Cambria Community Healthcare District

Facility Condition Assessment
Final January 25, 2022

This Facility Condition Assessment for the Cambria Community Healthcare District Offices and Crew Quarters reviews the current physical conditions of the facility and develops costs to repair or replace the building. The building currently houses the CCHD Administrative Offices, CCHD Crew Quarters, and Community Health Centers tenant spaces.

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Facility Condition Assessments

Introduction

Vanir Construction Management, Inc. was engaged by the Cambria Community Healthcare District to perform a facility condition assessment of their offices, crew quarters, and ambulance facilities. The facility condition assessment was conducted on November 8, 2021 and included access to all interior and exterior areas of the facility. The facility is operational and is occupied by CCHD and a tenant, CHC.

This facility condition assessment and analysis of existing conditions provides systems level information of the current building and equipment conditions, reports notable physical or operational deficiencies, and provides recommendations and corresponding estimates of probable costs for the repair or replacement work. The report provides a summary of the facility information found at the time of the study, including evaluation of visually apparent conditions of the property.

Methodology

Pre-Assessment

Prior to performing the assessment all available information, including date of construction, gross square footage of building, use of property, and plans and drawings, was provided to the assessment team for review. Vanir interviewed CCHD staff to identify specific building data and information that was not able to be determined through either the documentation provided by the CCHD or during an assessment itself. Additionally, the interview sought input from occupants as to their experience and satisfaction with the building environment and conditions. This information provided the assessment team with a broader understanding and insight into some of the potential building and system issues prior to starting the physical assessment at the facility to support a more effective and comprehensive result.

Assessment

The assessment of the facility has been conducted in general accordance with industry standards. Visual non-destructive assessments were performed of the interior, exterior, and site components of the building, including the following major components and systems.

- ***Substructure and Structure.*** The general condition of the structure was observed for visible signs of distress and deterioration. Types and sizes of structural components and their method used in the construction were reviewed in comparison to current day standards and design criteria; deviations were noted, but are not necessarily required to be corrected, unless specifically triggered by a significant modification to the building structure proposed by future improvement(s).

- ***Exterior Envelope.*** Visual evaluation of the condition of accessible roof systems, accessories, and details was performed. Exterior wall systems, window and door systems, and awnings were visually observed for evidence of deficiencies, continuity of seals, and other types of infiltration and discontinuity of the building envelope.
- ***Interior Construction and Finishes.*** All interior areas of the property were visually observed as to general condition, operability, wear, and continued use.
- ***Plumbing, HVAC, and Electrical.*** The age and condition of the MEP and related building components were observed, with comments provided on their condition, remaining life expectancy, and visible deficiencies.
- ***Fire Protection.*** The age and condition of the fire and life safety elements were reviewed and comments as to their condition and visible deficiencies were provided. The elements observed included means of egress, fire suppression systems, fire detection, and fire alarm systems.
- ***Equipment and Furnishings.*** Visual evaluation of fixed equipment and furnishings is performed, as applicable.
- ***Site Improvements and Site Utilities.*** Site Systems were visually observed for the removal of storm water and evidence of poor drainage and/or erosion potential. The condition of pavement, site concrete, retaining and site walls, fencing, and landscaping were reviewed.

Limitations of the Facility Condition Assessments

This assessment does not address or define the presence of hazardous materials as is typically performed by an industrial hygienist. Based on the age of the building and observed material size and appearance, assessors may note when "assumed" hazardous materials may be present; costs associated with the removal of any hazardous materials as associated with the repair or replacement of work has not been included in the costing. Although the building assessments and reports provide limited comments on general issues of accessibility, at the systems level a formal and thorough accessibility assessment for conformance to the accessibility codes and the Americans with Disabilities Act (ADA) is not necessary. The scope of services under which the Facility Condition Assessment was completed was visual in nature and was not intended to be destructive of property to gain access to hidden conditions. Neither destructive testing nor mechanical disassembly of components or equipment was performed. The evaluation does not include any environmental services such as: (without limitation) sampling, testing or evaluation of asbestos, lead-based paint, PCB's, radon, water contaminants, indoor air quality, mold, or any potentially hazardous materials, air-borne toxins or issues.

