Year 7)
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis.	0	SF	N/A	1.30	\$3,738		07M - Planned Maintenance: Maintenance Cost (Year 7)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$16,717		08C - Planned Maintenance: Capital Cost (Year 8)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		08M - Planned Maintenance: Maintenance Cost (Year 8)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		08M - Planned Maintenance: Maintenance Cost (Year 8)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		08M - Planned Maintenance: Maintenance Cost (Year 8)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		08M - Planned Maintenance: Maintenance Cost (Year 8)

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$3,553		08M - Planned Maintenance: Maintenance Cost (Year 8)
G2040 - Site Development	G2041.120	Site fencing and gates will require regular maintenance.	Maintenance: Provide general items for site fencing and gates, including minor replacement.	0	SF	N/A	1.30	\$527		09M - Planned Maintenance: Maintenance Cost (Year 9)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		09M - Planned Maintenance: Maintenance Cost (Year 9)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$3,510		09M - Planned Maintenance: Maintenance Cost (Year 9)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$50,310		09M - Planned Maintenance: Maintenance Cost (Year 9)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		09M - Planned Maintenance: Maintenance Cost (Year 9)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		09M - Planned Maintenance: Maintenance Cost (Year 9)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		09M - Planned Maintenance: Maintenance Cost (Year 9)
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis, including minor replacements.	0	SF	N/A	1.30	\$3,738		09M - Planned Maintenance: Maintenance Cost (Year 9)

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Deficiency Table

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G2040 - Site Development	G2045.101	Site furnishings and other amenities will require replacement at the end of their useful lives.	Capital Renewal: Provide replacements for furnishings and other site items (including fencing, walls, etc.	0	EA	N/A	1.30	\$4,680		10C - Planned Maintenance: Capital Cost (Year 10)
G2040 - Site Development	G2049.109	Playground equipment will require replacement at the end of its useful life.	Capital Renewal: Replace playground structure(s) per City of Davis schedule.	0	EA	N/A	1.30	\$30,888		10C - Planned Maintenance: Capital Cost (Year 10)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$5,472		10C - Planned Maintenance: Capital Cost (Year 10)
G2040 - Site Development	G2045.101	Site furnishings and other amenities will require regular maintenance.	Maintenance: Provide general items for site furnishings and other amenities, including minor replacement.	0	EA	N/A	1.30	\$7,515		10M - Planned Maintenance: Maintenance Cost (Year 10)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		10M - Planned Maintenance: Maintenance Cost (Year 10)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$1,966		10M - Planned Maintenance: Maintenance Cost (Year 10)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		10M - Planned Maintenance: Maintenance Cost (Year 10)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,218		10M - Planned Maintenance: Maintenance Cost (Year 10)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		10M - Planned Maintenance: Maintenance Cost (Year 10)

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.841	Dog park requires regular maintenance.	Maintenance: Provide large-scale maintenance for landscaping and turf (and minor replacements / repairs to fencing if present).	0	SF	N/A	1.30	\$5,291		10M - Planned Maintenance: Maintenance Cost (Year 10)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$12,180		11C - Planned Maintenance: Capital Cost (Year 11)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$35,523		11C - Planned Maintenance: Capital Cost (Year 11)
G2040 - Site Development	G2049.828	Wood trellis is at the end of its useful life and requires replacement.	Capital Renewal: Remove and replace wood trellis.	0	SF	N/A	1.30	\$37,375		11C - Planned Maintenance: Capital Cost (Year 11)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		11M - Planned Maintenance: Maintenance Cost (Year 11)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		11M - Planned Maintenance: Maintenance Cost (Year 11)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		11M - Planned Maintenance: Maintenance Cost (Year 11)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$547		11M - Planned Maintenance: Maintenance Cost (Year 11)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,672		11M - Planned Maintenance: Maintenance Cost (Year 11)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		11M - Planned Maintenance: Maintenance Cost (Year 11)

