

Facility Condition Assessment Report

Machado Park

*Prepared by Kitchell
For*

City of Santa Clara, California



FINAL DRAFT
January 31, 2018

Park Survey Date: 06/29/17

Building Survey Date: 07/10/17





Machado Park Facility Condition Assessment



Facility Statistics	
Address	3360 Cabrillo Avenue
Year Dedicated	1961
Acreage	2.65
Latitude	37.3596
Longitude	-121.9891
APN	220-09-052, 220-09-062
Park Condition	
Current Needs	\$ 257,623
Replacement Value	\$ 959,152
Park Condition Index, PCI	27
Condition Rating	Poor
Building Condition	
Current Needs	\$ 380,100
Replacement Value	\$ 1,784,052
Building Condition Index, BCI	22
Condition Rating	Poor

I. General Facility Description

Dedicated in 1961, Machado Park contains a recreation building, restrooms, an open play area, a playground, picnic tables, and various other park amenities. The park is bounded by Cabrillo Avenue to the north and east, Briarwood Elementary to the south and residential properties to the west.

II. Park History

The site was originally dedicated as Killarney Park, one of three parks originally dedicated on November 19, 1961. The developments were made possible through a successful bond election in October 1959. In May 1975, the three and a half acre park was rededicated as Machado Park in honor of Manuel Machado and other members of the pioneering Santa Clara family who had farmed the land. It is the second city park to be named for a living Santa Clara resident.

III. Park Description

A. Playgrounds

- Grade: D (*grade assigned per separate assessment*)
Playground grade based on elements of play, design elements, and inclusive play.



- The park has one playground area with silica sand surfacing.
- Playground equipment appeared in poor condition and eligible for consideration to be replaced in the current year.
- Playground surfacing appeared to be in fair condition, with additional silica sand needed in a few areas.
- The playground is missing an accessible path from the adjacent walkway to the equipment.
- No age-appropriate signage was noted for the playground equipment.

B. Site Parking Lots

- None.

C. Pedestrian Pathways

- Pedestrian paving throughout the site consists of concrete pavement.
- Paving varies in condition with multiple areas requiring repairs.

D. General Site Amenities (Fencing, Walls, Signage, Other)

- General park signage appeared to be in overall good condition.
- There is no perimeter fencing surrounding the site.
- The retaining walls appeared to be in good condition.

E. Furnishings

- The site includes miscellaneous park furnishings such as picnic tables, benches, drinking fountains, and trash cans.
- The majority of these furnishings were in good condition with only minimal repairs required.

F. Playing Fields and Play Courts

- The site has a basketball court, and open field play areas (natural turf).
- The open play natural turf areas appeared to be in good condition.
- The basketball court appeared to be in good condition.

G. Landscaping (Including Turf)

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

H. Stormwater Observations

- Park drainage generally flows into an on-site underground drainage system.
- Overall, the park appears relatively well-drained and was not observed to have areas displaying flooding.



IV. Building Description

A. Restroom Building

- The wood trellis is in need of replacement.
- The patio concrete is cracking and is in need of replacement.
- The interior casework is in need of replacement.
- The original doors and hardware are in need of replacement.
- The exterior exit doors are not handicap accessible.
- Several of the exterior wood wall panels are damaged or worn and are in need of replacement or repair.
- The electrical system appears to be in poor operational condition and has reached the end of its industry rated useful lifetime. Additionally, the electrical equipment is manufactured by Zinsco and has a reputation for catastrophic failures.
- Fluorescent fixtures provide interior lighting. The fixtures appeared to be in good operational condition. In the future, fixtures should be replaced with an energy efficient LED option.
- High intensity discharge fixtures provide exterior lighting. The fixtures appeared to be in good condition. In the future, fixtures should be replaced with an energy efficient LED option.
- The building is not equipped with a fire alarm system.

B. Recreation Building

- The recreation building is supplied power by a panelboard rated 225A at 120/240V, 3 phase, 4 wire.
- During the time of the assessment, there were no issues reported by maintenance personnel.
- Fluorescent fixtures provide interior lighting. The fixtures appeared to be in good operational condition. In the future, fixtures should be replaced with an energy efficient LED option.
- High intensity discharge fixtures provide exterior lighting. The fixtures appeared to be in good condition. In the future, fixtures should be replaced with an energy efficient LED option.
- The building is not equipped with a fire alarm system.

V. Park Improvements/Enhancements

- New basketball court goals and restriping of basketball court: 2016

VI. Easements & Agreements

A. Park & Recreation staff researched easements and agreements attached to the Park / Facility. The lists of easements / agreements below reflect what staff was able to find at the time of the report release.