Cost Estimating

Cost estimates have been developed on a systems basis from data contained within the most recent edition of R.S. Means in combination with Vanir's internal database that reflects updated construction bid pricing received from projects throughout the State of California and adjusted to reflect CCHD conditions. Costs are additionally adjusted, as needed, to address difficult conditions or constraints of the work setting as well as specific materials and finishes anticipated based on the type and use of the work.

Cost Models

Cost models have developed for various building types to calculate the current replacement cost for the facility. This amount represents the cost in 2021 dollars to construct a new facility of the same size and meeting current codes, regulations, and standards. Note this is hard costs (construction cost only) and does not include soft costs which are often an additional 25-30%.

Building Types	Building Cost/SF Range + RSMeans Benchmarking				
	Psychiatric Health Facility	Sheriff's Office	Library	County Office Building	Metal Storage Building
Construction Cost per SF[2]	$893	$795	$663	$700	$250
Building System[1]	**Building Systems Ratio %**	**Building System Ratio %**	**Building System Ratio %**	**Building System Ratio %**	**Building System Ratio %**
Substructure/Structure	14.95%	17.12%	15.31%	17.63%	21.11%
Exterior Envelope	11.67%	13.37%	11.95%	13.76%	16.48%
Interior Construction/Finishes	15.98%	18.29%	16.36%	18.83%	22.56%
Plumbing	7.65%	9.05%	8.40%	4.79%	4.20%
HVAC	20.68%	14.56%	20.68%	19.76%	3.65%
Fire Protection	2.82%	1.99%	2.82%	2.69%	0.50%
Electrical	16.85%	13.50%	13.15%	13.00%	23.50%
Equipment & Furnishings	5.25%	8.24%	6.18%	5.15%	3.50%
Site Improvements/Utilities	4.15%	3.88%	5.15%	4.39%	4.50%
Total	100.00%	100.00%	100.00%	100.00%	100.00%

1 - Elevators will be included as a lump sum cost as required.
2 - Likely bid day amount in 2021 dollars; does not include other County costs such as Design Fees, CM Fees, Plan Review Fees, Inspection and Special Inspections, and connection fees.

The table above shows square foot costs for several typical public facilities. For the CCHD facility, we will be using the Public Office Building as the closest building type for the cost estimate.

Since all new work performed within existing facilities must comply with current codes, etc., repair and replacement costs for deficiencies identified in the Facility Condition Assessments have been correlated to the replacement cost models. The replacement cost models are broken down by building system (structure, exterior shell, interior construction, plumbing, etc.) and factors are applied depending on the extent and difficulties of the repair work as shown in the following table.

Deficiencies Cost Factors	
Factor	Repair Work Extent
0.01 to 0.10	Very Minor
0.25	Minor
0.50	Moderate
0.75	Major
1.00	Total Replacement

All costs are construction costs and do not include other project related costs such as design fees, inspection, permitting, etc. Costs associated with the removal of any hazardous materials associated with the repair or replacement of work has not been included in the costing. All cost information is in 2021 dollars except where escalation is specifically noted.

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is an industry standard measurement used to compare relative building conditions. The FCI is developed for each building to measure the relative costs of remedying deficiencies in the building. The FCI is calculated by dividing the total repair cost of the building by its replacement value – the cost to build a completely new building of the same square footage.

$$FCI = \frac{\text{Cost to Repair Deficiencies}}{\text{Current Replacement Cost}}$$

The resulting FCI range is from zero for a newly constructed asset, to one for a construction asset where the cost of deficiency repairs equals the cost to construct a new building. If a building has$100,000 of needed repairs, and the cost to replace the building is $2,000,000, the FCI would be 0.05, or 5% deficient. Most buildings that we have assessed for public entities, tend to have an FCI between 20% and 50%.

FCI Range	Condition (Recommended Action)
<15%	Good (Continue Regular Maintenance)
15 to 25%	Fair (Functional and Repairable)
26 to 50%	Poor (Significant Attention, Nearing End of Useful Life)
>50%	Replace (Beyond Useful Life)

The table above is provided to help interpret the results of this survey by establishing a relationship between FCI and the general building condition. The FCI % Ranges listed are derived from our experience performing assessments for clients across the country and are based on national standard guidelines widely used as resources for interpreting FCI information. The recommended ranges are useful at the planning level in establishing budgets for work at a conceptual level.

