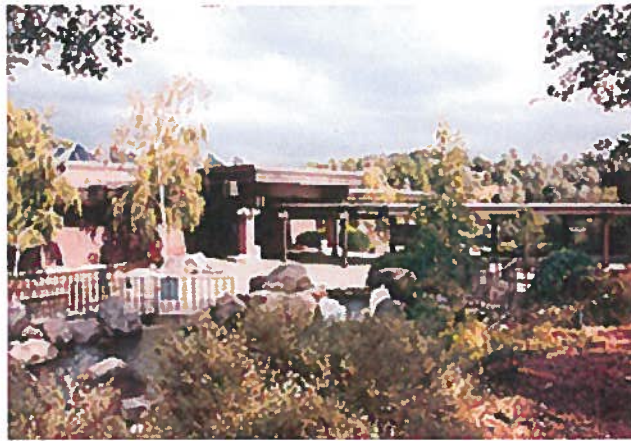




# Facilities Capital Improve Plan

Fiscal Year 13/14



# El Dorado County

CAO Facilities

October 28<sup>th</sup>, 2013



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## Section 1 - Overview



## Overview

### Introduction:

The County of El Dorado's government functions operate from both County owned and leased facilities dispersed on the western and eastern slopes, covering from El Dorado Hills to South Lake Tahoe. The County has over 746,000 square feet of owned facilities under its direct operational control. The facilities are comprised of numerous administrative offices, senior centers, community centers, libraries, animal shelters, jails and juvenile halls, psychiatric and health facilities, as well as workshops and storage facilities. The replacement value of these facilities is approximately \$250,000,000.

In addition to the owned facilities, the County also leases facilities under specific circumstances. The County has approximately 25 leases totaling 130,000 square feet. The decision to lease a facility rather than to occupy a County owned facility is primarily driven by the nature of the program, the funding sources available, and the duration of the need. The leased space is normally controlled by the lessor but often requires County assistance in maintaining them to the standard needed for County operations.

This Facilities plan is focused on County owned facilities. Although the County has a significant amount of its operations in leased facilities the primary responsibility of care and maintenance of those facilities lies with the landlord.

### Owned Facilities:

The County owns over 70 buildings and structures that range from a relatively new South Lake Tahoe Animal Shelter, built in 2008, to the Chamber of Commerce building in Placerville, built in 1923. The average age of all owned buildings is approaching 40 years old. Listed below are the County owned buildings that the Facilities Division of the Chief Administrative Office, provides oversight.

Bldg #	Building / Department	ADDRESS	Gross SF
100	Building A	330 Fair Lane	38,987
110	Building B	360 Fair Lane	45,766
115	Building C	2850 Fairlane Ct.	68,800
116	Facility Services	3000 Fairlane Ct. Ste 1	1,616
117	Facility Services	3000 Fairlane Ct. Ste 2	2,309
118	Facility Services & Maintenance Shed	3000 Fairlane Ct. Ste 3	3,219
120	Sheriff Administration	300 Fair Lane	21,354
122	Old Probation (Juvenile Hall Classroom)	295 Fair Lane	7,308
123	Juvenile Hall	299 Fair Lane	7,308
124	Agriculture Weights/Measures	311 Fair Lane	6,956
125	Ag Annex (UC Extension-Modular)	311 Fair Lane	723
126	Main Jail (Placerville)	300 Forni Road	85,920
160	Main Library	345 Fair Lane	38,292



210	County Chamber of Commerce	542 Main Street	3,840
220	Placerville Main Court House – (State)	495 Main Street	18,463
221	District Attorney	515 Main Street	9,644
226	District Attorney Annex	525 Main Street	2,663
231	Pioneer Park Community Center	6740 Fairplay Road	3,279
240	Greenwood Community Center	4401 Hwy 193	3,609
260	Library - Pollock Pines	6210 Pony Express Trail	1,522
290	Placerville Airport – Terminal Bldg.	3501 Airport Road	1,008
291	Placerville Airport- Office/Restrms/Vehicle storage	3501 Airport Road	1,000
293	Placerville Airport-Hanger	3501 Airport Road	8,000
321	Cameron Park Court House – (State)	3321 Cameron Park Drive	5,908
330	DOT - Administration	2441 Headington Road	21,916
330-4	Fleet Admin Modular	2441 Headington Rd	480
	DOT Pole Shed	2441 Headington Rd	2,400
331	DOT Vehicle Station/Equip Repair Shop	2441 Headington Road	4,250
332	DOT Service Station	2441 Headington Road	2,600
333	DOT Storage	2441 Headington Road	4,160
334	DOT Sign Shop	2441 Headington Road	1,810
338	Paint Storage	2441 Headington Road	550
339	DOT - Greenwood Shop	2145 Ricci Rd., Greenwood	2,170
340	DOT - Greenwood Storage	2145 Ricci Rd., Greenwood	2,400
362	Library - Cameron Park	2500 Country Club Drive	12,574
366	El Dorado Hills Senior Center	990 Lassen Lane	7,534
390	Georgetown Airport	Dry Diggins Rd	3,900
440	Psychiatric Health Facility	935-B Spring Street	13,305
440A	Senior Day Care Center	935 Spring Street	5,671
441	Health Department	931 Spring Street	7,776
443	Health Modular	929 Spring Street	2,880
447	Health Condo # 3	941 Spring Street	960
448	Health Condo #4	941 Spring Street	960
470	Community Services / Senior Nutrition	937 Spring Street	21,775
480	Chile Bar Store	1671 Chile Bar Court	1,169
481	Chile Bar House	1671 Chile Bar Court	2,267
482	Chile Bar Bath & Shower	1671 Chile Bar Court	530
483	Chile Bar (20)Trailer spaces	1671 Chile Bar Court (Grounds)	---
570	Veterans Memorial Building	130 Placerville Drive	11,488
365-1	El Dorado Hills Library	Silva Valley Road	16,100
	West Slope Animal Shelter	6435 Capital Avenue	21,284
	Perks Ct –Residential	6490 Perks Court	1,266
None	Union Mine Centrifuge & Meta Extraction Bldg.	5700 Union Mine Rd	5,000
None	Henningsen Lotus Park (Restrooms & Storage Bldg.)	950 Lotus Rd (Grounds)	1,800
		<b>Subtotal West Slope:</b>	<b>568,469</b>
<b>Bldg #</b>	<b>Building / Department</b>		<b>Gross SF</b>
600	South Lake Tahoe Administration	1360 Johnson Blvd.	22,343

610	South Lake Tahoe El Dorado Center	3368 Lake Tahoe Blvd.	18,543
621	South Lake Tahoe Jail	1051 Al Tahoe Blvd.	14,563
622	South Lake Tahoe Jail - Newer	1051 Al Tahoe Blvd.	48,825
631	South Lake Tahoe Sheriff Sally port	1051 Al Tahoe Blvd.	800
710	South Lake Tahoe Chamber of Commerce	3066 Highway 50	3,500
730	D.O.T. Tahoma Shop	Wilson Way, Tahoma	1,200
744	South Lake Tahoe Vector Control / CSA #3	1170 Rufus Allen	3,392
760	South Lake Tahoe Library	1000 Rufus Allen	12,221
830	D.O.T. Office (Office & Garage SF) Meyers	1121 Shakori Blvd., Meyers	8,582
831	D.O.T. Garage Meyers	1121 Shakori Blvd., Meyers	4,500
849	South Lake Tahoe Animal Control	1121 Shakori Blvd., Meyers	5,148
620	South Lake Tahoe Juvenile Treatment Center	1041 Al Tahoe Blvd.	26,180
902	South Lake Tahoe Senior Center	3050 Lake Tahoe Blvd.	8,455
		<b>Subtotal SLT:</b>	<b>178,252</b>
		<b>Total:</b>	<b>746,721</b>

**Prior Facility Plans:**

Over the years the County has invested in the preparation of facility master plans that were space needs oriented. Review of these plans dating back to 1990 reflects that the County was experiencing rapid increases in population and a rising demand for public service. County departments were expanding exponentially and new functions were being added to the organizational structure. The master plans had been developed to guide the development of the County’s resources in satisfying its requirements for administrative space.

The master plans studied and quantified existing staffing and space requirements. Space standards were developed for various categories of staff and then the space requirements were calculated. Historical and projected demographics were used to index growth in staff and space needs at intervals over 20 years. The 1990 study substantiated the immediate needs of the County and helped to trigger the eventual construction of Building C and the expansion of Building A.

Subsequent facility space plans from 2003 continued projecting significant growth within the County and the need for increased staffing and facilities. The plan estimated that the County would have almost 2,300 employees by 2010 and 2,500 by 2015. However, caution needs to be taken into consideration when preparing or interpreting these space needs plans. They did not appear to have considered the effects of the 2006-07 down turn in the economy and the significant reduction in revenue to the County. The decline in property tax and sales tax revenues had a major impact on the County’s budget requiring action by the Board to make substantial cuts to its budget. A reduction in work force brought the County’s employee count down by over 300 staff members. The County’s adopted 2013–14 budget reflects that its staffing level is now at 1826 FTE’s. The Strategic Investment Plan calls for limiting further growth by creating greater efficiencies in our operations and reporting

systems. Had the County made the investment to build facilities based off of earlier space needs analysis it would have found itself with several unoccupied offices or looking to relocate departments into facilities that were not ideal for that given function.

**Facilities Preservation Plan:**

This facilities plan addresses the much overdue deferred maintenance required of the County's buildings and structures. Years of underfunding along with the past several years of declining budgets and competing demands for public resources has caused the County's facilities to significantly deteriorate. The County's assets represent the investment of public tax dollars over the years and are critical to the County's quality of life and productive environment. Neglect of maintenance can affect public health and safety, reduce productivity of County employees, and cause long-term financial losses as buildings wear out prematurely and must be replaced.<sup>1</sup>

The County's Strategic Investment Plan specifically identifies its facilities as a critical area of focus. Facilities have become dated and inefficient. Building systems and structures are failing and starting to cost the County more in maintenance, energy, and employee or public morale and good will. Major system failures present serious risk for the County in the form of displaced employees, interruption of County services, damage to facilities and shut down of our 24 hour lock-down facilities. In recent years the County has had several serious incidents as listed below.

- A generator fire in Building B that nearly shut down government services in the entire facility including the operations of central dispatch / 911.
- Boiler failure at a 24 hour lock-down facility that's replacement had to be addressed under an emergency basis in order to prevent the relocation of inmates to other Counties.
- A power and generator failure at the South Lake Tahoe jail that forced the relocation of inmates to the Placerville main jail.
- The delayed replacement of the Uninterrupted Power Supply (UPS) and Computer Room Air Conditioning systems (CRAC's) in the Information Technology Department. An extended power outage could have had a catastrophic effect on the County data systems and 911 services.
- Numerous heating & air conditioning system failures that could have resulted in displacement of employees and disruption of County services, and
- ADA compliance lawsuits that have been brought against the County that is now operating under a consent decree to resolve all issues over the next 5 years.

While maintenance and repairs have been taking place throughout the County annually, the rate of accumulating deferred maintenance has exceeded the investment being made. A backlog has developed and further deterioration has occurred. The ultimate cost of correcting the deferred maintenance will increase unless the backlog is reduced. The resulting accumulation of the deferred maintenance backlog will require several years of an increased investment and County focus to

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<sup>1</sup> National Academy of Sciences, Building Research Board, Committing to the Cost of Ownership, 1990

eliminate. This also requires that repair spending must be adequate to outpace the backlog growth that occurs as a cumulative result of past neglect.<sup>2</sup>

The County, in an effort to understand the extent of the deferred maintenance of its buildings directed a formalized condition assessment review be performed on some of its major facilities. This condition assessment was designed to provide the Facilities Division and policy makers with the information necessary to make informed decisions with respect to investment and maintenance of County facilities.

Vanir Construction Management was hired to assist in the preparation of the condition assessment report. Vanir’s team of engineers and estimators met with Facilities management and determined the scope of the assessment. The following buildings were selected for review:

<b>Administration Facilities:</b>			<b>Gross SF</b>
100	Building A	330 Fair Lane	38,987
110	Building B	360 Fair Lane	45,766
115	Building C	2850 Fairlane Ct.	68,800
160	Main Library	345 Fair Lane	38,292
221	District Attorney	515 Main Street	9,644
330	DOT - Administration	2441 Headington Road	21,916
362	Library – Cameron Park	2500 Country Club Drive	12,574
440	Psychiatric Health Facility	935 B Spring Street	13,305
440A	Senior Day Care Center	935 Spring Street	5,671
441	Health Department	931 Spring Street	7,776
470	Community Services / Senior Nutrition	937 Spring Street	21,775
600	South Lake Tahoe Administration	1360 Johnson Blvd.	22,343
610	South Lake Tahoe El Dorado Center	3368 Lake Tahoe Blvd.	18,543
760	Library – South Lake Tahoe	1000 Rufus Allen	12,221
		<b>Subtotal Administration Facilities:</b>	<b>337,613</b>
<b>Correctional Facilities:</b>			
120	Sheriff Administration	300 Fair Lane	21,354
123	Juvenile Hall	299 Fair Lane	7,308
126	Main Jail (Placerville)	300 Forni Road	85,920
621	South Lake Tahoe Jail	1051 Al Tahoe Blvd.	14,563
622	South Lake Tahoe Jail - Newer	1051 Al Tahoe Blvd.	48,825
631	South Lake Tahoe Sheriff Sally port	1051 Al Tahoe Blvd.	800
620	SLT Juvenile Treatment Center	1041 Al Tahoe Blvd.	26,180
		<b>Subtotal Correctional Facilities:</b>	<b>204,950</b>
		<b>Total:</b>	<b>542,563</b>

<sup>2</sup> National Academy of Sciences, Building Research Board, Committing to the Cost of Ownership, 1990

The above selection of buildings represents 542,563 square feet of the 746,721 square feet of County owned and controlled facilities. Approximately 73% of the County facilities square footage is within 21 of its buildings.

The work performed by Vanir entailed the following:

- Data gathering and verification. Meeting with County representatives and gathering information on selected facilities. This included recent major maintenance, hazmat reports, ADA assessment studies and interviews with key maintenance personnel.
  
- Field assessments. The teams walked each of the selected facilities. Vanir investigated the condition of building systems and documented their findings noting the remaining useful life of each system. The building systems included:
  - Site Utilities
  - Exterior Lighting
  - Paving
  - Landscape and Irrigation
  - Building Structural Systems
  - Roofing
  - Exterior Envelope
  - Interior Systems
  - Plumbing
  - HVAC
  - Electrical
  - Fire & Safety
  
- Upon completion of the data gathering and observations a report was produced, including digital photographs documenting the findings. This included :
  - Identifying key building systems that represent risk to the County.
  - Narratives describing the key deficiencies.
  - Estimating the life expectancy of all existing, major building systems.
  - Determining the estimated repair/replacement cost of each item identified.
  - Prioritization of repairs/replacement projects with recommended schedule.
  - Establishment of a long term investment strategy.
  - Highlighting facilities that are near the end of its life cycle and should no longer receive County investment.

**Facilities Condition Assessment:**

The following sections identify the issues and outline those items that, with the appropriate level of effort and investment, can address the backlog of deferred maintenance. This effort will help the County preserve the significant investment it has made in these assets. The County can be more confident in its ability to maintain the level of services provided to the community, preventing potential issues of public health and safety, improving employee morale, and avoid the premature cost of replacing facilities before their time; thereby maximizing the County's return on investment.



Section 2 of this report includes an Executive Summary of the formalized Condition Assessment Report prepared by Vanir Construction Management. These summaries were prepared for each building in order to condense the volume of information provided in the report. Staff has studied the recommendations and prioritization made then developed a plan of implementation. The plan takes into consideration the effects of commencing construction while department operations are in progress. In order to cause the least amount of disruption, tasks that may have been prioritized for later implementation may be brought into a current scope of work in order to achieve economies of scale.

Section 5 of this report is the detailed Conditions Assessment Report. This report contains the individual buildings' narrative of deficiencies and costs, Vanir's recommendations, priorities by category, and strategic pictures that highlight the findings and support the recommendations for each of the County facilities. Where there is a value within the priorities matrix there is a very detailed schedule listing each task assigned to that category.

The sections highlight the magnitude of the issues our County facilities are experiencing and stress the urgency surrounding these issues. As administrators of the public facilities the maintenance and preservation of these assets falls upon County staff.

## Section 2 - Executive Summary



<b>Building:</b>	100 - Building A
<b>Address:</b>	330 Fair Lane Road, Placerville
<b>Square Footage:</b>	38,987
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1976/1992 Addition
<b>Occupants:</b>	Board of Supervisors, Chief Administrative Office, County Counsel, Economic Development, Human Resources, 911, OES, Parks and Recreation, Risk
<b>Replacement Cost:</b>	\$11,270,000
<b>Alternate Site Replacement Cost:</b>	\$13,670,000 *
<b>Deferred Maintenance:</b>	\$4,088,424
<b>Deferred Maintenance as % of Replacement Cost:</b>	37.3%

**Staff Comments:**

The Conditions Assessment Report (CAR) sights numerous building conditions requiring attention. Staff concurs with the report and has prioritized the repairs over 5 years. Priority will be given to the modernization of the Fire and Safety systems and ADA upgrades, followed by critical systems and structural concerns. The timing of certain improvements associated with Building A will be a function of the availability of temporary accommodations for displaced agencies during the process.

**Staff Recommendations:**

While deferred maintenance as a percentage of replacement value is high, Staff feels an investment to preserve the asset is advisable. Building A serves as a valuable component of the government campus. The unique nature of the Building A use, location and operations would make obtaining a suitable replacement site problematic. The useful life of the asset could be extended significantly with proper planning and investment.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Solicit design proposals and initiate the design of the Building A/B Mechanical Renovation Project.
- 2) Solicit design proposals and initiate the design of the Building A Interior ADA upgrade project.
- 3) Begin construction for the Building A/B Generator Replacement Project.
- 4) Solicit design proposals and initiate the design of the Exterior Structural Retrofit project.
- 5) Begin various exterior ADA upgrades.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



**El Dorado County  
Staff Supplemental Conditions Report**

Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>100 Building A</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$12,890						\$12,890
Fire Alarm	\$12,890	\$12,890	\$12,890	\$12,890			\$51,560
Ramps, Stairs & Guardrails	\$19,044						\$19,044
Stairs and Handrails	\$1,058						\$1,058
Wet Type System	\$25,780	\$25,780	\$25,780	\$25,780			\$103,121
<b>2 ADA Enhancements</b>							
Cabinets	\$6,084						\$6,084
Site Access	\$99,188						\$99,188
Toilet Rooms		\$148,120					\$148,120
Windows	\$1,389						\$1,389
<b>3 Structural</b>							
Structural Framing			\$128,547				\$128,547
<b>4 Building Integrity</b>							
Access Hatches	\$1,984						\$1,984
Built-up Roofing						\$372,152	\$372,152
Doors, frames and hardware	\$1,818						\$1,818
Fascia			\$39,675				\$39,675
Windows and Frames						\$107,123	\$107,123
<b>5 Finishes</b>							
Carpet	\$41,328	\$41,328	\$41,328	\$41,328			\$165,313
Ceilings	\$24,797	\$24,797	\$24,797	\$24,797			\$99,188
<b>6 Mechanical</b>							
Air Handlers	\$0	\$109,106	\$54,553	\$54,553			\$218,213
Controls	\$0	\$51,560	\$25,780	\$25,780			\$103,121
Diffusers & grills	\$6,445	\$6,445	\$6,445	\$6,445			\$25,780
Ductwork	\$0	\$270,692	\$135,346	\$135,346			\$541,383
Electric Water Heater	\$25,789						\$25,789
Exhaust Fans	\$0	\$7,274	\$3,637	\$3,637			\$14,548
HVAC Piping	\$77,338	\$77,338	\$77,338	\$77,338			\$309,354
Package Units	\$37,956	\$285,925	\$161,940	\$161,940			\$647,761
Piping	\$0	\$51,560					\$51,560
Shower	\$2,381						\$2,381
Valves	\$4,959	\$4,959	\$4,959	\$4,959			\$19,838
<b>7 Electrical</b>							
Data and Cabling						\$26,450	\$26,450
Distribution Boards		\$63,480					\$63,480
Emergency Power Supply				\$51,578			\$51,578
Exterior Building Lighting						\$13,886	\$13,886
General Interior Lighting						\$262,958	\$262,958
Main Service						\$105,800	\$105,800
Outlets and Wiremold						\$25,780	\$25,780
Panel and Breakers						\$51,560	\$51,560
Telephone						\$9,919	\$9,919
<b>8 Civil</b>							
Asphalt Paving			\$52,073				\$52,073
<b>9 Miscellaneous</b>							
Doors, frames and hardware			\$39,675				\$39,675
Elevators		\$31,740					\$31,740
Fixed Seating	\$35,549						\$35,549
<b>Totals:</b>	<b>\$438,666</b>	<b>\$1,212,995</b>	<b>\$834,765</b>	<b>\$626,372</b>	<b>\$0</b>	<b>\$975,627</b>	<b>\$4,088,424</b>





<b>Building:</b>	110 - Building B
<b>Address:</b>	360 Fair Lane Road, Placerville
<b>Square Footage:</b>	45,766
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1976
<b>Occupants:</b>	Assessor, Auditor-Controller, Grand Jury, Information Technologies, Procurements and Contracts, Recorder-Clerk, Surveyor, Treasurer/Tax Collector
<b>Replacement Cost:</b>	\$13,250,000
<b>Alternate Site Replacement Cost:</b>	\$16,250,000 *
<b>Deferred and Scheduled Maintenance:</b>	\$5,267,225
<b>Deferred Maintenance as % of Replacement Cost:</b>	42.8%

**Staff Comments:**

The Conditions Assessment Report (CAR) sights numerous building conditions requiring attention. Staff concurs with the report and has prioritized the repairs over 5 years. Priority will be given to the modernization of the Fire and Safety systems and ADA enhancements, followed by critical systems and structural concerns. The timing of certain improvements associated with Building B will be a function of the availability of temporary accommodations for displaced agencies during the rehabilitation process.

**Staff Recommendations:**

While deferred maintenance as a percentage of replacement value is high, Staff feels an investment to preserve the asset is advisable. Building B serves as a valuable component of the government campus housing many critical government functions. Some of the unique County functions such as IT that are operated out of Building B would be costly to replicate at alternative sites. The useful life of the asset could be extended significantly with proper planning and investment.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Solicit design proposals and initiate the design of the Building A/B Mechanical Renovation Project.
- 2) Solicit design proposals and initiate the design of the Building B Interior ADA upgrade project.
- 3) Begin construction for the Building A/B Generator Replacement Project.
- 4) Solicit design proposals and initiate the design of the Exterior Structural Retrofit project.
- 5) Begin various exterior ADA upgrades.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>110 Building B</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$30,263						\$30,263
Fire Alarm	\$12,105	\$12,105	\$12,105	\$12,105	\$12,105		\$60,526
Ramps, Stairs & Guardrails	\$25,445						\$25,445
Specialty Systems	\$19,838						\$19,838
Stairs and Handrails	\$4,364						\$4,364
Wet Type System	\$48,420	\$48,420	\$48,420	\$48,420	\$48,420		\$242,102
<b>2 ADA Enhancements</b>							
Cabinets		\$13,225					\$13,225
Doors, frames and hardware		\$14,548					\$14,548
Toilet Rooms	\$37,030	\$37,030	\$37,030	\$37,030	\$37,030		\$185,150
<b>3 Structural</b>							
Structural Framing			\$251,804				\$251,804
<b>4 Building Integrity</b>							
Built-up Roofing						\$259,951	\$259,951
Doors, frames and hardware						\$11,955	\$11,955
Fascia			\$59,513				\$59,513
Skylights						\$385,641	\$385,641
<b>5 Finishes</b>							
Carpet	\$39,014	\$39,014	\$39,014	\$39,014	\$39,014		\$195,069
Ceilings	\$39,675	\$39,675	\$39,675	\$39,675	\$39,675		\$198,375
Wall Framing and Finishes	\$16,425	\$16,425	\$16,425	\$16,425	\$16,425		\$82,127
<b>6 Mechanical</b>							
Air Handlers	\$66,125	\$66,125	\$66,125	\$66,125	\$66,125		\$330,625
Boilers	\$6,613						\$6,613
Chemical Treatment Equipment	\$9,919						\$9,919
Chillers					\$211,600		\$211,600
Controls	\$24,210	\$24,210	\$24,210	\$24,210	\$24,210		\$121,051
Cooling Towers	\$6,613	\$6,613	\$6,613	\$6,613	\$6,613		\$33,063
Diffusers & grills	\$12,105	\$12,105	\$12,105	\$12,105	\$12,105		\$60,526
Ductwork	\$127,104	\$127,104	\$127,104	\$127,104	\$127,104		\$635,518
Electric Water Heater	\$2,579	\$2,579	\$2,579	\$2,579	\$2,579		\$12,894
Exhaust Fans	\$3,439	\$3,439	\$3,439	\$3,439	\$3,439		\$17,193
Expansion Tank/Air Separators	\$2,645	\$2,645	\$2,645	\$2,645	\$2,645		\$13,225
HVAC Piping	\$108,946	\$108,946	\$108,946	\$108,946	\$108,946		\$544,730
Piping	\$24,210	\$24,210	\$24,210	\$24,210	\$24,210		\$121,051
Pumps	\$13,225	\$13,225	\$13,225	\$13,225	\$13,225		\$66,125
Valves	\$3,968	\$3,968	\$3,968	\$3,968	\$3,968		\$19,838
<b>7 Electrical</b>							
Data and Cabling	\$5,290	\$5,290	\$5,290	\$5,290	\$5,290		\$26,450
Distribution Boards	\$6,348	\$6,348	\$6,348	\$6,348	\$6,348		\$31,740
Emergency Power Supply							
Exterior Building Lighting						\$13,886	\$13,886
General Interior Lighting						\$514,467	\$514,467
Main Service							
Outlets and Wiremold						\$60,526	\$60,526
Panel and Breakers	\$24,210	\$24,210	\$24,210	\$24,210	\$24,210		\$121,051
Telephone	\$1,984	\$1,984	\$1,984	\$1,984	\$1,984		\$9,919



**El Dorado County  
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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>8 Civil</b>							
Asphalt Paving			\$214,245				\$214,245
Roofing						\$7,274	\$7,274
<b>9 Miscellaneous</b>							
Doors, frames and hardware		\$7,935					\$7,935
Elevators		\$15,870					\$15,870
<b>Totals:</b>	<b>\$722,111</b>	<b>\$677,249</b>	<b>\$1,151,234</b>	<b>\$625,673</b>	<b>\$837,274</b>	<b>\$1,253,700</b>	<b>\$5,267,225</b>



<b>Building:</b>	115 - Building C
<b>Address:</b>	2850 Fairlane Ct., Placerville
<b>Square Footage:</b>	68,800
<b>Number of Floors:</b>	3
<b>Year Built:</b>	1992
<b>Occupants:</b>	Elections, Superior Court of California, Community Development Agency.
<b>Replacement Cost:</b>	\$18,330,000
<b>Alternate Site Replacement Cost:</b>	\$24,080,000 *
<b>Deferred and Scheduled Maintenance:</b>	\$4,035,427
<b>Deferred Maintenance as % of Replacement Cost:</b>	22%

**Staff Comments:**

The Conditions Assessment Report (CAR) sights a number of items that should be addressed. Building C, by comparison, is in much better condition than other buildings in the government center. The relatively young age of the facility means that many of the major systems are not at the end of life yet. The bulk of the noted maintenance is scheduled between 6-15 years out. Staff concurs with the report and has prioritized the repairs of the first 5 years. Priority will be given to the modernization of the Fire & Safety systems and ADA upgrades, followed by critical systems and structural concerns.

**Staff Recommendations:**

Building C offers a good opportunity to properly preserve and maintain an asset in a proactive fashion. The building is in relatively good shape and, with proper planning and maintenance the asset has the ability to serve the County for numerous decades. Staff recommends making proactive investments into the mechanical systems and other key systems as outlined in the Summary Report.





### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Complete a renovation of the building mechanical controls.
- 2) Perform improvements to fire and safety systems.
- 3) Minor ADA improvements.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>115 Building C</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$3,412					\$19,335	\$22,747
Fire Alarm						\$45,494	\$45,494
Ramps, Stairs & Guardrails	\$19,705						\$19,705
Stairs and Handrails	\$1,785						\$1,785
Wet Type System						\$119,871	\$119,871
<b>2 ADA Enhancements</b>							
Cabinets	\$7,406						\$7,406
<b>4 Building Integrity</b>							
Built-up Roofing						\$32,732	\$32,732
Metal Roofing						\$420,555	\$420,555
<b>5 Finishes</b>							
Carpet						\$297,563	\$297,563
Ceilings						\$132,250	\$132,250
Soffits and Overhangs			\$9,919				\$9,919
Stairs and Handrails	\$11,903						\$11,903
Toilet Partitions	\$397						\$397
<b>6 Mechanical</b>							
Air Handlers	\$12,453	\$12,453	\$12,453			\$425,845	\$463,203
Boilers						\$49,594	\$49,594
Chillers						\$132,250	\$132,250
Condensing Units						\$2,645	\$2,645
Controls	\$60,659	\$60,659	\$60,659				\$181,976
Diffusers & grills						\$45,494	\$45,494
Ductwork						\$636,916	\$636,916
Electric Water Heater						\$32,236	\$32,236
Exhaust Fans	\$8,464						\$8,464
Expansion Tank/Air Separators		\$13,225					\$13,225
Package Units						\$2,116	\$2,116
Piping						\$45,494	\$45,494
Pumps		\$26,450					\$26,450
Valves	\$4,408	\$4,408	\$4,408				\$13,225
<b>7 Electrical</b>							
Data and Cabling						\$33,063	\$33,063
Exterior Building Lighting						\$13,886	\$13,886
General Interior Lighting						\$545,928	\$545,928
Main Service						\$125,638	\$125,638
Outlets and Wiremold						\$90,988	\$90,988
Panel and Breakers						\$181,976	\$181,976
<b>8 Civil</b>							
Asphalt Paving		\$165,313					\$165,313
Benches	\$8,927	\$8,927					\$17,854
Concrete Paving		\$26,847					\$26,847
Framing						\$26,450	\$26,450
<b>9 Miscellaneous</b>							
Doors, frames and hardware						\$15,870	\$15,870
Elevators		\$15,870					\$15,870
Stairs and Handrails	\$132						\$132
<b>Totals:</b>	<b>\$139,651</b>	<b>\$334,151</b>	<b>\$87,438</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,474,188</b>	<b>\$4,035,427</b>



<b>Building:</b>	120 – Sheriff Administration
<b>Address:</b>	300 Fair Lane, Placerville
<b>Square Footage:</b>	21,354
<b>Number of Floors:</b>	1
<b>Year Built:</b>	1970
<b>Occupants:</b>	Sheriff Administration, Evidence, Patrol, Dispatch.*
<b>Replacement Cost:</b>	\$5,090,000
<b>Alternate Site Replacement Cost:</b>	\$10,677,000 **
<b>Deferred Maintenance:</b>	\$3,091,587
<b>Deferred Maintenance as % of Replacement Cost:</b>	61%

**Staff Comments:**

The Conditions Assessment Report (CAR) recommends that the County consider replacing this facility. The Facilities Division agrees with the CAR recommendations based on two factors:

- 1) With a deferred maintenance ratio of 61% of replacement value, further capital investment beyond minimal repairs would be ill-advised.
- 2) The current use of the facility is much heavier than the facility was designed for 40+ years ago. Staff can work to repair the facility, but many of the underlying programming deficiencies will still exist. The building and site are simply over programmed.

**Staff Recommendations:**

The County should look to develop a new , appropriately sized and programmed facility that replaces and consolidates Sheriff Operations if possible.

County Facilities Division should perform repairs to the facility with change in mind and not over-invest.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Work to repair Emergency and Exit Lighting.
- 2) Work to secure deficient outlets and wiremold.

*\*Many Sheriff Operational functions and divisions have been pushed out to leased facilities due to overcrowding.*

*\*\* **Alternate Site Replacement Cost** estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction. This replacement cost does not include consolidation of Sheriff functions and divisions that have been relocated to outside lease arrangements.*



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Item	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6 - 15		
<b>120 Sheriff Administration</b>								
<b>1 Fire &amp; Safety Modernization</b>								
Emergency and Exit Lighting	\$15,532							\$15,532
Fire Alarm							\$85,428	
Guardrails							\$611	
<b>2 ADA Enhancements</b>								
Cabinets							\$2,182	
Toilet Rooms							\$75,647	
<b>3 Structural</b>								
Structural Framing							\$621,295	
<b>4 Building Integrity</b>								
Built-up Roofing		\$44,806					\$179,225	\$44,806
Composition Shingle Roofing							\$29,095	
Doors, frames and hardware							\$29,531	
Exterior Wall Finishes							\$26,549	
Soffits and Overhangs							\$14,402	
Windows and Frames							\$28,280	
<b>5 Finishes</b>								
Carpet							\$36,369	
Ceilings							\$87,576	
Wall Framing and Finishes							\$54,553	
<b>6 Mechanical</b>								
Controls							\$62,129	
Diffusers & grills							\$31,065	
Ductwork							\$217,453	
Exhaust Fans		\$36,369						\$36,369
Gas Fired Water Heater			\$9,456				\$21,821	\$9,456
HVAC Piping							\$31,065	\$0
Package Units		\$53,826					\$201,556	\$53,826
Piping		\$43,491					\$49,704	\$43,491
<b>7 Electrical</b>								
Data and Cabling							\$4,364	
Emergency Power Supply							\$87,285	
Exterior Building Lighting							\$8,729	
General Interior Lighting							\$264,050	
Main Service							\$116,380	
Outlets and Wiremold	\$31,065							\$31,065
Panel and Breakers							\$62,129	
Site Lighting							\$29,095	
Telephone							\$5,819	
<b>8 Civil</b>								
Asphalt Paving			\$34,827				\$313,440	\$34,827
Fencing							\$8,729	
Ramps, Stairs & Guardrails							\$1,746	
Retaining Walls							\$291	
<b>9 Miscellaneous</b>								
Countertops							\$1,891	
Doors, frames and hardware							\$32,732	
<b>Totals:</b>	<b>\$46,597</b>	<b>\$178,491</b>	<b>\$44,283</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,822,216</b>	<b>\$269,371</b>





<b>Building:</b>	123 – Juvenile Hall
<b>Address:</b>	299 Fair Lane, Placerville
<b>Square Footage:</b>	7,308
<b>Number of Floors:</b>	1
<b>Year Built:</b>	1971
<b>Occupants:</b>	Juvenile Hall
<b>Replacement Cost:</b>	\$3,760,000
<b>Alternate Site Replacement Cost:</b>	\$4,512,000 *
<b>Deferred and Scheduled Maintenance:</b>	\$1,858,637
<b>Deferred Maintenance as % of Replacement Cost:</b>	49%

**Staff Comments:**

The Conditions Assessment Report (CAR) recommends that the County consider replacing this facility IF the facility is not meeting current needs. The Facilities Division recommends investing and preserving this asset based on the following:

- 1) The County’s current demographics are aging and Juvenile detention numbers may be falling accordingly.
- 2) Sizable Court investment adjacent to the facility has an impact on operational costs.
- 3) The cost of properly zoned and entitled land for a Juvenile Detention facility should not be underestimated. The process involves significant development risk.