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2041.120	Site fencing and gates will require regular maintenance.	Maintenance: Provide general items for site fencing and gates, including minor replacement.	0	SF	N/A	1.30	\$527		12M - Planned Maintenance: Maintenance Cost (Year 12)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		12M - Planned Maintenance: Maintenance Cost (Year 12)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$3,510		12M - Planned Maintenance: Maintenance Cost (Year 12)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$50,310		12M - Planned Maintenance: Maintenance Cost (Year 12)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$1,765		12M - Planned Maintenance: Maintenance Cost (Year 12)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$5,223		12M - Planned Maintenance: Maintenance Cost (Year 12)
G2040 - Site Development	G2049.109	Playground equipment will require replacement at the end of its useful life.	Capital Renewal: Replace playground structure(s) per City of Davis schedule.	0	EA	N/A	1.30	\$70,434		13C - Planned Maintenance: Capital Cost (Year 13)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$16,717		13C - Planned Maintenance: Capital Cost (Year 13)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		13M - Planned Maintenance: Maintenance Cost (Year 13)

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G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		13M - Planned Maintenance: Maintenance Cost (Year 13)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$46,788		13M - Planned Maintenance: Maintenance Cost (Year 13)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$1,765		13M - Planned Maintenance: Maintenance Cost (Year 13)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfacing) yearly.	0	SF	N/A	1.30	\$3,553		13M - Planned Maintenance: Maintenance Cost (Year 13)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		13M - Planned Maintenance: Maintenance Cost (Year 13)
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis, including minor replacements.	0	SF	N/A	1.30	\$3,738		13M - Planned Maintenance: Maintenance Cost (Year 13)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		14M - Planned Maintenance: Maintenance Cost (Year 14)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		14M - Planned Maintenance: Maintenance Cost (Year 14)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		14M - Planned Maintenance: Maintenance Cost (Year 14)

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G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		14M - Planned Maintenance: Maintenance Cost (Year 14)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		14M - Planned Maintenance: Maintenance Cost (Year 14)
G2040 - Site Development	G2045.101	Site furnishings and other amenities will require replacement at the end of their useful lives.	Capital Renewal: Provide replacements for furnishings and other site items (including fencing, walls, etc.	0	EA	N/A	1.30	\$1,958		15C - Planned Maintenance: Capital Cost (Year 15)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$5,472		15C - Planned Maintenance: Capital Cost (Year 15)
G2040 - Site Development	G2041.120	Site fencing and gates will require regular maintenance.	Maintenance: Provide general items for site fencing and gates, including minor replacement.	0	SF	N/A	1.30	\$527		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2045.101	Site furnishings and other amenities will require regular maintenance.	Maintenance: Provide general items for site furnishings and other amenities, including minor replacement.	0	EA	N/A	1.30	\$60,255		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		15M - Planned Maintenance: Maintenance Cost (Year 15)

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G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis, including minor replacements.	0	SF	N/A	1.30	\$3,738		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2049.841	Dog park requires regular maintenance.	Maintenance: Provide large-scale maintenance for landscaping and turf (and minor replacements / repairs to fencing if present).	0	SF	N/A	1.30	\$5,291		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2040 - Site Development	G2049.109	Playground equipment will require replacement at the end of its useful life.	Capital Renewal: Replace playground structure(s) per City of Davis schedule.	0	EA	N/A	1.30	\$39,312		16C - Planned Maintenance: Capital Cost (Year 16)
G2040 - Site Development	G2049.109	Playground equipment will require replacement at the end of its useful life.	Capital Renewal: Replace playground structure(s) per City of Davis schedule.	0	EA	N/A	1.30	\$935,766		16C - Planned Maintenance: Capital Cost (Year 16)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$12,180		16C - Planned Maintenance: Capital Cost (Year 16)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$35,523		16C - Planned Maintenance: Capital Cost (Year 16)