CCHD Offices and Ambulances

Address: 2511 Main Street, Cambria
Year Built: 1955 with additions in 1967

No. of Stories: 1
Square Feet: 3,800

Facility Summary Observations: The CCHD facilities include two larger buildings and several small relatively temporary outbuildings. The main building contains the CCHD offices, tenant space (CHC), and crew quarters. The other larger building (the ambulance building) is no longer in use, has been red tagged by the County, and is intended to be demolished. This evaluation only includes assessment of the primary building.

The main building houses the Community Health Center in the original portion of the main building, the CCHD offices in the main building west addition, and the ambulance crew quarters housing is located in the main building east addition

Overall, the facility is in very poor condition, primarily related to its age. Most building systems are either original or well beyond their normal useful life expectancy. Based on our assessment of the facility the following issues and deficiencies were identified with the following major components and systems.

- ***Substructure and Structure.*** The original portion of the main building appears to be in relatively good condition, with no observable signs of distress in the major structural components: there was no observable cracking in the concrete foundation or CMU walls, no signs of differential settlement, and no signs of distress in the roof framing. Areas of minor moisture damage to roof decking ends and facia boards appears to have been repaired. Given the proximity of the wood siding to the foundation concrete and adjacent grade, it is likely that there is some moisture damage to the wood siding.

  The main building east addition appears to have areas of moisture damage. Moisture damage is concentrated at member ends and

wood near or in contact with adjacent grade. Some repairs of moisture damage have been done, including replacement of batten boards. The building occupant stated that a portion of the 4x outrigger was replaced.

The condition of the main building west addition is like the balance of the building with areas of potential moisture damage. Some minor cracking in the stucco wall finish was observed. Cracking of the face shell in a CMU fence wall also observed.

Historic damage of framing has been primarily related to moisture:

- The wood siding clearance from earth and paving does not meet current code standards. Unless the wood siding naturally durable of preservative-treated, the code requires the clearance between wood siding and earth on the exterior of a building should be not less than 6 inches from earth or 2 inches from paving
- Wood finishes should be maintained to provide protection from moisture penetration

The ground immediately adjacent to the foundation does not appear to provide adequate slope to divert water away from the foundation:

- The code requires the adjacent ground to be sloped away from the building at a 5-percent slope minimum for at least 10 feet away from the building

Given the age of the building, a seismic upgrade is recommended.

- Based on past earthquakes, buildings constructed prior to the 1997 Uniform Building Code with reinforced masonry walls, and a flexible, wood roof diaphragm, have been categorized as being potentially hazardous and prone to significant damage in a moderate to major earthquake
- Masonry walls should be anchored to all floors and roofs that provide lateral support. The anchorage should be designed per the current edition of the California Existing Building Code.

- ***Exterior Envelope.*** All windows, storefront entry systems, doors, and hardware are beyond useful life and should be replaced. The roof is a newer single ply membrane in good condition with approximately ten years of life remaining. Some wood siding has moisture damage; unless grading conditions at exterior walls are improved it is likely damage will continue.
- ***Interior Construction and Finishes.*** All interior finishes are beyond their useful life. All doors and hardware are beyond useful life, don't meet current codes and accessibility requirements, and should be replaced. No restrooms meet accessibility requirements; these rooms are too small and will have to be demolished and re-built to meet current requirements. The stairs are open to corridors and do not meet fire code requirements. Additionally, the CCHD should also

investigate the presence of hazardous materials such as asbestos and lead paint.

- ***Plumbing, HVAC, and Electrical.*** There are no functional heating, cooling, or ventilation systems in the facility. Nearly all mechanical, electrical, and plumbing systems appear to be original and are well beyond useful life (or missing) and should be replaced in their entirety.

  ASHRAE Standard 62 specifies minimum ventilation rates and other requirements to provide suitable air quality acceptable for human occupation. The whole building air supply is observed to fail meeting basic IAQ requirements on more features and metrics including no ventilation system is presently found.

  - Operative temperature controls, sequence, and set points to meet IAQ temperature and minimum air flow per occupant – noncompliant. No such capability observed.
  - Percent fresh outside air flow, CFMs quantity per occupant, velocity, static pressures all fail to meet the minimum requirements; nothing short of a complete replacement of the entire system will fix this set of conditions.
  - Air Balancing, such as added roof top AHUs, or MAUs with modulating economizer for stable balanced fresh air; not feasible due to building design, layout, and structure.
  - Resistance to mold growth is uncontrolled. Observed conditions already at risk to human health and safe indoor air environment. Again, nothing short of a complete replacement of the system will mitigate risk of mold growth.