**Staff Recommendations:**

The County should look to make a sizable investment into preserving this asset. Major renovations should include: ADA, seismic upgrades, mechanical, electrical and plumbing upgrades. The bulk of these improvements should be addressed in years 2-5.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Emergency and Exit Lighting.
- 2) Plumbing repairs.
- 3) Security system upgrades

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction. This replacement cost does not include adjustments for considerable development risk associated with processing a detention facility through CEQA.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>123 Juvenile Hall</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$4,518						\$4,518
Fire Alarm		\$14,618					\$14,618
Gas Fired Water Heater	\$145						\$145
Wet Type System		\$42,525					\$42,525
<b>2 ADA Enhancements</b>							
Cabinets			\$1,455				\$1,455
Shower			\$34,914				\$34,914
Toilet Rooms			\$34,914				\$34,914
<b>3 Structural</b>							
Structural Framing			\$265,674				\$265,674
<b>4 Building Integrity</b>							
Built-up Roofing		\$158,859					\$158,859
Doors, frames and hardware					\$7,056	\$4,364	\$11,420
Storefront Systems						\$26,884	\$26,884
Windows and Frames						\$59,624	\$59,624
<b>5 Finishes</b>							
Carpet	\$1,637		\$14,911				\$16,548
Detention Doors and Hardware			\$29,095				\$29,095
Doors, frames and hardware			\$3,200				\$3,200
Epoxy			\$25,138				\$25,138
<b>6 Mechanical</b>							
Air Handlers		\$8,729					\$8,729
Combi Unit						\$96,014	\$96,014
Controls		\$26,578					\$26,578
Diffusers & grills		\$15,947					\$15,947
Ductwork		\$93,024					\$93,024
Evaporative Cooling Units		\$8,729					\$8,729
Exhaust Fans		\$18,621					\$18,621
Gas Fired Water Heater							
HVAC Piping		\$15,947					\$15,947
MAU Units		\$31,423					\$31,423
Package Units		\$180,825					\$180,825
Piping	\$15,947					\$31,894	\$47,841
Plumbing Fixtures			\$3,055				\$3,055
<b>7 Electrical</b>							
Data and Cabling						\$3,637	\$3,637
Emergency Power Supply				\$109,106			\$109,106
Exterior Building Lighting					\$8,729		\$8,729
General Interior Lighting					\$119,602		\$119,602
Main Service			\$72,738				\$72,738
Outlets and Wiremold						\$15,947	\$15,947
Panel and Breakers				\$21,263			\$21,263
Security System	\$33,489						\$33,489
Stand Alone PA System						\$21,821	\$21,821
Telephone						\$2,182	\$2,182



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>8 Civil</b>							
Asphalt Paving				\$133,728			\$133,728
Curb and Gutters						\$3,764	\$3,764
Site Lighting					\$14,548		\$14,548
<b>9 Miscellaneous</b>							
Walk-ins						\$21,821	\$21,821
<b>Totals:</b>	<b>\$55,737</b>	<b>\$615,826</b>	<b>\$485,097</b>	<b>\$264,101</b>	<b>\$149,939</b>	<b>\$287,952</b>	<b>\$1,858,637</b>



<b>Building:</b>	126 – Main Jail
<b>Address:</b>	300 Forni Road, Placerville
<b>Square Footage:</b>	85,920
<b>Number of Floors:</b>	4
<b>Year Built:</b>	1988
<b>Occupants:</b>	Jail
<b>Replacement Cost:</b>	\$46,870,000
<b>Alternate Site Replacement Cost:</b>	\$56,244,000 *
<b>Deferred and Scheduled Maintenance:</b>	\$8,706,159
<b>Deferred Maintenance as % of Replacement Cost:</b>	19%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value is comparatively low but still sizable. Jail systems are run 24 hours a day, 365 days a year. Many of the larger mechanical, electrical, plumbing and security systems are nearing the end of their useful life cycle. Replacement of key systems should not be done after system failure in a detention facility. Proper planning and coordination must take place in order to maintain jail operations.

**Staff Recommendations:**

Staff recommends a sizable investment into mechanical, electrical, plumbing and security systems over the next five years. The process of renovating the critical systems of an active jail requires intense planning and design considerations. To best service correctional operations, shut downs in the facility should be minimized and phased. Multiple systems (such as mechanical, plumbing, electrical and security) should be rehabilitated per shut down to avoid costly down time.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Main Jail controls replacement project.
- 2) Mechanical engineering for phased system upgrade.
- 3) Jail sewer shredder project.
- 4) Jail door hardware upgrades (phased).

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction. This replacement cost does not include adjustments for considerable development risk associated with processing a detention facility through CEQA.*





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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>126 Main Jail</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Dishwasher	\$8,729						\$8,729
Emergency and Exit Lighting		\$31,248					\$31,248
Fire Alarm				\$340,408			\$340,408
Ramps, Stairs & Guardrails	\$262						\$262
Wet Type System				\$371,354			\$371,354
<b>2 ADA Enhancements</b>							
Cabinets						\$1,746	\$1,746
Site Access		\$109,106					\$109,106
<b>3 Structural</b>							
Structural Framing		\$2,182					\$2,182
<b>4 Building Integrity</b>							
Doors, frames and hardware						\$30,724	\$30,724
Exterior Wall Finishes	\$77,829						\$77,829
Single-ply Roofing						\$496,433	\$496,433
Windows and Frames	\$27,058						\$27,058
<b>5 Finishes</b>							
Carpet						\$25,458	\$25,458
Ceilings						\$104,742	\$104,742
Wall Framing and Finishes						\$145,475	\$145,475
<b>6 Mechanical</b>							
Air Handlers	\$181,844	\$181,844	\$181,844	\$181,844			\$727,375
Chillers					\$232,760		\$232,760
Combi Unit	\$54,553	\$54,553	\$54,553	\$54,553	\$54,553	\$272,766	\$545,531
Controls	\$62,496	\$62,496	\$62,496	\$62,496			\$249,984
Diffusers & grills				\$187,488			\$187,488
Ductwork	\$218,736	\$218,736	\$218,736	\$218,736			\$874,945
Exhaust Fans		\$19,639		\$1,164			\$20,803
Expansion Tank/Air Separators			\$7,274				\$7,274
Furnaces			\$32,732				\$32,732
HVAC Piping						\$524,967	\$524,967
MAU Units						\$32,732	\$32,732
Package Units						\$3,491	\$3,491
Piping		\$174,570					\$174,570
Plumbing Fixtures						\$1,746	\$1,746
Pumps			\$18,184	\$7,274			\$25,458
Showers						\$290,950	\$290,950
Valves		\$38,187					\$38,187



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>7 Electrical</b>							
Cameras	\$123,785						\$123,785
Data and Cabling	\$36,369						\$36,369
Distribution Boards				\$69,828			\$69,828
Exterior Building Lighting						\$43,643	\$43,643
General Interior Lighting						\$1,279,358	\$1,279,358
Main Service						\$167,296	\$167,296
Monitoring Equipment							
Outlets and Wiremold						\$123,786	\$123,786
Panel and Breakers						\$247,569	\$247,569
Security System							
Site Lighting						\$58,190	\$58,190
Stand Alone PA System	\$123,785						\$123,785
Telephone						\$7,274	\$7,274
<b>8 Civil</b>							
Asphalt Paving			\$29,095				\$29,095
<b>9 Miscellaneous</b>							
Detention Doors and Hardware	\$58,190	\$58,190	\$104,742	\$58,190	\$58,190		\$337,502
Dishwasher						\$29,095	\$29,095
Doors, frames and hardware						\$13,093	\$13,093
Elevators						\$174,570	\$174,570
Walk-ins	\$25,436					\$72,738	\$98,174
<b>Totals:</b>	<b>\$999,072</b>	<b>\$950,754</b>	<b>\$709,659</b>	<b>\$1,553,339</b>	<b>\$345,508</b>	<b>\$4,147,841</b>	<b>\$8,706,159</b>



<b>Building:</b>	160 – Main Library
<b>Address:</b>	345 Fair Lane, Placerville
<b>Square Footage:</b>	38,292
<b>Number of Floors:</b>	3
<b>Year Built:</b>	1976
<b>Occupants:</b>	Library
<b>Replacement Cost:</b>	\$9,420,000
<b>Alternate Site Replacement Cost:</b>	\$11,115,600 *
<b>Deferred and Scheduled Maintenance:</b>	\$3,708,162
<b>Deferred Maintenance as % of Replacement Cost:</b>	39%

**Staff Comments:**

The maintenance as a ratio of replacement value for the Library is relatively high. The building systems are relatively simple and accessible making the facility a good recipient of investment resources.

**Staff Recommendations:**

Staff recommends an initial investment into Fire & Life Safety, ADA and some select mechanical components of the structure. Larger improvements to major mechanical, electrical and plumbing systems should be scheduled for years 6-15.



### **2013/2014 Activities:**

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Emergency and Exit Lighting, stairs, handrails, kitchen hoods.
- 2) ADA Restrooms and cabinets.
- 3) Mechanical controls (phased)
- 4) Minor concrete paving work.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>160 Main Library</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Electric Water Heater	\$132						\$132
Emergency and Exit Lighting	\$12,660						\$12,660
Fire Alarm						\$25,321	\$25,321
Guardrail	\$2,116						\$2,116
Kitchen Hoods	\$1,984						\$1,984
Ramps, Stairs & Guardrails	\$3,968						\$3,968
Stairs and Handrails	\$5,654						\$5,654
Wet Type System						\$202,565	\$202,565
<b>2 ADA Enhancements</b>							
Cabinets	\$2,645						\$2,645
Doors, frames and hardware		\$4,364					\$4,364
Plumbing Fixtures		\$6,613					\$6,613
Restrooms	\$138,201						\$138,201
<b>3 Structural</b>							
Structural Framing						\$759,618	\$759,618
<b>4 Building Integrity</b>							
Built-up Roofing	\$38,882					\$155,526	\$194,408
Doors, frames and hardware	\$6,520						\$6,520
Fascia	\$8,887						\$8,887
Gutters						\$7,935	\$7,935
Windows and Frames						\$28,566	\$28,566
<b>5 Finishes</b>							
Carpet		\$1,323				\$141,508	\$142,830
Ceilings	\$1,323					\$174,570	\$175,893
Mechanical Screens	\$1,521						\$1,521
<b>6 Mechanical</b>							
Air Handlers						\$5,951	\$5,951
Condensing Units						\$1,587	\$1,587
Controls	\$20,256	\$20,256	\$20,256	\$20,256	\$20,256		\$101,282
Diffusers & grills						\$50,641	\$50,641
Ductwork						\$354,488	\$354,488
Electric Water Heater						\$8,596	\$8,596
Exhaust Fans						\$5,555	\$5,555
HVAC Piping						\$12,660	\$12,660
Package Units						\$457,519	\$457,519
Piping	\$75,962						\$75,962
Plumbing Fixtures	\$4,761					\$3,174	\$7,935
Unit Heaters						\$4,232	\$4,232
<b>7 Electrical</b>							
Data and Cabling						\$19,838	\$19,838
Exterior Building Lighting						\$9,919	\$9,919
General Interior Lighting						\$303,847	\$303,847
Main Service						\$105,800	\$105,800
Outlets and Wiremold						\$37,981	\$37,981
Panel and Breakers						\$101,282	\$101,282



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>8 Civil</b>							
Asphalt Paving						\$198,375	\$198,375
Benches	\$992						\$992
Concrete Paving	\$5,323						\$5,323
Framing						\$26,450	\$26,450
<b>9 Miscellaneous</b>							
Elevators						\$79,350	\$79,350
Mechanical Screens	\$198						\$198
<b>Totals:</b>	<b>\$331,985</b>	<b>\$32,558</b>	<b>\$20,259</b>	<b>\$20,260</b>	<b>\$20,261</b>	<b>\$3,282,852</b>	<b>\$3,708,162</b>





<b>Building:</b>	221 – District Attorney
<b>Address:</b>	515 Main Street, Placerville
<b>Square Footage:</b>	9,644
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1938
<b>Occupants:</b>	District Attorney
<b>Replacement Cost:</b>	\$2,520,000
<b>Alternate Site Replacement Cost:</b>	\$3,024,000 *
<b>Deferred Maintenance:</b>	\$1,410,087
<b>Deferred Maintenance as % of Replacement Cost:</b>	56%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the District Attorney’s building is very high. The building age of 75 years has many building systems well beyond practical recovery. County Staff concurs with the CAR’s recommendation to develop and implement an exit strategy.

**Staff Recommendations:**

Staff recommends investment in only those tasks absolutely necessary to preserve the building through end of County use and consistent with an exit strategy.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Asbestos abatement.
- 2) Emergency and exit lighting.
- 3) VCT Flooring
- 4) Mechanical package unit replacement

*\* **Alternate Site Replacement Cost** estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction. This replacement cost does not include adjustments for location constraints the DA may have associated with a preference to be near the future courthouse.*



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Item	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6 - 15		
<b>221 District Attorney</b>								
<b>1 Fire &amp; Safety Modernization</b>								
Asbestos Abatement	\$51,017							\$51,017
Emergency and Exit Lighting	\$3,189							\$3,189
Fire Alarm							\$35,074	
Stairs and Handrails	\$4,001							\$4,001
Wet Type System							\$51,017	
<b>2 ADA Enhancements</b>								
Cabinets							\$8,729	
Elevators							\$198,375	
Plumbing Fixtures							\$5,687	
Toilet Rooms		\$52,900						\$52,900
<b>3 Structural</b>								
Structural Framing							\$191,313	
<b>4 Building Integrity</b>								
Doors, frames and hardware							\$6,084	
Roofing							\$52,847	
Windows and Frames							\$42,320	
<b>5 Finishes</b>								
Carpet							\$39,675	
Ceilings							\$42,320	
VCT	\$8,729							\$8,729
Wall Framing and Finishes							\$36,369	
<b>6 Mechanical</b>								
Air Handlers							\$13,225	
Condensing Units							\$5,290	
Controls							\$25,508	
Diffusers & grills							\$12,754	
Ductwork							\$89,279	
Electric Water Heater							\$8,596	
Exhaust Fans							\$6,613	
Package Units	\$21,160						\$61,364	\$21,160
Piping							\$38,263	
<b>7 Electrical</b>								
Data and Cabling							\$13,225	
General Interior Lighting							\$108,411	
Main Service							\$66,125	
Outlets and Wiremold							\$19,131	
Panel and Breakers							\$25,508	
Telephone							\$1,323	
<b>8 Civil</b>								
Asphalt Paving							\$12,233	
Storm Drainage							\$18,052	
<b>9 Miscellaneous</b>								
Doors, frames and hardware							\$31,740	
Window Blinds							\$2,645	
<b>Totals:</b>	<b>\$88,094</b>	<b>\$52,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,269,093</b>	<b>\$140,994</b>



<b>Building:</b>	330 – 2441 Headington Road
<b>Address:</b>	2441 Headington Rd., Placerville
<b>Square Footage:</b>	9,725
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1965
<b>Occupants:</b>	Department of Transportation
<b>Replacement Cost:</b>	\$1,970,000
<b>Alternate Site Replacement Cost:</b>	\$2,561,000 *
<b>Deferred and Scheduled Maintenance:</b>	\$975,068
<b>Deferred Maintenance as % of Replacement Cost:</b>	49.5%

**Staff Comments:**

The maintenance as a ratio of replacement value for the Department of Transportation (DOT), Headington facility is very high. The simplicity of the building construction and relative ease of repair makes the facility a better target for investment dollars than the high deferred maintenance % might otherwise indicate. The industrial nature of the pre-engineered building works well with DOT operations and has the potential to serve the County for years into the future with rehabilitation and maintenance.

**Staff Recommendations:**

Staff recommends continued investment into the facility. The heavier investment would be required in the 6-15 year range. Short term investment would be in the sewer system, minor mechanical and Fire & Life Safety.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Water heater.
- 2) Plumbing.
- 3) VCT Flooring
- 4) Interior and exterior accessibility.

*\* **Alternate Site Replacement Cost** estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction. This replacement cost does not include adjustments for unique adjacency with DOT yard.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>330 DOT Administration - Headquarters</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting						\$3,215	\$3,215
Fire Alarm						\$35,369	\$35,369
Ramps, Stairs & Guardrails	\$2,851						\$2,851
Stairs and Handrails	\$1,323						\$1,323
Wet Type System						\$51,445	\$51,445
<b>2 ADA Enhancements</b>							
Cabinets	\$2,645						\$2,645
Doors, frames and hardware	\$4,761						\$4,761
Plumbing Fixtures		\$6,613	\$2,381				\$8,993
Site Access	\$3,306						\$3,306
<b>3 Structural</b>							
Structural Framing	\$794						\$794
<b>4 Building Integrity</b>							
Built-up Roofing						\$24,466	\$24,466
Fascia	\$397						\$397
Metal Roofing						\$81,334	\$81,334
Windows and Frames						\$54,752	\$54,752
<b>5 Finishes</b>							
Carpet						\$36,369	\$36,369
Sheet Vinyl						\$6,110	\$6,110
VCT	\$3,985						\$3,985
<b>6 Mechanical</b>							
Condensing Units						\$5,290	\$5,290
Controls						\$25,723	\$25,723
Diffusers & grills						\$12,861	\$12,861
Ductwork	\$9,003					\$81,026	\$90,029
Electric Water Heater	\$17,457						\$17,457
Exhaust Fans	\$7,406						\$7,406
Package Units		\$33,856				\$81,995	\$115,851
Piping	\$12,861	\$25,723					\$38,584
Plumbing Fixtures						\$1,587	\$1,587
Unit Heaters		\$3,174					\$3,174
<b>7 Electrical</b>							\$0
Data and Cabling						\$13,225	\$13,225
General Interior Lighting						\$31,248	\$31,248
Outlets and Wiremold						\$12,861	\$12,861
Panel and Breakers						\$25,723	\$25,723
<b>8 Civil</b>							
Asphalt Paving						\$208,294	\$208,294
Sanitary Sewer		\$23,805					\$23,805
<b>9 Miscellaneous</b>							
Doors, frames and hardware		\$19,838					\$19,838
<b>Totals:</b>	<b>\$66,788</b>	<b>\$113,008</b>	<b>\$2,381</b>	<b>\$0</b>	<b>\$0</b>	<b>\$792,892</b>	<b>\$975,068</b>





<b>Building:</b>	362 – Cameron Park Library
<b>Address:</b>	2500 Country Club Dr., Cameron Park
<b>Square Footage:</b>	12,574
<b>Number of Floors:</b>	1
<b>Year Built:</b>	1994
<b>Occupants:</b>	Cameron Park Library
<b>Replacement Cost:</b>	\$3,190,000
<b>Alternate Site Replacement Cost:</b>	\$3,828,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$686,905
<b>Deferred Maintenance as % of Replacement Cost:</b>	21%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the Cameron Park Library facility is not very high and reflects the relatively new age of the building.

**Staff Recommendations:**

Staff recommends continued investment into the facility. The heavier investment would be required in the 6-15 year range. Short term investment would be in the flooring, mechanical, skylights and fascia.



### **2013/2014 Activities:**

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Fascia repairs.
- 2) handrails.
- 3) Mechanical repairs
- 4) ADA improvements.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>362 Cameron Park Library</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Ramps, Stairs & Guardrails	\$190						\$190
<b>2 ADA Enhancements</b>							
Theft Detection	\$3,306						\$3,306
<b>4 Building Integrity</b>							
Composition Shingle Roofing						\$130,928	\$130,928
Fascia	\$3,306						\$3,306
Skylights		\$3,571					\$3,571
<b>5 Finishes</b>							
Carpet		\$60,504					\$60,504
Ceilings	\$1,389						\$1,389
Ramps, Stairs & Guardrails	\$1,984						\$1,984
<b>6 Mechanical</b>							
Air Handlers						\$92,575	\$92,575
Boilers						\$10,745	\$10,745
Controls						\$33,258	\$33,258
Diffusers & grills						\$661	\$661
Electric Water Heater						\$4,298	\$4,298
Expansion Tank/Air Separators	\$2,645						\$2,645
HVAC Piping	\$1,190						\$1,190
Package Units			\$61,100			\$124,718	\$185,818
<b>7 Electrical</b>							
General Interior Lighting						\$29,101	\$29,101
Outlets and Wiremold						\$1,323	\$1,323
<b>8 Civil</b>							
Asphalt Paving			\$38,386			\$68,241	\$106,627
Concrete Paving			\$7,985				\$7,985
<b>9 Miscellaneous</b>							
Countertops						\$5,502	\$5,502
<b>Totals:</b>	<b>\$14,011</b>	<b>\$64,075</b>	<b>\$107,470</b>	<b>\$0</b>	<b>\$0</b>	<b>\$501,350</b>	<b>\$686,905</b>



<b>Building:</b>	440 – Psychiatric Health Facility (PHF)
<b>Address:</b>	935 B Spring Street, Placerville
<b>Square Footage:</b>	13,305
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1949
<b>Occupants:</b>	Psychiatric Health Facility
<b>Replacement Cost:</b>	\$4,790,000
<b>Alternate Site Replacement Cost:</b>	\$5,748,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$1,717,645
<b>Deferred Maintenance as % of Replacement Cost:</b>	36%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the PHF is at a level that indicates additional investment is required. The building is old, but well-constructed and very difficult to replace given the use.

**Staff Recommendations:**

Staff recommends continued investment into the facility. The obstacles associated with a new, ground-up relocation project for PHF are expensive and time consuming. A longer-term rehabilitation of the existing facility could provide a more realistic solution. With this strategy in mind, Facilities recommends near term investment in Fire & Life safety systems, ADA and electrical services. Longer term investments would include structural, major mechanical and additional electrical services.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Fire sprinkler system upgrades.
- 2) Emergency and exit lighting.
- 3) Electrical service
- 4) Sewer system.
- 5) Door and hardware modifications

*\* **Alternate Site Replacement Cost** estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction. Unique challenges associated with CEQA and public approvals for a psychiatric health facility are not factored into the alternate site replacement costs.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>440 PHF</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$3,739						\$3,739
Wet Type System	\$35,192						\$35,192
<b>2 ADA Enhancements</b>							
Cabinets	\$1,984						\$1,984
Doors, frames and hardware	\$4,364						\$4,364
Plumbing Fixtures	\$1,190						\$1,190
Shower			\$19,838				\$19,838
Toilet Rooms			\$72,738				\$72,738
<b>3 Structural</b>							
Structural Framing						\$527,876	\$527,876
<b>4 Building Integrity</b>							
Built-up Roofing						\$68,876	\$68,876
Doors, frames and hardware						\$5,237	\$5,237
Exterior Wall Finishes						\$89,269	\$89,269
Soffits and Overhangs						\$2,480	\$2,480
Windows and Frames						\$52,371	\$52,371
<b>5 Finishes</b>							
Carpet						\$7,935	\$7,935
Wall Framing and Finishes						\$13,225	\$13,225
<b>6 Mechanical</b>							
Controls						\$35,192	\$35,192
Diffusers & grills						\$17,596	\$17,596
Ductwork						\$123,171	\$123,171
Exhaust Fans						\$7,935	\$7,935
Gas Fired Water Heater						\$17,193	\$17,193
MAU Units						\$8,332	\$8,332
Package Units						\$133,308	\$133,308
Piping						\$26,394	\$26,394
<b>7 Electrical</b>							
Data and Cabling						\$6,613	\$6,613
Emergency Power Supply						\$79,350	\$79,350
Exterior Building Lighting						\$1,984	\$1,984
General Interior Lighting						\$136,368	\$136,368
Main Service	\$105,800						\$105,800
Outlets and Wiremold	\$8,798						\$8,798
Panel and Breakers	\$35,192						\$35,192
Telephone						\$3,306	\$3,306
<b>8 Civil</b>							
Asphalt Paving	\$6,877					\$24,070	\$30,947
Sanitary Sewer	\$12,696						\$12,696
Site Lighting						\$13,225	\$13,225
<b>9 Miscellaneous</b>							
Doors, frames and hardware	\$7,935						\$7,935
<b>Totals:</b>	<b>\$223,767</b>	<b>\$0</b>	<b>\$92,575</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,401,303</b>	<b>\$1,717,645</b>





<b>Building:</b>	440A – Senior Day Care
<b>Address:</b>	935 Spring Street, Placerville
<b>Square Footage:</b>	5,671
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1949
<b>Occupants:</b>	Senior Day Care
<b>Replacement Cost:</b>	\$1,620,000
<b>Alternate Site Replacement Cost:</b>	\$1,944,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$958,091
<b>Deferred Maintenance as % of Replacement Cost:</b>	59%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the Senior Day Care is at a level that indicates additional investment or relocation should be considered. The building is old, but well-constructed. Improvements that are coordinated with PHF improvements may want to be considered.

**Staff Recommendations:**

Staff recommends continued investment into the facility for the near term. Longer term occupancy may want to be evaluated as major improvements will be required from 6-10 years out.



### **2013/2014 Activities:**

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Fire sprinkler system upgrades.
- 2) Emergency and exit lighting.
- 3) Electrical service
- 4) ADA improvements.
- 5) Door and hardware modifications

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>440A Sr Day Car Center</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$3,187						\$3,187
Fire Alarm	\$20,625						\$20,625
Wet Type System	\$30,000						\$30,000
<b>2 ADA Enhancements</b>							
Cabinets	\$1,984						\$1,984
Countertops	\$1,289						\$1,289
Doors, frames and hardware	\$7,274						\$7,274
Plumbing Fixtures	\$4,497						\$4,497
Toilet Rooms		\$63,480					\$63,480
<b>3 Structural</b>							
Structural Framing						\$224,997	\$224,997
<b>4 Building Integrity</b>							
Built-up Roofing						\$68,876	\$68,876
Doors, frames and hardware						\$8,200	\$8,200
Exterior Wall Finishes						\$79,350	\$79,350
<b>5 Finishes</b>							
Carpet						\$19,838	\$19,838
Ceilings						\$40,832	\$40,832
Wall Framing and Finishes						\$15,870	\$15,870
<b>6 Mechanical</b>							
Controls						\$15,000	\$15,000
Diffusers & grills						\$7,500	\$7,500
Ductwork						\$52,499	\$52,499
Exhaust Fans						\$6,084	\$6,084
Package Units		\$78,292					\$78,292
Piping						\$15,000	\$15,000
<b>7 Electrical</b>							
Data and Cabling						\$2,645	\$2,645
Exterior Building Lighting	\$1,984						\$1,984
General Interior Lighting						\$58,124	\$58,124
Outlets and Wiremold	\$3,750						\$3,750
Panel and Breakers	\$15,000						\$15,000
Site Lighting						\$30,418	\$30,418
Telephone						\$1,323	\$1,323
<b>8 Civil</b>							
Asphalt Paving	\$19,011					\$53,231	\$72,242
<b>9 Miscellaneous</b>							
Doors, frames and hardware	\$7,935						\$7,935
<b>Totals:</b>	<b>\$116,535</b>	<b>\$141,772</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$699,784</b>	<b>\$958,091</b>



<b>Building:</b>	441 – Health Department
<b>Address:</b>	931 Spring Street, Placerville
<b>Square Footage:</b>	7,776
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1952
<b>Occupants:</b>	Health Department
<b>Replacement Cost:</b>	\$2,250,000
<b>Alternate Site Replacement Cost:</b>	\$2,700,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$801,385
<b>Deferred Maintenance as % of Replacement Cost:</b>	36%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the Senior Day Care is at a level that indicates additional investment or relocation should be considered. The building is old, but well-constructed. Improvements that are coordinated with PHF improvements may want to be considered.

**Staff Recommendations:**

Staff recommends continued investment into the facility for the near term. Longer term occupancy may want to be evaluated as major improvements will be required from 6-10 years out.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Fire sprinkler system upgrades.
- 2) Emergency and exit lighting.
- 3) Electrical service
- 4) ADA improvements.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>441 Health Department</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$4,371						\$4,371
Fire Alarm	\$28,280						\$28,280
Ramps, Stairs & Guardrails	\$7,861						\$7,861
Wet Type System	\$41,135						\$41,135
<b>2 ADA Enhancements</b>							
Asphalt Paving	\$0	\$13,225					\$13,225
Cabinets	\$0	\$11,903					\$11,903
Countertops	\$0	\$1,719					\$1,719
Doors, frames and hardware	\$5,819						\$5,819
Plumbing Fixtures	\$9,258						\$9,258
Retaining Walls		\$23,144					\$23,144
Toilet Rooms		\$23,144					\$23,144
<b>4 Building Integrity</b>							
Built-up Roofing						\$83,318	\$83,318
Doors, frames and hardware						\$6,613	\$6,613
Exterior Wall Finishes						\$11,572	\$11,572
Soffits and Overhangs						\$5,158	\$5,158
Windows and Frames						\$56,299	\$56,299
<b>5 Finishes</b>							
Carpet						\$8,266	\$8,266
Wall Framing and Finishes	\$1,984						\$1,984
<b>6 Mechanical</b>							
Air Handlers		\$26,450					\$26,450
Controls						\$20,568	\$20,568
Diffusers & grills						\$2,057	\$2,057
Ductwork						\$35,993	\$35,993
Electric Water Heater	\$265					\$17,193	\$17,457
Exhaust Fans						\$3,968	\$3,968
Package Units	\$2,645					\$66,654	\$69,299
Piping						\$30,851	\$30,851
<b>7 Electrical</b>							
Data and Cabling						\$3,306	\$3,306
Exterior Building Lighting						\$3,968	\$3,968
General Interior Lighting						\$79,699	\$79,699
Main Service	\$66,125						\$66,125
Outlets and Wiremold	\$5,142						\$5,142
Panel and Breakers	\$20,568						\$20,568
Site Lighting						\$13,225	\$13,225
Telephone						\$1,323	\$1,323
<b>8 Civil</b>							
Asphalt Paving		\$45,626					\$45,626
Sanitary Sewer	\$12,696						\$12,696
<b>Totals:</b>	<b>\$206,147</b>	<b>\$145,211</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$450,027</b>	<b>\$801,385</b>



<b>Building:</b>	470 – Community Services/Sr. Nutrition
<b>Address:</b>	937 Spring Street, Placerville
<b>Square Footage:</b>	21,775
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1949
<b>Occupants:</b>	Community Services/Sr. Nutrition
<b>Replacement Cost:</b>	\$5,930,000
<b>Alternate Site Replacement Cost:</b>	\$7,116,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$4,266,002
<b>Deferred Maintenance as % of Replacement Cost:</b>	72%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the Community Services facility is at a level that indicates additional investment or relocation should be considered. The building is old, but well-constructed. Community Services/Sr. Nutrition also houses core infrastructure that services the entire grouping of government buildings on Spring Street. For instance, rehabilitating the boilers and chillers at 937 Spring Street will also rehabilitate the services to the Health Department, Psychiatric Health Facility and other departments. Improvements that are coordinated with PHF improvements may want to be considered.

**Staff Recommendations:**

Staff recommends continued investment into the facility for the near term. Longer term occupancy may want to be evaluated as major improvements will be required from 6-10 years out.





### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Fire sprinkler system upgrades.
- 2) Emergency and exit lighting.
- 3) Electrical service
- 4) HVAC Mechanical
- 5) ADA improvements.
- 6) Doors, frames and hardware.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>470 Community Services / Sr Nutrition</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$14,399						\$14,399
Fire Alarm	\$28,797						\$28,797
Telephone						\$6,613	\$6,613
Wet Type System	\$115,190						\$115,190
<b>2 ADA Enhancements</b>							
Cabinets	\$1,984						\$1,984
Countertops	\$3,439						\$3,439
Doors, frames and hardware	\$14,548						\$14,548
Plumbing Fixtures						\$3,306	\$3,306
Toilet Rooms		\$105,800					\$105,800
Windows	\$3,703						\$3,703
<b>3 Structural</b>							
Structural Framing						\$719,936	\$719,936
<b>4 Building Integrity</b>							
Built-up Roofing						\$211,071	\$211,071
Doors, frames and hardware						\$4,761	\$4,761
Exterior Wall Finishes						\$148,781	\$148,781
Windows and Frames						\$157,113	\$157,113
<b>5 Finishes</b>							
Cabinets						\$1,984	\$1,984
Carpet						\$66,125	\$66,125
Ceilings						\$71,084	\$71,084
Soffits and Overhangs						\$9,919	\$9,919
VCT						\$22,416	\$22,416
Wall Framing and Finishes	\$3,968					\$52,900	\$56,868
<b>6 Mechanical</b>							
Air Handlers						\$112,413	\$112,413
Boilers		\$9,919					\$9,919
Chemical Treatment Equipment						\$6,613	\$6,613
Chillers		\$31,740				\$31,740	\$63,480
Controls						\$57,595	\$57,595
Cooling Towers		\$3,306				\$3,306	\$6,613
Diffusers & grills						\$6,131	\$6,131
Ductwork						\$100,791	\$100,791
Exhaust Fans						\$18,515	\$18,515
Expansion Tank/Air Separators		\$3,306				\$3,306	\$6,613
Gas Fired Water Heater						\$8,596	\$8,596
HVAC Piping	\$12,959					\$116,630	\$129,588
MAU Units						\$11,903	\$11,903
Package Units	\$87,265					\$844,105	\$931,371
Piping						\$86,392	\$86,392
Pumps		\$13,225				\$13,225	\$26,450
Valves	\$9,919					\$9,919	\$19,838



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Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>7 Electrical</b>							
Data and Cabling						\$13,225	\$13,225
Emergency Power Supply						\$79,350	\$79,350
Exterior Building Lighting						\$3,968	\$3,968
General Interior Lighting						\$244,778	\$244,778
Main Service	\$105,800						\$105,800
Outlets and Wiremold						\$28,797	\$28,797
Panel and Breakers	\$57,595						\$57,595
Site Lighting						\$50,255	\$50,255
<b>8 Civil</b>							
Asphalt Paving	\$50,255					\$175,893	\$226,148
Sanitary Sewer			\$12,696				\$12,696
<b>9 Miscellaneous</b>							
Doors, frames and hardware	\$19,838						\$19,838
Walk-ins						\$52,900	\$52,900
<b>Totals:</b>	<b>\$529,657</b>	<b>\$167,298</b>	<b>\$12,699</b>	<b>\$4</b>	<b>\$5</b>	<b>\$3,556,354</b>	<b>\$4,266,002</b>



<b>Building:</b>	600 – SLT Administration
<b>Address:</b>	1360 Johnson Blvd., S. Lake Tahoe
<b>Square Footage:</b>	22,343
<b>Number of Floors:</b>	1
<b>Year Built:</b>	1975
<b>Occupants:</b>	Coroner, District Attorney, Mental & Public Health, Probation, Public Defender, Sheriff's Office
<b>Replacement Cost:</b>	\$5,820,000
<b>Alternate Site Replacement Cost:</b>	\$7,275,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$2,127,375
<b>Deferred Maintenance as % of Replacement Cost:</b>	36%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the SLT Administration facility is at a level that indicates additional investment should be considered. The building is middle aged and well-constructed. Coordinated improvements should address multiple systems at a time in order to minimize staff disruption.

**Staff Recommendations:**

Staff recommends continued investment into the facility for the near term. Investment as outlined in the next five years should preserve the asset well into the future.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Emergency and exit lighting.
- 2) HVAC Mechanical
- 3) ADA improvements.
- 4) Fascia.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



**El Dorado County**  
**Staff Supplemental Conditions Report**

Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>600 South Lake Tahoe Administration</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Emergency and Exit Lighting	\$14,774						\$14,774
Fire Alarm			\$88,646				\$88,646
Wet Type System			\$88,646				\$88,646
<b>2 ADA Enhancements</b>							\$0
Cabinets	\$4,761						\$4,761
Doors, frames and hardware	\$1,580	\$13,886	\$13,886				\$29,353
Plumbing Fixtures		\$4,959	\$4,959				\$9,919
Toilet Rooms		\$72,738	\$72,738				\$145,475
<b>3 Structural</b>							
Structural Framing						\$3,306	\$3,306
<b>4 Building Integrity</b>							
Built-up Roofing						\$115,719	\$115,719
Doors, frames and hardware						\$9,919	\$9,919
Fascia	\$2,645						\$2,645
Metal Roofing						\$179,331	\$179,331
Windows and Frames						\$52,371	\$52,371
<b>5 Finishes</b>							
Carpet				\$101,833			\$101,833
VCT				\$873			\$873
Wall Framing and Finishes	\$661						\$661
<b>6 Mechanical</b>							
Air Handlers	\$55,545	\$55,545	\$55,545				\$166,635
Condensing Units	\$26,662	\$26,662	\$26,662				\$79,985
Controls	\$19,699	\$19,699	\$19,699				\$59,097
Diffusers & grills	\$12,312	\$12,312	\$12,312				\$36,936
Ductwork	\$82,736	\$82,736	\$82,736				\$248,208
Electric Water Heater						\$8,596	\$8,596
Exhaust Fans	\$4,056	\$4,056	\$4,056				\$12,167
Gas Fired Water Heater						\$17,193	\$17,193
Piping	\$4,925	\$4,925	\$4,925				\$14,774
Unit Heaters	\$1,587	\$1,587	\$1,587				\$4,761
<b>7 Electrical</b>							
Data and Cabling						\$26,450	\$26,450
Exterior Building Lighting						\$11,903	\$11,903
General Interior Lighting						\$251,163	\$251,163
Main Service		\$66,125					\$66,125
Outlets and Wiremold		\$29,549					\$29,549
Panel and Breakers		\$59,097					\$59,097
Site Lighting						\$33,063	\$33,063
<b>8 Civil</b>							
Asphalt Paving		\$153,443					\$153,443
<b>Totals:</b>	<b>\$231,943</b>	<b>\$607,318</b>	<b>\$476,396</b>	<b>\$102,705</b>	<b>\$0</b>	<b>\$709,013</b>	<b>\$2,127,375</b>



<b>Building:</b>	610 – SLT El Dorado Center
<b>Address:</b>	3368 Lake Tahoe Blvd
<b>Square Footage:</b>	18,453
<b>Number of Floors:</b>	3
<b>Year Built:</b>	1960
<b>Occupants:</b>	Assessor, Child Support Services, Building Services, Environmental Management, Health and Human Services, Recorder-Clerk
<b>Replacement Cost:</b>	\$4,960,000
<b>Alternate Site Replacement Cost:</b>	\$6,200,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$3,898,648
<b>Deferred Maintenance as % of Replacement Cost:</b>	78%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the SLT El Dorado Center is extremely high. Furthermore, the nature of some of the repairs makes the building a problematic real estate asset in the future. Elevators, bathrooms and building skin are inconsistent with current codes and not cost effective to retrofit.

**Staff Recommendations:**

Staff concurs with the Conditions Assessment Report findings and recommends minimal County investment into this facility while an exit strategy is developed and implemented.





### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Emergency and exit lighting.
- 2) Handrails.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



**El Dorado County**  
**Staff Supplemental Conditions Report**

Item	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6 - 15		
<b>610 South Lake Tahoe El Dorado Center</b>								
<b>1 Fire &amp; Safety Modernization</b>								
Emergency and Exit Lighting	\$18,392							\$18,392
Fire Alarm							\$24,404	
Mechanical Screens	\$2,222							\$2,222
Stairs and Handrails	\$3,174							\$3,174
Wet Type System							\$98,092	
<b>2 ADA Enhancements</b>								
Cabinets							\$7,935	
Doors, frames and hardware							\$7,274	
Toilet Rooms							\$137,540	
<b>3 Structural</b>								
Structural Framing							\$670,217	
<b>4 Building Integrity</b>								
Built-up Roofing							\$104,425	
Doors, frames and hardware							\$17,788	
Storefront Systems							\$515,775	
Wood Shake Roof							\$13,542	
<b>5 Finishes</b>								
Cabinets							\$1,653	
Carpet							\$72,738	
Ceilings							\$64,009	
Wall Framing and Finishes							\$33,724	
<b>6 Mechanical</b>								
Air Handlers							\$79,350	
Boilers		\$9,919						\$9,919
Chillers							\$31,740	
Controls							\$49,046	
Diffusers & grills							\$24,523	
Ductwork							\$171,662	
Electric Water Heater							\$8,596	
Exhaust Fans							\$15,870	
Expansion Tank/Air Separators							\$6,613	
Gas Fired Water Heater							\$8,596	
HVAC Piping							\$110,354	
MAU Units							\$11,903	
Package Units							\$809,092	
Piping							\$78,474	
Pumps							\$6,613	
Valves							\$19,838	
<b>7 Electrical</b>								
Data and Cabling							\$6,613	
Exterior Building Lighting							\$3,968	
General Interior Lighting							\$208,446	
Main Service							\$66,125	
Outlets and Wiremold							\$24,523	
Panel and Breakers							\$49,046	
Site Lighting							\$26,450	
<b>8 Civil</b>								
Asphalt Paving							\$208,294	
Storm Drainage							\$39,675	
<b>9 Miscellaneous</b>								
Doors, frames and hardware							\$14,548	
Elevators							\$15,870	
<b>Totals:</b>	<b>\$23,788</b>	<b>\$9,919</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,864,941</b>	<b>\$33,707</b>



<b>Building:</b>	620 – SLT Juvenile Treatment Center
<b>Address:</b>	1041 Al Tahoe Blvd.,
<b>Square Footage:</b>	26,180
<b>Number of Floors:</b>	2
<b>Year Built:</b>	2004
<b>Occupants:</b>	Juvenile Treatment Center
<b>Replacement Cost:</b>	\$9,440,000
<b>Alternate Site Replacement Cost:</b>	\$11,328,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$86,252
<b>Deferred Maintenance as % of Replacement Cost:</b>	1%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the SLT Juvenile Treatment Center is low and reflects the relatively new age of the facility. As one of the newest County facilities, the juvenile treatment facility is in good working order and should serve the County well for decades.

**Staff Recommendations:**

Staff recommends the County continue to invest into the preservation and maintenance of this asset.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Fencing.
- 2) Countertops.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



**El Dorado County  
Staff Supplemental Conditions Report**

Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>620 South Lake Tahoe Juvenile Treatment</b>							
<b>2 ADA Enhancements</b>							
Dayroom Tables			\$2,910				\$2,910
<b>5 Finishes</b>							
Carpet						\$7,419	\$7,419
<b>7 Electrical</b>							
Monitoring Equipment			\$23,276				\$23,276
Security System			\$10,183				\$10,183
<b>8 Civil</b>							
Asphalt Paving			\$29,459				\$29,459
Fencing	\$4,582						\$4,582
<b>9 Miscellaneous</b>							
Countertops	\$567						\$567
Doors, frames and hardware						\$7,856	\$7,856
<b>Totals:</b>	<b>\$5,150</b>	<b>\$0</b>	<b>\$65,827</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,275</b>	<b>\$86,252</b>



<b>Building:</b>	621,622 & 631 – SLT Jail
<b>Address:</b>	1051 Al Tahoe Blvd.,
<b>Square Footage:</b>	64,188
<b>Number of Floors:</b>	2
<b>Year Built:</b>	1973/1991 Addition
<b>Occupants:</b>	Jail
<b>Replacement Cost:</b>	\$32,900,000
<b>Alternate Site Replacement Cost:</b>	\$39,480,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$5,348,875
<b>Deferred Maintenance as % of Replacement Cost:</b>	16%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the SLT Jail Complex is comparatively low. The numbers may not accurately reflect the facilities complicated mix of old and new infrastructure. The facility has been expanded over the years and presents a complicated, but worthwhile, challenge for asset preservation.

**Staff Recommendations:**

Staff recommends the County continue to invest into the preservation and maintenance of this asset. Investment priority should be directed toward modernizing the older areas of the facility. Many systems from the original construction are beyond their useful life cycle and should be replaced.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Doors, frames and hardware.
- 2) Exterior wall finishes.
- 3) Ceilings
- 4) Mechanical units
- 5) Emergency and exit lighting

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction*





**El Dorado County  
Staff Supplemental Conditions Report**

Item	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6 - 15		
<b>621, 622 &amp; 631 South Lake Tahoe Jail</b>								
<b>1 Fire &amp; Safety Modernization</b>								
Fire Alarm						\$280,132		\$280,132
Stairs and Handrails	\$582							\$582
Wet Type System						\$112,053		\$112,053
<b>2 ADA Enhancements</b>								
Casework		\$2,619						\$2,619
Doors, frames and hardware		\$6,001						\$6,001
Shower			\$32,732					\$32,732
Toilet Rooms					\$72,738			\$72,738
<b>3 Structural</b>								
Structural Framing						\$529,638		\$529,638
<b>4 Building Integrity</b>								
Built-up Roofing						\$43,279		\$43,279
Doors, frames and hardware	\$5,121							\$5,121
Exterior Wall Finishes	\$45,825							\$45,825
Metal Roofing						\$296,769		\$296,769
Single-ply Roofing							\$22,912	
Skylights			\$34,914					\$34,914
<b>5 Finishes</b>								
Carpet				\$32,732				\$32,732
Ceilings	\$81,262							\$81,262
Wall Framing and Finishes	\$1,818					\$136,383		\$138,201
<b>6 Mechanical</b>								
Air Handlers						\$290,950		\$290,950
Combi Unit						\$65,464		\$65,464
Controls						\$186,755		\$186,755
Diffusers & grills						\$46,689		\$46,689
Ductwork						\$196,093		\$196,093
Exhaust Fans		\$14,548						\$14,548
MAU Units	\$16,366							\$16,366
Package Units	\$26,331				\$193,773			\$220,104
Piping						\$218,213		\$218,213
Plumbing Fixtures						\$10,038		\$10,038
Pumps		\$14,548						\$14,548
Showers						\$14,548		\$14,548
Unit Heaters						\$2,328		\$2,328
Valves						\$36,732		\$36,732
<b>7 Electrical</b>								
Cameras						\$93,377		\$93,377
Data and Cabling						\$21,821		\$21,821
Distribution Boards						\$34,914		\$34,914
Emergency and Exit Lighting	\$46,689							\$46,689
Emergency Power Supply				\$285,858				\$285,858
Exterior Building Lighting						\$34,187		\$34,187
General Interior Lighting						\$466,887		\$466,887
Main Service						\$138,201		\$138,201
Monitoring Equipment						\$290,950		\$290,950
Outlets and Wiremold						\$70,033		\$70,033
Panel and Breakers						\$140,066		\$140,066
Security System						\$294,139		\$294,139
Site Lighting						\$58,190		\$58,190
Stand Alone PA System						\$93,377		\$93,377
Telephone						\$7,274		\$7,274



**El Dorado County**  
**Staff Supplemental Conditions Report**

Item	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6 - 15		
<b>8 Civil</b>								
Asphalt Paving				\$165,078				\$165,078
Concrete Paving						\$12,220		\$12,220
<b>9 Miscellaneous</b>								
Countertops		\$2,837						\$2,837
Dishwasher						\$29,095		\$29,095
Doors, frames and hardware					\$13,093			\$13,093
Gates						\$2,619		\$2,619
<b>Totals:</b>	<b>\$223,995</b>	<b>\$40,553</b>	<b>\$67,649</b>	<b>\$483,672</b>	<b>\$279,608</b>	<b>\$4,253,413</b>	<b>\$22,912</b>	<b>\$5,348,875</b>



<b>Building:</b>	760 – SLT Library
<b>Address:</b>	1000 Rufus Allen
<b>Square Footage:</b>	12,221
<b>Number of Floors:</b>	1
<b>Year Built:</b>	1982
<b>Occupants:</b>	Library
<b>Replacement Cost:</b>	\$3,430,000
<b>Alternate Site Replacement Cost:</b>	\$4,116,000 *
<b>Deferred/Scheduled Maintenance:</b>	\$1,317,496
<b>Deferred Maintenance as % of Replacement Cost:</b>	38%

**Staff Comments:**

The deferred maintenance as a ratio of replacement value for the SLT Library is high. The building is of sound construction, but heavy use and South Lake Tahoe weather accelerate facility aging. The building is well within the zone that indicates the asset is worth saving and continued investment is warranted.

**Staff Recommendations:**

Staff recommends the County continue to invest into the preservation and maintenance of this asset in a fashion that is consistent with the CAR report.



### 2013/2014 Activities:

The list of actions proposed by the Facilities Division for FY 13/14 includes, but is not limited to, the following:

- 1) Kitchen hood.
- 2) ADA cabinets and plumbing fixtures.
- 3) ADA site improvements
- 4) Plumbing retrofit.
- 5) Paving and storm drainage.

*\* Alternate Site Replacement Cost estimate assumes a suitable replacement site can be obtained at current market rates without extraordinary offsite construction.*



**El Dorado County  
Staff Supplemental Conditions Report**

Item	Implementation Year						Total
	1	2	3	4	5	6 - 15	
<b>760 South Lake Tahoe Library</b>							
<b>1 Fire &amp; Safety Modernization</b>							
Fire Alarm			\$44,446				\$44,446
Gas Fired Water Heater	\$132						\$132
Kitchen Hoods	\$1,984						\$1,984
Wet Type System						\$64,649	\$64,649
<b>2 ADA Enhancements</b>							
Cabinets	\$1,587						\$1,587
Plumbing Fixtures	\$2,381						\$2,381
<b>4 Building Integrity</b>							
Built-up Roofing				\$154,415			\$154,415
Wood Shake Roof			\$28,566				\$28,566
<b>5 Finishes</b>							
Carpet						\$69,431	\$69,431
Countertops	\$860						\$860
<b>6 Mechanical</b>							
Air Handlers						\$92,575	\$92,575
Controls		\$32,325					\$32,325
Diffusers & grills						\$16,162	\$16,162
Ductwork						\$113,136	\$113,136
Exhaust Fans						\$2,645	\$2,645
Gas Fired Water Heater						\$8,596	\$8,596
Package Units			\$72,738				\$72,738
Piping	\$32,325					\$16,162	\$48,487
Plumbing Fixtures	\$3,306					\$1,587	\$4,893
<b>7 Electrical</b>							
Data and Cabling						\$13,225	\$13,225
Exterior Building Lighting	\$3,968						\$3,968
General Interior Lighting						\$137,379	\$137,379
Main Service						\$66,125	\$66,125
Outlets and Wiremold						\$18,146	\$18,146
Panel and Breakers						\$32,325	\$32,325
Site Lighting						\$21,160	\$21,160
<b>8 Civil</b>							
Asphalt Paving	\$13,886					\$238,050	\$251,936
Storm Drainage	\$13,225						\$13,225
<b>Totals:</b>	<b>\$73,653</b>	<b>\$32,325</b>	<b>\$145,750</b>	<b>\$154,415</b>	<b>\$0</b>	<b>\$911,354</b>	<b>\$1,317,496</b>

Section 3 - Acquisitions / Dispositions



## Acquisitions / Dispositions

### Facility Acquisition and Disposal

The process of facility acquisition and disposal, commonly referred to as asset management, is the practice of cost effective facility design, construction, commissioning, operating, maintaining, repairing, modifying, replacing, and ultimately the decommissioning or disposing of the facility or asset. In a constrained budget environment this process requires some method of prioritization or strategy.

Certain County facilities, such as the El Dorado Hills Library, are near the beginning of their lifecycle. These facilities require general building maintenance to ensure that the property/asset retains its value and does not deteriorate from its current physical condition.

Three County facilities, the Sheriff Administrative Center on Fair Lane, the District Attorney facility on Main Street, and the El Dorado Center in South Lake Tahoe have been identified as examples of facilities at the very end of their lifecycles. These facilities are in relatively poor condition, have antiquated and inefficient building systems, and may not meet all current codes or facility requirements. The cost to upgrade these facilities and eliminate deficiencies cannot be justified. These facilities need to be considered for replacement.

Finally, there are County facilities, such as Buildings A & B on Fair Lane, that are midway through the facility lifecycle. These facilities are in fair condition however are in need of investment to replace antiquated building systems, to meet current codes, and to eliminate deferred maintenance and other deficiencies. These assets with a combination of building maintenance and reconstruction work, can have their useful lives extended and returned to their original and intended physical condition.

It is important to note that a number of County facilities contain critical infrastructure. Critical infrastructure would be those facilities or systems that if incapacitated or destroyed would have a debilitating impact on security, public health, or safety. For example, a power supply issue, effecting electrical power at the Building A, Sherriff 911/Office of Emergency Services, where a forced shutdown of computerized controls and communication could negatively impact emergency services. This infrastructure is often taken for granted however a failure can have devastating consequences throughout the County. Facilities such as Buildings A 911/Office of Emergency Services, the East & West Slope Juvenile Halls, the East & West Slope Jails, the East & West Slope Sheriffs Department, and the Psychiatric Health Facility are examples of facilities containing critical infrastructure and operations. General facility maintenance and prioritized facility investment is the critical link between managing risk and infrastructure assurance.



### End of Life Facility – Sheriff’s Administrative Center, Placerville

The Sheriff’s Administrative Center was formally the old County Jail. Many of the old jail cells still exist and are primarily used for evidence storage. This facility is at or beyond the end of its life cycle. In December of 1990 the project to build a new \$14 million Justice Center (Sheriff, Elections, Grand Jury, District Attorney, and Probation) adjacent to the Main Jail was approved with only partial funding to initiate the Environmental Impact Report and Architectural Design.<sup>1</sup> In May of 2003, TRG Consulting Inc. in association with Carter Goble Associates Inc. recommended the “construction of a new Sheriff’s administration building on the Western Slope”. The condition of the facility has continued to decline over the years to the point where deferred maintenance costs now exceed 60% of the buildings replacement value. Only basic maintenance, replacement, and repair work is done to ensure the building envelope is secure and the mechanical/electrical/plumbing is kept operational. Only minor project work, that which is necessary to Sheriff operations or asset preservation is generally considered or constructed until a new facility can be acquired. Cooperative efforts are underway between the Sheriff’s Department and the Facilities Investment Team in an attempt to develop an exit/disposal plan for the current facility as well as to identify potential relocation possibilities and new facility strategies. A centralized Sheriff’s Administrative Center has the potential to not only replace the current facility but could assist in the consolidation of a number of leased facilities into a single location.

### End of Life Facility – El Dorado Center, South Lake Tahoe

The El Dorado Center, formally the Tahoe Savings and Loan main facility, was purchased by the County as an interim facility solution, after the Savings and Loan closed a number of years ago. TRG Consulting Inc. in association with Carter Goble Associates Inc. recommended in May of 2003 that the “construction of a new government building in South Lake Tahoe to replace the existing El Dorado Center which will be sold for its commercial value”.<sup>1</sup> Similar to the Sheriff’s Facility, the El Dorado Center is at or beyond the end of its life cycle. Total deferred maintenance costs are nearly 80% of the replacement value and would necessitate a complete renovation of electrical, mechanical, ADA, and the exterior envelope, making replacement or relocation of County staff the best option.

### End of Life Facility – District Attorney’s Office

The District Attorney’s Office, originally built as the Placerville Post Office in 1938 under Franklin Roosevelt’s New Deal program, also has excessive deferred maintenance at 56% of facility replacement value. As discussed, in December of 1990 the project to build a new \$14 million Justice Center was introduced and was expected to have replaced the current building.<sup>1</sup> The existing facility has probable building integrity, seismic, and ADA compliance issues, as well, obsolete electrical and mechanical systems. Only basic maintenance, replacement, and repair work should be done to ensure the building envelope is secure and the mechanical/electrical/plumbing is kept operational. Only minor project work, essential to the District Attorney’s operations, will be considered. Consideration should be given to replacing this facility in conjunction with the planning of the proposed new Superior Court Facility. A

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<sup>1</sup> County of El Dorado, Capital Improvement Plan, December 1990.

new District Attorney facility would consolidate at least 3 owned and leased facilities, on the west slope into a single location.

Near End of Life Facility – Spring Street Complex: Psychiatric Hospital, Senior Day Care, Senior Nutrition, Public Health

The Spring Street complex occupied today by the Health and Human Services Agency was originally built and used as the Main County Hospital in the 1940s. Many of the original patient rooms and bathrooms are used as staff offices while the basement, primarily used for storage, still has brickwork remaining from the old crematorium. This facility has deferred maintenance costs in excess of \$7 million or about 50% of the facilities replacement value, including obsolete mechanical, electrical, fire, and sewer systems. Because the facility is currently and has historically has been used for hospital and senior services the Spring Street complex has the development entitlements to continue its operations well into the foreseeable future. Because the entitlement process can be complicated, time consuming, and costly, a phased facility rebuild in the same site location would be recommended. The entitlements could become problematic and ultimately stall the design and construction of a new facility at an alternative location.

Near End of Life Facility – Placerville Juvenile Hall

The Placerville Juvenile Hall, built in 1971, continues to be a fully functional lock-down facility. While a great deal of the electrical, mechanical, plumbing, and the overall building envelope is at the end of its lifecycle, investment is continually made into this facility to ensure that this critical function operation remains effective. The Placerville Juvenile Hall has just under 50% of its replacement value in deferred maintenance expenses. Similar to the Spring Street Complex the Juvenile Hall facility is currently and has historically served the same function in the same location and has the development entitlements to continue its operations well into the foreseeable future. Consideration should be given and evaluation done to determine how the current facility meets both present day mandates and needs.

Facility Acquisition - 344 Placerville Drive

Today most government center buildings are fully utilized and are at or near full occupancy. Buildings A & B on Fair Lane, for example, have an approximate replacement value of approximately \$24.5 million and have about \$9.8 million in deferred maintenance expenses. These facilities are about midway through the facility lifecycle. To preserve and salvage these assets most building systems will need replacement to address deferred maintenance and other deficiencies. These facilities will be reconstructed in stages or areas. Staff will need to be relocated to an alternative location, such as 344 Placerville Drive, while all mechanical, electrical, flooring, fire systems, restrooms, and necessary exterior envelop systems are constructed. Once an area has been completed staff will be moved back to the newly constructed area as a new area of the facility commences with reconstruction. It is anticipated that the construction period and the need for an interim facility would be approximately 5 to 7 years. At this point the County would reassess its current issues and space needs. The Facilities Team

is in the due diligence phase of assessing the potential purchase of the 344 facility to serve as a temporary home for various agencies during construction.

Facility Acquisition – 6435 Capitol Drive, Animal Control

The Animal Control facility will be the west slope location where Animal Services will perform their primary purpose “to regulate the control and humane treatment of animals within the boundaries of El Dorado County for the protection of the safety and welfare of the public”. *Ordinance 6.04.015*. Facilities is currently in the process of designing and constructing interior improvements at 6435 Capitol Drive to meet the needs of Animal Services and Public Health. Upon completion, the new facility will consolidate at least 3 locations into a single site. Site expected to be fully operation by the 3<sup>rd</sup> quarter of 2014.

Section 4 - Budget



## Budget

### Facilities Plan - Five Year Budget Outlook:

The implementation of this Facilities Plan is the start of a course of action that will take several years. As discussed in the Overview, once this accumulated deferred maintenance backlog exists the County will need to be committed to significant repair spending. The repair spending will need to outpace the backlog growth and cumulative results of past neglect. Continuing with the current level of maintenance is analogous to only washing and waxing your car, but never changing the oil or timing belt. It is only a matter of time before it stops running.

A standard measurement metric used within the industry for determining the required budget to properly maintain public facilities is 2 to 4 percent of their replacement value. Where a backlog of needed repairs exists spending must exceed this minimum level. This cost excludes land and major associated infrastructure. The attached Vanir Condition Assessment Report identifies approximately \$55,000,000 of current and future maintenance needs; \$20,000,000 of which should be incurred over the next four to five years.

Vanir and Facilities staff have evaluated each building assessment and have identified those buildings that the County should consider as questionable. Certain County buildings are considered at or near the end of their useful life and the cost to repair and maintain would not be justifiable given their replacement values. These buildings were discussed earlier in this report. The attached budget schedule backs out the cost of the identified needs of those facilities. If it's determined that the County wishes to hold on to these facilities and maintain them we will need to consider adding this cost back. We have currently removed almost \$8,000,000 from the fifteen year plan.

The plan to accommodate this maintenance and repair program contemplates only the use of current funds and future designations of fund balance for capital projects. The 2013/14 fiscal year has a very aggressive schedule to undertake previous years Capital Projects that have been identified but not yet resolved. Included in this Amended Budget is the following:

### CAO 2013-14 Facilities Capital Budget

Descriptions:	Amount:	Funding Source:
West Slope Animal Shelter	\$5,674,272	General Fund Contribution (Previously Tobacco Settlement)
<b>Vanir Facilities Assessment – Presented herein</b>	<b>\$4,537,340</b>	<b>Designation for Capital Projects</b>
Countywide Maintenance Pool	\$2,162,285	Accumulated Capital Outlay Fund
Future Expansion Space – in Due Diligence	\$1,125,000	Accumulated Capital Outlay Fund
	\$1,125,000	Designation for Capital Projects
Criminal Justice Projects in-progress or planning	\$1,305,500	Criminal Justice Special Revenue Fund
Court Construction Projects	\$ 415,445	Court Construction Special Revenue Fund
Miscellaneous Insurance & Move Projects	\$ 485,000	Miscellaneous reimbursements

Total 2013-14 Facilities Capital Budget	\$16,829,842
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Funding for the deferred maintenance projects in subsequent years will be addressed through the use of several existing sources. These sources are listed below.

- Current Fund balance remaining is Designation for Capital Projects: \$7,115,793
- Accumulated Capital Outlay Fund Balance: \$2,011,831
- Accumulated Capital Outlay Fund - annual contribution (45%): \$ 500,000
- Criminal Justice Special Revenue Fund Balance: \$ 258,628
- Criminal Justice Special Revenue Fund – annual contributions: \$ 275,000

From the current fund sources listed above there are sufficient funds to address the identified deferred maintenance projects into year four of the five year plan. The plan will look for future designation of available fund balances attained after each year end. This creates a leap frog affect looking 3 years out for the future needs. As each year passes the Facilities team will have a more in-depth knowledge of the projects and better engineered estimates.

The following table reflects the anticipated shortfalls:

Year	1	2	3	4	5	6-15
<b>Funding required</b>	<b>\$4,537,340</b>	<b>\$5,376,389</b>	<b>\$4,303,463</b>	<b>\$3,830,517</b>	<b>\$1,632,566</b>	<b>\$26,712,925</b>
Designation for CIP	4,537,340	2,330,930	3,528,463	1,256,400	---	---
ACO Fund Balance		2,011,831	---	---	---	---
Criminal Justice FB		258,628	---	---	---	---
Annual Criminal Justice Funds		275,000	275,000	275,000	275,000	2,750,000
45% Annual ACO Funds		500,000	500,000	500,000	500,000	5,000,000
<b>Shortfall</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>\$1,799,117</b>	<b>\$857,566</b>	<b>\$18,962,925</b>





**El Dorado County  
Staff Supplemental Conditions Summary Report - Building Summary**

Item	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6~15		
100 Building A	\$438,666	\$1,212,995	\$834,765	\$626,372		\$975,627		\$4,088,424
110 Building B	\$722,110	\$677,247	\$1,151,231	\$625,669	\$837,269	\$1,253,700		\$5,267,225
115 Building C	\$139,651	\$334,151	\$87,438			\$3,474,188		\$4,035,427
120 Sheriff Administration	\$46,597	\$178,491	\$44,283				\$2,822,216	\$269,371
123 Juvenile Hall	\$55,736	\$615,824	\$485,094	\$264,097	\$149,934	\$287,952		\$1,858,637
126 Main Jail	\$999,071	\$950,752	\$709,656	\$1,553,335	\$345,503	\$4,147,841		\$8,706,159
160 Main Library	\$331,984	\$32,556	\$20,256	\$20,256	\$20,256	\$3,282,852		\$3,708,162
221 District Attorney	\$88,094	\$52,900					\$1,269,093	\$140,994
330 DOT Administration - Headquarters	\$66,788	\$113,008	\$2,381			\$792,892		\$975,068
362 Cameron Park Library	\$14,011	\$64,075	\$107,470			\$501,350		\$686,905
440 PHF	\$223,767		\$92,575			\$1,401,303		\$1,717,645
440A Sr Day Car Center	\$116,535	\$141,772				\$699,784		\$958,091
441 Health Department	\$206,147	\$145,211				\$450,027		\$801,385
470 Community Services / Sr Nutrition	\$529,656	\$167,296	\$12,696			\$3,556,354		\$4,266,002
600 South Lake Tahoe Administration	\$231,943	\$607,318	\$476,396	\$102,705		\$709,013		\$2,127,375
610 South Lake Tahoe El Dorado Center	\$23,788	\$9,919					\$3,864,941	\$33,707
620 South Lake Tahoe Juvenile Treatment	\$5,150		\$65,827			\$15,275		\$86,252
621, 622 & 631 South Lake Tahoe Jail	\$223,994	\$40,551	\$67,646	\$483,668	\$279,603	\$4,253,413	\$22,912	\$5,348,875
760 South Lake Tahoe Library	\$73,653	\$32,325	\$145,750	\$154,415		\$911,354		\$1,317,496
<b>Grand Total</b>	<b>\$4,537,340</b>	<b>\$5,376,389</b>	<b>\$4,303,463</b>	<b>\$3,830,517</b>	<b>\$1,632,566</b>	<b>\$26,712,925</b>	<b>\$7,979,163</b>	<b>\$46,393,200</b>





**El Dorado County  
Staff Supplemental Conditions Summary Report**

Item	Implementation Year						Total
	1	2	3	4	5	6~15	
<b>100 Building A</b>							
1 Fire & Safety Modernization	\$438,666	\$1,212,995	\$834,765	\$626,372		\$975,627	\$4,088,424
2 ADA Enhancements	\$71,662	\$38,670	\$38,670	\$38,670			\$187,673
3 Structural	\$106,660	\$148,120					\$254,780
4 Building Integrity	\$3,802		\$128,547				\$128,547
5 Finishes	\$66,125	\$66,125	\$39,675	\$66,125		\$479,274	\$522,751
6 Mechanical	\$154,868	\$864,860	\$469,999	\$469,999			\$264,500
7 Electrical		\$63,480		\$51,578		\$496,353	\$1,959,725
8 Civil			\$52,073				\$611,411
9 Miscellaneous	\$35,549	\$31,740	\$39,675				\$52,073
<b>110 Building B</b>							
1 Fire & Safety Modernization	\$722,110	\$677,247	\$1,151,231	\$625,669	\$837,269	\$1,253,700	\$5,267,225
2 ADA Enhancements	\$140,435	\$60,526	\$60,526	\$60,526	\$60,526		\$382,537
3 Structural	\$37,030	\$64,803	\$37,030	\$37,030	\$37,030		\$212,923
4 Building Integrity			\$251,804				\$251,804
5 Finishes	\$95,114	\$95,114	\$95,114	\$95,114	\$95,114	\$657,547	\$717,060
6 Mechanical	\$411,699	\$395,167	\$395,167	\$395,167	\$606,767		\$475,571
7 Electrical	\$37,832	\$37,832	\$37,832	\$37,832	\$37,832	\$588,879	\$2,203,969
8 Civil			\$214,245			\$7,274	\$778,039
9 Miscellaneous		\$23,805					\$221,519
<b>115 Building C</b>							
1 Fire & Safety Modernization	\$139,651	\$334,151	\$87,438			\$3,474,188	\$23,805
2 ADA Enhancements	\$7,406					\$184,700	\$4,035,427
4 Building Integrity							\$209,603
5 Finishes	\$12,299		\$9,919			\$453,287	\$7,406
6 Mechanical	\$85,984	\$117,195	\$77,520			\$429,813	\$453,287
7 Electrical						\$1,372,590	\$1,653,287
8 Civil	\$8,927	\$201,086				\$991,478	\$991,478
9 Miscellaneous	\$132	\$15,870				\$26,450	\$236,463
						\$15,870	\$31,872



**El Dorado County  
Staff Supplemental Conditions Summary Report**

Item	Implementation Year									Total			
	1	2	3	4	5	6~15	Will not be Expended	Total					
<b>120 Sheriff Administration</b>													
1 Fire & Safety Modernization	\$46,597	\$178,491	\$44,283								\$2,822,216	\$269,371	
2 ADA Enhancements	\$15,532										\$86,039	\$15,532	
3 Structural											\$77,829	\$0	
4 Building Integrity		\$44,806									\$621,295	\$0	
5 Finishes											\$307,083	\$44,806	
6 Mechanical		\$133,685	\$9,456								\$178,498	\$0	
7 Electrical	\$31,065										\$614,792	\$143,141	
8 Civil			\$34,827								\$577,851	\$31,065	
9 Miscellaneous											\$324,206	\$34,827	
											\$34,623	\$0	
<b>123 Juvenile Hall</b>													
1 Fire & Safety Modernization	\$55,736	\$615,824	\$485,094	\$264,097	\$149,934						\$287,952	\$1,858,637	
2 ADA Enhancements	\$4,664	\$57,143										\$61,807	
3 Structural			\$71,283									\$71,283	
4 Building Integrity		\$158,859	\$265,674									\$265,674	
5 Finishes	\$1,637		\$72,345							\$7,056		\$256,787	
6 Mechanical	\$15,947	\$399,822	\$3,055									\$73,981	
7 Electrical	\$33,489		\$72,738	\$130,369	\$128,331					\$127,907		\$546,731	
8 Civil			\$133,728	\$14,548						\$43,587		\$408,513	
9 Miscellaneous										\$3,764		\$152,040	
										\$21,821		\$21,821	
<b>126 Main Jail</b>													
1 Fire & Safety Modernization	\$999,071	\$950,752	\$709,656	\$1,553,335	\$345,503						\$4,147,841	\$8,706,159	
2 ADA Enhancements	\$8,990	\$31,248	\$711,762									\$752,000	
4 Building Integrity	\$104,887	\$109,106								\$1,746		\$110,852	
5 Finishes										\$527,158		\$632,045	
6 Mechanical	\$517,629	\$750,025	\$575,819	\$713,555	\$287,313					\$275,675		\$275,675	
7 Electrical	\$283,938			\$69,828						\$1,126,652		\$3,970,993	
8 Civil			\$29,095							\$1,927,116		\$2,280,882	
9 Miscellaneous	\$83,626	\$58,190	\$104,742	\$58,190	\$58,190					\$289,495		\$29,095	
												\$652,434	



**El Dorado County  
Staff Supplemental Conditions Summary Report**

Item	Implementation Year						Will not be Expended	Total
	1	2	3	4	5	6~15		
<b>160 Main Library</b>	\$331,984	\$32,556	\$20,256	\$20,256	\$20,256	\$3,282,852	\$3,708,162	
1 Fire & Safety Modernization	\$26,513					\$227,885	\$254,399	
2 ADA Enhancements	\$140,846	\$10,977					\$151,823	
3 Structural						\$759,618	\$759,618	
4 Building Integrity	\$54,289					\$192,027	\$246,316	
5 Finishes	\$2,843	\$1,323				\$316,078	\$320,243	
6 Mechanical	\$100,979	\$20,256	\$20,256	\$20,256	\$20,256	\$904,404	\$1,086,409	
7 Electrical						\$578,666	\$578,666	
8 Civil	\$6,315					\$224,825	\$231,140	
9 Miscellaneous	\$198					\$79,350	\$79,548	
<b>221 District Attorney</b>	\$88,094	\$52,900					\$140,994	
1 Fire & Safety Modernization	\$58,206						\$86,091	
2 ADA Enhancements		\$52,900					\$52,900	
3 Structural							\$191,313	
4 Building Integrity							\$101,251	
5 Finishes	\$8,729						\$118,364	
6 Mechanical	\$21,160						\$260,892	
7 Electrical							\$233,723	
8 Civil							\$30,285	
9 Miscellaneous							\$34,385	
<b>330 DOT Administration - Headquarters</b>	\$66,788	\$113,008	\$2,381			\$792,892	\$975,068	
1 Fire & Safety Modernization	\$4,174					\$90,029	\$94,203	
2 ADA Enhancements	\$10,712	\$6,613	\$2,381				\$19,705	
3 Structural	\$794						\$794	
4 Building Integrity	\$397					\$160,552	\$160,948	
5 Finishes	\$3,985					\$42,479	\$46,463	
6 Mechanical	\$46,727	\$62,753				\$208,482	\$317,962	
7 Electrical						\$83,057	\$83,057	
8 Civil		\$23,805				\$208,294	\$232,099	
9 Miscellaneous		\$19,838					\$19,838	



**El Dorado County  
Staff Supplemental Conditions Summary Report**

Item	Implementation Year									Will not be Expended	Total
	1	2	3	4	5	6~15					
<b>362 Cameron Park Library</b>	\$14,011	\$64,075	\$107,470			\$501,350					\$686,905
1 Fire & Safety Modernization	\$190										\$190
2 ADA Enhancements	\$3,306										\$3,306
4 Building Integrity	\$3,306	\$3,571				\$130,928					\$137,805
5 Finishes	\$3,372	\$60,504									\$63,877
6 Mechanical	\$3,835		\$61,100			\$266,256					\$331,191
7 Electrical						\$30,423					\$30,423
8 Civil			\$46,370			\$68,241					\$114,611
9 Miscellaneous						\$5,502					\$5,502
<b>440 PHF</b>	\$223,767		\$92,575			\$1,401,303					\$1,717,645
1 Fire & Safety Modernization	\$38,931										\$38,931
2 ADA Enhancements	\$7,538		\$92,575								\$100,113
3 Structural						\$527,876					\$527,876
4 Building Integrity						\$218,232					\$218,232
5 Finishes						\$21,160					\$21,160
6 Mechanical						\$369,120					\$369,120
7 Electrical	\$149,790					\$227,620					\$377,410
8 Civil	\$19,573					\$37,295					\$56,868
9 Miscellaneous	\$7,935										\$7,935
<b>440A Sr Day Car Center</b>	\$116,535	\$141,772				\$699,784					\$958,091
1 Fire & Safety Modernization	\$53,812										\$53,812
2 ADA Enhancements	\$15,043	\$63,480									\$78,523
3 Structural						\$224,997					\$224,997
4 Building Integrity						\$156,425					\$156,425
5 Finishes						\$76,540					\$76,540
6 Mechanical		\$78,292				\$96,082					\$174,374
7 Electrical	\$20,733					\$92,509					\$113,243
8 Civil	\$19,011					\$53,231					\$72,242
9 Miscellaneous	\$7,935										\$7,935





**El Dorado County  
Staff Supplemental Conditions Summary Report**

Item	Implementation Year								Total	
	1	2	3	4	5	6~15	Will not be Expended			
<b>441 Health Department</b>										
1 Fire & Safety Modernization	\$206,147	\$145,211							\$450,027	\$801,385
2 ADA Enhancements	\$81,647									\$81,647
4 Building Integrity	\$15,077	\$73,134								\$88,211
5 Finishes	\$1,984								\$162,958	\$162,958
6 Mechanical	\$2,910	\$26,450							\$8,266	\$10,249
7 Electrical	\$91,834								\$177,283	\$206,642
8 Civil	\$12,696	\$45,626							\$101,520	\$193,355
<b>470 Community Services / Sr Nutrition</b>										
1 Fire & Safety Modernization	\$529,656	\$167,296	\$12,696						\$3,556,354	\$4,266,002
2 ADA Enhancements	\$158,386								\$6,613	\$164,998
3 Structural	\$23,673	\$105,800							\$3,306	\$132,779
4 Building Integrity									\$719,936	\$719,936
5 Finishes	\$3,968								\$521,726	\$521,726
6 Mechanical	\$110,143	\$61,496							\$224,428	\$228,396
7 Electrical	\$163,395								\$1,431,179	\$1,602,818
8 Civil	\$50,255		\$12,696						\$420,373	\$583,768
9 Miscellaneous	\$19,838								\$175,893	\$238,844
<b>600 South Lake Tahoe Administration</b>										
1 Fire & Safety Modernization	\$231,943	\$607,318	\$476,396	\$102,705					\$52,900	\$72,738
2 ADA Enhancements	\$14,774		\$177,292						\$709,013	\$2,127,375
3 Structural	\$6,341	\$91,583	\$91,583							\$192,066
4 Building Integrity	\$2,645								\$3,306	\$189,508
5 Finishes	\$661			\$102,705					\$357,340	\$359,985
6 Mechanical	\$207,521	\$207,521	\$207,521						\$25,789	\$103,367
7 Electrical		\$154,771							\$322,578	\$648,352
8 Civil		\$153,443								\$477,349
										\$153,443