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G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		16M - Planned Maintenance: Maintenance Cost (Year 16)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$1,544		16M - Planned Maintenance: Maintenance Cost (Year 16)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,522		16M - Planned Maintenance: Maintenance Cost (Year 16)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$547		16M - Planned Maintenance: Maintenance Cost (Year 16)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,672		16M - Planned Maintenance: Maintenance Cost (Year 16)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		17M - Planned Maintenance: Maintenance Cost (Year 17)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		17M - Planned Maintenance: Maintenance Cost (Year 17)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		17M - Planned Maintenance: Maintenance Cost (Year 17)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g. wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		17M - Planned Maintenance: Maintenance Cost (Year 17)

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City of Davis - Community Park

Site ID: N/A Building ID: N/A

Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		17M - Planned Maintenance: Maintenance Cost (Year 17)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		17M - Planned Maintenance: Maintenance Cost (Year 17)
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis, including minor replacements.	0	SF	N/A	1.30	\$3,738		17M - Planned Maintenance: Maintenance Cost (Year 17)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$16,717		18C - Planned Maintenance: Capital Cost (Year 18)
G2040 - Site Development	G2041.120	Site fencing and gates will require regular maintenance.	Maintenance: Provide general items for site fencing and gates, including minor replacement.	0	SF	N/A	1.30	\$527		18M - Planned Maintenance: Maintenance Cost (Year 18)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$339,346		18M - Planned Maintenance: Maintenance Cost (Year 18)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		18M - Planned Maintenance: Maintenance Cost (Year 18)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		18M - Planned Maintenance: Maintenance Cost (Year 18)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		18M - Planned Maintenance: Maintenance Cost (Year 18)

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$3,553		18M - Planned Maintenance: Maintenance Cost (Year 18)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$308,077		19M - Planned Maintenance: Maintenance Cost (Year 19)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$3,510		19M - Planned Maintenance: Maintenance Cost (Year 19)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (Yearly).	0	LS	N/A	1.30	\$50,310		19M - Planned Maintenance: Maintenance Cost (Year 19)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,765		19M - Planned Maintenance: Maintenance Cost (Year 19)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		19M - Planned Maintenance: Maintenance Cost (Year 19)
G2040 - Site Development	G2049.818	Wood picnic shelter requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood picnic shelter, including minor replacements.	0	SF	N/A	1.30	\$56,885		19M - Planned Maintenance: Maintenance Cost (Year 19)
G2040 - Site Development	G2049.825	Wood trellis requires regular maintenance.	Maintenance: Provide large-scale maintenance for wood trellis, including minor replacements.	0	SF	N/A	1.30	\$3,738		19M - Planned Maintenance: Maintenance Cost (Year 19)
G2040 - Site Development	G2045.101	Site furnishings and other amenities will require replacement at the end of their useful lives.	Capital Renewal: Provide replacements for furnishings and other site items (including fencing, walls, etc.	0	EA	N/A	1.30	\$4,680		20C - Planned Maintenance: Capital Cost (Year 20)