  NEC Article 250 specifies minimum requirements for electric power systems including bonding and grounding from the premises service entrance throughout the power distribution, protection, fault interrupting current, grounding and bonding.

  - The building power distribution wiring includes multiple service entrances rated at 120/240Volt 3-phase, 3-wire and associated non-compliant power distribution panels. Nothing short of a complete replacement of the entire system will fix this set of conditions.
  - The whole building power system fails to meet the most basic requirements. Hot, neutral, and grounding and bonding issues - Service entrance to connected loads. Only a complete replacement of the system will resolve the variety of code violations and deficiencies.
  - Suggest PG&E Utility to investigate and remove pole mounted single phase service laterals; an unacceptable

public safety condition - Recommend fast track resolution as soon as possible.

- ***Fire Protection.*** No fire sprinkler system or standpipes were observed in the facility. A new code compliant fire protection system should be installed.

  Fire-Life-Safety equipment and capability observed issues are listed below, for example:
  - Emergency lighting system – no observed emergency lighting, except a portable device.
  - Automatic fire alarm and communications – no observed compliant FACP and system.
  - Backup emergency power systems – no observed site emergency backup power.
- ***Equipment and Furnishings.*** All built-in equipment and furnishings in the building are either original or have been added piecemeal, are in poor condition, don't meet accessibility requirements, are well beyond useful life, and should be replaced.
- ***Site Improvements and Site Utilities.*** Parking and driving areas (other than resurfaced area of main parking lot) for vehicles are in poor condition with restoration of the paving systems needed. Paved areas will need to be patched/repaired and traffic coated. Other issues observed include:
  - Existing site lighting is poor. Additional lighting should be added to increase visibility and safety.
  - There are numerous areas where proper drainage and slope away from the buildings is not provided. Areas within 10 feet of the building should be graded to provide at least minimum slope away from the building. This will require removing and reinstalling paved areas to accommodate proper drainage.
  - Existing debris wall has failed. Recommend installing concrete k-rail (or similar) to protect facilities and equipment.
  - See discussion of PG&E service to the building in the Plumbing, HVAC, and Electrical section above.

The following table provides a systems level view of the deficiencies noted and cost estimates to repair or replace:

Cambria Community Healthcare District Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			3,800
Number of Floors			1
Year of Construction			1955 & 1967
Replacement Value ($700/sf)			$ 2,660,000
Facility Condition Index (FCI) = Deficiency Total / Replacement Value			***67.13%***
	Building System	Deficiency Summary	Cost
1.	Substructure/Structure	Minor issues only.	$ 23,444
2.	Exterior Envelope	Windows and doors beyond useful life. Replace damaged siding, clean/paint entire facility.	$ 91,506
3.	Interior Construction/Finishes	All interior finishes (walls, floors, and ceilings) are beyond useful life. Interior doors and hardware beyond useful life.	$ 375,708
4.	Plumbing	All water, sanitary, and drainage piping beyond useful life. All plumbing equipment beyond useful life.	$ 127,414
5.	HVAC	All HVAC components are missing or beyond useful life.	$ 525,510
6.	Fire Protection	The building does not contain any fire sprinklers, standpipe connections, or fire alarm system.	$ 71,660
7.	Electrical	All electrical equipment (switchboards, distribution and branch wiring, and lighting) beyond useful life.	$ 345,800
8.	Equipment & Furnishings	All casework and equipment is beyond useful life.	$ 136,990
9.	Site Improvements/Utilities	Parking lot in poor condition. Inadequate site lighting. Regrading around building. Modifications to existing debris wall.	$ 87,581
		DEFICIENCY TOTAL:	**$ 1,785,613**

Per the table above, current cost to address the deficiencies noted will be $1,785,613 versus total replacement cost of $2,660,000. The Facility Condition Cost Index (FCI) is 67.13%, well above the 50% threshold for costs to improve the facility discussed earlier in this assessment. The level of repairs and replacement coupled with associated costs make this facility an excellent candidate for replacement versus repair.