**El Dorado County  
Staff Supplemental Conditions Summary Report**

Item	Implementation Year					6~15	Will not be Expended	Total
	1	2	3	4	5			
<b>610 South Lake Tahoe El Dorado Center</b>		\$9,919					\$3,864,941	\$33,707
1 Fire & Safety Modernization	\$23,788						\$122,497	\$23,788
2 ADA Enhancements	\$23,788						\$152,749	\$0
3 Structural							\$670,217	\$0
4 Building Integrity							\$651,530	\$0
5 Finishes							\$172,123	\$0
6 Mechanical		\$9,919					\$1,432,269	\$9,919
7 Electrical							\$385,171	\$0
8 Civil							\$247,969	\$0
9 Miscellaneous							\$30,418	\$0
<b>620 South Lake Tahoe Juvenile Treatment</b>	\$5,150		\$65,827			\$15,275		\$86,252
2 ADA Enhancements			\$2,910					\$2,910
5 Finishes						\$7,419		\$7,419
7 Electrical			\$33,459					\$33,459
8 Civil	\$4,582		\$29,459					\$34,041
9 Miscellaneous	\$567					\$7,856		\$8,423
<b>621, 622 &amp; 631 South Lake Tahoe Jail</b>	\$223,994	\$40,551	\$67,646	\$483,668	\$279,603	\$4,253,413	\$22,912	\$5,348,875
1 Fire & Safety Modernization	\$582					\$392,185		\$392,767
2 ADA Enhancements		\$8,619	\$32,732					\$114,089
3 Structural						\$529,638		\$529,638
4 Building Integrity	\$50,945		\$34,914			\$340,048	\$22,912	\$425,907
5 Finishes	\$83,081			\$32,732		\$136,383		\$252,195
6 Mechanical	\$42,697	\$29,095			\$193,773	\$1,067,808		\$1,333,373
7 Electrical	\$46,689			\$285,858		\$1,743,418		\$2,075,965
8 Civil				\$165,078		\$12,220		\$177,298
9 Miscellaneous		\$2,837			\$13,093	\$31,714		\$47,643
<b>760 South Lake Tahoe Library</b>	\$73,653	\$32,325	\$145,750	\$154,415		\$911,354		\$1,317,496
1 Fire & Safety Modernization	\$2,116		\$44,446			\$64,649		\$111,211
2 ADA Enhancements	\$3,968							\$3,968
4 Building Integrity			\$28,566	\$154,415				\$182,981
5 Finishes	\$860					\$69,431		\$70,291



**El Dorado County  
Staff Supplemental Conditions Summary Report**

Item	Implementation Year					6~15	Will not be Expended	Total
	1	2	3	4	5			
6 Mechanical	\$35,631	\$32,325	\$72,738			\$250,864		\$391,557
7 Electrical	\$3,968					\$288,360		\$292,327
8 Civil	\$27,111					\$238,050		\$265,161
<b>Grand Total</b>	<b>\$4,537,340</b>	<b>\$5,376,389</b>	<b>\$4,303,463</b>	<b>\$3,830,517</b>	<b>\$1,632,566</b>	<b>\$26,712,925</b>	<b>\$7,979,163</b>	<b>\$46,393,200</b>



Section 5 - Vanir Assessment

**El Dorado County  
Conditions Assessment Report**

**June 2013**



**FINAL**



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**100 Building A – 330 Fair Lane Road, Placerville, CA - Deficiencies and Cost**

Square Footage	38,987
Number of Floors	2
Year Built	1976
Replacement Cost	\$11,270,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Emergency and exit lighting is inadequate. The fire alarm system in place needs updating. Any building modernization would require an upgrade. Fire sprinkler system is at the end of its life expectancy in the older section of building constructed in 1976. Stairs do not have contrasting stripe. The second floor balcony railing has dry-rot issues and spacing of vertical members requires alterations be made.	\$187,673
2	ADA Enhancement	HC parking spaces not satisfactory due to side slope issues. Public restrooms on both levels are not ADA suitable. Doors with public access have ADA levers, however many of the others do not. Break room does not have accessible sink and cabinet. The transaction window at the administration area is not acceptable. Speaker hole is too high. Elevators lack ADA controls.	\$254,780
3	Structural	Exterior columns and beams have cracks, woodpecker and dry-rot issues.	\$128,547
4	Building Integrity	Roofing is problematic. There are alligator cracks in the cap sheet and evidence of water ponding. Fascia boards are sun damaged and cracked/warped. Windows are non energy efficient single glazed. Exterior doors are mostly fair, except one door which is difficult to close.	\$522,751
5	Finishes	No major issues. Carpet has normal wear. Shower in men's staff restroom does not have proper pan, resultant leak caused water stains on ceiling below.	\$264,500
6	Mechanical	The building is partially served by a central plant that is covered in Building 110 (Bldg. B). Packaged rooftop and split system units serve the BOS addition and Annex which are end of useful life. The 911 center does not have outside fresh air intake. The air handlers served from the central plant, as well as the associated diffusers, valves, piping and ductwork is original and at end of expected life. Ducts require maintenance and are not properly sized for building reconfigurations that have occurred over time. Hot	\$1,959,725



**100 Building A – 330 Fair Lane Road, Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
		water heaters are nearly 20 years old. Water pressure in the building is suspect, indicating buildup within pipes have restricted flow. Controls are obsolete with no energy management capabilities.	
7	Electrical	Exterior building lighting levels low due to discolored and dirty diffusers. Exterior soffit lighting is difficult to maintain in operation due to height above ground and inefficient lamps. Interior lighting has been retrofitted, however lighting levels have not been adjusted and are uneven. The data cable installation is sloppy and haphazard. Wall and ceiling penetrations not properly sealed. Abandoned cabling, power circuits, and ductwork clutter the space above ceilings. The emergency generator is inadequate to serve entire building which impacts some departments. Original panels and breakers have limited ability serve loads and lack expansion capability. Issues with main service to building. Part of building served by main panel in Building B, other parts served by 1000 amp panel installed during 1991 expansion. Difficult to isolate problems.	\$730,436
8	Civil	Parking lot paving has minor cracking. Concrete is generally good, but some ADA issues.	\$52,073
9	Miscellaneous	No major issues. Seating in board meeting room near end of expected lifecycle.	\$106,964



## 100 Building A - 330 Fair Lane Road, Placerville, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Replace second floor balcony railings. Add contrasting stripes at stairs. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from air pockets or microbiologically Influenced corrosion (MIC) from the water quality. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Seal all openings through fire rated wall with fire rated materials.
- Remodel public restrooms on both levels. Replace the water and waste lines concurrently. Replace door hardware to meet access requirements. Modify break room cabinets and sinks for ADA.
- Have a structural engineer look at the exterior wood columns and beams to determine structural integrity. The cost associated with the deficiency is for structural assessment only.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Replacing the windows will provide an energy savings. Suggest an energy audit to determine cost benefit. Seal all wall and floor penetrations to mitigate rodent intrusion.
- Remodel shower in men's restroom. Install new shower pan.
- Replace deficient HVAC system equipment and components to separate service from Building B antiquated system. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Remove abandoned equipment and ductwork.
- Provide complete separate electrical service to the building with a dedicated emergency generator sized to back-up all required loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Install additional receptacles and signal outlets with concealed raceway or wiremold. Paint parking lot poles to protect metal for prolonged life in conjunction with the replaced LED lights. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits.



## 100 Building A - 330 Fair Lane Road, Placerville, CA - Priorities

Item	Priority					Total
	1	2	3	4	5	
<b>100 Building A</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$187,673</b>					<b>\$187,673</b>
Emergency and Exit Lighting	\$12,890					\$12,890
Fire Alarm	\$51,560					\$51,560
Ramps, Stairs & Guardrails	\$19,044					\$19,044
Stairs and Handrails	\$1,058					\$1,058
Wet Type System	\$103,121					\$103,121
<b>2 ADA Enhancements</b>		<b>\$254,780</b>				<b>\$254,780</b>
Cabinets		\$6,084				\$6,084
Site Access		\$99,188				\$99,188
Toilet Rooms		\$148,120				\$148,120
Windows		\$1,389				\$1,389
<b>3 Structural</b>		<b>\$42,849</b>	<b>\$85,698</b>			<b>\$128,547</b>
Structural Framing		\$42,849	\$85,698			\$128,547
<b>4 Building Integrity</b>		<b>\$373,970</b>	<b>\$39,675</b>	<b>\$109,106</b>		<b>\$522,751</b>
Access Hatches				\$1,984		\$1,984
Built-up Roofing		\$372,152				\$372,152
Doors, Frames and Hardware		\$1,818				\$1,818
Fascia			\$39,675			\$39,675
Windows and Frames				\$107,123		\$107,123
<b>5 Finishes</b>				<b>\$264,500</b>		<b>\$264,500</b>
Carpet				\$165,313		\$165,313
Ceilings				\$99,188		\$99,188
<b>6 Mechanical</b>	<b>\$2,381</b>	<b>\$900,358</b>	<b>\$25,789</b>	<b>\$1,031,198</b>		<b>\$1,959,725</b>
Air Handlers		\$218,213				\$218,213
Controls				\$103,121		\$103,121
Diffusers & Grills				\$25,780		\$25,780
Ductwork				\$541,383		\$541,383
Electric Water Heater			\$25,789			\$25,789
Exhaust Fans		\$14,548				\$14,548
HVAC Piping				\$309,354		\$309,354
Package Units		\$647,761				\$647,761
Piping				\$51,560		\$51,560
Shower	\$2,381					\$2,381
Valves		\$19,838				\$19,838
<b>7 Electrical</b>		<b>\$170,603</b>	<b>\$314,518</b>	<b>\$208,946</b>	<b>\$36,369</b>	<b>\$730,436</b>
Data and Cabling					\$26,450	\$26,450
Distribution Boards				\$63,480		\$63,480
Emergency Power Supply		\$170,603				\$170,603
Exterior Building Lighting				\$13,886		\$13,886
General Interior Lighting			\$262,958			\$262,958
Main Service				\$105,800		\$105,800
Outlets and Wiremold				\$25,780		\$25,780
Panel and Breakers			\$51,560			\$51,560
Telephone					\$9,919	\$9,919
<b>8 Civil</b>			<b>\$52,073</b>			<b>\$52,073</b>
Asphalt Paving			\$52,073			\$52,073
<b>9 Miscellaneous</b>		<b>\$31,740</b>		<b>\$39,675</b>	<b>\$35,549</b>	<b>\$106,964</b>
Doors, Frames and Hardware				\$39,675		\$39,675
Elevators		\$31,740				\$31,740
Fixed Seating					\$35,549	\$35,549





**100 - Building A - 330 Fair Lane Road, Placerville, CA - Photos**

**BEAMS**

Beam repaired in 2005. The wood has vertical splitting.



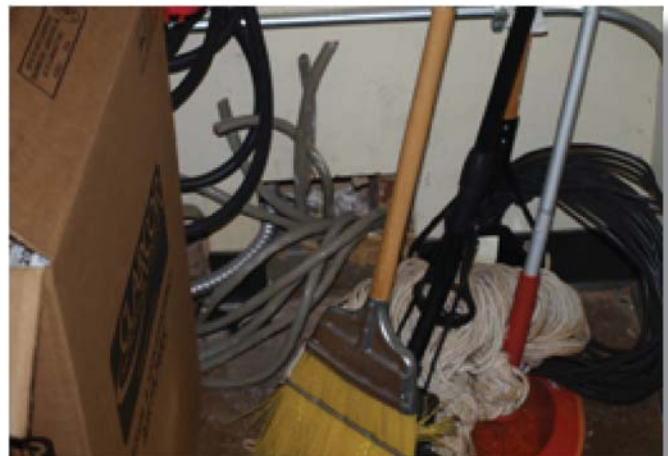
**BEAMS**

Woodpecker damage to end of beams. Wood damage to ends of beam with splitting and cracking.



**CABLING**

Abandoned cabling and unsealed wall penetration.





**100 - Building A - 330 Fair Lane Road, Placerville, CA - Photos**

**CABLING**

Close-up of corridor wall penetration.



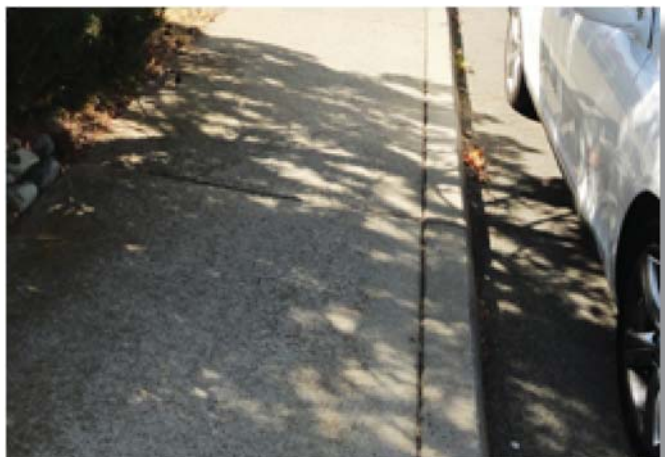
**COLUMN**

Sun damaged wood column. Wood is splitting and cracking.



**CONCRETE**

Parking lot sidewalk. Minor surface deterioration requires ADA updates slope.





**100 - Building A - 330 Fair Lane Road, Placerville, CA - Photos**

**EXIT LIGHT**

Non working exit light at 911 corridor.



**EXTERIOR**

Non ADA locksets.



**FASCIA**

Sun damaged fascia. Wood cupping, dry rot damage and nails popping.





**100 - Building A - 330 Fair Lane Road, Placerville, CA - Photos**

**FASCIA**

Woodpecker damage to fascia.



**GROUT**

Grout missing at brick veneer joint.



**HVAC**

20 year old roof top HVAC units.







**100 - Building A - 330 Fair Lane Road, Placerville, CA - Photos**

**PARKING**

Cracking in asphalt paving.



**ROOF**

Alligator cracking in roofing membrane.



**SINK**

Non accessible sink in break room.





## 100 - Building A - 330 Fair Lane Road, Placerville, CA - Photos

### TRANSACTION WINDOW

Counter does not provide wheelchair access and speaker hole is located too high on the window.



### WALL PENETRATION

Refrigerant line penetration through fire rated wall not sealed.



### WATERCLOSET

Grab bars have been added to sides of toilet, but compartment is not ADA accessible.





**100 - Building A - 330 Fair Lane Road, Placerville, CA - Photos**

**WATERCLOSET**

Outdated fixture at search and rescue.







**110 - Building B - 360 Fair Lane Road, Placerville, CA - Deficiencies and Cost**

Square Footage	45,766
Number of Floors	2
Year Built	1976
Replacement Cost	\$13,250,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Emergency and exit lighting is inadequate. The fire alarm system in place needs updating. Any building modernization would require an upgrade. Fire sprinkler system is at the end of its life expectancy. Stairs do not have contrasting stripe. The second floor balcony railing has dry-rot issues and spacing of vertical members requires alterations. The Inergen fire suppression system was not reconfigured for new data room layout. No emergency shut-off in room and room not properly sealed to contain released agent.	\$382,537
2	ADA Enhancement	Public restrooms on both levels are not ADA suitable. Doors with public access have ADA levers, however many of the others do not. Break room does not have accessible sink and cabinet. Public counters do not have ADA stations. Elevator lacks ADA controls.	\$212,923
3	Structural	Exterior columns and beams have cracks, woodpecker and dry-rot issues. Interior columns in atrium cracked.	\$251,804
4	Building Integrity	17 year old roofing near end of expected life. There are alligator cracks in the cap sheet and evidence of water ponding. Fascia boards are sun damaged and cracked/warped. Windows are non energy efficient single glazed. Water and air leakage at atrium skylights.	\$717,060
5	Finishes	Carpets in high traffic areas worn. Some damaged wall covering.	\$475,571
6	Mechanical	Original 1976 cooling tower and chiller near end of useful life. The air handlers, diffusers, valves, piping and ductwork are original and at end of expected life. Ducts in a state of disrepair and are not properly sized for building reconfigurations that have occurred over time. Ceilings are littered with abandoned data cabling, power circuits, flex duct and heater coils. Hot water heaters are nearly 20 years old. Water pressure in the building is suspect, indicating buildup within pipes have restricted flow. Controls are obsolete with no energy management capabilities.	\$2,203,969



**110 - Building B - 360 Fair Lane Road, Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
7	Electrical	Exterior building lighting levels low due to discolored and dirty diffusers. Exterior soffit lighting is difficult to maintain in operation due to height above ground and inefficient lamps. Interior lighting has been retrofitted; however lighting levels have not been adjusted and are uneven. Lighting controls are outdated and don't comply with current TL24 standards. The data cable installation is sloppy and haphazard. Data identification is poor, making troubleshooting difficult. Wall and ceiling penetrations not properly sealed. The emergency generator is inadequate to serve loads at both Buildings A & B. Original panels and breakers have limited ability to serve loads and lack expansion capability. Issues with main service to building due to the damage to the switchboard bus when room was flooded. Part of building A is served by main panel in Building B. Difficult to isolate problems.	\$1,181,401
8	Civil	Parking lot paving has minor cracking. Concrete is generally good, but some ADA issues.	\$221,519
9	Miscellaneous	Roofing at covered walkway between building A and B in poor condition.	\$23,805



## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Reconfigure and modify data room Inergen system to comply with fire codes. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from air pockets or microbiologically Influenced corrosion (MIC) from the water quality. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Seal all openings through fire rated wall with fire rated materials.
- Remodel public restrooms on both levels. Replace the water and waste lines concurrently. Replace door hardware to meet access requirements. Modify break room cabinets and sinks for ADA.
- Have a structural engineer look at the exterior and atrium wood columns and beams to determine structural integrity. The cost associated with this deficiency is for structural assessment only.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Replacing the windows will provide an energy savings. Suggest an energy audit to determine cost benefit. Seal all wall and floor penetrations to mitigate rodent intrusion.
- Replace deficient antiquated HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Remove abandoned equipment and ductwork.
- Replace damaged MSB service along with downstream deficient panels, transformer and feeders to a system dedicated to this building. Provide building dedicated emergency generator within a permanent enclosure. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Install additional receptacles and signal outlets with concealed raceway or wiremold. Paint parking lot poles to protect metal for prolonged life in conjunction with the replaced LED lights. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits.



## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Priorities

Item	Priority					Total
	1	2	3	4	5	
<b>110 Building B</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$382,537</b>					<b>\$382,537</b>
Emergency and Exit Lighting	\$30,263					\$30,263
Fire Alarm	\$60,526					\$60,526
Ramps, Stairs & Guardrails	\$25,445					\$25,445
Specialty Systems	\$19,838					\$19,838
Stairs and Handrails	\$4,364					\$4,364
Wet Type System	\$242,102					\$242,102
<b>2 ADA Enhancements</b>		<b>\$212,923</b>				<b>\$212,923</b>
Cabinets		\$13,225				\$13,225
Doors, Frames and Hardware		\$14,548				\$14,548
Toilet Rooms		\$185,150				\$185,150
<b>3 Structural</b>		<b>\$107,387</b>	<b>\$144,417</b>			<b>\$251,804</b>
Structural Framing		\$107,387	\$144,417			\$251,804
<b>4 Building Integrity</b>		<b>\$259,951</b>	<b>\$59,513</b>	<b>\$397,596</b>		<b>\$717,060</b>
Built-up Roofing		\$259,951				\$259,951
Doors, Frames and Hardware				\$11,955		\$11,955
Fascia			\$59,513			\$59,513
Skylights				\$385,641		\$385,641
<b>5 Finishes</b>				<b>\$475,571</b>		<b>\$475,571</b>
Carpet				\$195,069		\$195,069
Ceilings				\$198,375		\$198,375
Wall Framing and Finishes				\$82,127		\$82,127
<b>6 Mechanical</b>		<b>\$12,894</b>	<b>\$605,044</b>	<b>\$1,579,418</b>	<b>\$6,613</b>	<b>\$2,203,969</b>
Air Handlers			\$330,625			\$330,625
Boilers					\$6,613	\$6,613
Chemical Treatment Equipment			\$9,919			\$9,919
Chillers			\$211,600			\$211,600
Controls				\$121,051		\$121,051
Cooling Towers			\$33,063			\$33,063
Diffusers & Grills				\$60,526		\$60,526
Ductwork				\$635,518		\$635,518
Electric Water Heater		\$12,894				\$12,894
Exhaust Fans				\$17,193		\$17,193
Expansion Tank/Air Separators				\$13,225		\$13,225
HVAC Piping				\$544,730		\$544,730
Piping				\$121,051		\$121,051
Pumps				\$66,125		\$66,125
Valves			\$19,838			\$19,838
<b>7 Electrical</b>		<b>\$125,638</b>	<b>\$823,932</b>	<b>\$195,463</b>	<b>\$36,369</b>	<b>\$1,181,401</b>
Data and Cabling					\$26,450	\$26,450
Distribution Boards			\$31,740			\$31,740
Emergency Power Supply			\$277,725			\$277,725
Exterior Building Lighting				\$13,886		\$13,886
General Interior Lighting			\$514,467			\$514,467
Main Service		\$125,638				\$125,638
Outlets and Wiremold				\$60,526		\$60,526
Panel and Breakers				\$121,051		\$121,051
Telephone					\$9,919	\$9,919



**110 - Building B - 360 Fair Lane Road, Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>110 Building B</b>						
<b>8 Civil</b>				<b>\$221,519</b>		<b>\$221,519</b>
Asphalt Paving				\$214,245		\$214,245
Roofing				\$7,274		\$7,274
<b>9 Miscellaneous</b>		<b>\$15,870</b>	<b>\$7,935</b>			<b>\$23,805</b>
Doors, Frames and Hardware			\$7,935			\$7,935
Elevators		\$15,870				\$15,870



## 110 - Building B - 360 Fair Lane Rd., Placerville, CA - Photos

### WALL COVERING

Wall covering finish worn and stained.



### BALCONY

Wood on balcony has dry-rot issues and splitting. The spacing on the vertical steel members requires alterations be made.



### BEAM

Damage to wood beam. Glu-lam beam is de-laminating, connection to column compromised.

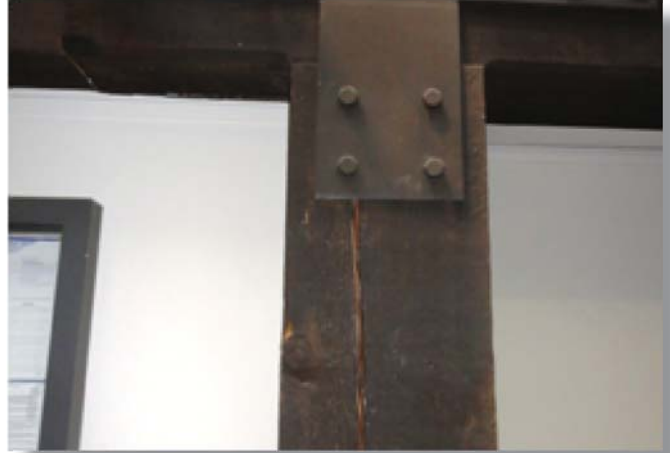




## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Photos

### **COLUMN - INTERIOR**

Vertical crack in column should be evaluated by structural engineer.



### **COLUMN**

The column has a vertical crack and the sheet metal cover is not securely attached to the beam.



### **COLUMN**

Dry-rot damage at base of exterior column.







## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Photos

### COOLING TOWER

Cooling tower has visual sediment and debris in water.



### COUNTER

Typical interior public counter in office. There is no ADA accessible station.



### EXTERIOR DOOR

Door does not have ADA lockset and threshold is not accessible.





## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Photos

### FASCIA

Fascia boards are warped causing nails to pop.  
There is also wood splitting due to sun damage.



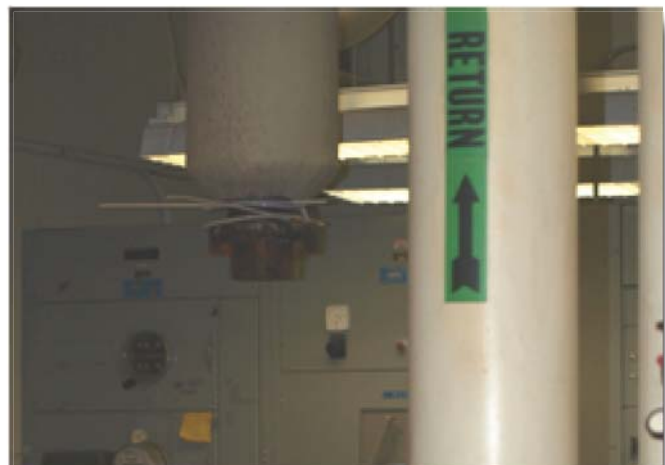
### FLASHING

Attempt made to seal roof flashing to prevent  
water infiltration.



### MAIN SWITCHBOARD

Main switchboard has overhead water piping and  
only 1 rear exit door which is not allowed by code.





## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Photos

### PAVEMENT – EAST DRIVEWAY

Asphalt paving in poor condition due to cracking. Complete failure will follow if remedial action not taken.



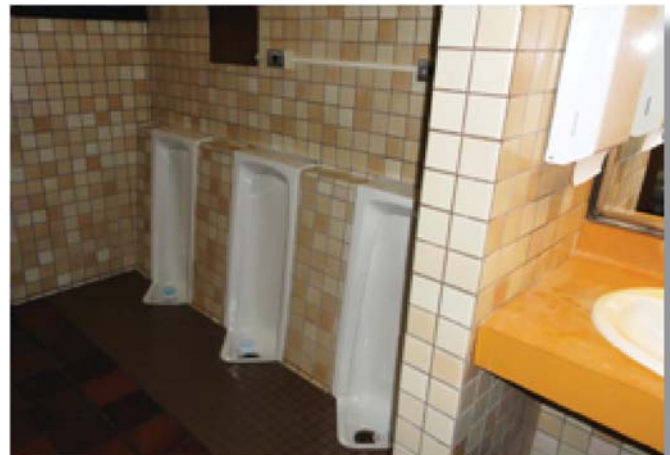
### PUMP

Original pump at air handler is past useful life. Insulation on piping kept together with duct tape.



### RESTROOM

Restroom interior - no ADA compliant urinal.





## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Photos

### RESTROOM 2

Grab bars have been added to sides of toilet, but compartment is not ADA accessible.



### ROOF

The roof has drainage problems. Staining due to standing water which contributes to shortened life cycle for roofing material.



### SKYLIGHTS

Skylights leak due to deterioration of the sealants. The skylights rely on caulking rather than flashing to prevent moisture penetration which is a poor design.





## 110 - Building B - 360 Fair Lane Road, Placerville, CA - Photos

### STAIRS

Stairs do not have contrasting stripe and handrails do not extend 12" past last step.







**115 - Building C - 2850 Fairlane Ct., Placerville, CA - Deficiencies and Cost**

**115 Building C – 2850 Fair Lane Court, Placerville, CA**

Square Footage                      68,800  
 Number of Floors                    3  
 Year Built                              1992  
 Replacement Cost                    \$18,330,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Emergency and exit lighting is inadequate. The fire alarm system in place needs updating. Any building modernization would require an upgrade. Stairs do not have contrasting stripe. The railing at south end of building has dry-rot issues and spacing of vertical members require alterations be made.	\$209,603
2	ADA Enhancement	Restrooms are mostly ADA compliant, may have minor issues with toilet seat height and distance from wall. Break room sink and cabinet may need ADA improvements. Public counter at the DOT does not have ADA station. Elevator lacks ADA controls.	\$7,406
3	Structural	No issues of note with building structure, but the framing at the shade structure has cracking and dry-rot damage.	\$0
4	Building Integrity	The built-up and gravel roof is original to the building and at end of expected lifecycle. Metal roofing has no issues noted. No issues with doors and windows.	\$453,287
5	Finishes	Carpets in high traffic areas worn with some staining. Carpet damaged by door near courtroom.	\$452,031
6	Mechanical	The R22 refrigerant chiller is near end of useful life with repairs made frequently to maintain its operation. The boilers and pumps are 20 years old and approaching end of useful life. The split system which serves the courts is at end of useful life. The majority of the ductwork, VAV boxes and diffusers are original. VAV's are operating under failure mode for motors. Remodels of offices have been completed without proper sizing of ductwork and balancing of the system. Controls are outdated and lack monitoring capabilities off-site.	\$1,653,290



**115 - Building C - 2850 Fairlane Ct., Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
7	Electrical	Exterior building lighting levels low due to discolored and dirty diffusers. Exterior soffit lighting is difficult to maintain in operation due to height above ground and inefficient lamps. Interior lighting has been retrofitted, however lighting levels have not been adjusted and are uneven. Lighting controls are outdated and don't comply with current TL24 standards. Building does not have an emergency generator to provide back-up power to the Elections or Court Departments. Main switchboard installed is not structured to isolate loads which would require emergency backup. Original panels and breakers have limited ability to serve loads and lack expansion capability. LV cabling above ceilings is not routed in cable tray or in bundled j-hook support. Sloppy cabling terminations and identification at IDF equipment result in poor troubleshooting when issues occur. Not all penetrations through walls are sealed. Abandoned unused cabling reported to remain in ceiling spaces.	\$991,478
8	Civil	Parking lot paving has mostly minor cracking, but a few areas with failure to base. Concrete is generally fair, but issues with uneven and cracked pavement due to tree roots.	\$236,463
9	Miscellaneous	Exterior wood benches have deterioration. The handrail at one of the stairs is not secure to wall. Records stored in basement would be damaged if fire sprinkler system ever triggered. Historical documents and records are stored at the lower level under a wet type fire sprinkler system that has the potential to damage them.	\$31,872





## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from air pockets or Microbiologically Influenced Corrosion (MIC) from the water quality. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Provide appropriate storage for historical documents and records to prevent damage from wet pipe fire sprinklers or provide appropriate fire protection system in areas which will not damage records. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Seal all openings through fire rated wall with fire rated materials. Railing at south entrance to building should be replaced.
- Modify public counters to provide ADA access
- Seal all wall and floor penetrations to mitigate rodent intrusion.
- Replace deficient obsolete HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building.
- Replace or modify MSB and power distribution service to allow separation of normal and emergency loads to allow installation of an automatic transfer switch. Provide building dedicated emergency generator within a permanent enclosure to support County Departments required to remain in operation. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Install additional receptacles and signal outlets with concealed raceway or wiremold. Paint parking lot poles to protect metal for prolonged life in conjunction with the replaced LED lights. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits.
- Replace deteriorated exterior wood benches. Remove and replace exterior concrete walks where damaged by tree roots.



**115 - Building C - 2850 Fairlane Ct., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>115 Building C</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$209,603</b>					<b>\$209,603</b>
Emergency and Exit Lighting	\$22,747					\$22,747
Fire Alarm	\$45,494					\$45,494
Ramps, Stairs & Guardrails	\$19,705					\$19,705
Stairs and Handrails	\$1,785					\$1,785
Wet Type System	\$119,871					\$119,871
<b>2 ADA Enhancements</b>		<b>\$7,406</b>				<b>\$7,406</b>
Cabinets		\$7,406				\$7,406
<b>4 Building Integrity</b>			<b>\$32,732</b>	<b>\$420,555</b>		<b>\$453,287</b>
Built-up Roofing			\$32,732			\$32,732
Metal Roofing				\$420,555		\$420,555
<b>5 Finishes</b>	<b>\$11,903</b>			<b>\$439,731</b>	<b>\$397</b>	<b>\$452,031</b>
Carpet				\$297,563		\$297,563
Ceilings				\$132,250		\$132,250
Soffits and Overhangs				\$9,919		\$9,919
Stairs and Handrails	\$11,903					\$11,903
Toilet Partitions					\$397	\$397
<b>6 Mechanical</b>			<b>\$61,364</b>	<b>\$1,591,926</b>		<b>\$1,653,290</b>
Air Handlers				\$463,206		\$463,206
Boilers				\$49,594		\$49,594
Chillers				\$132,250		\$132,250
Condensing Units				\$2,645		\$2,645
Controls				\$181,976		\$181,976
Diffusers & Grills				\$45,494		\$45,494
Ductwork				\$636,916		\$636,916
Electric Water Heater				\$32,236		\$32,236
Exhaust Fans			\$8,464			\$8,464
Expansion Tank/Air Separators			\$13,225			\$13,225
Package Units				\$2,116		\$2,116
Piping				\$45,494		\$45,494
Pumps			\$26,450			\$26,450
Valves			\$13,225			\$13,225
<b>7 Electrical</b>			<b>\$545,928</b>	<b>\$412,488</b>	<b>\$33,063</b>	<b>\$991,478</b>
Data and Cabling					\$33,063	\$33,063
Exterior Building Lighting				\$13,886		\$13,886
General Interior Lighting			\$545,928			\$545,928
Main Service				\$125,638		\$125,638
Outlets and Wiremold				\$90,988		\$90,988
Panel and Breakers				\$181,976		\$181,976
<b>8 Civil</b>		<b>\$16,664</b>	<b>\$193,350</b>	<b>\$26,450</b>		<b>\$236,463</b>
Asphalt Paving			\$165,313			\$165,313
Benches			\$17,854			\$17,854
Concrete Paving		\$16,664	\$10,183			\$26,847
Framing				\$26,450		\$26,450
<b>9 Miscellaneous</b>	<b>\$132</b>	<b>\$15,870</b>		<b>\$15,870</b>		<b>\$31,872</b>
Doors, Frames and Hardware				\$15,870		\$15,870
Elevators		\$15,870				\$15,870
Stairs and Handrails	\$132					\$132



## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos

### ASPHALT

Cracking in asphalt pavement.



### ASPHALT

Cracking in asphalt pavement, vegetation growing in crack.



### BULL HORN

Lower level does not have operating PA system, so bull horn used for announcements.





## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos

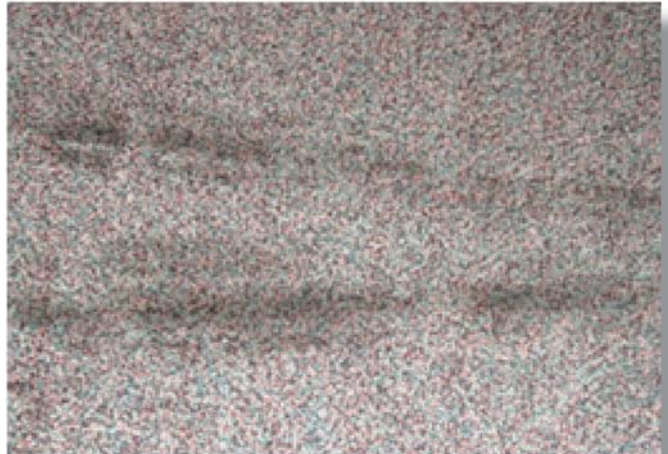
### **CARPET**

Carpet damaged by door rubbing on material.



### **CARPET**

Stained carpeting.



### **CONCRETE CRACKING**

Cracking in concrete walkway.







## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos

### CONCRETE GROUND

Uneven surface on concrete. Concrete was ground so adjacent sections are even, but movement has continued and surfaces are still not aligned.



### RECORDS

Historical records kept in basement. Wet type fire alarm system would destroy these books if activated.



### CONCRETE TREE ROOT

Tree root has lifted up concrete pavement resulting in crack and uneven surface.





## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos

### CONCRETE

Coring for installation of handrail results in cracked concrete.



### CONDUIT

Conduit penetrations through wall not properly sealed.



### CONTROLS

Controls for HVAC system are obsolete.





## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos

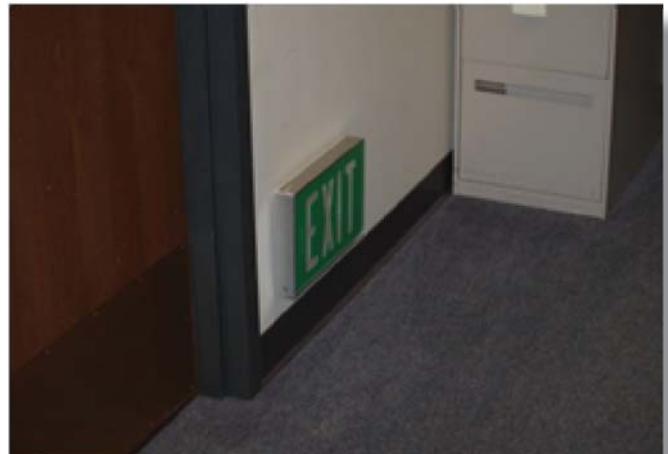
### WORKSTATION

Typical workstation. There are not enough power outlets. Extension cords present possible fire and tripping hazard.



### EXIT

Exit light does not work.



### EXTERIOR BENCH

Wood at exterior benches is deteriorating. Maintenance has added screws to keep bench from coming apart.







## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos

### FRAMING

Sun damaged wood beam at entrance pergola. The beam is split and the connection via the lowest bolt compromised.



### RAILING -WEST

The sun damaged wood rail is split and rough.



### STAIRS

Rubber at stair riser held substrate with duct tape.





**115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos**

**ROOF DRAIN**

Water leak at roof drain.



**ROOF LEAK**

Ceiling damage in traffic court break room roof leak.



**SINK**

Non accessible sink in break room. Cabinet does not provide wheelchair access.





## 115 - Building C - 2850 Fairlane Ct., Placerville, CA - Photos

### STAIR HAND RIAL

The hand rail at stairs is not secure to wall.



### RAILING

The sun damaged wood rail is split and rough.





**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Deficiencies and Cost**

Square Footage 21,354  
 Number of Floors 1  
 Year Built 1970  
 Replacement Cost \$5,090,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Abandon piping from plumbing fixtures in old cell area not properly capped. No fire alarm system installed in evidence portion of building. The fire sprinkler system does not cover entire building and wet type system could destroy evidence if activated. There is no guardrail to protect against falls at the end of the retaining wall south of the building. Several large potholes in the asphalt paving present tripping hazards. The ramp on the west side of the building does not have required handrails.	\$101,571
2	ADA Enhancement	The restrooms in the locker room are not ADA compliant. The evidence window does not have ADA access. Many doors lack ADA lever locksets.	\$77,829
3	Structural	Building likely does not meet current seismic requirements. The major renovation required to modernize the building would trigger a code required upgrade.	\$621,295
4	Building Integrity	Roof in poor condition. Gravel ballast does not completely cover membrane any longer. Composition shingles on mansard roof is in need of replacement. One spot damaged by delivery vehicle. Plywood siding and trim in poor condition. Trim coming loose from plywood. Single pane windows at end of useful life and lack energy efficiency. Doors and hardware obsolete.	\$351,889
5	Finishes	Carpet has areas in very poor condition. Some damaged ceiling tiles. Walls have holes where rats have infiltrated. The entire area where evidence is stored needs to be refinished.	\$178,498
6	Mechanical	HVAC system including ducts, registers, controls, refrigerant piping and package units are obsolete. Two of the package units are about 5 years old, the rest over 10 years. Exhaust system does not effectively ventilate the building. Ductwork in poor condition, has not been maintained and has air leaks. Air distribution to spaces is poor due to lack of design and controls. Plumbing piping in poor condition. Problems occur regularly with the waste and water	\$757,933



**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
		pipng for backflow issues, low water pressure and failing valves.	
7	Electrical	The 60 KW emergency generator is undersized for the main switchboard which was designed to handle 100 KW. Panels and breakers are obsolete. Issues with blown circuits if too many officers working at same time. Light fixtures are fair to poor condition. Inadequate receptacles to support power requirements of staff. Light levels are low with ineffective switching control. Abandoned LV cabling throughout facility.	\$608,916
8	Civil	Paving in very poor condition. Areas with complete failure. Privacy slats in fencing broken, deteriorating or missing. There are missing or loose stones in the retaining wall. Site lighting is substandard.	\$359,032
9	Miscellaneous	No issues.	\$34,623



## 120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Recommendations

- County should consider replacing this facility. The cost to upgrade this facility including ADA requirements is not justified.





**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Deficiencies and Cost**

Item	Priority					Total
	1	2	3	4	5	
<b>120 Sheriff Administration</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$101,571</b>					<b>\$101,571</b>
Emergency and Exit Lighting	\$15,532					\$15,532
Fire Alarm	\$85,428					\$85,428
Guardrails	\$611					\$611
<b>2 ADA Enhancements</b>		<b>\$77,829</b>				<b>\$77,829</b>
Cabinets		\$2,182				\$2,182
Toilet Rooms		\$75,647				\$75,647
<b>3 Structural</b>		<b>\$621,295</b>				<b>\$621,295</b>
Structural Framing		\$621,295				\$621,295
<b>4 Building Integrity</b>		<b>\$250,581</b>	<b>\$73,028</b>	<b>\$28,280</b>		<b>\$351,889</b>
Built-up Roofing		\$224,032				\$224,032
Composition Shingle Roofing			\$29,095			\$29,095
Doors, Frames and Hardware			\$29,531			\$29,531
Exterior Wall Finishes		\$26,549				\$26,549
Soffits and Overhangs			\$14,402			\$14,402
Windows and Frames				\$28,280		\$28,280
<b>5 Finishes</b>				<b>\$123,945</b>	<b>\$54,553</b>	<b>\$178,498</b>
Carpet				\$36,369		\$36,369
Ceilings				\$87,576		\$87,576
Wall Framing and Finishes					\$54,553	\$54,553
<b>6 Mechanical</b>			<b>\$386,507</b>	<b>\$346,405</b>	<b>\$25,022</b>	<b>\$757,933</b>
Controls			\$62,129			\$62,129
Diffusers & Grills				\$31,065		\$31,065
Ductwork			\$217,453			\$217,453
Exhaust Fans			\$36,369			\$36,369
Gas Fired Water Heater			\$31,277			\$31,277
HVAC Piping				\$31,065		\$31,065
Package Units			\$39,278	\$191,081	\$25,022	\$255,381
Piping				\$93,194		\$93,194
<b>7 Electrical</b>		<b>\$178,509</b>	<b>\$382,400</b>	<b>\$37,824</b>	<b>\$10,183</b>	<b>\$608,916</b>
Data and Cabling					\$4,364	\$4,364
Emergency Power Supply			\$87,285			\$87,285
Exterior Building Lighting				\$8,729		\$8,729
General Interior Lighting			\$264,050			\$264,050
Main Service		\$116,380				\$116,380
Outlets and Wiremold			\$31,065			\$31,065
Panel and Breakers		\$62,129				\$62,129
Site Lighting				\$29,095		\$29,095
Telephone					\$5,819	\$5,819
<b>8 Civil</b>	<b>\$1,746</b>	<b>\$348,267</b>			<b>\$9,019</b>	<b>\$359,032</b>
Asphalt Paving		\$348,267				\$348,267
Fencing					\$8,729	\$8,729
Ramps, Stairs & Guardrails	\$1,746					\$1,746
Retaining Walls					\$291	\$291
<b>9 Miscellaneous</b>		<b>\$14,984</b>		<b>\$19,639</b>		<b>\$34,623</b>
Countertops		\$1,891				\$1,891
Doors, Frames and Hardware		\$13,093		\$19,639		\$32,732



**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos**

**ABANDONED**

Hole from abandoned piping was never in-filled.



**ABANDONED**

Abandoned water heater was left in place.



**ADAPTIVE**

Adaptive use for conduit and cabling not per code.





**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos**

**CARPET**

Water stained carpet.



**CEILING**

2 X 4 ceiling panel missing.



**DUCT**

Ductwork used for electrical conduit chase to power light fixture.





**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos**

**EXIT**

Exit light does not work.



**CONDUIT**

Conduit penetrations through ceiling not properly sealed.



**COUNTER**

Damage to plastic laminate at restroom counter.





## 120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos

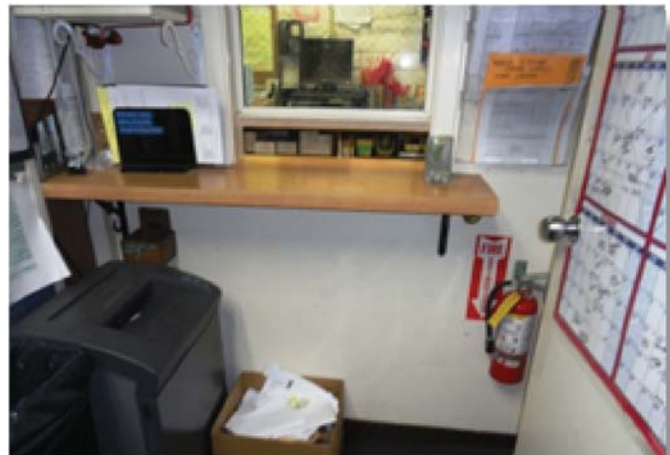
### DOOR

Door lock does not work. Padlock used to secure evidence.



### EVIDENCE WINDOW

No ADA access at evidence window and door does not have ADA lockset.



### EXTERIOR DOOR

Exterior door and closer rusted. Doors and hardware at exterior typically should be replaced.







**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos**

**FENCING**

Privacy slats in fencing damaged or missing.



**GROUT SEPARATION**

Building settlement has created separation in the block.



**FENCING**

Fencing ends before retaining wall. There is no fall protection which could lead to liability issues.







**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos**

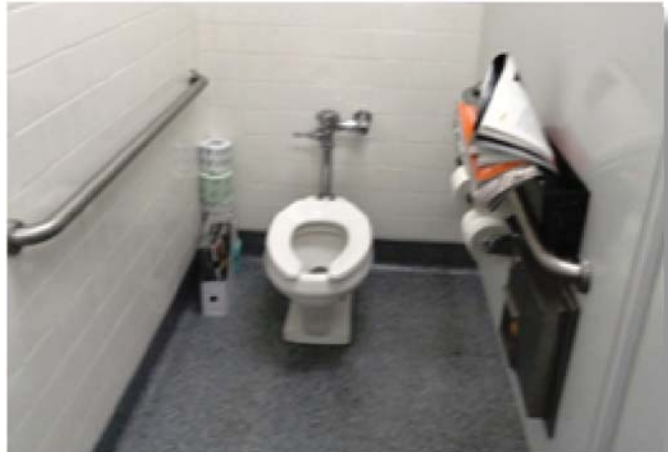
**MANSARD DAMAGE**

Corner of building appears to have been damaged by a delivery truck.



**NON ADA TOILET**

Grab bars have been added to sides of toilet, but compartment is not ADA accessible.



**RESTROOM COUNTER**

De-lamination in restroom counter. Mold growth occurring.





**120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos**

**PACKAGED UNIT**

Old package unit at end of useful life.



**PANEL**

Electrical panel is blocked by file cabinet and boxes.





## 120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos

### PANEL

Electrical panel is blocked by added partition wall.



### PAVING

Paving in poor condition.



### RAMP

No handrail at ramp with slope of greater than 1:20 as per code.





## 120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos

### WORKSTATION

Typical workstation. There are not enough power outlets. Extension cords present, possible fire and tripping hazard.



### ROOF

Gravel ballast does not cover roof membrane to protect from sun damage.



### ROOF

Cracking and repair work in membrane on parapet.







## 120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos

### **SHOWER**

There are no ADA showers in locker room.



### **STONE WALL**

Stones are loose and missing in the rear retaining.



### **TRANSACTION**

Main transaction window is not ADA compliant.





## 120 - Sheriff's Administration - 300 Fair Lane, Placerville, CA - Photos

### TRIM BOARDS

Trim boards at plywood siding have sun damage and separating from the wall.



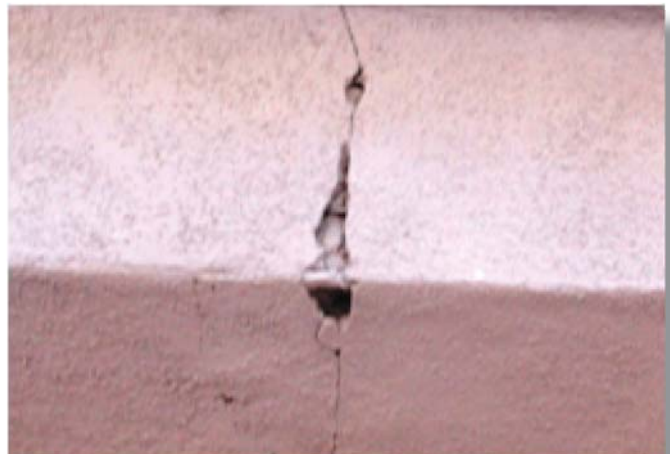
### PAVING

Complete paving failure has created tripping hazard.



### PLASTER DAMAGE

Plaster cracking in exterior wall and soffit.







**123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Deficiencies and Cost**

Square Footage	7,308
Number of Floors	1
Year Built	1971
Replacement Cost	\$3,760,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	The fire alarm system will require modifications with any building renovations. No earthquake strap on the water heater. No fire sprinkler system in the building. Kitchen exhaust hood does not have fire suppression system.	\$61,807
2	ADA Enhancement	Parking spaces and path of travel to building not ADA suitable due to slope issues. The inmate showers and restrooms may require updating. ADA access to sinks in classrooms may require upgrades. Many doors lack ADA lever locksets.	\$71,283
3	Structural	Building likely does not meet current seismic requirements. The major renovation required to modernize the building would trigger a code required upgrade.	\$265,674
4	Building Integrity	Roof in poor condition. Ponding of water and blistering in cap sheet. Exterior doors and windows at end of lifecycle.	\$256,787
5	Finishes	Carpet in control room is in very poor condition, in classrooms, marginal. The epoxy floor in cells has blistering, which is then popped by inmates and picked at to worsen problem. Stainless steel wall panels in showers dented and separation at junction with ceramic floor tiles provide place for mold to grow.	\$73,981
6	Mechanical	The plumbing fixtures in the public restroom and group showers are not ADA accessible. The combination WC/LAV's in cells are within 6 years of remaining useful life. No ADA accessible combination WC/LAV's in either the boy's or girl's cells. HVAC system including ducts, registers, controls, piping, package units and exhausts are in poor condition and beyond useful life expectancy.	\$546,731



**123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
7	Electrical	Service and majority of panels are over 40 years old and at end of useful life. The emergency generator is 18 years old and approaching end of useful life. The PA system was reported to be of poor quality in communications to cells. The access control system is in poor condition and needs to be replaced. Lighting at the exterior was reported to be poor in some areas which effects the security of the building.	\$408,513
8	Civil	Sewer system has issues with inmates clogging lines. No other major issues except ADA access from parking lot to building.	\$152,040
9	Miscellaneous	The walk-in door seals and threshold along with the floor are in poor condition. Locks for non-cell doors have operational issues.	\$21,821



## 123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Recommendations

- County should evaluate how this facility currently meets needs. If the building is not meeting current and future needs, then the county should look to relocating or replacing this building.
- Recommendations if replacement or relocation is not an option: Fire and life safety issues should be addressed. Install new emergency and exit lighting. Modify/replace fire alarm system to incorporate HVAC system and kitchen fire suppression system for alarm and shutdown. Install fire sprinkler system. Provide dedicated exhaust system for the laundry room.
- Remodel public restroom. Replace the water and waste lines concurrently. Install ADA accessible shower at group showers and install combination WC/LAV's at boy's and girl's cells.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Replace exterior doors and windows.
- Replace carpeting in control room and classrooms. Replace remote access locksets. Remove epoxy coating in cells and seal concrete floors.
- Replace deficient obsolete HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building.
- Replace electrical service, panels, feeders and generator near or at end of lifecycle. Replace existing lighting with energy efficient fixtures with appropriate security housings. Provide additional lighting at the perimeter to improve security. Replace security access control, control station and intercom system.
- ADA parking spaces need to be provided in the parking lot. Will likely require removing paving, re-grading lot and installation of new retaining wall.



## 123 - Juvenile Hall - 299 Fair Lane, Placerville, CA -Priorities

Item	Priority					Total
	1	2	3	4	5	
<b>123 Juvenile Hall</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$47,189</b>		<b>\$14,618</b>			<b>\$61,807</b>
Emergency and Exit Lighting	\$4,518					\$4,518
Fire Alarm			\$14,618			\$14,618
Gas Fired Water Heater	\$145					\$145
Wet Type System	\$42,525					\$42,525
<b>2 ADA Enhancements</b>		<b>\$71,283</b>				<b>\$71,283</b>
Cabinets		\$1,455				\$1,455
Shower		\$34,914				\$34,914
Toilet Rooms		\$34,914				\$34,914
<b>3 Structural</b>		<b>\$265,674</b>				<b>\$265,674</b>
Structural Framing		\$265,674				\$265,674
<b>4 Building Integrity</b>			<b>\$170,278</b>	<b>\$86,508</b>		<b>\$256,787</b>
Built-up Roofing			\$158,859			\$158,859
Doors, Frames and Hardware			\$11,420			\$11,420
Storefront Systems				\$26,884		\$26,884
Windows and Frames				\$59,624		\$59,624
<b>5 Finishes</b>		<b>\$33,932</b>		<b>\$40,049</b>		<b>\$73,981</b>
Carpet		\$1,637		\$14,911		\$16,548
Detention Doors and Hardware		\$29,095				\$29,095
Doors, Frames and Hardware		\$3,200				\$3,200
Epoxy				\$25,138		\$25,138
<b>6 Mechanical</b>		<b>\$245,652</b>	<b>\$141,213</b>	<b>\$159,867</b>		<b>\$546,731</b>
Air Handlers		\$8,729				\$8,729
Combi Unit			\$96,014			\$96,014
Controls			\$26,578			\$26,578
Diffusers & Grills				\$15,947		\$15,947
Ductwork				\$93,024		\$93,024
Evaporative Cooling Units		\$8,729				\$8,729
Exhaust Fans			\$18,621			\$18,621
Gas Fired Water Heater				\$0		\$0
HVAC Piping		\$15,947				\$15,947
MAU Units		\$31,423				\$31,423
Package Units		\$180,825				\$180,825
Piping				\$47,841		\$47,841
Plumbing Fixtures				\$3,055		\$3,055
<b>7 Electrical</b>		<b>\$215,332</b>	<b>\$119,602</b>	<b>\$67,759</b>	<b>\$5,819</b>	<b>\$408,513</b>
Data and Cabling					\$3,637	\$3,637
Emergency Power Supply		\$109,106				\$109,106
Exterior Building Lighting				\$8,729		\$8,729
General Interior Lighting			\$119,602			\$119,602
Main Service		\$72,738				\$72,738
Outlets and Wiremold				\$15,947		\$15,947
Panel and Breakers				\$21,263		\$21,263
Security System		\$33,489				\$33,489
Stand Alone PA System				\$21,821		\$21,821
Telephone					\$2,182	\$2,182
<b>8 Civil</b>		<b>\$41,897</b>	<b>\$8,310</b>	<b>\$101,833</b>		<b>\$152,040</b>
Asphalt Paving		\$41,897	\$4,546	\$87,285		\$133,728
Curb and Gutters			\$3,764			\$3,764
Site Lighting				\$14,548		\$14,548
<b>9 Miscellaneous</b>				<b>\$21,821</b>		<b>\$21,821</b>
Walk-ins				\$21,821		\$21,821



## 123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Photos

### **CABINET**

This door does not have an ADA lockset and cabinet is not ADA accessible.



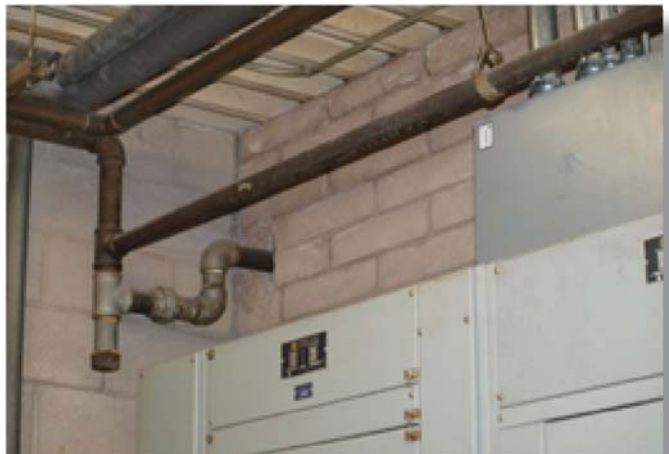
### **CARPET**

Control room carpet in very poor condition.



### **WATER PIPING**

Water piping runs directly above the main electrical panel.





## 123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Photos

### CONTROLS

HVAC controls are obsolete.



### DUCTWORK

Roof top ductwork is in poor condition.







## 123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Photos

### **CURB RAMP**

Ramp at front is not ADA compliant.



### **EVAPORATION COOLER**

Evaporative cooler for kitchen is 30+ years old.  
Ductwork is in poor condition.



### **EXERCISE**

Asphalt paving in exercise yard is cracked, mainly  
along water flow line to catch basin.





**123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Photos**

**EXHAUST**

Rusted 30 year old kitchen exhaust.



**FLOORING**

Vinyl Composition Tile flooring is worn out.



**MAIN**

40+ year old main electrical switchboard panel is obsolete.





## 123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Photos

### SHOWER

Showers do not have ADA accessible threshold.



### TOILET

Inmate toilets are not ADA accessible.



### ROOF

Gravel ballast does not cover roof membrane to protect from sun damage.





## 123 - Juvenile Hall - 299 Fair Lane, Placerville, CA - Photos

### ROOF

There are blisters in roof cap sheet.



### ROOF

Evidence of standing water due to debris blocking roof drain.







**126 - Main Jail - 300 Forni Rd., Placerville, CA - Deficiencies and Cost**

Square Footage	85,920
Number of Floors	4
Year Built	1988
Replacement Cost	\$46,870,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	The tray dishwasher has protruding hot water piping that may require updating. The elevators, fire dampers and HVAC equipment are not tied into the fire alarm system. Renovations to the facility will require the fire alarm system to be upgraded. The fire sprinkler valves are reported to have issues that will lead to a failure of the system that is within 6 years end of its useful life. Exit lighting is inadequate with many observed nonoperational signs.	\$752,000
2	ADA Enhancement	Parking spaces and path of travel to building not ADA accessible. Elevators lack ADA controls. Showers & fixtures may require ADA modernization.	\$110,852
3	Structural	There is some wall instability between the loading dock and the kitchen, otherwise no issues noted.	\$2,182
4	Building Integrity	The EPDM roofing is over 20 years old. The gravel ballast makes finding leaks difficult. The sealants at expansion joints in brick veneer are failing and only a portion of remedial work done. There are also a few loose, missing or damaged bricks. There are some leakage issues with windows.	\$632,045
5	Finishes	Interior finishes in fair condition. Carpet has normal wear and will need to be replaced in a few years.	\$275,675
6	Mechanical	The majority of the HVAC system has exceeded its useful life. Operational failure of the equipment is eminent. Equipment is controlled by an obsolete pneumatic system. Ductwork in a state of disrepair although filters are changed on a quarterly basis. The cell plumbing fixtures are nearing end of life within 6 years. The associated piping is experiencing failures at several valves. Waste piping does not have pins to prevent blockage from debris which requires a grinder to be installed. (Which is in process)	\$4,189,206



**126 - Main Jail - 300 Forni Rd., Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
7	Electrical	The majority of the electrical system is approaching end of useful life and will require modifications and upgrades with building renovations. Security cameras and the monitors at control stations are in poor condition. The access door control system is through an obsolete pneumatic system that is prone to failures. Security control station equipment is obsolete and inadequate.	\$2,961,754
8	Civil	There is no ADA path of travel from parking lot to building. Other than visitor parking, pavement could use seal coat to prevent premature failure. Sewer system doesn't have grinder to prevent unwanted material clogging main lines.	\$29,095
9	Miscellaneous	Temperatures in walk-in refrigerators and freezers difficult to maintain due to poor door seals. Both the regular and tray dishwashers are nearing end of lifecycle. Door hardware on walk-in refrigerators and freezers are nearing end of useful life and have operational issues.	\$627,434





## 126 - Main Jail - 300 Forni Rd., Placerville, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from air pockets or Microbiologically Influenced Corrosion (MIC) from the water quality. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Replace deficient valves one fire sprinkler system. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Modify/replace fire alarm system to incorporate HVAC system, elevator and kitchen fire suppression system for alarm and shutdown.
- Remodel public restroom. Replace the water and waste lines concurrently. Install ADA accessible shower at group or single pod showers and install an ADA combination WC/LAV's at cell pods.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Replace joint sealants at exterior wall. Replace leaking windows.
- Replace flooring as needed.
- Replace deficient obsolete HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Replace cell plumbing fixtures and associated piping and valves at end of system lifecycle. Install grinder system for sewage system.
- Replace electrical service, panels, feeders and generator near or at end of lifecycle. Replace existing lighting with energy efficient fixtures with appropriate security housings. Provide additional lighting at the perimeter to improve security. Replace security access control, cameras, control station equipment and intercom system.
- Provide ADA path of travel from parking lot to main entrance.



**126 - Main Jail - 300 Forni Rd., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>126 Main Jail</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$40,238</b>	<b>\$711,762</b>				<b>\$752,000</b>
Dishwasher	\$8,729					\$8,729
Emergency and Exit Lighting	\$31,248					\$31,248
Fire Alarm		\$340,408				\$340,408
Ramps, Stairs & Guardrails	\$262					\$262
Wet Type System		\$371,354				\$371,354
<b>2 ADA Enhancements</b>		<b>\$110,852</b>				<b>\$110,852</b>
Cabinets		\$1,746				\$1,746
Site Access		\$109,106				\$109,106
<b>3 Structural</b>			<b>\$2,182</b>			<b>\$2,182</b>
Structural Framing			\$2,182			\$2,182
<b>4 Building Integrity</b>		<b>\$521,746</b>	<b>\$55,746</b>		<b>\$54,553</b>	<b>\$632,045</b>
Doors, Frames and Hardware			\$30,724			\$30,724
Exterior Wall Finishes		\$21,821	\$1,455		\$54,553	\$77,829
Single-ply Roofing		\$496,433				\$496,433
Windows and Frames		\$3,491	\$23,567			\$27,058
<b>5 Finishes</b>				<b>\$25,458</b>	<b>\$250,217</b>	<b>\$275,675</b>
Carpet				\$25,458		\$25,458
Ceilings					\$104,742	\$104,742
Wall Framing and Finishes					\$145,475	\$145,475
<b>6 Mechanical</b>		<b>\$103,651</b>	<b>\$1,894,812</b>	<b>\$2,190,743</b>		<b>\$4,189,206</b>
Air Handlers			\$727,375			\$727,375
Chillers			\$232,760			\$232,760
Combi Unit			\$545,531			\$545,531
Controls				\$249,984		\$249,984
Diffusers & Grills				\$187,488		\$187,488
Ductwork				\$874,945		\$874,945
Exhaust Fans				\$20,803		\$20,803
Expansion Tank/Air Separators		\$7,274				\$7,274
Furnaces		\$32,732				\$32,732
HVAC Piping				\$524,967		\$524,967
MAU Units			\$32,732			\$32,732
Package Units				\$3,491		\$3,491
Piping			\$65,464	\$327,319		\$392,783
Plumbing Fixtures				\$1,746		\$1,746
Pumps		\$25,458				\$25,458
Showers			\$290,950			\$290,950
Valves		\$38,187				\$38,187
<b>7 Electrical</b>		<b>\$804,656</b>	<b>\$167,296</b>	<b>\$1,822,374</b>	<b>\$167,427</b>	<b>\$2,961,754</b>
Cameras		\$123,785				\$123,785
Data and Cabling					\$36,369	\$36,369
Distribution Boards				\$69,828		\$69,828
Exterior Building Lighting				\$43,643		\$43,643
General Interior Lighting				\$1,279,358		\$1,279,358
Main Service			\$167,296			\$167,296
Monitoring Equipment		\$290,950				\$290,950
Outlets and Wiremold				\$123,786		\$123,786
Panel and Breakers				\$247,569		\$247,569
Security System		\$389,922				\$389,922
Site Lighting				\$58,190		\$58,190
Stand Alone PA System					\$123,785	\$123,785
Telephone					\$7,274	\$7,274



**126 - Main Jail - 300 Forni Rd., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>8 Civil</b>				<b>\$29,095</b>		<b>\$29,095</b>
Asphalt Paving				\$29,095		\$29,095
<b>9 Miscellaneous</b>		<b>\$436</b>	<b>\$337,502</b>	<b>\$216,758</b>	<b>\$72,738</b>	<b>\$627,434</b>
Detention Doors and Hardware			\$337,502			\$337,502
Dishwasher				\$29,095		\$29,095
Doors, Frames and Hardware				\$13,093		\$13,093
Elevators				\$174,570		\$174,570
Freezer & Refridgerator Walk-ins		\$436			\$72,738	\$73,174



**126 - Main Jail - 300 Forni Rd., Placerville, CA - Photos**

**BRICK**

Damaged brick veneer.



**CHILLER**

Original chiller and piping near end of useful life.



**EXTERIOR LIGHT**

Lens cover on light fixture yellowed from age.





**126 - Main Jail - 300 Forni Rd., Placerville, CA - Photos**

**FAN MOTOR**

MAU fan motor shows signs of rust.



**FLASHING - DUCT TAPE**

Duct tape used to seal joints at parapet flashing.



**FLASHING - LOOSE**

Flashing not secured to substrate.





## 126 - Main Jail - 300 Forni Rd., Placerville, CA - Photos

### HANDICAP PARKING

Curb ramp at handicap parking is not meet acceptable.







**160 - Library - 345 Fair Lane, Placerville, CA - Deficiencies and Cost**

Square Footage	38,292
Number of Floors	3
Year Built	1976
Replacement Cost	\$9,420,000

	Category	Deficiencies	Cost
1	Fire & Life Safety	Building lacks adequate emergency and exit lighting. Fire alarm system does not meet current requirements for ADA visual/alarm devices, shut-down of HVAC equipment over 2000 cfm, fire/smoke damper control and tie-in control for the elevator. Fire sprinkler system is at the end of its life expectancy. Public access to the lower level is via the loading dock which does not have a protective railing.	\$254,399
2	ADA Compliance	The building has not been renovated to accommodate ADA access. Neither level has an ADA restroom. The knob handles on doors are non compliant. Break room sinks do not have an accessible cabinet or faucet.	\$151,823
3	Structural	The building does not have any noticeable structural defects; however a major renovation to the building would require a structural upgrade to meet current seismic codes.	\$759,618
4	Building Integrity	The roof is at the end of expected life. Water intrusion will cause damage to interior systems. The original window system is near end of lifecycle and lacks energy efficiency, although water intrusion is minimized due to the roof overhang.	\$246,316
5	Finishes	Interiors appear to be well maintained. Carpets are the main issue due to normal wear. Walls and ceilings are dated, but serviceable.	\$320,243
6	Mechanical	Plumbing fixtures are mostly original and would be replaced as part of an ADA upgrade to the restrooms. The water and waste piping is approaching 40 years and failure in the next 10 years would not be surprising. The HVAC units have been replaced as needed. The ductwork is original and has air leakage with possible contamination. The controls are about 10 years old, but lack monitoring capabilities off-site.	\$1,086,409



**160 - Library - 345 Fair Lane, Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
7	Electrical	The building electrical is mostly original and at the end of its expected lifecycle. Panels and breakers lack spare capacity. Loads do not appear to be balanced. Building lacks adequate power outlets for current requirements. Light fixtures have been retrofitted for electronic ballast and T8 lamps which has improved energy efficiency but has created low light levels throughout. Fixture lenses are old and discolored which further diminishes light output. Lighting controls are outdated and don't comply with current TL24 standards.	\$578,666
8	Civil	Asphalt paving has cracks with a few areas of more severe deterioration. The pergola at the front of the building has sun-damaged wood beams and columns. There is also some dry rot and woodpecker damage.	\$231,140
9	Miscellaneous	The elevator is not operational, awaiting parts for repair. It also lacks ADA controls.	\$79,548



## 160 - Library - 345 Fair Lane, Placerville, CA - Recommendations

- Fire and safety modifications issues should be addressed. Install new emergency and exit lighting. Install a removable railing at the loading dock. Add contrasting stripes at stairs and provide code compliant handrails. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from air pockets or MIC from the water quality. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Provide appropriate storage for historical documents and records to prevent damage from wet pipe fire sprinklers or provide appropriate fire protection system in areas which will not damage records. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Seal all openings through fire rated wall with fire rated materials.
- Remodel restrooms on both the main level and in the basement to meet ADA standards. Replace the water and waste lines concurrently. Replace door hardware to meet access requirements.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Repair the minor damage to the mechanical screen and paint the exposed structural before the metal begins to rust. Replacing the windows will provide an energy savings. Suggest an energy audit to determine cost benefit. Seal all wall and floor penetrations to mitigate rodent intrusion.
- Continue replacing mechanical units as required. Replacing the original ductwork will improve air quality, occupant comfort and reduce energy costs. Installing energy management controls will allow remote access which will reduce energy needs and decrease technician visits. Remove abandoned equipment and ductwork.
- Replace original main service, panels and breakers. Additional lighting along with replacing lens covers is needed to improve light levels. Replace lighting controls. Paint parking lot poles to protect metal for prolonged life in conjunction with the replaced LED lights. Install additional receptacles and signal outlets with concealed raceway or wiremold. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits.
- The parking lot paving has minor cracking, but only a couple of areas with complete failure. Currently, replacement will likely be needed within 5 years. Suggest repairing the failure areas, minor repairs where necessary, and seal coating the lot. This should extend the time before replacement to 10 years.
- Replace the elevator.



**160 - Library - 345 Fair Lane, Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>160 Main Library</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$254,399</b>					<b>\$254,399</b>
Electric Water Heater	\$132					\$132
Emergency and Exit Lighting	\$12,660					\$12,660
Fire Alarm	\$25,321					\$25,321
Guardrail	\$2,116					\$2,116
Kitchen Hoods	\$1,984					\$1,984
Ramps, Stairs & Guardrails	\$3,968					\$3,968
Stairs and Handrails	\$5,654					\$5,654
Wet Type System	\$202,565					\$202,565
<b>2 ADA Enhancements</b>		<b>\$151,823</b>				<b>\$151,823</b>
Cabinets		\$2,645				\$2,645
Doors, Frames and Hardware		\$4,364				\$4,364
Plumbing Fixtures		\$6,613				\$6,613
Restrooms		\$138,201				\$138,201
<b>3 Structural</b>			<b>\$759,618</b>			<b>\$759,618</b>
Structural Framing			\$759,618			\$759,618
<b>4 Building Integrity</b>			<b>\$203,295</b>	<b>\$43,021</b>		<b>\$246,316</b>
Built-up Roofing			\$194,408			\$194,408
Doors, Frames and Hardware				\$6,520		\$6,520
Fascia			\$8,887			\$8,887
Gutters				\$7,935		\$7,935
Windows and Frames				\$28,566		\$28,566
<b>5 Finishes</b>				<b>\$320,243</b>		<b>\$320,243</b>
Carpet				\$142,830		\$142,830
Ceilings				\$175,893		\$175,893
Mechanical Screens				\$1,521		\$1,521
<b>6 Mechanical</b>			<b>\$80,739</b>	<b>\$1,005,670</b>		<b>\$1,086,409</b>
Air Handlers				\$5,951		\$5,951
Condensing Units				\$1,587		\$1,587
Controls				\$101,282		\$101,282
Diffusers & Grills				\$50,641		\$50,641
Ductwork				\$354,488		\$354,488
Electric Water Heater				\$8,596		\$8,596
Exhaust Fans				\$5,555		\$5,555
HVAC Piping				\$12,660		\$12,660
Package Units			\$80,739	\$376,780		\$457,519
Piping				\$75,962		\$75,962
Plumbing Fixtures				\$7,935		\$7,935
Unit Heaters				\$4,232		\$4,232
<b>7 Electrical</b>			<b>\$303,847</b>	<b>\$254,982</b>	<b>\$19,838</b>	<b>\$578,666</b>
Data and Cabling					\$19,838	\$19,838
Exterior Building Lighting				\$9,919		\$9,919
General Interior Lighting			\$303,847			\$303,847
Main Service				\$105,800		\$105,800
Outlets and Wiremold				\$37,981		\$37,981
Panel and Breakers				\$101,282		\$101,282



**160 - Library - 345 Fair Lane, Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>8 Civil</b>			<b>\$203,698</b>	<b>\$27,442</b>		<b>\$231,140</b>
Asphalt Paving			\$198,375			\$198,375
Benches				\$992		\$992
Concrete Paving			\$5,323			\$5,323
Framing				\$26,450		\$26,450
<b>9 Miscellaneous</b>			<b>\$79,350</b>	<b>\$198</b>		<b>\$79,548</b>
Elevators			\$79,350			\$79,350
Mechanical Screens				\$198		\$198



**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**BREAKROOM SINK**

The breakroom sink may require ADA modifications.



**CONCRETE**

Crack in concrete walkway.



**CONCRETE**

Concrete walkway has excessive gap at joint that has vegetation growing.







**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**DRINKING FOUNTAIN**

Non ADA drinking fountain.



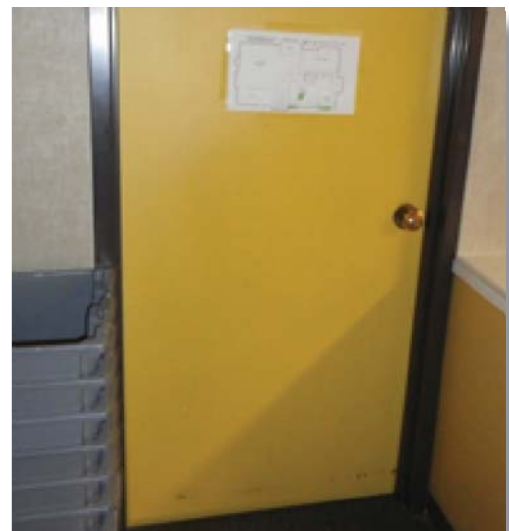
**DOCK**

Public enters basement level past the dock which does not have a code compliant guardrail.