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2040 - Site Development	G2047.303	Playing fields and courts will require replacement at the end of their useful lives.	Capital Renewal: Replace playing fields and courts, including equipment, surfacing, etc.	0	SF	N/A	1.30	\$6,486,540		20C - Planned Maintenance: Capital Cost (Year 20)
G2040 - Site Development	G2049.302	Playground surfacing will require replacement at the end of its useful life.	Capital Renewal: Replace playground surfacing.	0	SF	N/A	1.30	\$5,472		20C - Planned Maintenance: Capital Cost (Year 20)
G2040 - Site Development	G2045.101	Site furnishings and other amenities will require regular maintenance.	Maintenance: Provide general items for site furnishings and other amenities, including minor replacement.	0	EA	N/A	1.30	\$7,515		20M - Planned Maintenance: Maintenance Cost (Year 20)
G2040 - Site Development	G2047.303	Playing fields and courts will require regular maintenance.	Maintenance: Provide extended maintenance (e.g. pavement resurfacing, minor equipment upgrades, etc.) for playing fields and courts.	0	SF	N/A	1.30	\$15,019		20M - Planned Maintenance: Maintenance Cost (Year 20)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$3,510		20M - Planned Maintenance: Maintenance Cost (Year 20)
G2040 - Site Development	G2049.101	Playground equipment will require yearly maintenance.	Provide playground equipment maintenance (yearly).	0	LS	N/A	1.30	\$50,310		20M - Planned Maintenance: Maintenance Cost (Year 20)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$1,218		20M - Planned Maintenance: Maintenance Cost (Year 20)
G2040 - Site Development	G2049.305	Playground surfacing will require yearly maintenance.	Provide playground surfacing maintenance (e.g wood chips, sand, rubber surfaces) yearly.	0	SF	N/A	1.30	\$5,223		20M - Planned Maintenance: Maintenance Cost (Year 20)
G2040 - Site Development	G2049.842	Dog park requires regular maintenance.	Maintenance: Provide large-scale maintenance for landscaping and turf (and minor replacements / repairs to fencing if present).	0	SF	N/A	1.30	\$5,291		20M - Planned Maintenance: Maintenance Cost (Year 20)

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Deficiency Table

System	Item No	Deficiency Description	Description of Work	Qty	Units	Unit Cost	Non Construction Cost ¹	Extended	Comments/ Source	Priority
G2050 - Landscaping	G2055.405	Overhanging foliage is causing damage to the roofing & exterior envelope.	Prune & trim encroaching branches from adjacent trees.	3	EA	\$500.00	1.30	\$1,950		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.
G2050 - Landscaping	G2054.102	Landscaping, including turf, trees and shrubs, will require regular maintenance for larger projects.	Maintenance: Provide large-scale maintenance for landscaped areas.	0	SF	N/A	1.30	\$98,849		05M - Planned Maintenance: Maintenance Cost (Year 5)
G2050 - Landscaping	G2054.102	Landscaping, including turf, trees and shrubs, will require regular maintenance for larger projects.	Maintenance: Provide large-scale maintenance for landscaped areas.	0	SF	N/A	1.30	\$98,849		10M - Planned Maintenance: Maintenance Cost (Year 10)
G2050 - Landscaping	G2054.102	Landscaping, including turf, trees and shrubs, will require regular maintenance for larger projects.	Maintenance: Provide large-scale maintenance for landscaped areas.	0	SF	N/A	1.30	\$98,849		15M - Planned Maintenance: Maintenance Cost (Year 15)
G2050 - Landscaping	G2054.102	Landscaping, including turf, trees and shrubs, will require replacement at the end of their useful lives.	Capital Renewal: Replace landscaped areas.	0	SF	N/A	1.30	\$1,241,137		20C - Planned Maintenance: Capital Cost (Year 20)
G3010 - Water Supply	G3011.102	Drinking fountain is not functioning and requires repairs.	Replace bubbler and hardware.	1	EA	\$1,000.00	1.30	\$1,300		02C - Critical: Replacement needed. Will become Immediate in Years 1 to 2.

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Appendix A – Park Deficiency Photos

The Maintenance Building electric unit heater as well as all HVAC equipment are at the end of their industry standard expected useful life.



The Maintenance Building plumbing system and plumbing fixtures are at the end of their expected useful lives.



The Maintenance Building backflow preventer is at the end of its expected useful life.



The restroom plumbing system and plumbing fixtures are at the end of their expected useful lives.



The restroom building backflow preventer is at the end of its expected useful life.



The parking lot pavement has structural damage (example – tree roots) requiring full depth replacement.



The pedestrian pavements have damage requiring full depth replacement.



The bike paths have damage requiring repairs or replacement.



The playground surfacing needs additional material due to ruts beneath equipment.



The wood picnic shelter has cracking throughout, requiring replacement.



The landscaping and turf have some distressed areas requiring maintenance or reseeding.



The drainage gutters and curbs in the parking lot have damage requiring replacement.