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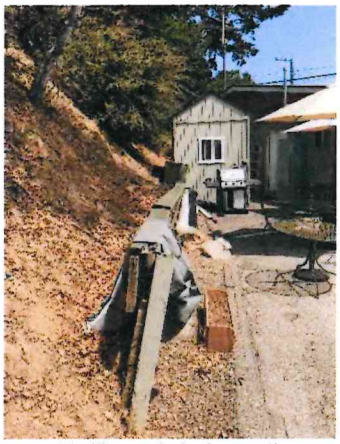
Photos of facility existing conditions:


Ambulances parked behind building


Rear of building


Failing debris wall


Rear of building


Entrance to CHC

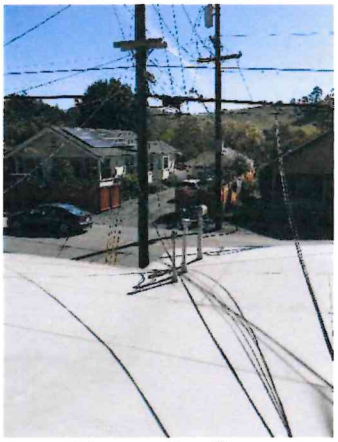

Debris wall behind facilities

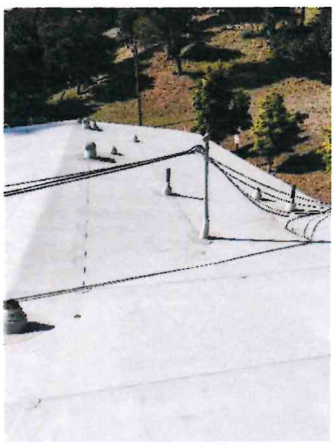
Photos of facility existing conditions:


Crew quarters entry


Soffit detail

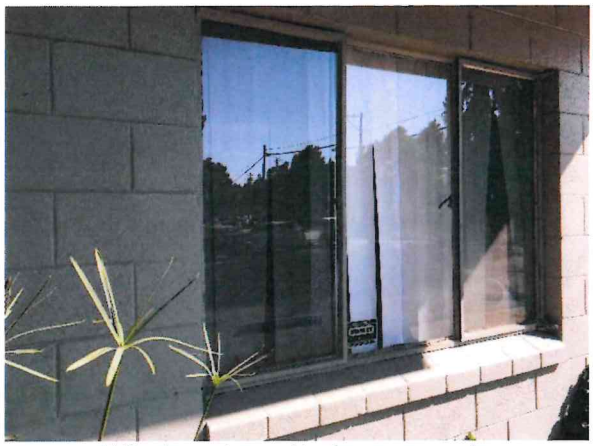

Roof with skylight


Newer Roofing


Newer Roofing


Soffit detail

Photos of facility existing conditions:


Window doesn't close properly


Casework

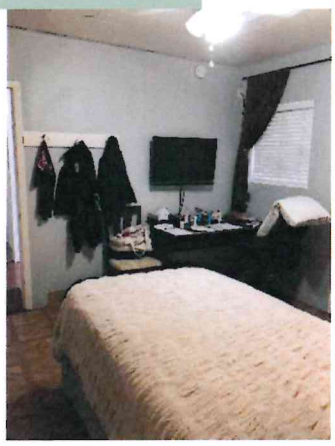

Non-ADA restroom


Ceiling at Kitchen

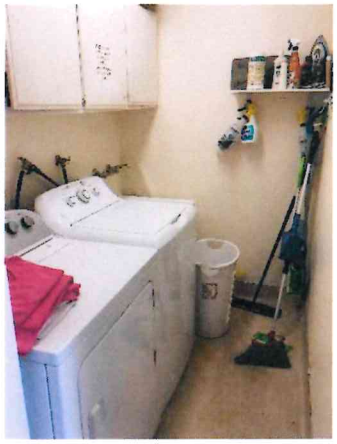

Non-ADA restroom


Exam Room

Photos of facility existing conditions:



Crew quarters



Laundry room

Emergency lighting

Non-compliant exterior outlet

Non-working wall heater

Evaporative cooler at CHC

Photos of facility existing conditions:

Non-compliant gas connection

Electric service hodge-podge of wiring

PG&E service nos. 1, 2, and 3

PG&E service no. 4

PG&E service pole

Electrical distribution panel