- Machado Park: None.



VII. Assumptions/Inclusions/Exclusions

- No underground utilities were assessed.
- Deficiencies noted throughout this report are assumed to be replaced in-kind and do not include any technology advancements or system changes for the existing assets.
- The use of this report is not intended to be a recreation demand analysis.
- A rehabilitation and code upgrade does not increase facility capacity.
- The assessment of fire alarm and fire sprinkler systems only include the examination and notation of if either system existed in a building. The assessment of these systems do not include the verification of its condition or useful life.



Machado Park

CIP DEFICIENCY DATA SUMMARY - PARK FEATURES

				Construction Increase - Cumulative Escalation							
				1.05%	1.10%	1.16%	1.22%	1.28%	VARIES	VARIES	VARIES
Uniformat Code	Park System Class	Current Costs Without Escalation	Total Costs With Escalation	Priority 1 Year 1	Priority 2 Year 2	Priority 3 Year 3	Priority 4 Year 4	Priority 5 Year 5	Priority 06-10	Priority 11-15	Priority 16-20
G2030	Pedestrian Plazas and Walkways	\$115,124	\$128,911	\$82,663	-	\$2,006	-	\$44,242	-	-	-
G2050	Sports Courts	\$62,829	\$72,731	-	-	\$72,731	-	-	-	-	-
G2050	Playgrounds	\$46,806	\$54,110	\$711	-	\$53,399	-	-	-	-	-
G2060	Site Development	\$189,255	\$292,703	\$3,697	-	\$7,524	-	-	\$271,378	\$767	\$9,337
G2080	Landscaping	\$6,527	\$8,785	\$4,436	-	-	-	-	-	\$4,349	-
G3010	Water Utilities	\$35,748	\$55,509	-	-	-	-	-	\$55,509	-	-
G3030	Storm Drainage Utilities	\$2,708	\$5,417	-	-	-	-	-	\$1,682	-	\$3,735
G4010	Site Electric Distribution Systems	\$8,463	\$17,095	-	\$622	-	-	-	\$3,504	-	\$12,968
G4050	Site Lighting	\$18,054	\$23,043	-	-	-	-	\$23,043	-	-	-
TOTALS		\$485,514	\$658,303	\$91,506	\$622	\$135,660	-	\$67,285	\$332,073	\$5,116	\$26,040
TOTALS (Priority 1-5 Without Escalation)				\$87,149	\$564	\$117,191	-	\$52,719			
				\$257,623							

Site Development Park Class System assets include: Fencing, Trash Cans, Picnic Tables, Signage, Bollards, Shelters, Fitness Equipment, BBQ's, Bike Racks, Walls, etc.

PCI Summary:

Totals:	
(Priority 1 through 5 Without Escalation)	\$257,623
Total Replacement Cost:	\$959,152
PCI Calculated Value:	27
PCI Condition Rating:	POOR



Machado Park

CIP DEFICIENCY DATA SUMMARY - BUILDING FEATURES

				Construction Increase - Cumulative Escalation							
				1.05%	1.10%	1.16%	1.22%	1.28%	VARIES	VARIES	VARIES
Uniformat Code	Building System Class	Current Costs Without Escalation	Total Costs With Escalation	Priority 1 Year 1	Priority 2 Year 2	Priority 3 Year 3	Priority 4 Year 4	Priority 5 Year 5	Priority 06-10	Priority 11-15	Priority 16-20
B1010	Floor Construction	\$5,078	\$5,332	\$5,332	-	-	-	-	-	-	-
B2010	Exterior Walls	\$3,791	\$4,441	-	-	\$3,344	\$1,097	-	-	-	-
B2020	Exterior Windows	\$113	\$144	-	-	-	-	\$144	-	-	-
B2050	Exterior Doors and Grilles	\$30,494	\$32,390	\$24,604	\$7,786	-	-	-	-	-	-
B2080	Exterior Wall Appurtenances	\$230,397	\$294,055	-	-	-	-	\$294,055	-	-	-
C1030	Interior Doors	\$19,860	\$23,565	-	-	\$11,495	\$12,070	-	-	-	-
C2050	Ceiling Finishes	\$1,269	\$1,543	-	-	-	\$1,543	-	-	-	-
D2010	Domestic Water Distribution	\$27,520	\$36,677	\$58	-	-	\$15,087	\$11,867	-	\$9,665	-
D3020	Heating Systems	\$5,236	\$5,772	-	\$5,772	-	-	-	-	-	-
D5020	Electrical Service and Distribution	\$38,541	\$40,468	\$40,468	-	-	-	-	-	-	-
D5040	Lighting	\$3,763	\$4,337	\$2,725	\$143	-	-	\$662	\$806	-	-
E2010	Fixed Furnishings	\$20,311	\$23,512	-	-	\$23,512	-	-	-	-	-
TOTALS		\$386,373	\$472,236	\$73,186	\$13,701	\$38,351	\$29,797	\$306,729	\$806	\$9,665	-
TOTALS (Priority 1-5 Without Escalation)				\$69,701	\$12,427	\$33,130	\$24,514	\$240,327			
				\$380,100							