**DOOR - TYPE INTERIOR**

Interior doors do not have ADA lever locksets.





**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**FASCIA**

The sun damaged fascia has dry-rot damage and rusted nails popping out.



**FLASHING**

Roof flashing is rusted and should be replaced.



**GRILL**

Suspended ceiling partially blocks the return air grill.





**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**HOT WATER**

Hot water heater does not have earthquake strap installed.



**LEAK**

Ceiling damage from water leak. Leak believed to come from HVAC equipment or piping.





**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**MECHANICAL SCREEN**

Corner trim piece is missing from the roof top mechanical screen.



**PAVEMENT**

Asphalt pavement is failing.



**ROOF**

Roof membrane has cracking and deterioration.



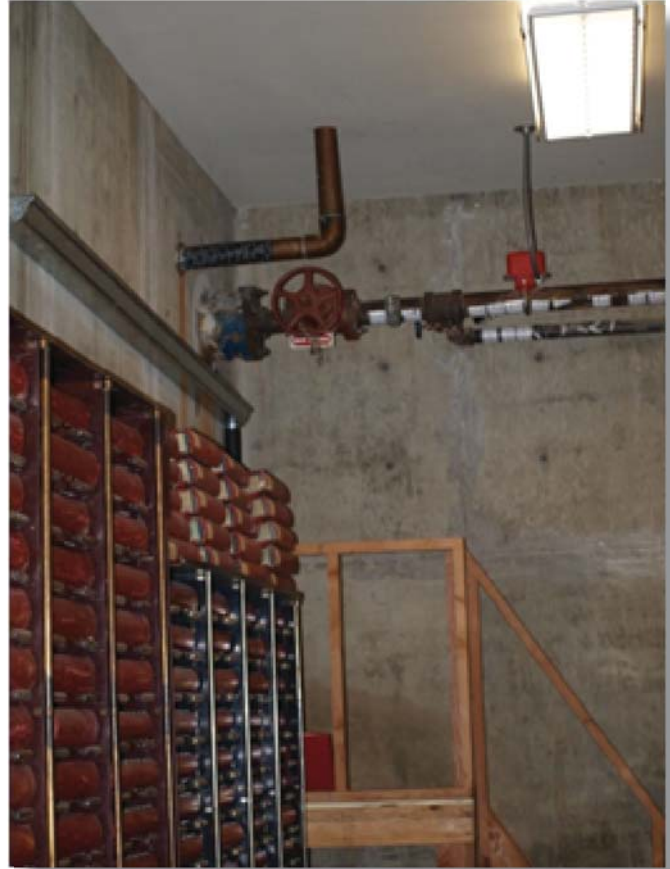




**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**RECORDS**

Historical records kept in basement. Wet type fire alarm system would destroy these books if activated. Also note the metal gutter and drain above the books.



**ROOF**

Roof and flashing repair work was needed to prevent leaking.





**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**STAIRS**

Stairs do not have contrasting stripe and vertical spacing on guardrail is greater than code maximum.



**STOVE**

The stove does not have a range hood or exhaust fan.



**AC UNIT**

10 year old unit with broken condensation drain line.







**160 - Library - 345 Fair Lane, Placerville, CA - Photos**

**URINAL**

Public restrooms require ADA updates. .



**CABLING**

Telephone cabling run haphazardly above framing.



**PERGOLA**

The exterior pergola has sun damaged framing members with splitting and dry-rot.





## 160 - Library - 345 Fair Lane, Placerville, CA - Photos

### **PAVEMENT**

Asphalt pavement is severely cracked and on verge of failure.





**221 - District Attorney - 515 Main St., Placerville, CA - Deficiencies and Cost**

Square Footage	9,644
Number of Floors	2
Year Built	1938
Replacement Cost	\$2,520,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Building has issues with dated finish materials. Stairs do not have contrasting stripe. Building does not have any observable smoke, visual or audible fire alarm devices nor a fire sprinkler system. Exit lighting is inadequate. Restrooms do not have exhaust fans.	\$144,297
2	ADA Enhancement	Rear door can be accessed via an ADA compliant ramp, otherwise the building is non-compliant. Basement level is inaccessible, doors lack ADA levers, parking lot does not have handicap parking, and there are no ADA accessible restrooms.	\$265,690
3	Structural	No issues noted, however the age of the building would indicate any renovation work would trigger a code mandated seismic upgrade to current codes.	\$191,313
4	Building Integrity	Roof in poor condition. There are shingles missing or damaged on the slope roof. The built-up roof has cracking and ponding due to inadequate drainage. Exterior doors and windows are mostly original and past their useful life.	\$101,251
5	Finishes	Flooring in poor condition. Ceilings marginal at best and renovation to HVAC system would require ceiling work. Walls in need of paint. Restroom finishes in poor condition. Interior doors and hardware obsolete.	\$127,092
6	Mechanical	Plumbing system including fixtures and piping past useful life. Where piping has been replaced due to failure it is run exposed and penetrations not properly sealed. One rooftop unit well past serviceable life, one nearing end of lifecycle. Ductwork appears to be from 1974 remodel. Air distribution poor due to reconfigured office layout without resizing or balancing ducts. Controls are obsolete.	\$282,052



**221 - District Attorney - 515 Main St., Placerville, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
7	Electrical	Lighting levels are low, 600 amp service is undersized for building size and use. One of the building panels is still the fused type which is obsolete. Power outlets lack adequate grounding and there is insufficient quantity.	\$233,723
8	Civil	Site has drainage issues. Paving in marginal condition. Addition of ADA parking spaces would reduce number of available parking spaces which is already inadequate.	\$30,285
9	Miscellaneous	Casework in poor condition with non-ADA accessible sink.	\$34,385



## 221 - District Attorney - 515 Main St., Placerville, CA - Recommendations

- County should consider replacing this facility. The cost to upgrade this facility including ADA requirements is not justified.



**221 - District Attorney - 515 Main St., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>221 District Attorney</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$93,280</b>	<b>\$51,017</b>				<b>\$144,297</b>
Asbestos Abatement		\$51,017				\$51,017
Emergency and Exit Lighting	\$3,189					\$3,189
Fire Alarm	\$35,074					\$35,074
Stairs and Handrails	\$4,001					\$4,001
Wet Type System	\$51,017					\$51,017
<b>2 ADA Enhancements</b>		<b>\$265,690</b>				<b>\$265,690</b>
Cabinets		\$8,729				\$8,729
Elevators		\$198,375				\$198,375
Plumbing Fixtures		\$5,687				\$5,687
Toilet Rooms		\$52,900				\$52,900
<b>3 Structural</b>			<b>\$191,313</b>			<b>\$191,313</b>
Structural Framing			\$191,313			\$191,313
<b>4 Building Integrity</b>		<b>\$52,847</b>		<b>\$48,404</b>		<b>\$101,251</b>
Doors, Frames and Hardware				\$6,084		\$6,084
Roofing		\$52,847				\$52,847
Windows and Frames				\$42,320		\$42,320
<b>5 Finishes</b>				<b>\$127,092</b>		<b>\$127,092</b>
Carpet				\$39,675		\$39,675
Ceilings				\$42,320		\$42,320
VCT				\$8,729		\$8,729
Wall Framing and Finishes				\$36,369		\$36,369
<b>6 Mechanical</b>		<b>\$21,160</b>	<b>\$21,160</b>	<b>\$239,732</b>		<b>\$282,052</b>
Air Handlers				\$13,225		\$13,225
Condensing Units				\$5,290		\$5,290
Controls				\$25,508		\$25,508
Diffusers & Grills				\$12,754		\$12,754
Ductwork				\$89,279		\$89,279
Electric Water Heater				\$8,596		\$8,596
Exhaust Fans				\$6,613		\$6,613
Package Units		\$21,160	\$21,160	\$40,204		\$82,524
Piping				\$38,263		\$38,263
<b>7 Electrical</b>				<b>\$219,175</b>	<b>\$14,548</b>	<b>\$233,723</b>
Data and Cabling					\$13,225	\$13,225
General Interior Lighting				\$108,411		\$108,411
Main Service				\$66,125		\$66,125
Outlets and Wiremold				\$19,131		\$19,131
Panel and Breakers				\$25,508		\$25,508
Telephone					\$1,323	\$1,323
<b>8 Civil</b>		<b>\$18,052</b>	<b>\$12,233</b>			<b>\$30,285</b>
Asphalt Paving			\$12,233			\$12,233
Storm Drainage		\$18,052				\$18,052
<b>9 Miscellaneous</b>				<b>\$31,740</b>	<b>\$2,645</b>	<b>\$34,385</b>
Doors, Frames and Hardware				\$31,740		\$31,740
Window Blinds					\$2,645	\$2,645





## 221 - District Attorney - 515 Main St., Placerville, CA - Photos

### **BREAKROOM**

Breakroom sink not ADA suitable. Door is lacking ADA lever lockset.



### **CEILING**

Stained ceiling tiles.



### **CONDUIT**

Conduit, cabling and abandoned cabling is run through an abandoned vent.





## 221 - District Attorney - 515 Main St., Placerville, CA - Photos

### **DEFLECTOR**

The HVAC system is not balanced. A deflector was added at the supply register to reduce the air flow.



### **DIFFUSER**

Diffuser was cut into the acoustic ceiling. The fan coil unit above leaks and has stained the ceiling tile.



### **DOOR**

Door handle is missing.





**221 - District Attorney - 515 Main St., Placerville, CA - Photos**

**FLOORING**

Vinyl Composition Tile is in poor condition.



**HVAC**

Old roof top package unit with surface rust.





## 221 - District Attorney - 515 Main St., Placerville, CA - Photos

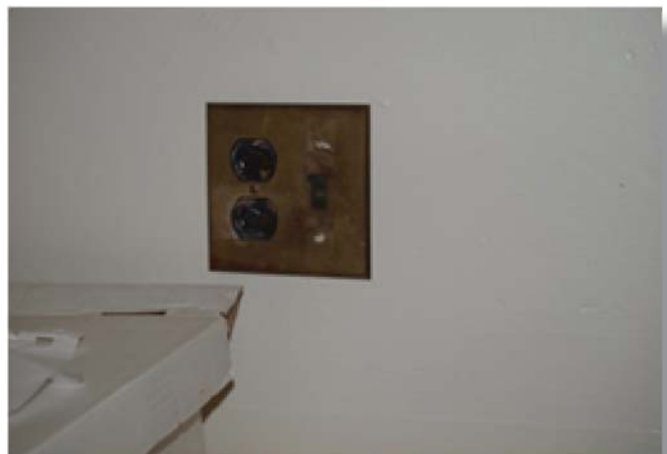
### PANEL

Original fused panel is obsolete.



### RECEPTACLE

Old receptacle is not grounded.





**221 - District Attorney - 515 Main St., Placerville, CA - Photos**

**RESTROOM**

Restroom is in poor condition. Original fixtures at end of lifecycle. Holes in wall where accessory was removed. Exposed piping is unappealing.



**RESTROOM**

Restroom is not ADA compliant. Stalls lack privacy.







**221 - District Attorney - 515 Main St., Placerville, CA - Photos**

**ROOF**

Roof is in poor condition. There is a lack of slope which results in water ponding.



**ROOF**

Broken shingle.



**ROOF**

Broken shingle.







**221 - District Attorney - 515 Main St., Placerville, CA - Photos**

**ROOF**

Shingle is not secure and nail not secure to substrate.



**SHOWER**

Non ADA shower.





## 221 - District Attorney - 515 Main St., Placerville, CA - Photos

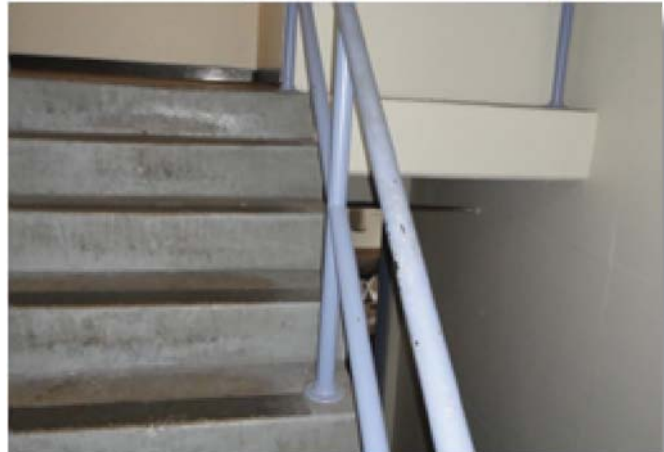
### STAIRS

Exterior stairs lack contrasting stripe and do not have code compliant railings.



### STAIRS

Interior stairs lack contrasting stripe and do not have code compliant railings.



### WINDOW

Single glazed windows do not provide energy efficiency. There is paint peeling. Small window unit to cool room.





**330 - DOT - 2441 Headington Rd., Placerville, CA - Deficiencies and Cost**

Square Footage 9,725  
 Number of Floors 2  
 Year Built 1965  
 Replacement Cost \$1970,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Building does not have any observable smoke, visual or audible fire alarm devices nor a fire sprinkler system. Exit lighting is inadequate. Stairs do not have contrasting stripe and handrails require updates. The hot water heater is not strapped per code. Ducts & chases in a state of disrepair.	\$94,203
2	ADA Enhancement	Building entrances are not accessible. Doors do not have ADA levers. There is no ADA restroom on the second level. Sinks and casework for the first floor kitchen and second floor break room not accessible.	\$19,705
3	Structural	No structural issues noted to building. There is one post on the covered entry at the southeast corner that is bent. Appears to have been hit by a vehicle.	\$794
4	Building Integrity	Metal roof on original portion of the building is over 40 years old which is past an expected lifespan. Windows are non-energy efficient single glazed units.	\$160,948
5	Finishes	Original portion of building has dated vinyl flooring. Carpet is in fair condition. No issues with ceilings. Walls are in fair condition, but the wood paneling gives a dated look.	\$46,463
6	Mechanical	Plumbing system on original portion of building including fixtures and piping past useful life. One HVAC unit well past serviceable life, two are about 8 years old and one nearly new. Ductwork is original and is in poor condition with excessive air leakage. Air distribution poor due to reconfigured office layout without resizing or balancing ducts. Controls are obsolete. Restroom exhaust fans inadequate.	\$317,962



**330 - DOT - 2441 Headington Rd., Placerville, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
7	Electrical	Lighting in the lower level of the east wing has yellowed lenses. Exit lighting is inadequate. Main electrical service to the building is located in the warehouse and not assessed. Panels and breakers are original to the building and approaching obsolescence.	\$83,057
8	Civil	The existing septic tank was only sized for the original portion of the building and is undersized for the current configuration. The original piping is corroded with a decreased usable diameter. Blockage and backups to the system are common. The asphalt paving is in poor condition. Many cracks and patched areas.	\$232,099
9	Miscellaneous	No issues noted.	\$19,838



## 330 - DOT - 2441 Headington Rd., Placerville, CA - Recommendations

- Fire and safety modifications should be addressed. Install new emergency and exit lighting. Install fire alarm system. Install fire sprinkler system.
- Revised entrance thresholds for wheel chair access. Provide ADA access to public counters and install lever handled locksets.
- Replace roofing, flashings, gutters and downspouts.
- Remodel restrooms at upper level. Replace deteriorated water and waste lines concurrently. Repair damaged piping effected by electrolysis and provide preventative measures to mitigate future damage. Connect sewage system to city sewer system.
- Replace deficient antiquated HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Install/replace inadequate exhaust system in restrooms and lockers. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Remove abandoned equipment and ductwork.
- Replace obsolete and undersized electrical panels and feeders to improve distribution to building loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Install additional receptacles and signal outlets with concealed raceway or wiremold. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits.



**330 - DOT - 2441 Headington Rd., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>330 DOT Administration - Headquarters</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$42,758</b>			<b>\$51,445</b>		<b>\$94,203</b>
Emergency and Exit Lighting	\$3,215					\$3,215
Fire Alarm	\$35,369					\$35,369
Ramps, Stairs & Guardrails	\$2,851					\$2,851
Stairs and Handrails	\$1,323					\$1,323
Wet Type System				\$51,445		\$51,445
<b>2 ADA Enhancements</b>		<b>\$19,705</b>				<b>\$19,705</b>
Cabinets		\$2,645				\$2,645
Doors, Frames and Hardware		\$4,761				\$4,761
Plumbing Fixtures		\$8,993				\$8,993
Site Access		\$3,306				\$3,306
<b>3 Structural</b>				<b>\$794</b>		<b>\$794</b>
Structural Framing				\$794		\$794
<b>4 Building Integrity</b>			<b>\$397</b>	<b>\$160,552</b>		<b>\$160,948</b>
Built-up Roofing				\$24,466		\$24,466
Fascia			\$397			\$397
Metal Roofing				\$81,334		\$81,334
Windows and Frames				\$54,752		\$54,752
<b>5 Finishes</b>				<b>\$46,463</b>		<b>\$46,463</b>
Carpet				\$36,369		\$36,369
Sheet Vinyl				\$6,110		\$6,110
VCT				\$3,985		\$3,985
<b>6 Mechanical</b>	<b>\$265</b>		<b>\$100,212</b>	<b>\$217,485</b>		<b>\$317,962</b>
Condensing Units				\$5,290		\$5,290
Controls				\$25,723		\$25,723
Diffusers & Grills				\$12,861		\$12,861
Ductwork				\$90,029		\$90,029
Electric Water Heater	\$265		\$17,193			\$17,457
Exhaust Fans			\$7,406			\$7,406
Package Units			\$33,856	\$81,995		\$115,851
Piping			\$38,584			\$38,584
Plumbing Fixtures				\$1,587		\$1,587
Unit Heaters			\$3,174			\$3,174
<b>7 Electrical</b>				<b>\$69,832</b>	<b>\$13,225</b>	<b>\$83,057</b>
Data and Cabling					\$13,225	\$13,225
General Interior Lighting				\$31,248		\$31,248
Outlets and Wiremold				\$12,861		\$12,861
Panel and Breakers				\$25,723		\$25,723
<b>8 Civil</b>	<b>\$23,805</b>		<b>\$208,294</b>			<b>\$232,099</b>
Asphalt Paving			\$208,294			\$208,294
Sanitary Sewer	\$23,805					\$23,805
<b>9 Miscellaneous</b>				<b>\$19,838</b>		<b>\$19,838</b>
Doors, Frames and Hardware				\$19,838		\$19,838





## 330 - DOT - 2441 Headington Rd., Placerville, CA - Photos

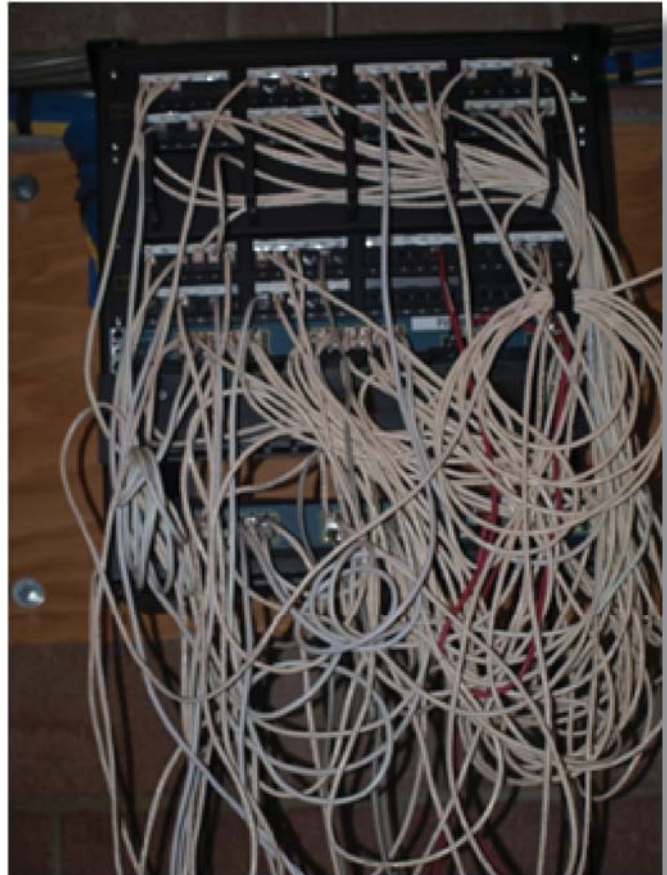
### **BREAKROOM**

Cabinets in good condition, however May require ADA updates. The door lacks an ADA lever lockset.



### **CABLE**

Cable installation at IDF was haphazardly done and should be better organized.





## 330 - DOT - 2441 Headington Rd., Placerville, CA - Photos

### PAVEMENT

Pavement has major cracking. It appears the base has settled.



### PIPING

Electrolysis caused erosion on water piping.



### RESTROOM

Non ADA restroom. Floor contains suspect floor tiles.





## 330 - DOT - 2441 Headington Rd., Placerville, CA - Photos

### FASCIA

Dry-rot damage to wood fascia boards.



### PANEL

Electrical panel is blocked by added partition wall.



### LIGHTS

Light fixtures have old discolored lenses.





## 330 - DOT - 2441 Headington Rd., Placerville, CA - Photos

### **HOT WATER**

Hot water heater does not have earthquake strap installed.



### **ENTRANCE**

Entrance has 2 to 3 inch lip which prevents wheelchair access.





## 330 - DOT - 2441 Headington Rd., Placerville, CA - Photos

### **COLUMN**

Column appears to have been hit by a vehicle.



### **CONFERENCE**

Conference room door does not have ADA lever lockset.



### **GFI**

No GFI power receptacle installed at sink.







**330 - DOT - 2441 Headington Rd., Placerville, CA - Photos**

**STAIRS**

Exterior stair railing requires updating. Stairs also lack required contrasting stripes. Paint is worn out.



**STAIRS**

Carpeting at interior stairs is not secure. Stairs do not have contrasting stripe. Lobby flooring contains asbestos.



**STAIRS**

Second floor guardrail and stair railing requires updating.







## 330 - DOT - 2441 Headington Rd., Placerville, CA - Photos

### **THERMOSTAT**

Old thermostat is too poorly located to be effective.



### **VENT**

Removed vent pipping penetration was never sealed.



### **PAVEMENT**

Cracks in asphalt paving.





**362 - CPL - 2500 Country Club Dr., Cameron Park, CA - Deficiencies and Cost**

Square Footage 12,574  
 Number of Floors 1  
 Year Built 1994  
 Replacement Cost \$3,190,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Exterior stairs do not have contrasting stripe.	\$190
2	ADA Enhancement	The width for the theft detection system is too narrow for ADA access. There are no other major ADA issues.	\$3,306
3	Structural	There is a separation of finishes at the vaulted ceiling in the children's room. Likely due to minor settlement of the structural members.	\$0
4	Building Integrity	Composition shingle roof is 20 years old. Minimal broken shingles, however they are brittle due to age. Evidence of roof leaks around penetrations. Skylights have cracked glazing. Some woodpecker damage to wood fascia.	\$137,805
5	Finishes	Ceiling has a few stained tiles. The carpet is poorly adhered to the substrate.	\$63,877
6	Mechanical	Building has 4 residential grade condensing units at end of lifecycle. The expansion tank and air separator are original and at end of lifecycle. The Alerton controls are not mounted within a control panel and wiring is sloppy. System can not be controlled offsite. The insulation for the refrigerant piping is in poor condition.	\$331,191
7	Electrical	Remote ballasts for the HID pendant lighting is difficult to maintain. There are excessive number of power and data cords used at workstations due to insufficient outlets.	\$30,423
8	Civil	Paint is peeling at exterior steel guardrails. The exterior concrete walkways are generally good, however there are a few damaged areas in need of replacement. Minor alligator cracking of the asphalt pavement in the parking lot.	\$114,611
9	Miscellaneous	The finish on the main checkout counter is badly worn.	\$5,502



## 362 - CPL - 2500 Country Club Dr., Cameron Park, CA - Recommendations

- The theft detection system should be modified to provide ADA access. This work would be best done concurrent with carpet replacement.
- Asphalt shingle roof should be replaced along with the cracked skylights
- Replace HVAC system equipment that is at end of lifecycle. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building.
- Replace high wall and ceiling mounted remote ballast fixtures with energy efficient fixtures with improved optics. Install additional receptacles to reduce use of extension cords and wiremold raceway to conceal loose cabling.
- The parking lot paving has minor cracking. Suggest seal coating the lot. This should extend the time before replacement to 10 years.



### 362 - CPL - 2500 Country Club Dr., Cameron Park, CA -Priorities

Item	Priority					Total
	1	2	3	4	5	
<b>362 Cameron Park Library</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$190</b>					<b>\$190</b>
Ramps, Stairs & Guardrails	\$190					\$190
<b>2 ADA Enhancements</b>		<b>\$3,306</b>				<b>\$3,306</b>
Theft Detection		\$3,306				\$3,306
<b>4 Building Integrity</b>		<b>\$3,571</b>	<b>\$130,928</b>	<b>\$3,306</b>		<b>\$137,805</b>
Composition Shingle Roofing			\$130,928			\$130,928
Fascia				\$3,306		\$3,306
Skylights		\$3,571				\$3,571
<b>5 Finishes</b>				<b>\$63,877</b>		<b>\$63,877</b>
Carpet				\$60,504		\$60,504
Ceilings				\$1,389		\$1,389
Ramps, Stairs & Guardrails				\$1,984		\$1,984
<b>6 Mechanical</b>			<b>\$64,935</b>	<b>\$141,538</b>	<b>\$124,718</b>	<b>\$331,191</b>
Air Handlers				\$92,575		\$92,575
Boilers				\$10,745		\$10,745
Controls				\$33,258		\$33,258
Diffusers & Grills				\$661		\$661
Electric Water Heater				\$4,298		\$4,298
Expansion Tank/Air Separators			\$2,645			\$2,645
HVAC Piping			\$1,190			\$1,190
Package Units			\$61,100		\$124,718	\$185,818
<b>7 Electrical</b>				<b>\$30,423</b>		<b>\$30,423</b>
General Interior Lighting				\$29,101		\$29,101
Outlets and Wiremold				\$1,323		\$1,323
<b>8 Civil</b>			<b>\$7,985</b>	<b>\$106,627</b>		<b>\$114,611</b>
Asphalt Paving				\$106,627		\$106,627
Concrete Paving			\$7,985			\$7,985
<b>9 Miscellaneous</b>					<b>\$5,502</b>	<b>\$5,502</b>
Countertops					\$5,502	\$5,502



**362 - CPL - 2500 Country Club Dr., Cameron Park, CA - Photos**

**CARPET**

Water damaged carpet.



**CEILING**

Stained ceiling tiles.



**COMPUTER**

Computers are all powered by one receptacle.  
Extension cords present possible fire hazard.





**362 - CPL- 2500 Country Club Dr., Cameron Park, CA - Photos**

**CONCRETE**

Damaged concrete walkway.



**CONDENSING**

Old condensing units are ready for replacement.







**362 - CPL - 2500 Country Club Dr., Cameron Park, CA - Photos**

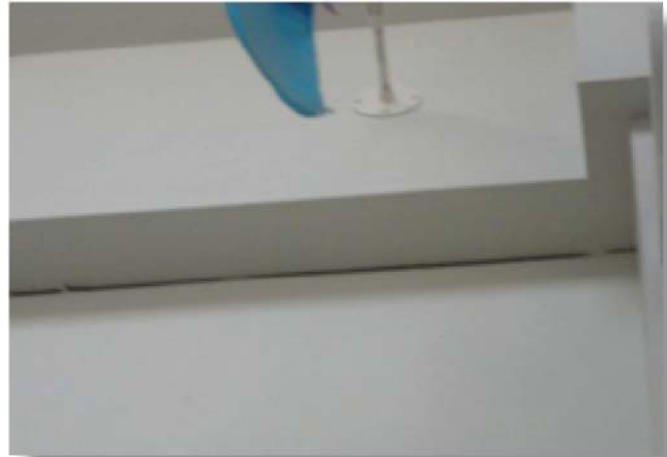
**COUNTER**

Finish on checkout counter is worn.



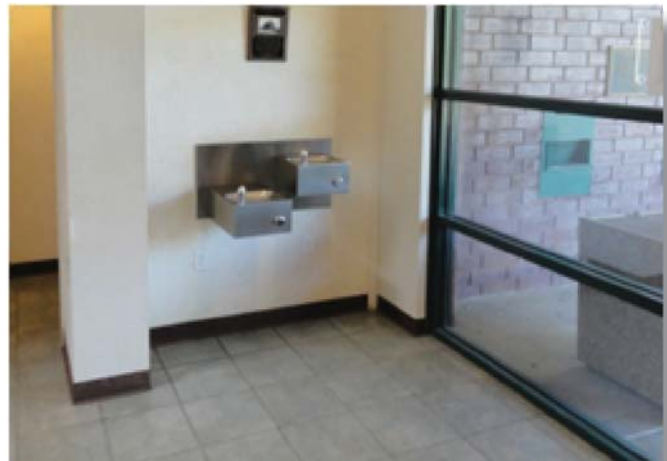
**CRACK**

Separation of finishes likely caused by minor structural movement.



**DRINKING FOUNTAIN**

Building has ADA compliant drinking fountain along with restrooms. Lobby finishes are in good condition.





**362 - CPL - 2500 Country Club Dr., Cameron Park, CA - Photos**

**SKYLIGHT**

Skylights have cracks in glazing.



**STAIRS**

Exterior stairs do not have contrasting stripe.  
Finish on handrails is in poor condition.





**440 - PHF - 935-B Spring St., Placerville, CA - Deficiencies and Cost**

Square Footage	13,305
Number of Floors	2
Year Built	1949
Replacement Cost	\$4,790,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Exit lighting is inadequate. Fire sprinkler main branch piping original to construction of the building at end of useful life. Data cable penetrations through fire walls not properly sealed.	\$38,931
2	ADA Enhancement	Restrooms, showers, and kitchen sink may require ADA updates. Many doors do not have lever handles. Curb ramp at front entrance not ADA compliant.	\$100,113
3	Structural	The building does not have any noticeable structural defects; however a major renovation to the building would require a structural upgrade to meet current seismic codes.	\$527,876
4	Building Integrity	Roofing over 20 years old and at end of expected lifecycle. CMU exterior walls in fair condition but have poor insulating qualities. Original windows have low energy efficiency and have transite panels. Exterior doors are at end of lifecycle.	\$218,232
5	Finishes	Ceiling has a few stained and damaged tiles. Rework to HVAC system likely would require ceiling renovation. VCT flooring mostly fair, but there are areas where tile is chipped or damaged. Building has some damaged vinyl wall covering. No issues with ceramic tile.	\$21,160
6	Mechanical	Plumbing piping over 50 years old. Problems occur regularly with the waste piping. No issues reported with water piping, but problems could occur due to age. Ducts are original to hospital raising concerns due to lack of maintenance and air loss. Building only has local controls for the HVAC system. Building has 5 rooftop package units, one dates from the 1980's. Exhaust fans and Make-up Air Unit also from early 1980's and past expected lifecycle.	\$369,120



**440 - PHF - 935-B Spring St., Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
7	Electrical	Main service was installed in early 1980's and is undersized for current loads (also services Senior Daycare). Many panels and breakers are original to the building and are obsolete. Some of the outlets and wiring are also original and past expected lifecycle. Parking lot lighting is inadequate.	\$377,410
8	Civil	Sanitary sewer piping in poor condition. Original transite piping is failing and replaced in sections as it collapses. Parking lot has minor cracking.	\$56,868
9	Miscellaneous	No issues.	\$7,935



## 440 - PHF- 935-B Spring St., Placerville, CA - Recommendations

- County should evaluate how this facility currently meets needs. If the building is not meeting current and future needs, then the county should look to relocating to a more suitable location.
- Recommendations if replacement or relocation is not an option: Fire and safety modernization should be addressed. Install new emergency and exit lighting. Install fully compliant fire alarm system. Replace fire sprinkler system which has exceeded its useful life. Seal all openings to prevent and contain spread of potential fires.
- Remodel restrooms to comply with ADA. Replace deteriorated water and waste lines concurrently. Install ADA hardware at doors. Install new ADA compliant curb ramp at building entrance.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Suggest an energy audit to determine cost saving benefits to install EIFS system to exterior walls and replacing the windows. Seal all wall and floor penetrations to mitigate rodent intrusion.
- Replace deficient antiquated HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Remove abandoned equipment and ductwork. Replace plumbing fixtures and associated piping which has exceeded its useful life.
- Replace obsolete and undersized electrical service, panels and feeders to improve distribution to building loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Replace old electrical outlets and install additional receptacles and signal outlets with concealed raceway or wiremold. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits. Install parking lot lighting.



**440 - PHF - 935-B Spring St., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>440 PHF</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$38,931</b>					<b>\$38,931</b>
Emergency and Exit Lighting	\$3,739					\$3,739
Wet Type System	\$35,192					\$35,192
<b>2 ADA Enhancements</b>		<b>\$100,113</b>				<b>\$100,113</b>
Cabinets		\$1,984				\$1,984
Doors, Frames and Hardware		\$4,364				\$4,364
Plumbing Fixtures		\$1,190				\$1,190
Shower		\$19,838				\$19,838
Toilet Rooms		\$72,738				\$72,738
<b>3 Structural</b>				<b>\$527,876</b>		<b>\$527,876</b>
Structural Framing				\$527,876		\$527,876
<b>4 Building Integrity</b>		<b>\$68,876</b>	<b>\$5,237</b>	<b>\$52,371</b>	<b>\$91,748</b>	<b>\$218,232</b>
Built-up Roofing		\$68,876				\$68,876
Doors, Frames and Hardware			\$5,237			\$5,237
Exterior Wall Finishes					\$89,269	\$89,269
Soffits and Overhangs					\$2,480	\$2,480
Windows and Frames				\$52,371		\$52,371
<b>5 Finishes</b>				<b>\$7,935</b>	<b>\$13,225</b>	<b>\$21,160</b>
Carpet				\$7,935		\$7,935
Wall Framing and Finishes					\$13,225	\$13,225
<b>6 Mechanical</b>			<b>\$8,332</b>	<b>\$360,788</b>		<b>\$369,120</b>
Controls				\$35,192		\$35,192
Diffusers & Grills				\$17,596		\$17,596
Ductwork				\$123,171		\$123,171
Exhaust Fans				\$7,935		\$7,935
Gas Fired Water Heater				\$17,193		\$17,193
MAU Units			\$8,332			\$8,332
Package Units				\$133,308		\$133,308
Piping				\$26,394		\$26,394
<b>7 Electrical</b>			<b>\$215,718</b>	<b>\$151,773</b>	<b>\$9,919</b>	<b>\$377,410</b>
Data and Cabling					\$6,613	\$6,613
Emergency Power Supply			\$79,350			\$79,350
Exterior Building Lighting				\$1,984		\$1,984
General Interior Lighting			\$136,368			\$136,368
Main Service				\$105,800		\$105,800
Outlets and Wiremold				\$8,798		\$8,798
Panel and Breakers				\$35,192		\$35,192
Telephone					\$3,306	\$3,306
<b>8 Civil</b>			<b>\$19,573</b>	<b>\$37,295</b>		<b>\$56,868</b>
Asphalt Paving			\$6,877	\$24,070		\$30,947
Sanitary Sewer			\$12,696			\$12,696
Site Lighting				\$13,225		\$13,225
<b>9 Miscellaneous</b>				<b>\$7,935</b>		<b>\$7,935</b>
Doors, Frames and Hardware				\$7,935		\$7,935





## 440 - PHF - 935-B Spring St., Placerville, CA - Photos

### PANEL

Electrical panel is blocked by shelving and used for bulletin board.



### PIPING

Fire sprinkler drain piping has corrosion.





## 440 - PHF - 935-B Spring St., Placerville, CA - Photos

### **PLUG**

A plugstrip is installed below the GFI receptacle. Doesn't appear to have GFI protection.



### **RESTROOM**

Resident restroom may require ADA updates.



### **SHOWER**

Resident showers may require ADA updates.





**440 - PHF - 935-B Spring St., Placerville, CA - Photos**

**VENT**

Vent on lower level appears to be abandoned.



**PAVEMENT**

Cracking pavement appears to run along water flow line.



**WINDOWS**

Original windows are at end of life cycle and are not energy efficient.