BCI Summary:

Totals:	
(Priority 1 through 5 Without Escalation)	\$380,100
Total Replacement Cost:	\$1,784,052
BCI Calculated Value:	22
BCI Condition Rating:	POOR



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

Common Implications of PCI/BCI to Asset Portfolios				
PCI/BCI Grade	Impact to Facilities and Components	Examples of Component Issues	User Complaints and Morale	Maintenance Personnel Impact
Good (PCI/BCI 0 to 4)	Facilities will look clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature, such as wall painting, carpet replacement, roof repair, window caulking.	User complaints will be low and manageable. User morale will be positive and evident.	Facilities personnel time will be devoted to regular scheduled maintenance.
Fair (PCI/BCI 5 to 10)	Facilities are beginning to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems, i.e. boiler, window replacements, interior renovations.	User complaints will occur with higher level of frequency. User morale may be affected.	Facilities personnel time may at times be diverted from regular scheduled maintenance.
Poor (PCI/BCI 11 to 30)	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems required, such as heating and plumbing systems, complete interior renovations, building envelope restoration. Shut down may affect users (i.e. roof or pipe leakage)	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Facilities personnel time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
Critical (PCI over 30)	Facilities may look worn with obvious deterioration. Equipment failure occurring frequently. Occasional building shut down will likely occur. Management risk is high. Health and safety issue figure prominently. Major systems approaching end of industry-standard useful life.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural and structural). Building heating system failure. Evacuation of upper floor due to unaddressed roof leakage. Structural issues including envelope replacement. Major systems approaching end of industry-standard useful life.	User complaints may be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Facilities personnel will not be able to provide regular scheduled maintenance due to high levels of “reactive” calls.



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DEFICIENCY TABLE

(1): Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Cumulative Escalation)

General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index (1.24) = A Compensation for Cost Variation per Geographical Location

Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(2): Unit of Measure

(3): TBD = Costs to be determined after further investigation by City of Santa Clara.

System	Item No.	Room Location	Deficiency Description	Description of Work	Qty	UOM (2)	Deficiency Cost	Total Deficiency Cost (1)	Related Asset ID / Comments	Priority (3)
B1010 - Floor Construction	B1010.50.011		No ADA access - add accessible material.	Provide improvements for ADA path of travel.	150	SF	\$2,250	\$5,332	CSC002322	01
B2010 - Exterior Walls	B2010.10.003	Exterior Building	Wood board is in poor condition.	Replace or repair existing wood siding. Place new siding over building paper and plywood sheathing.	40	SF	\$320	\$836	CSC003482 / Wood panels.	03
B2010 - Exterior Walls	B2010.10.003	Exterior Building	Wood board is in poor condition.	Replace or repair existing wood siding. Place new siding over building paper and plywood sheathing.	40	SF	\$320	\$836	CSC003482 / Wood panels.	03
B2010 - Exterior Walls	B2010.10.003	Exterior Building	Wood board is in poor condition.	Replace or repair existing wood siding. Place new siding over building paper and plywood sheathing.	80	SF	\$640	\$1,672	CSC003482 / Wood panels.	03
B2010 - Exterior Walls	B2010.10.007	Exterior Building	Wood trim is worn.	Replace trim and finish to match.	40	LF	\$400	\$1,097	CSC003482 / Damaged trim.	04
B2020 - Exterior Windows	B2020.10.008	Classroom	The paint finish on the window sills is chipped and peeling.	Clean and paint window sills.	10	LF	\$50	\$144	CSC003482 / Wood sills.	05
B2050 - Exterior Doors and Grilles	B2050.10.006	Classroom	Exterior hollow metal doors: Poor closing and latching, worn out door hardware and missing door seals.	Replace doors and hardware with new accessible hardware, including door seals and thresholds. Rework concrete to provide level door landing to meet accessibility standards.	2	EA	\$4,383	\$10,386	CSC003482 / Exit doors, door landings/thresholds do not meet current accessibility standards.	01
B2050 - Exterior Doors and Grilles	B2050.10.007	Exterior Building	Exterior hollow metal doors: Poor closing and latching, worn out door hardware and missing door seals.	Replace doors and hardware with new accessible hardware, including door seals and thresholds.	1	EA	\$1,565	\$3,893	CSC003482 / Store door and hardware.	02
B2050 - Exterior Doors and Grilles	B2050.10.007	Exterior Building	Exterior hollow metal doors: Poor closing and latching, worn out door hardware and missing door seals.	Replace doors and hardware with new accessible hardware, including door seals and thresholds.	1	EA	\$1,565	\$3,893	CSC003482 / Electrical door and hardware.	02
B2050 - Exterior Doors and Grilles	B2050.90.013	Exterior Building Walk	Door thresholds exceed 1/2-inch maximum height.	Saw cut existing concrete and install new concrete landings with required clearances and slopes to adjacent concrete walk.	240	SF	\$6,000	\$14,218	CSC003482 / No ADA exit threshold.	01
B2080 - Exterior Wall Appurtenances	B2080.30.004	Exterior Trellis	Existing 4x4 wood post and 2x8 beam trellis has deteriorated.	Demolish existing wood trellis and replace with similar structure.	3403	SF	\$102,090	\$294,055	CSC003482 / Deteriorating wood trellis.	05
C1030 - Interior Doors	C1030.10.001	Classroom	Interior wood or metal door is in poor condition.	Refurbish or replace existing door.	2	EA	\$4,400	\$11,495	CSC003482 / Classroom	03
C1030 - Interior Doors	C1030.10.001	Classroom	Interior wood or metal door is in poor condition.	Refurbish or replace existing door.	2	EA	\$4,400	\$12,070	CSC003482 / Classroom	04
C2050 - Ceiling Finishes	C2050.10.002	Classroom - Storage	Ceiling is in poor condition.	Remove and replace existing ceiling and replace with new gypsum board. Tape and paint.	90	SF	\$563	\$1,543	CSC003482 / Classroom storage ceiling.	04
D2010 - Domestic Water Distribution	D2010.20.023	Community Storage	Electric water heater is approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	\$4,120	\$11,867	CSC002234 / 30-gallon storage.	05



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System	Item No.	Room Location	Deficiency Description	Description of Work	Qty	UOM (2)	Deficiency Cost	Total Deficiency Cost (1)	Related Asset ID / Comments	Priority (3)
D2010 - Domestic Water Distribution	D2010.40.014	Women's Restroom	Insulation missing from sanitary sewer tailpipe for ADA.	Cover sanitary sewer pipe with appropriate ADA-approved insulation.	1	SF	\$12	\$29	CSC002224	01
D2010 - Domestic Water Distribution	D2010.40.014	Men's Restroom	Insulation missing from sanitary sewer tailpipe for ADA.	Cover sanitary sewer pipe with appropriate ADA-approved insulation.	1	SF	\$12	\$29	CSC002227	01
D2010 - Domestic Water Distribution	D2010.60.041		Outside single bubbler drinking fountain and rough-in are at or approaching the end of its expected useful service life.	Provide equipment replacement and installation.	1	EA	\$5,500	\$15,087	CSC003455	04
D2010 - Domestic Water Distribution	D2010.60.051		Plumbing fixtures, cold and hot water piping, sanitary sewer line, and vent lines are at the end of their expected useful service life.	Provide equipment replacement and installation.	150	SF	\$2,550	\$9,665	CSC003482	12
D3020 - Heating Systems	D3020.70.005	Community	Electric unit heater is approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	\$580	\$1,443	CSC002228 / Equipment appears to be	02
D3020 - Heating Systems	D3020.70.005	Community	Electric unit heater is approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	\$580	\$1,443	CSC002229 / Equipment appears to be	02
D3020 - Heating Systems	D3020.70.005	Community	Electric unit heater is approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	\$580	\$1,443	CSC002230	02
D3020 - Heating Systems	D3020.70.005	Community	Electric unit heater is approaching the end of its useful life.	Provide equipment replacement and installation.	1	EA	\$580	\$1,443	CSC002232 / Equipment appears to be	02
D5020 - Electrical Service and Distribution	D5020.10.302	Restroom - Storage	400A Metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.	Replace the metered main switchboard.	1	EA	\$5,520	\$13,080	CSC002292 / Switchboard is beyond its useful life.	01
D5020 - Electrical Service and Distribution	D5020.30.1008	Classroom - Storage	225A (42 ckts, 120/208, 3P) Panelboard is approaching the end of its expected useful life.	Replace the panelboard.	1	EA	\$5,779	\$13,694	CSC002288 / Panelboard is beyond its useful life.	01
D5020 - Electrical Service and Distribution	D5020.30.1008	Restroom - Storage	225A (42 ckts, 120/208, 3P) Panelboard is approaching the end of its expected useful life.	Replace the panelboard.	1	EA	\$5,779	\$13,694	CSC002291 / Panelboard is beyond its useful life.	01
D5040 - Lighting	D5040.10.001	Restroom - Storage	Time clock is approaching the end of its expected useful life.	Replace the time clock.	1	EA	\$230	\$662	CSC002290	05
D5040 - Lighting	D5040.10.001	Restroom - Storage	Time clock is approaching the end of its expected useful life.	Replace the time clock.	1	EA	\$230	\$806	CSC002286	10
D5040 - Lighting	D5040.50.203	Classroom	Public areas do not have code required illuminated exit lights.	Add battery backed up illuminated exit lights including circuiting.	2	EA	\$1,150	\$2,725	CSC002285 / Exit light fixtures are not	01
D5040 - Lighting	D5040.50.404	Exterior Courtyard	Exterior lighting fixture lens is yellowing or is in poor condition.	Replace the lighting fixture lens.	1	EA	\$58	\$143	CSC002282 / Cracked lens on floodlight	02
E2010 - Fixed Furnishings	E2010.30.003	Classroom	Original casework and shelving is worn and damaged.	Refinish or replace original cabinets and countertops.	20	LF	\$9,000	\$23,512	CSC003482 / Classroom storage	03