**440 A - Senior Day Care - 935 Spring St., Placerville, CA -Deficiencies and Cost**

Square Footage 5,671  
 Number of Floors 2  
 Year Built 1949  
 Replacement Cost \$1,620,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Exit lighting is inadequate. Fire sprinkler main branch piping original to construction of the building at end of useful life. Data cable penetrations through fire walls not properly sealed.	\$53,812
2	ADA Enhancement	The public restrooms may need ADA updates, although grab bars have been added to toilets. The drinking fountain is not ADA accessible. Many doors lack ADA lever handles. The public reception counter does not have an ADA station. The kitchen sink may need ADA updates.	\$78,523
3	Structural	The building does not have any noticeable structural defects; however a major renovation to the building would require a structural upgrade to meet current seismic codes.	\$224,997
4	Building Integrity	Roofing over 20 years old and at end of expected lifecycle. CMU exterior walls in fair condition but have poor insulating qualities. Original windows have low energy efficiency and have transite panels. Exterior doors are at end of lifecycle.	\$156,425
5	Finishes	Ceiling has a few stained and damaged tiles. Rework to HVAC system likely would require ceiling renovation. VCT flooring mostly fair, but there are areas where tile is chipped or damaged. Building has some damaged vinyl wall covering. No issues with ceramic tile.	\$76,540
6	Mechanical	Plumbing piping over 50 years old. Problems occur regularly with the waste piping. No issues reported with water piping, but problems could occur due to age. Ducts are original to hospital raising concerns due to lack of maintenance and air loss. Building only has local controls for the HVAC system. Building has 5 rooftop package units, one dates from the 1980's. Exhaust fans and Make-up Air Unit also from early 1980's and past expected lifecycle.	\$174,374



**440 A - Senior Day Care - 935 Spring St., Placerville, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
7	Electrical	Main service was installed in early 1980's and is undersized for current loads (also services Senior Daycare). Many panels and breakers are original to the building and are obsolete. Some of the outlets and wiring are also original and past expected lifecycle. Parking lot lighting is inadequate.	\$113,243
8	Civil	Sanitary sewer piping in poor condition. Original transite piping is failing and replaced in sections as it collapses. Parking lot has minor cracking.	\$72,242
9	Miscellaneous	No issues.	\$7,935



## 440 A - Senior Day Care - 935 Spring St., Placerville, CA - Recommendations

- County should evaluate how this facility currently meets needs. If the building is not meeting current and future needs, then the county should look to relocating to a more suitable location.
- Recommendations if replacement or relocation is not an option: Fire and safety modifications should be addressed. Install new emergency and exit lighting. Install fully compliant fire alarm system. Replace fire sprinkler system which has exceeded its useful life. Seal all openings to prevent and contain spread of potential fires.
- Remodel restrooms to comply with ADA. Replace deteriorated water and waste lines concurrently. Install ADA hardware at doors. Modify public counters for ADA access
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Suggest an energy audit to determine cost saving benefits to install EIFS system to exterior walls and replacing the windows. Seal all wall and floor penetrations to mitigate rodent intrusion.
- Replace deficient antiquated HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Remove abandoned equipment and ductwork. Replace plumbing fixtures and associated piping which has exceeded its useful life.
- Replace obsolete and undersized electrical panels and feeders to improve distribution to building loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Replace old electrical outlets and install additional receptacles and signal outlets with concealed raceway or wiremold. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits. Install parking lot lighting.





**440 A - Senior Day Care - 935 Spring St., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>440A Sr Day Care Center</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$53,812</b>					<b>\$53,812</b>
Emergency and Exit Lighting	\$3,187					\$3,187
Fire Alarm	\$20,625					\$20,625
Wet Type System	\$30,000					\$30,000
<b>2 ADA Enhancements</b>		<b>\$78,523</b>				<b>\$78,523</b>
Cabinets		\$1,984				\$1,984
Countertops		\$1,289				\$1,289
Doors, Frames and Hardware		\$7,274				\$7,274
Plumbing Fixtures		\$4,497				\$4,497
Toilet Rooms		\$63,480				\$63,480
<b>3 Structural</b>				<b>\$224,997</b>		<b>\$224,997</b>
Structural Framing				\$224,997		\$224,997
<b>4 Building Integrity</b>		<b>\$68,876</b>	<b>\$8,200</b>		<b>\$79,350</b>	<b>\$156,425</b>
Built-up Roofing		\$68,876				\$68,876
Doors, Frames and Hardware			\$8,200			\$8,200
Exterior Wall Finishes					\$79,350	\$79,350
<b>5 Finishes</b>				<b>\$51,578</b>	<b>\$24,962</b>	<b>\$76,540</b>
Carpet				\$19,838		\$19,838
Ceilings				\$31,740	\$9,092	\$40,832
Wall Framing and Finishes					\$15,870	\$15,870
<b>6 Mechanical</b>			<b>\$78,292</b>	<b>\$96,082</b>		<b>\$174,374</b>
Controls				\$15,000		\$15,000
Diffusers & Grills				\$7,500		\$7,500
Ductwork				\$52,499		\$52,499
Exhaust Fans				\$6,084		\$6,084
Package Units			\$78,292			\$78,292
Piping				\$15,000		\$15,000
<b>7 Electrical</b>			<b>\$58,124</b>	<b>\$51,151</b>	<b>\$3,968</b>	<b>\$113,243</b>
Data and Cabling					\$2,645	\$2,645
Exterior Building Lighting				\$1,984		\$1,984
General Interior Lighting			\$58,124			\$58,124
Outlets and Wiremold				\$3,750		\$3,750
Panel and Breakers				\$15,000		\$15,000
Site Lighting				\$30,418		\$30,418
Telephone					\$1,323	\$1,323
<b>8 Civil</b>			<b>\$19,011</b>	<b>\$53,231</b>		<b>\$72,242</b>
Asphalt Paving			\$19,011	\$53,231		\$72,242
<b>9 Miscellaneous</b>			<b>\$7,935</b>			<b>\$7,935</b>
Doors, Frames and Hardware			\$7,935			\$7,935



**440 A - Senior Day Care - 935 Spring St., Placerville, CA - Photos**

**KITCHEN**

Sink in kitchen may need ADA updates.



**KITCHEN**

Old light fixture in kitchen. Fire sprinkler head corroded.



**KITCHEN**

Power strip on kitchen counter does not have GFI protection.





## 440 A - Senior Day Care - 935 Spring St., Placerville, CA - Photos

### RECEPTION

Reception counter is not ADA compliant.



### PARKING

Pavement has cracking and deterioration.



### RESTROOM

Urinal does not work.





**440 A - Senior Day Care - 935 Spring St., Placerville, CA - Photos**

**RESTROOM**

Restroom has grab bar installed, but is not ADA compliant.



**ROOF PATCH**

Roof patch applied to stop leak.





**441 - Health Department - 931 Spring St., Placerville, CA - Deficiencies and Cost**

Square Footage 7,776  
 Number of Floors 2  
 Year Built 1966  
 Replacement Cost \$2,250,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Exit lighting is inadequate. Data cable penetrations through fire walls not properly sealed. The guardrail at the retaining wall south of the building requires updating. Handrails at stairs do not extend 12 inches per code and the stairs do not have a contrasting stripe. The fire alarm system has no visual or audible devices. No fire sprinkler system in building.	\$81,647
2	ADA Enhancement	The staff restrooms require ADA updates. The HC parking spaces in the parking lot require ADA updates. The counter at the lab station is not ADA accessible. The drinking fountain in the lobby is not compliant. Many doors lack ADA lever locksets.	\$88,211
3	Structural	The building does not have any noticeable structural defects; however a major renovation to the building would require a structural upgrade to meet current seismic codes.	\$0
4	Building Integrity	Roofing has alligator cracking and visible evidence of ponding. There are holes in the EIFS coating applied to the exterior CMU walls. The original single pane windows with transite panels lack energy efficiency and are at end of lifecycle. Exterior doors are also at end of expected life.	\$162,958
5	Finishes	Much of the carpet is in poor to fair condition. Some torn vinyl wall covering, otherwise no issues.	\$10,249
6	Mechanical	Plumbing piping is about 45 years old. Problems occur regularly with the waste piping. No issues reported with water piping, but problems could occur due to age. Ducts are original, raising concerns due to lack of maintenance and air loss. Building only has local controls for the HVAC system. HVAC condensing units are less than 10 years old, however two of the four air handlers are original and at beyond lifecycle. Exhaust fans in restrooms are original and beyond useful life.	\$206,642



**441 - Health Department - 931 Spring St., Placerville, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
7	Electrical	600 amp main service installed in 1967 is at end of lifecycle and undersized per current standards. Panels and breakers are original to the building, obsolete and inadequate to handle current loads. Some of the outlets and wiring are also original and past expected lifecycle. Parking lot lighting is inadequate.	\$193,355
8	Civil	Sanitary sewer piping in poor condition. Original transite piping is failing and replaced in sections as it collapses. Parking lot has minor cracking.	\$58,322
9	Miscellaneous	No issues.	\$0





## 441 - Health Department - 931 Spring St., Placerville, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Install fully compliant fire alarm system. Install a fire sprinkler system. Seal all openings to prevent and contain spread of potential fires.
- Seal all wall and floor penetrations to mitigate rodent intrusion.
- Remodel staff restrooms to comply with ADA. Replace deteriorated water and waste lines concurrently. Replace non-ADA drinking fountain. Install ADA lever handles at doors. Modify the Lab Station counter so it provides ADA access.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Repair EIFS system on exterior walls and replace exterior doors and windows.
- Replace carpeting and repair damaged wall coverings.
- Replace deficient antiquated HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Replace plumbing fixtures and associated piping which has exceeded its useful life.
- Replace obsolete and undersized electrical service, panels and feeders to improve distribution to building loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Replace old electrical outlets and install additional receptacles and signal outlets with concealed raceway or wiremold. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits. Install parking lot lighting.
- ADA parking spaces need to be provided in the parking lot. Will likely require removing paving, re-grading lot and installation of new retaining wall.



**441 - Health Department - 931 Spring St., Placerville, CA -Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>441 Health Department</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$81,647</b>					<b>\$81,647</b>
Emergency and Exit Lighting	\$4,371					\$4,371
Fire Alarm	\$28,280					\$28,280
Ramps, Stairs & Guardrails	\$7,861					\$7,861
Wet Type System	\$41,135					\$41,135
<b>2 ADA Enhancements</b>	<b>\$5,951</b>	<b>\$82,260</b>				<b>\$88,211</b>
Asphalt Paving		\$13,225				\$13,225
Cabinets		\$11,903				\$11,903
Countertops		\$1,719				\$1,719
Doors, Frames and Hardware		\$5,819				\$5,819
Plumbing Fixtures	\$5,951	\$3,306				\$9,258
Retaining Walls		\$23,144				\$23,144
Toilet Rooms		\$23,144				\$23,144
<b>4 Building Integrity</b>			<b>\$89,930</b>	<b>\$56,299</b>	<b>\$16,730</b>	<b>\$162,958</b>
Built-up Roofing			\$83,318			\$83,318
Doors, Frames and Hardware			\$6,613			\$6,613
Exterior Wall Finishes					\$11,572	\$11,572
Soffits and Overhangs					\$5,158	\$5,158
Windows and Frames				\$56,299		\$56,299
<b>5 Finishes</b>				<b>\$10,249</b>		<b>\$10,249</b>
Carpet				\$8,266		\$8,266
Wall Framing and Finishes				\$1,984		\$1,984
<b>6 Mechanical</b>	<b>\$265</b>		<b>\$29,095</b>	<b>\$177,283</b>		<b>\$206,642</b>
Air Handlers			\$26,450			\$26,450
Controls				\$20,568		\$20,568
Diffusers & Grills				\$2,057		\$2,057
Ductwork				\$35,993		\$35,993
Electric Water Heater	\$265			\$17,193		\$17,457
Exhaust Fans				\$3,968		\$3,968
Package Units			\$2,645	\$66,654		\$69,299
Piping				\$30,851		\$30,851
<b>7 Electrical</b>			<b>\$166,392</b>	<b>\$22,334</b>	<b>\$4,629</b>	<b>\$193,355</b>
Data and Cabling					\$3,306	\$3,306
Exterior Building Lighting				\$3,968		\$3,968
General Interior Lighting			\$79,699			\$79,699
Main Service			\$66,125			\$66,125
Outlets and Wiremold				\$5,142		\$5,142
Panel and Breakers			\$20,568			\$20,568
Site Lighting				\$13,225		\$13,225
Telephone					\$1,323	\$1,323
<b>8 Civil</b>			<b>\$12,696</b>	<b>\$45,626</b>		<b>\$58,322</b>
Asphalt Paving				\$45,626		\$45,626
Sanitary Sewer			\$12,696			\$12,696



## 441 - Health Department - 931 Spring St., Placerville, CA - Photos

### **CABLING**

Disorganized cabling in mechanical room.



### **CARPET**

Stained and worn carpet.



### **CONTROLS**

HVAC controls are obsolete.





## 441 - Health Department - 931 Spring St., Placerville, CA - Photos

### DAMAGE

Hole in EIFS wall finish.



### EXAM

Typical exam room. There is no wheelchair access to sink.



### GFI

No GFI receptacle installed at sink.





## 441 - Health Department - 931 Spring St., Placerville, CA - Photos

### **HANDICAP PARKING**

Handicap parking spaces require ADA updates.  
There is no ADA path of travel from parking spaces to building entrance.



### **HOT WATER**

Hot water heater does not have earthquake strap installed.







**441 - Health Department - 931 Spring St., Placerville, CA - Photos**

**LAB**

Counter at lab window is not wheelchair accessible.



**MAIN**

1967 electrical is beyond its service.



**REFRIGERANT**

Refrigerant piping is not supported and penetration through exterior wall not sealed.







## 441 - Health Department - 931 Spring St., Placerville, CA - Photos

### INSULATION

Not all of the piping has insulation. Nearby tag indicates asbestos material.



### PIPING

Refrigerant piping blocks access to unit for service.





## 441 - Health Department - 931 Spring St., Placerville, CA - Photos

### **WATER STAINS**

Water stains on exterior wall and soffit.



### **WINDOW**

Exterior windows are non energy efficient single glazed units. The lower panel is transite.



### **STAIRS**

Exterior stairs do not have contrasting stripe. There should be two handrails and the one present doesn't extend 12 inches past steps.





**441 - Health Department - 931 Spring St., Placerville, CA - Photos**

**ROOF**

Seek N Seal applied to roof to stop water leak.



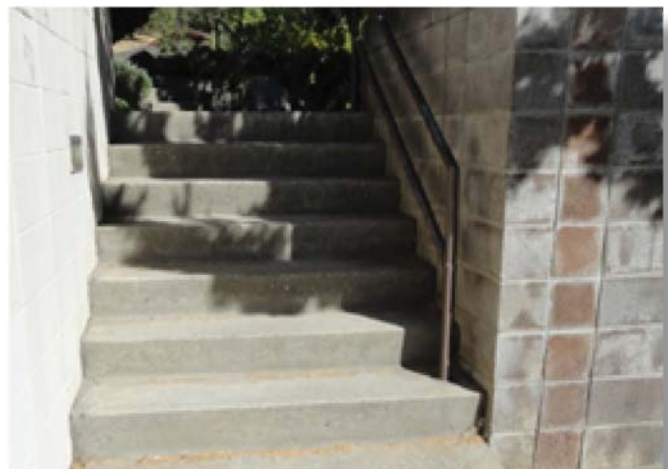
**ROOF**

Roof patches around mechanical and electrical penetrations to stop water leaks.



**STAIRS**

Exterior stairs do not have contrasting stripe. There should be two handrails and the one present doesn't extend 12 inches past steps.





## 441 - Health Department - 931 Spring St., Placerville, CA - Photos

### STAIRS

Exterior stairs do not have contrasting stripe.  
Vertical spacing on guardrail requires updates &  
railings don't extend 12 inches past steps.





**470 - Community Services - 937 Spring St., Placerville, CA - Deficiencies and Cost**

Square Footage	21,775
Number of Floors	2
Year Built	1964
Replacement Cost	\$5,930,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Emergency and exit lighting is inadequate. The fire alarm system in place requires updating. Any building modernization would require an upgrade. Fire sprinkler system is original to construction of the building is at end of useful life. Data cable penetrations through fire walls not properly sealed.	\$164,998
2	ADA Enhancement	The public restrooms were remodeled in 2008 and ADA compliant, however, staff restrooms are not ADA suitable. The drinking fountain is not ADA accessible. Many doors lack ADA lever handles. The two public reception counters and transaction window do not have an ADA station.	\$132,779
3	Structural	The building does not have any noticeable structural defects; however a major renovation to the building would require a structural upgrade to meet current seismic codes.	\$719,936
4	Building Integrity	25 year old roof has some alligator cracking. CMU exterior walls in fair condition but have poor insulating qualities. Original w windows have low energy efficiency and have transite (asbestos) panels. Exterior doors are at end of lifecycle.	\$521,726
5	Finishes	Ceiling has a few stained and damaged tiles. Rework to HVAC system likely would require ceiling renovation. VCT flooring mostly fair, but there are areas where tile is chipped or damaged. Some vinyl asbestos tiles still in place.	\$228,396
6	Mechanical	Plumbing piping is about 45 years old. Problems occur regularly with the waste piping. No issues reported with water piping, but problems could occur due to age. Ducts are original, raising concerns due to lack of maintenance and air loss. Building only has local controls for the HVAC system. HVAC condensing units are less than 10 years old, however two of the four air handlers are original and at beyond lifecycle. Exhaust fans in restrooms are original and beyond useful life.	\$1,602,818





**470 - Community Services - 937 Spring St., Placerville, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
7	Electrical	Main service is original to building that was sized for original use as a hospital. Most panels and breakers are original to the building and are obsolete. Some of the outlets and wiring are also original and past expected lifecycle. The generator lacks capacity to serve all required loads to be on back-up. Light levels of retrofitted fixtures are low and switch controls are old. Parking lot lighting is inadequate.	\$583,768
8	Civil	Sanitary sewer piping in poor condition. Original transite piping is failing and replaced in sections as it collapses. Parking lot has minor cracking.	\$238,844
9	Miscellaneous	No issues.	\$72,738





## 470 - Community Services - 937 Spring St., Placerville, CA - Recommendations

- County should evaluate how this facility currently meets needs. If the building is not meeting current and future needs, then the county should look to relocating to a more suitable location.
- Recommendations if replacement or relocation is not an option: Fire and safety modernization should be addressed. Install new emergency and exit lighting. Install fully compliant fire alarm system. Replace fire sprinkler system which has exceeded its useful life. Seal all openings to prevent and contain spread of potential fires.
- Remodel staff restrooms to comply with ADA. Replace deteriorated water and waste lines concurrently. Install ADA hardware at doors. Modify public counters for ADA access.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow. Suggest an energy audit to determine cost saving benefits to install EIFS system to exterior walls and replacing the windows. Seal all wall and floor penetrations to mitigate rodent intrusion.
- Replace chipped VCT flooring and VAT flooring.
- Replace deficient antiquated HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Remove abandoned equipment and ductwork. Replace plumbing fixtures and associated piping which has exceeded its useful life.
- Replace obsolete and undersized electrical service, panels and feeders to improve distribution to building loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Replace old electrical outlets and install additional receptacles and signal outlets with concealed raceway or wiremold. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits. Install parking lot lighting.



**470 - Community Services - 937 Spring St., Placerville, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>470 Community Services / Sr Nutrition</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$164,998</b>					<b>\$164,998</b>
Emergency and Exit Lighting	\$14,399					\$14,399
Fire Alarm	\$28,797					\$28,797
Telephone	\$6,613					\$6,613
Wet Type System	\$115,190					\$115,190
<b>2 ADA Enhancements</b>		<b>\$132,779</b>				<b>\$132,779</b>
Cabinets		\$1,984				\$1,984
Countertops		\$3,439				\$3,439
Doors, Frames and Hardware		\$14,548				\$14,548
Plumbing Fixtures		\$3,306				\$3,306
Toilet Rooms		\$105,800				\$105,800
Windows		\$3,703				\$3,703
<b>3 Structural</b>				<b>\$719,936</b>		<b>\$719,936</b>
Structural Framing				\$719,936		\$719,936
<b>4 Building Integrity</b>			<b>\$215,832</b>	<b>\$157,113</b>	<b>\$148,781</b>	<b>\$521,726</b>
Built-up Roofing			\$211,071			\$211,071
Doors, Frames and Hardware			\$4,761			\$4,761
Exterior Wall Finishes					\$148,781	\$148,781
Windows and Frames				\$157,113		\$157,113
<b>5 Finishes</b>				<b>\$154,666</b>	<b>\$73,729</b>	<b>\$228,396</b>
Cabinets					\$1,984	\$1,984
Carpet				\$66,125		\$66,125
Ceilings				\$66,125	\$4,959	\$71,084
Soffits and Overhangs					\$9,919	\$9,919
VCT				\$22,416		\$22,416
Wall Framing and Finishes					\$56,868	\$56,868
<b>6 Mechanical</b>			<b>\$486,432</b>	<b>\$252,463</b>	<b>\$863,923</b>	<b>\$1,602,818</b>
Air Handlers			\$112,413			\$112,413
Boilers			\$9,919			\$9,919
Chemical Treatment Equipment			\$6,613			\$6,613
Chillers			\$63,480			\$63,480
Controls				\$57,595		\$57,595
Cooling Towers			\$6,613			\$6,613
Diffusers & Grills				\$6,131		\$6,131
Ductwork				\$100,791		\$100,791
Exhaust Fans			\$18,515			\$18,515
Expansion Tank/Air Separators			\$6,613			\$6,613
Gas Fired Water Heater				\$8,596		\$8,596
HVAC Piping			\$129,588			\$129,588
MAU Units				\$11,903		\$11,903
Package Units				\$67,448	\$863,923	\$931,371
Piping			\$86,392			\$86,392
Pumps			\$26,450			\$26,450
Valves			\$19,838			\$19,838



**El Dorado County**  
Conditions Assessment Report

	Category	Deficiencies	Cost
7	Electrical	Main service is original to building that was sized for original use as a hospital. Most panels and breakers are original to the building and are obsolete. Some of the outlets and wiring are also original and past expected lifecycle. The generator lacks capacity to serve all required loads to be on back-up. Light levels of retrofitted fixtures are low and switch controls are old. Parking lot lighting is inadequate.	\$583,768
8	Civil	Sanitary sewer piping in poor condition. Original transite piping is failing and replaced in sections as it collapses. Parking lot has minor cracking.	\$238,844
9	Miscellaneous	No issues.	\$72,738



## 470 - Community Services - 937 Spring St., Placerville, CA - Photos

### BATHROOM

Bathroom may require ADA updates. Fixtures are not set at ADA heights. Grab bars not installed per ADA standards. The door does not have lever lockset.



### BATHTUB

Original hospital bathtub is still present.



### BREAKROOM KITCHEN

Cabinets in good condition, however may require ADA updates.





**470 - Community Services - 937 Spring St., Placerville, CA - Photos**

**CASEWORK - ARTS**

Cabinets in condition, however may require ADA updates.



**CHILLER**

Original chiller is over 40 years old. One no longer used.



**EXIT**

Exit door. The exit light above door does not work and the panic bar is obsolete.





## 470 - Community Services - 937 Spring St., Placerville, CA - Photos

### EXTERIOR - EAST - Windows

Exterior windows are non energy efficient single glazed units. The lower transit panel is made out of asbestos.



### FLOOR

Flooring in poor condition, particularly around door jambs.



### GFI

Non GFI outlet old patient lavatory.







**470 - Community Services - 937 Spring St., Placerville, CA - Photos**

**INTERIOR DOOR - CLOSER**

Much of the interior hardware is obsolete. The cover is missing from the closer on this door.



**KILN ROOM**

Three kilns are jammed into this tiny room. The room does not have an exhaust hood or fan.



**LIGHT FIXTURE - NO COVER**

This light fixture is missing the lens cover.





## 470 - Community Services - 937 Spring St., Placerville, CA - Photos

### PLASTER PATCH

The corner of the building was damaged and crude plaster patch installed.



### ROOF

Alligator cracking in the built-up roofing cap sheet.



### PIPING REPAIR

Original ventilator piping is failing. Here it has been patched with flexible hose and two hose clamps.





**470 - Community Services - 937 Spring St., Placerville, CA - Photos**

**PLASTER SOFFIT DAMAGE**

Crude patch where plaster soffit was damaged.



**SERVICE ENTRANCE**

Overhead electrical service to building. Should have weather head extending above roof.





## 470 - Community Services - 937 Spring St., Placerville, CA - Photos

### WIC COUNTER

There is no wheelchair access at the reception counters.



### FLUSH

Flush valves are very old & inefficient.

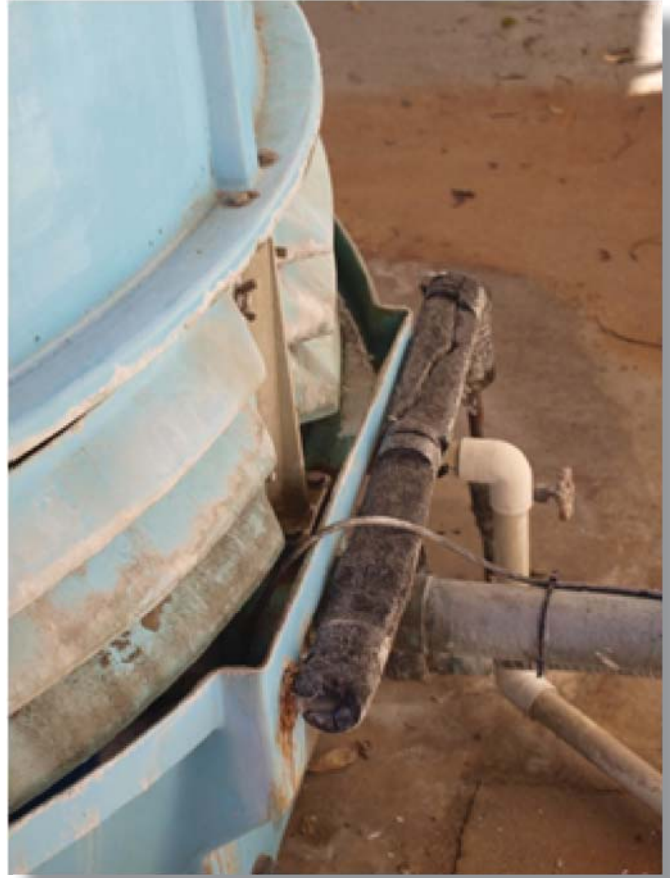




**470 - Community Services - 937 Spring St., Placerville, CA - Photos**

**COOLING**

Cooling tower water is not treated and results in corrosion issues.







**600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Deficiencies and Cost**

Square Footage	22,343
Number of Floors	1
Year Built	1975
Replacement Cost	\$5,820,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Emergency and exit lighting is inadequate. Data cable in office space run exposed and pose tripping hazard. The fire alarm system may need updating. Fire sprinkler system should be pressure tested. Heads are original and appear dirty and grimy which could affect operation.	\$192,066
2	ADA Enhancement	Public restrooms and restrooms between health department and DA's office require updating. Most doors lack ADA lever locksets. Path of travel from parking lot marginal due to poor asphalt conditions. Break room sinks are not accessible. Lighting levels in parking lot and path to building likely do not meet ADA guidelines.	\$189,508
3	Structural	No issues noted.	\$3,306
4	Building Integrity	Built-up roof is 20 years old with some alligator cracking in cap sheet. Roof has patches where water intrusion has occurred. Facia boards have sun damage. Exterior doors ok, however hardware is obsolete. No immediate issues with windows or brick veneer.	\$359,985
5	Finishes	Carpet in poor to fair condition, except sheriff's offices mostly good. VCT mostly good, but areas in need of replacement. Ceramic tile in restrooms fair, but renovation for ADA compliance will require replacement. One door damaged where closer removed. Minor damage to wall in janitor's closet.	\$103,367
6	Mechanical	Plumbing piping is about 45 years old. Problems occur regularly with the waste piping. No issues reported with water piping, but problems could occur due to age. Ducts are original, raising concerns due to lack of maintenance and air loss. Building only has local controls for the HVAC system. HVAC condensing units are less than 10 years old, however two of the four air handlers are original and at beyond lifecycle. Exhaust fans in restrooms are original and beyond useful life.	\$648,352





**600 - SLT Admin - 1360 Johnson Blvd., S. Lake Tahoe, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
7	Electrical	Main service is marginally sized for current usage and demand. Load not balanced due to various renovation/remodels that have occurred. Panels are obsolete and have limited expansion capabilities. Outlets and power distribution inadequate for current building configuration. Lighting fixtures retrofitted, but lighting levels low in portions of the building. Light switch control in spaces is limited and inadequate for fixture control.	\$477,349
8	Civil	Asphalt paving in poor condition, cracks, crumbling base and potholes.	\$153,443
9	Miscellaneous	No issues	\$0



## 600 - SLT Admin - 1360 Johnson Blvd., S. Lake Tahoe, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from water ponding or (MIC) from the water quality on the dry pipe system. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Replace dirty heads, deficient valves and air compressor on fire sprinkler system. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Replace fire alarm system to meet current codes and to incorporate HVAC system for alarm and shutdown.
- Remodel restrooms to comply with ADA. Replace deteriorated water and waste lines concurrently. Replace non-ADA drinking fountain. Install ADA lever handles at doors. Modify break room cabinets for ADA compliance.
- Replace carpeting and interior door hardware.
- Replace air handlers and condensing units at or near end of useful life. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Replace defective sewer and water piping along with valves.
- Replace obsolete and undersized electrical service, panels and feeders to improve distribution to building loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Install additional receptacles and signal outlets with concealed raceway or wiremold.
- Replace asphalt walkways to provide suitable ADA access from parking lot.



**600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>600 South Lake Tahoe Administration</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$192,066</b>					<b>\$192,066</b>
Emergency and Exit Lighting	\$14,774					\$14,774
Fire Alarm	\$88,646					\$88,646
Wet Type System	\$88,646					\$88,646
<b>2 ADA Enhancements</b>		<b>\$160,413</b>	<b>\$1,323</b>	<b>\$27,773</b>		<b>\$189,508</b>
Cabinets		\$4,761				\$4,761
Doors, Frames and Hardware		\$258	\$1,323	\$27,773		\$29,353
Plumbing Fixtures		\$9,919				\$9,919
Toilet Rooms		\$145,475				\$145,475
<b>3 Structural</b>			<b>\$3,306</b>			<b>\$3,306</b>
Structural Framing			\$3,306			\$3,306
<b>4 Building Integrity</b>			<b>\$128,283</b>	<b>\$231,702</b>		<b>\$359,985</b>
Built-up Roofing			\$115,719			\$115,719
Doors, Frames and Hardware			\$9,919			\$9,919
Fascia			\$2,645			\$2,645
Metal Roofing				\$179,331		\$179,331
Windows and Frames				\$52,371		\$52,371
<b>5 Finishes</b>				<b>\$103,367</b>		<b>\$103,367</b>
Carpet				\$101,833		\$101,833
VCT				\$873		\$873
Wall Framing and Finishes				\$661		\$661
<b>6 Mechanical</b>			<b>\$359,252</b>	<b>\$82,260</b>	<b>\$206,840</b>	<b>\$648,352</b>
Air Handlers			\$166,635			\$166,635
Condensing Units			\$79,985			\$79,985
Controls			\$59,097			\$59,097
Diffusers & Grills				\$36,936		\$36,936
Ductwork			\$41,368		\$206,840	\$248,208
Electric Water Heater				\$8,596		\$8,596
Exhaust Fans			\$12,167			\$12,167
Gas Fired Water Heater				\$17,193		\$17,193
Piping				\$14,774		\$14,774
Unit Heaters				\$4,761		\$4,761
<b>7 Electrical</b>			<b>\$88,646</b>	<b>\$362,253</b>	<b>\$26,450</b>	<b>\$477,349</b>
Data and Cabling					\$26,450	\$26,450
Exterior Building Lighting				\$11,903		\$11,903
General Interior Lighting				\$251,163		\$251,163
Main Service				\$66,125		\$66,125
Outlets and Wiremold			\$29,549			\$29,549
Panel and Breakers			\$59,097			\$59,097
Site Lighting				\$33,063		\$33,063
<b>8 Civil</b>			<b>\$153,443</b>			<b>\$153,443</b>
Asphalt Paving			\$153,443			\$153,443



**600 -SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**BEAM**

Minor damage at end of outrigger beam.



**BREAKROOM**

Breakroom sink not ADA suitable. Original plumbing was capped and left exposed.



**BREAKROOM**

Breakroom sink not ADA suitable. Finish on cabinets is in poor condition.





**600 -SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**CONDUIT**

Many of the conduits above the ceiling are not attached to structure for support.



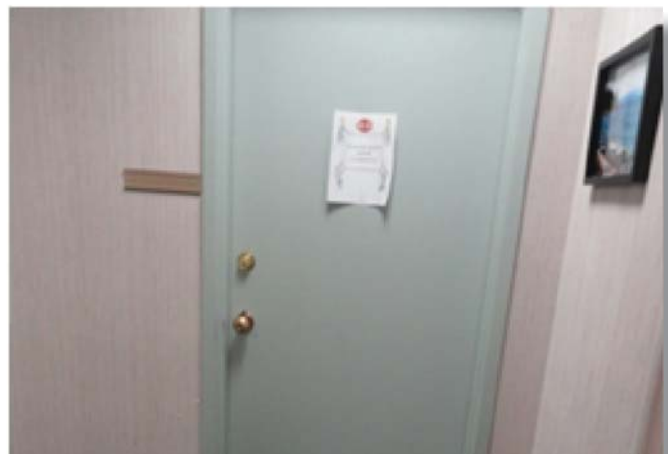
**CEILING**

Stained ceiling tiles.



**DOOR**

Door does not have ADA lever locksets.

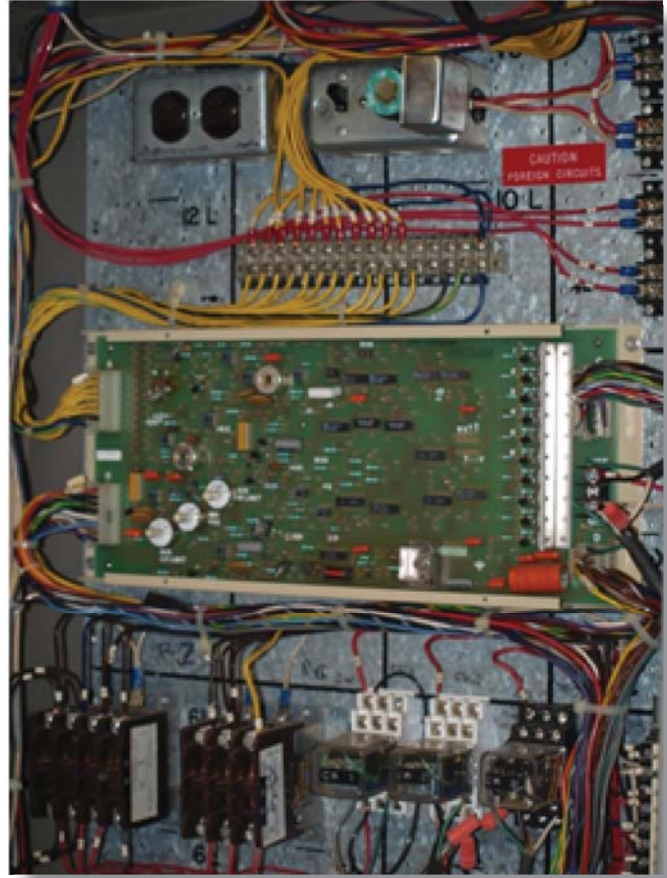




600 -SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos

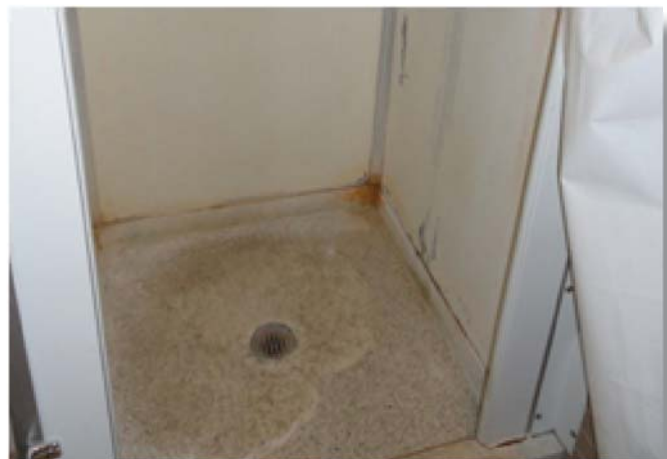
**CONTROLS**

Original HVAC controls are obsolete.



**SHOWER**

Shower does not meet current ADA standards and in very poor condition.







**600 -SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**DOOR**

Unightly patch where closer was removed from the door.



**EXIT**

Exit sign is not illuminated. Cover is missing from door closure.



**FASCIA**

Sun damaged fascia boards are split and separating at joint.





**600 -SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**FASCIA**

Nail popping at fascia.



**FLOORING**

Carpet is not secure to substrate below and wrinkled.



**FLOORING**

Tear in carpet at joint.





**600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**FLOORING**

VCT flooring is chipped around door.



**HVAC PIPING**

Insulation of roof piping is almost completely deteriorated.



**PAVEMENT**

Complete failure in pavement.





**600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**PAVEMENT**

Parking lot pavement deterioration.



**RESTROOM**

Restroom has grab bar installed, but may require ADA upgrades.



**RESTROOM**

Urinals are not ADA suitable.







**600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**RESTROOM**

Single occupant restroom is not ADA suitable.



**ROOF**

Alligator cracking and numerous patches at electrical and mechanical penetrations.



**SHOWER**

Shower may require ADA upgrades.





## 600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos

### TRANSACTION

Window is not wheelchair accessible and speaker is not ADA compliant.



### TRANSFORMER

Transformer blocks full access to electrical panel above.







**600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**THERMOSTAT**

There is no cover on the old thermostat.



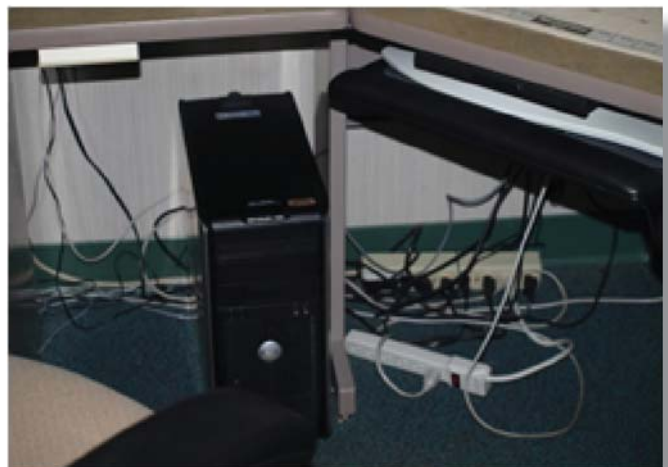
**WALL**

Wall has water damage around janitor's sink.



**WORKSTATION**

Typical workstation. There are not enough power outlets. Extension cords present possible fire and tripping hazard.





**600 - SLT Admin. - 1360 Johnson Blvd., S. Lake Tahoe, CA - Photos**

**SPRINKLER**

Typical fire sprinkler head. Heads are dirty with material buildup. System should be tested.



**SHERIFF**

Main entrance to sheriff's office does not have ADA accessible hardware..





**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Deficiencies and Cost**

**610 – SLT El Dorado Center – 3368 Lake Tahoe Blvd., Placerville, CA**

Square Footage	18,453
Number of Floors	3
Year Built	1960
Replacement Cost	\$4,960,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Emergency and exit lighting is inadequate. Data cable penetrations in walls not properly sealed. The fire alarm system is obsolete and may require updates. Building lacks fire sprinklers and any modernization would likely require installation. The low roof at the west end of the building is accessible through a door. The railing at 3rd story balcony requires updates. Stairs lack a contrasting stripe.	\$146,285
2	ADA Enhancements	Restrooms require ADA enhancements. Most doors lack ADA lever locksets. Break room sinks are not accessible. Public counters at various agencies do not have ADA stations. Drinking fountains are not ADA compliant. The elevator does not have ADA controls. Elevator does not go to basement, so this level is not accessible.	\$152,749
3	Structural	The building does not have any noticeable structural defects, however a major renovation to the building would require a structural upgrade to meet current seismic codes.	\$670,217
4	Building Integrity	Built-up roof was installed in 1996 and approaching end of useful life. Building lacks positive drainage to roof drains resulting in standing water and a shortened life expectancy. The window wall system is single glazed, not energy efficient and have air and water intrusion issues. A flashing retrofit in 1996 eliminated some of the issues, but there are still problems. Exterior doors and hardware are obsolete.	\$651,530
5	Finishes	Carpet in poor condition except at offices which were recently remodeled. Restroom finishes are marginal and should be replaced as part of ADA required upgrade. There is wall covering separating from substrate. Wood paneling gives offices a dated appearance.	\$172,123



**610 - SLT El Dorado Ctr, 3368 LT Blvd., S. Lake Tahoe, CA - Deficiencies and Cost**

	Category	Deficiencies	Cost
6	Mechanical	Plumbing piping over 50 years old. Problems occur regularly with the waste and water piping for backflow issues, low water pressure and failing valves. Majority of the ducts are at end of useful life raising concerns due to lack of maintenance and air loss. Building only has local controls for the HVAC system. Building has a mismatched HVAC system with chiller, boiler, ventilators along with package units to serve various areas which are all at the end of useful life. Controls are outdated and lack capability to be monitored off-site.	\$1,442,188
7	Electrical	Main service is marginally sized for current usage and demand. Load not balanced due to various renovation/remodels that have occurred. Panels are obsolete and have limited expansion capabilities. Outlets and power distribution inadequate for current building configuration. Lighting fixtures retrofitted, but lighting levels low in portions of the building. Light switch control in spaces is limited and inadequate for fixture control.	\$385,171
8	Civil	Paving in poor condition. Areas with complete failure. Storm water drainage from parking lot is poor. Pavement slopes to the building where run-off goes to a catch basin and then piped through the building. When pump fails or power outage occurs, water infiltrates into building.	\$247,969
9	Miscellaneous	Elevator is obsolete and does not stop at basement level.	\$30,418



## 610 - SLT El Dorado Ctr, 3368 LT Blvd., S. Lake Tahoe, CA Recommendations

- **Building has too many costly deficiencies which would indicate that the relocation of the County Department to an appropriate building or replacement of the building would be more cost effective.**
- Recommendations if replacement or relocation is not an option: Fire and safety modernization should be addressed. Install new emergency and exit lighting. Install fire sprinkler system. Install a new compliant fire alarm system. Seal all openings through fire rated wall with fire rated materials.
- Seal all wall and floor penetrations to mitigate rodent intrusion.
- Remodel public restrooms on all levels. Replace the water and waste lines concurrently.
- Replace deficient antiquated HVAC system equipment and components to improve energy efficiency and reduce maintenance costs. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Replace defective sewer and water piping along with valves. Remove abandoned equipment, piping and ductwork.
- Replace obsolete and undersized electrical service along with downstream deficient panels and feeders. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Replace parking lot and building mounted lighting. Install additional receptacles and signal outlets with concealed raceway or wiremold. Remove abandoned electrical equipment, conduit, low voltage cabling and power circuits.



**610 - SLT El Dorado Ctr, 3368 LT Blvd., S. Lake Tahoe, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>610 South Lake Tahoe El Dorado Center</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$146,285</b>					<b>\$146,285</b>
Emergency and Exit Lighting	\$18,392					\$18,392
Fire Alarm	\$24,404					\$24,404
Mechanical Screens	\$2,222					\$2,222
Stairs and Handrails	\$3,174					\$3,174
Wet Type System	\$98,092					\$98,092
<b>2 ADA Enhancements</b>		<b>\$152,749</b>				<b>\$152,749</b>
Cabinets		\$7,935				\$7,935
Doors, Frames and Hardware		\$7,274				\$7,274
Toilet Rooms		\$137,540				\$137,540
<b>3 Structural</b>				<b>\$670,217</b>		<b>\$670,217</b>
Structural Framing				\$670,217		\$670,217
<b>4 Building Integrity</b>			<b>\$117,967</b>	<b>\$533,563</b>		<b>\$651,530</b>
Built-up Roofing			\$104,425			\$104,425
Doors, Frames and Hardware				\$17,788		\$17,788
Storefront Systems				\$515,775		\$515,775
Wood Shake Roof			\$13,542			\$13,542
<b>5 Finishes</b>			<b>\$64,009</b>	<b>\$73,399</b>	<b>\$34,716</b>	<b>\$172,123</b>
Cabinets					\$1,653	\$1,653
Carpet				\$72,738		\$72,738
Ceilings			\$64,009			\$64,009
Wall Framing and Finishes				\$661	\$33,063	\$33,724
<b>6 Mechanical</b>			<b>\$1,150,336</b>	<b>\$291,851</b>		<b>\$1,442,188</b>
Air Handlers			\$79,350			\$79,350
Boilers			\$9,919			\$9,919
Chillers			\$31,740			\$31,740
Controls				\$49,046		\$49,046
Diffusers & Grills				\$24,523		\$24,523
Ductwork				\$171,662		\$171,662
Electric Water Heater				\$8,596		\$8,596
Exhaust Fans			\$15,870			\$15,870
Expansion Tank/Air Separators			\$6,613			\$6,613
Gas Fired Water Heater				\$8,596		\$8,596
HVAC Piping			\$110,354			\$110,354
MAU Units			\$11,903			\$11,903
Package Units			\$809,092			\$809,092
Piping			\$49,046	\$29,428		\$78,474
Pumps			\$6,613			\$6,613
Valves			\$19,838			\$19,838
<b>7 Electrical</b>			<b>\$141,621</b>	<b>\$243,550</b>		<b>\$385,171</b>
Data and Cabling				\$6,613		\$6,613
Exterior Building Lighting				\$3,968		\$3,968
General Interior Lighting				\$208,446		\$208,446
Main Service			\$66,125			\$66,125
Outlets and Wiremold				\$24,523		\$24,523
Panel and Breakers			\$49,046			\$49,046
Site Lighting			\$26,450			\$26,450





**610 - SLT El Dorado Ctr, 3368 LT Blvd., S. Lake Tahoe, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>610 South Lake Tahoe El Dorado Center</b>						
<b>8 Civil</b>			<b>\$247,969</b>			<b>\$247,969</b>
Asphalt Paving			\$208,294			\$208,294
Storm Drainage			\$39,675			\$39,675
<b>9 Miscellaneous</b>		<b>\$15,870</b>		<b>\$14,548</b>		<b>\$30,418</b>
Doors, Frames and Hardware				\$14,548		\$14,548
Elevators		\$15,870				\$15,870



**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos**

**WALL PAPER TEAR**

Tear in vinyl wall covering.



**STAIRWELL**

Stairs are very narrow and lack code compliant handrails and contrasting stripes.





**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos**

**PENETRATIONS**

Pipe penetrations are not properly sealed at wall.



**MECHANICAL SCREEN MISSING**

The wood mechanical screen of north side of the roof is in very poor condition.





**610 - SLT El Dorado Ctr., 3368 LTBlvd., S. Lake Tahoe, CA - Photos**

**ROOF**

Evidence of standing water at roof drain indicates either the drain is undersized or gets clogged.



**PAVING**

Parking lot pavement is at end of life cycle.



**MECHANICAL SCREEN**

The mechanical screen is completely gone on south side of roof. This level of roof is accessible through a door.





**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos**

**NON ADA COUNTER**

Counter does not have wheelchair access.



**PIPE**

Pipe repair with mixture of PVC, copper and galvanized steel.







**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos**

**NON ADA RESTROOM**

Restroom is non ADA compliant.



**WASTE PIT**

Unclosed waste pit in basement produces foul smell at lower level.



**ROOF BLISTER**

Roofing is in poor condition. Major blister in capsheet likely will cause problems soon.







**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos**

**MOULDING MISSING**

Finishes not patched when wall was removed during renovation.



**CHAIR RAIL MISSING**

Chair rail at top of wainscot is missing.



**DEFLECTOR**

The HVAC system is not balanced. A deflector was added at the supply register to reduce the air flow.





## 610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos

### **BALCONY RAILING**

Vertical spacing for pickets on balcony greater than per code. Steel members rusted.



### **DRINKING FOUNTAIN**

Drinking fountain. This should not be used.



### **CATCH BASIN**

All water run-off from parking lot goes into this one drain where it is pumped through the building to the other side. If the drain clogs or pump malfunctions, then water gets into first floor.





**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos**

**MAIN**

400 amp main service is obsolete and undersized to handle a 20,000 sf office building.



**BASEMENT HALLWAY**

Doors do not have ADA compliant lever locksets.





**610 - SLT El Dorado Ctr., 3368 LT Blvd., S. Lake Tahoe, CA - Photos**

**CEILING**

Stained ceiling tiles.





**620 - SLT Juvenile - 1041 Al Tahoe Blvd., S. Lake Tahoe, CA - Deficiencies and Cost**

Square Footage 26,180  
 Number of Floors 2  
 Year Built 2004  
 Replacement Cost \$9,440,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	No issues noted.	\$0
2	ADA Enhancement	There are no ADA compliant dayroom tables.	\$2,910
3	Structural	No issues noted.	\$0
4	Building Integrity	No issues noted.	\$0
5	Finishes	Interior finishes in good condition. Carpet has normal wear and will need to be replaced in a few years.	\$7,419
6	Mechanical	No issues noted	\$0
7	Electrical	Security monitors for cameras are in poor condition. Security system does not have capability to provide 1 year back-up storage for recording. Additional cameras are needed in hallways to eliminate blind spots.	\$33,459
8	Civil	Pavement marking faded. Exterior exercise yard rarely used because fencing does not have razor wire at top and is easily climbed.	\$34,041
9	Miscellaneous	Hinges on doors failing causing door operational issues. Finish on one dayroom table peeling from substrate. One dayroom countertop is de-laminating.	\$8,423



## 620 - SLT Juvenile - 1041 Al Tahoe Blvd., S. Lake Tahoe, CA - Recommendations

- Replace damaged dayroom table with ADA accessible table.
- Upgrade security camera system. Provide additional backup capabilities, replace monitors and install additional cameras to eliminate blind spots.
- Replace door hinges where necessary.
- Make modifications to fence at the exterior exercise yard.
- Seal coat and re-stripe parking lot.





**620 - SLT Juvenile - 1041 Al Tahoe Blvd., S. Lake Tahoe, CA - Priorities**

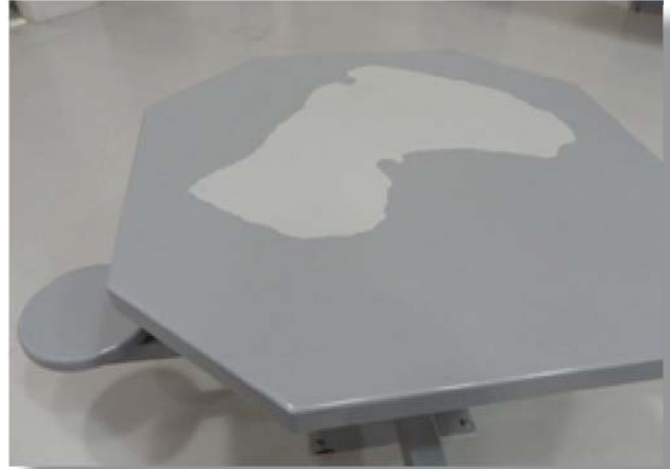
Item	Priority					Total
	1	2	3	4	5	
<b>620 South Lake Tahoe Juvenile Treatment</b>		<b>\$44,224</b>		<b>\$34,041</b>	<b>\$7,987</b>	<b>\$86,252</b>
<b>2 ADA Enhancements</b>		<b>\$2,910</b>				<b>\$2,910</b>
Dayroom Tables		\$2,910				\$2,910
<b>5 Finishes</b>					<b>\$7,419</b>	<b>\$7,419</b>
Carpet					\$7,419	\$7,419
<b>7 Electrical</b>		<b>\$33,459</b>				<b>\$33,459</b>
Monitoring Equipment		\$23,276				\$23,276
Security System		\$10,183				\$10,183
<b>8 Civil</b>				<b>\$34,041</b>		<b>\$34,041</b>
Asphalt Paving				\$29,459		\$29,459
Fencing				\$4,582		\$4,582
<b>9 Miscellaneous</b>		<b>\$7,856</b>			<b>\$567</b>	<b>\$8,423</b>
Countertops					\$567	\$567



**620 - SLT Juvenile - 1041 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos**

**DAYROOM TABLE**

Finish on dayroom table.



**DAYROOM COUNTERTOP**

Minor chip in countertop held in place by blue tape.



**OUTDOOR EXERCISE**

The outdoor exercise yard is rarely used because the fence is easily climbed.





## 620 - SLT Juvenile - 1041 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos

### **PARKING LOT**

Parking lot in good condition. Sealing and re-stripping parking lot will prolong pavement life.





**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Deficiencies and Cost**

Square Footage	64,188
Number of Floors	2
Year Built	1973
Replacement Cost	\$32,900,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	The fire dampers and HVAC equipment are not tied into the fire alarm system. Renovations to the facility will require the fire alarm system to be upgraded. Exit lighting is inadequate with many observed nonoperational signs.	\$392,767
2	ADA Enhancement	Locker rooms require ADA restroom upgrades. The transaction window at the bail area is not ADA compliant.	\$114,089
3	Structural	Minor wall separation at wall in old exercise yard. Facilities indicate much of CMU walls in original portion of jail are not fully grouted. Any major renovation would likely trigger a code required seismic upgrade.	\$529,638
4	Building Integrity	Majority of the building has new roof, however portion closest to the new addition was not re-roofed. The exterior door frame at the kitchen is rusted and no longer properly anchored to the wall.	\$448,819
5	Finishes	There are stained ceiling tiles. Worst area is in control room. Carpeting is near end of lifecycle. Interior walls and ceiling in need of paint. Not all doors have stops, and a few walls have holes from door handle impact.	\$252,195
6	Mechanical	The plumbing fixtures with associated piping and valves in the older section of the jail are in poor condition and at end of useful life. The HVAC system air handlers in the older section are at end of useful life. Ductwork in state of disrepair.	\$1,333,373
7	Electrical	The electrical service equipment in the older section of jail is approaching end of useful life and limits the ability for expansion to serve additional loads. The electrical system within the older section of jail is in poor condition and will require replacement with any renovations. Security cameras, monitors for cameras and touch screen panels are in fair to poor condition.	\$2,075,965



**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
8	Civil	Asphalt paving cracked and crumbling. Concrete paving has some moderate to severe cracking and one place with exposed rebar.	\$177,298
9	Miscellaneous	Door hardware failing. The control room countertop is in poor condition. Minor issues with vehicle gate at sally port occasionally sticking.	\$47,643



## 621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from water ponding or MIC from the water quality on the dry pipe system. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Replace dirty heads, deficient valves and air compressor on fire sprinkler system. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Modify/replace fire alarm system to incorporate HVAC system and kitchen fire suppression system for alarm and shutdown.
- Install ADA accessible shower at group or single pod showers and install an ADA combination WC/LAV's at cell pods. Upgrade locker restrooms to meet ADA. Modify the bail transaction window for ADA access.
- Replace the exterior door and frame to the kitchen. Replace portion of low slope roofing not completed this past summer.
- Replace damaged ceiling tiles and carpet. Repair wall finishes damaged by doors and install door stops. Paint interior walls and ceilings. Replace door hardware. Replace control room counter.
- Replace deficient obsolete HVAC system equipment and components at the older section of the jail to improve energy efficiency and reduce maintenance costs. Replace original ductwork at the older section to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Replace cell plumbing fixtures and associated piping and valves in the older section that are at end of system lifecycle. Replace deficient costly plumbing valves.
- Replace older panels, feeders and generator near or at end of lifecycle. Replace older existing lighting with energy efficient fixtures with appropriate security housings. Replace security access control, cameras, control station equipment and intercom system.
- Repair or replace damaged concrete paving. Repair damage asphalt paving and seal coat and re-stripe parking lot.





**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>621, 622 &amp; 631 South Lake Tahoe Jail</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$280,714</b>	<b>\$112,053</b>				<b>\$392,767</b>
Fire Alarm	\$280,132					\$280,132
Stairs and Handrails	\$582					\$582
Wet Type System		\$112,053				\$112,053
<b>2 ADA Enhancements</b>		<b>\$114,089</b>				<b>\$114,089</b>
Casework		\$2,619				\$2,619
Doors, Frames and Hardware		\$6,001				\$6,001
Shower		\$32,732				\$32,732
Toilet Rooms		\$72,738				\$72,738
<b>3 Structural</b>				<b>\$529,638</b>		<b>\$529,638</b>
Structural Framing				\$529,638		\$529,638
<b>4 Building Integrity</b>		<b>\$40,035</b>	<b>\$22,912</b>	<b>\$340,048</b>	<b>\$45,825</b>	<b>\$448,819</b>
Built-up Roofing				\$43,279		\$43,279
Doors, Frames and Hardware		\$5,121				\$5,121
Exterior Wall Finishes					\$45,825	\$45,825
Metal Roofing				\$296,769		\$296,769
Single-ply Roofing			\$22,912			\$22,912
Skylights		\$34,914				\$34,914
<b>5 Finishes</b>				<b>\$34,550</b>	<b>\$217,645</b>	<b>\$252,195</b>
Carpet				\$32,732		\$32,732
Ceilings					\$81,262	\$81,262
Wall Framing and Finishes				\$1,818	\$136,383	\$138,201
<b>6 Mechanical</b>		<b>\$42,697</b>	<b>\$261,928</b>	<b>\$1,028,748</b>		<b>\$1,333,373</b>
Air Handlers				\$290,950		\$290,950
Combi Unit				\$65,464		\$65,464
Controls				\$186,755		\$186,755
Diffusers & Grills				\$46,689		\$46,689
Ductwork				\$196,093		\$196,093
Exhaust Fans			\$14,548			\$14,548
MAU Units		\$16,366				\$16,366
Package Units		\$26,331	\$193,773			\$220,104
Piping				\$218,213		\$218,213
Plumbing Fixtures				\$10,038		\$10,038
Pumps			\$14,548			\$14,548
Showers				\$14,548		\$14,548
Unit Heaters			\$2,328			\$2,328
Valves			\$36,732			\$36,732



**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>621, 622 &amp; 631 South Lake Tahoe Jail</b>						
<b>7 Electrical</b>	<b>\$46,689</b>		<b>\$139,656</b>	<b>\$1,860,525</b>	<b>\$29,095</b>	<b>\$2,075,965</b>
Cameras				\$93,377		\$93,377
Data and Cabling					\$21,821	\$21,821
Distribution Boards				\$34,914		\$34,914
Emergency and Exit Lighting	\$46,689					\$46,689
Emergency Power Supply				\$285,858		\$285,858
Exterior Building Lighting			\$1,455	\$32,732		\$34,187
General Interior Lighting				\$466,887		\$466,887
Main Service			\$138,201			\$138,201
Monitoring Equipment				\$290,950		\$290,950
Outlets and Wiremold				\$70,033		\$70,033
Panel and Breakers				\$140,066		\$140,066
Security System				\$294,139		\$294,139
Site Lighting				\$58,190		\$58,190
Stand Alone PA System				\$93,377		\$93,377
Telephone					\$7,274	\$7,274
<b>8 Civil</b>			<b>\$17,675</b>	<b>\$159,622</b>		<b>\$177,298</b>
Asphalt Paving			\$5,455	\$159,622		\$165,078
Concrete Paving			\$12,220			\$12,220
<b>9 Miscellaneous</b>				<b>\$47,643</b>		<b>\$47,643</b>
Countertops				\$2,837		\$2,837
Dishwasher				\$29,095		\$29,095
Doors, Frames and Hardware				\$13,093		\$13,093
Gates				\$2,619		\$2,619



## 621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos

### **WALKWAY**

Cracks in concrete walkway appear to be due to roots from adjacent tree.



### **MANSARD**

Wood shingles on mansard ar brittle and have splits.



### **WALL REPAIR - TELEPHONE**

Telephone was removed and wall not patched.





## 621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos

### LAUNDRY

Commercial equipment in laundry in good condition. Door does not have ADA lockset.



### TRENCH DRAIN

Trench drain does not have cover.



### DIFFUSER

Diffuser at original jail in poor condition. Reduced air flow due to blocked grate.





**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos**

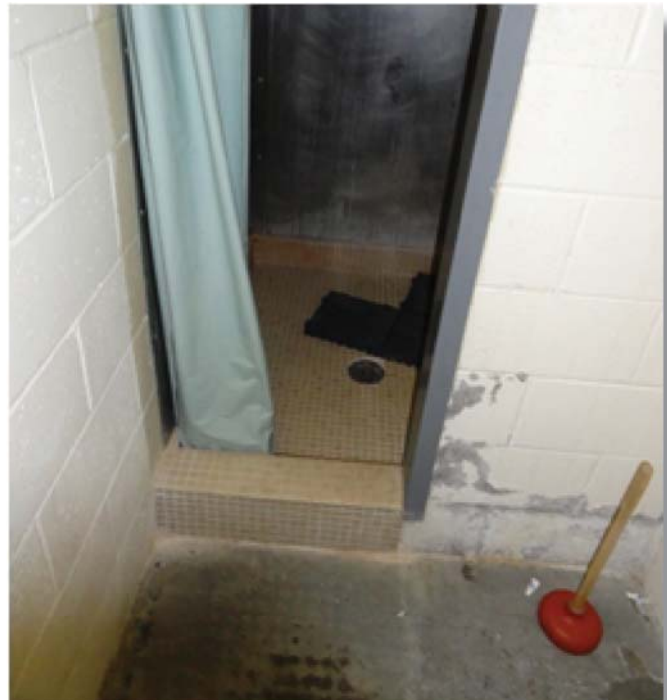
**FIRE SPRINKLER**

Old dirty and corroded fire sprinkler head. The light fixture has a broken hinge.



**SHOWER**

Shower may need ADA upgrades. Shower and finishes in poor condition.







**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos**

**CONCRETE CURB**

Concrete curb damage.



**EXIT LIGHT**

Lenses on exterior light fixture yellowed with age.



**SALLY PORT**

Lift mechanism occasionally sticks during winter weather.







## 621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos

### **BAIL WINDOW**

Bail window may require ADA upgrades.



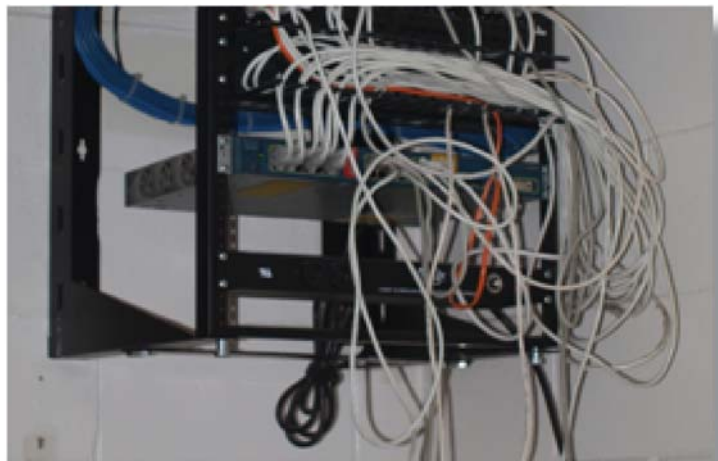
### **CMU CRACK**

There is a crack in the CMU wall directly above entrance doors. Crack is likely minor because it does not affect door operation.



### **IDF**

Data cables are haphazardly installed.

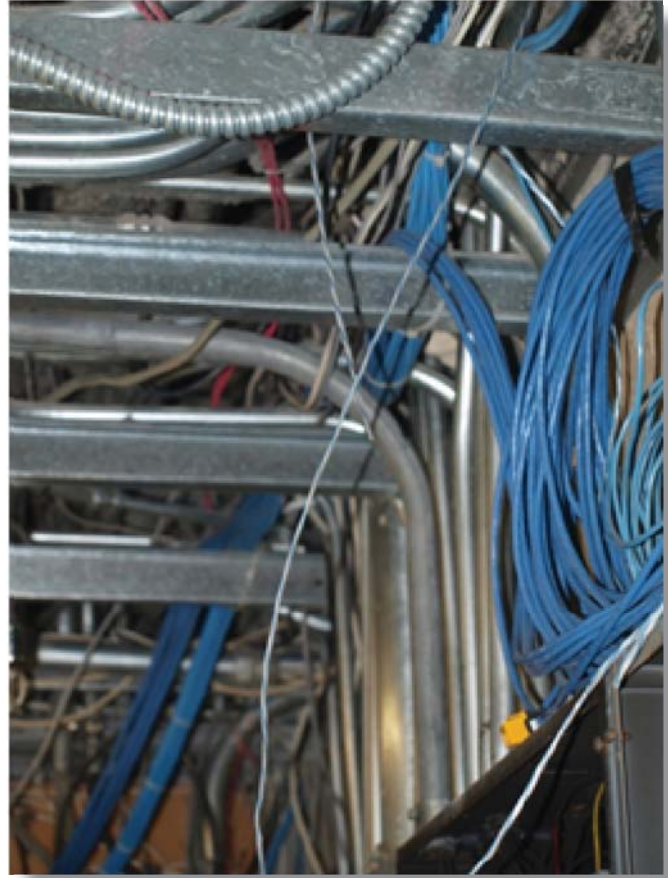




**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos**

**CABLING**

Cabling below control station is haphazard. Note exposed wire nut connection.



**CONCRETE EXPOSED REBAR**

Concrete in sidewalk is broken and left exposed rebar.





## 621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos

### **CONTROL PANEL**

Booking control panel in poor condition.



### **CONTROL ROOM COUNTER**

Control room counter is in poor condition. The wood substrate is exposed and plastic laminate is chipped.



### **ROOF HVAC DUCTS**

Insulation of exposed duct is no longer functioning and needs to be replaced.





**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos**

**CONTROLS**

Controls for the air handling units are obsolete.



**EXIT**

The exit light above the door does not work.





## 621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos

### **HOT CART**

Steam table does not work. Maintenance hasn't been able to locate parts to repair.



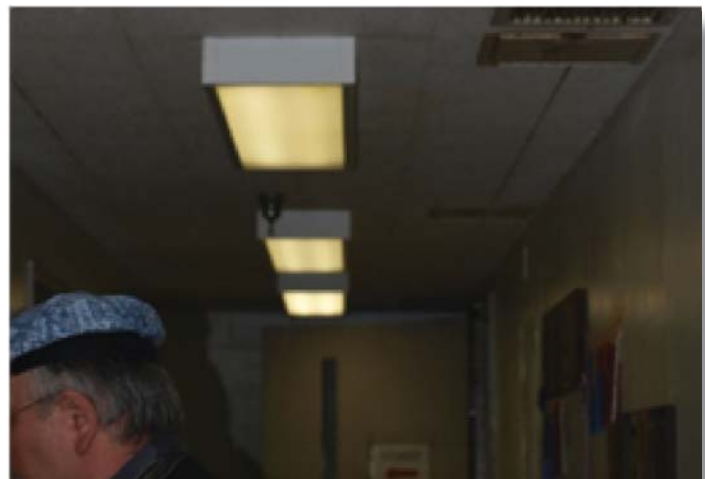
### **KITCHEN DOOR EXTERIOR**

Exterior door and frame are rusted. Frame is not secure to the wall framing making closing problematic.



### **LIGHT**

Lenses on light fixtures yellowed with age.







**621 - SLT Jail -1051 Al Tahoe Blvd., S. Lake Tahoe, CA - Photos**

**PAINTED CONCRETE FLOOR**

Paint of floor is worn through. There is minor cracking in the concrete.



**PANEL**

Antiquated electric panel in older portion of jail services.







**760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Deficiencies and Cost**

Square Footage	12,221
Number of Floors	1
Year Built	1982
Replacement Cost	\$3,430,000

	Category	Deficiencies	Cost
1	Fire & Safety Modernization	Water heater does not have earthquake strap. No fire alarm system installed. Fire sprinklers should be pressure tested. System is 30 years old and heads appear grimy. Stove in break room does not have exhaust hood.	\$111,211
2	ADA Enhancement	Restrooms are mostly ADA compliant, may require some upgrades. Break room sinks are not accessible. Path of travel from parking lot marginal due to tree root issues.	\$3,968
3	Structural	No visual issues.	\$0
4	Building Integrity	The wood shingles on mansard roof are cracked with cupping. The built-up roof is approaching the end of lifecycle. Roof issues likely due to inadequate drainage and roof drains clogged with leaves/pine needles from nearby trees. No issues with doors, windows and brick veneer.	\$182,981
5	Finishes	No current issues. Carpet has a few years till replacement is needed.	\$70,291
6	Mechanical	Plumbing fixtures are mostly original and near end of useful life expectancy. The HVAC air handlers and outdoor condensing units are at the end of life expectancy. Ductwork is original, not maintained and has air leakage with its age. The pneumatic controls are obsolete and lack ability to be monitored off-site.	\$391,557
7	Electrical	Light fixtures have been retrofitted with low levels in some areas. Switching controls are poor. Exterior building and parking lot lighting are at end of useful life and are not energy efficient. Electrical service and panels are original are approaching end of useful life and are limited to supply additional loads.	\$292,327
8	Civil	Paving in poor condition. Areas with complete failure. Storm water drainage is adequate. Pedestrian asphalt paving uneven due to tree roots uplifting pavement.	\$265,161



**760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Deficiencies and Cost**

	<b>Category</b>	<b>Deficiencies</b>	<b>Cost</b>
9	Miscellaneous	Plastic laminate counter in the workroom is chipped.	\$0



## 760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Recommendations

- Fire and safety modernization should be addressed. Install new emergency and exit lighting. Have the fire sprinkler system tested to determine if and where corrosion has occurred in the piping from water ponding or microbiologically Influenced corrosion (MIC) from the water quality on the dry pipe system. Replace piping and sprinkler heads that are determined to be sufficiently corroded to maintain the integrity of the system in place to reduce the cost for complete replacement of the system. Replace dirty heads, deficient valves and air compressor on fire sprinkler system. Provide combination fire/smoke dampers tied to the fire alarm system at all ducts passing through fire rated walls. Replace fire alarm system to meet current codes and to incorporate HVAC system for alarm and shutdown.
- Modify break room cabinets for ADA compliance.
- Replace roofing and flashings. Consider adding tapered insulation to provide positive flow.
- Replace air handlers and condensing units at or near end of useful life. Replace original ductwork to improve air quality, occupant comfort and reduce energy costs. Install energy management system for optimal energy conservation with capability to monitor and control system off-site to reduce technician visits to building. Replace defective sewer and water piping along with valves.
- Replace obsolete and undersized electrical service, panels and feeders to improve distribution to building loads. Replace existing lighting with energy efficient fixtures with improved optics. Replace local light switches with occupancy sensor light controls with a building lighting control panel to sweep off lighting in spaces unoccupied during off hours to reduce energy consumption. Install additional receptacles and signal outlets with concealed raceway or wiremold.
- Replace asphalt walkways to provide suitable ADA access from parking lot.



**760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Priorities**

Item	Priority					Total
	1	2	3	4	5	
<b>760 South Lake Tahoe Library</b>						
<b>1 Fire &amp; Safety Modernization</b>	<b>\$111,211</b>					<b>\$111,211</b>
Fire Alarm	\$44,446					\$44,446
Gas Fired Water Heater	\$132					\$132
Kitchen Hoods	\$1,984					\$1,984
Wet Type System	\$64,649					\$64,649
<b>2 ADA Enhancements</b>		<b>\$3,968</b>				<b>\$3,968</b>
Cabinets		\$1,587				\$1,587
Plumbing Fixtures		\$2,381				\$2,381
<b>4 Building Integrity</b>			<b>\$182,981</b>			<b>\$182,981</b>
Built-up Roofing			\$154,415			\$154,415
Wood Shake Roof			\$28,566			\$28,566
<b>5 Finishes</b>				<b>\$69,431</b>	<b>\$860</b>	<b>\$70,291</b>
Carpet				\$69,431		\$69,431
Countertops					\$860	\$860
<b>6 Mechanical</b>		<b>\$3,306</b>		<b>\$388,250</b>		<b>\$391,557</b>
Air Handlers				\$92,575		\$92,575
Controls				\$32,325		\$32,325
Diffusers & Grills				\$16,162		\$16,162
Ductwork				\$113,136		\$113,136
Exhaust Fans				\$2,645		\$2,645
Gas Fired Water Heater				\$8,596		\$8,596
Package Units				\$72,738		\$72,738
Piping				\$48,487		\$48,487
Plumbing Fixtures		\$3,306		\$1,587		\$4,893
<b>7 Electrical</b>				<b>\$279,102</b>	<b>\$13,225</b>	<b>\$292,327</b>
Data and Cabling					\$13,225	\$13,225
Exterior Building Lighting				\$3,968		\$3,968
General Interior Lighting				\$137,379		\$137,379
Main Service				\$66,125		\$66,125
Outlets and Wiremold				\$18,146		\$18,146
Panel and Breakers				\$32,325		\$32,325
Site Lighting				\$21,160		\$21,160
<b>8 Civil</b>			<b>\$27,111</b>	<b>\$238,050</b>		<b>\$265,161</b>
Asphalt Paving			\$13,886	\$238,050		\$251,936
Storm Drainage			\$13,225			\$13,225



## 760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Photos

### ADA CURB

Curb ramp next to handicap parking is not ADA compliant.



### ADA TOILET

Restroom is mostly ADA compliant. May require some enhancements.



### AIR HANDLER ELECTRICAL BOX

Cover is missing from air handler electrical box. Moisture or dirt could cause problems with connections.





## 760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Photos

### **BELL**

Fire sprinkler bell provides only alarm to building.  
There are no visual alarms for hearing impaired.



### **BREAKROOM**

Break room sink may need ADA updates.



### **DRINKING FOUNTAIN**

Non ADA drinking fountain.







**760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Photos**

**GFI**

No GFI receptacle installed at sink.



**HOT WATER**

Hot water heater does not have earthquake strap installed.



**MANSARD**

Wood shingles on mansard are brittle, cupped and have splits.





## 760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Photos

### **MANSARD**

Wood shingles on mansard are brittle, cupped and have splits.



### **PAVEMENT**

Parking lot pavement deterioration.



### **PENETRATIONS**

Penetrations for data cables and electrical conduits through the ceiling are not properly sealed.





**760 - SLT Library - 1000 Rufus Allen, S. Lake Tahoe, CA - Photos**

**STOVE**

The stove does not have a range hood.



**WORKROOM COUNTER**

Laminate on counter top held in place with duct tape.



**WORKSTATION**

Typical computer station. Extension cords and loose wiring present possible fire and tripping hazard.