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G2030 - Pedestrian Plazas and Walkways	G2030.10.008	Exterior Building Walk	Concrete pathway shows evidence of damage.	Replace concrete paving.	80	SF	\$768	\$2,006	CSC003482	03
G2030 - Pedestrian Plazas and Walkways	G2030.10.008	Patio	Concrete pathway shows evidence of damage.	Replace concrete paving.	1600	SF	\$15,360	\$44,242	CSC003482	05
G2030 - Pedestrian Plazas and Walkways	G2030.10.009		Concrete pathway shows evidence of damage.	Replace concrete and base to match existing.	3230	SF	\$34,884	\$82,663	CSC002310	01
G2050 - Sports Courts	G2050.10.008		Concrete court shows evidence of damage.	Replace concrete court.	2900	SF	\$27,840	\$72,731	CSC002312	03
G2050 - Playgrounds	G2050.50.003		Playground equipment is approaching the end of its useful life.	Replace playground equipment.	1	EA	\$1,800	\$4,702	CSC002321	03
G2050 - Playgrounds	G2050.50.003		Playground equipment is approaching the end of its useful life.	Replace playground equipment.	1	EA	\$1,800	\$4,702	CSC003487	03
G2050 - Playgrounds	G2050.50.003		Playground equipment is approaching the end of its useful life.	Replace playground equipment.	1	EA	\$1,800	\$4,702	CSC003488	03
G2050 - Playgrounds	G2050.50.005		Playground equipment is approaching the end of its useful life.	Replace playground equipment.	1	EA	\$1,680	\$4,389	CSC003485	03
G2050 - Playgrounds	G2050.50.005		Playground equipment is approaching the end of its useful life.	Replace playground equipment.	1	EA	\$1,680	\$4,389	CSC003486	03
G2050 - Playgrounds	G2050.50.005		Playground equipment is approaching the end of its useful life.	Replace playground equipment.	1	EA	\$1,680	\$4,389	CSC003489	03
G2050 - Playgrounds	G2050.50.033		Playground age-specific sign is missing.	Install new age-appropriate sign.	1	EA	\$300	\$711	CSC002322	01
G2050 - Playgrounds	G2050.50.038		Swing set structure is approaching the end of its useful life.	Replace swing set structure.	1	EA	\$5,000	\$13,062	CSC003483	03
G2050 - Playgrounds	G2050.50.038		Swing set structure is approaching the end of its useful life.	Replace swing set structure.	1	EA	\$5,000	\$13,062	CSC003484	03
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003496	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003497	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003498	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003499	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003500	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003501	10



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G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003502	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003503	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003504	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003505	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003506	10
G2060 - Site Development	G2060.25.006		Trash receptacle is approaching the end of its useful life.	Replace trash receptacle.	1	EA	\$1,080	\$3,785	CSC003507	10
G2060 - Site Development	G2060.25.019		Picnic table set is approaching the end of its useful life.	Replace picnic table set.	1	EA	\$1,800	\$6,308	CSC003477	10
G2060 - Site Development	G2060.25.019		Picnic table set is approaching the end of its useful life.	Replace picnic table set.	1	EA	\$1,800	\$6,308	CSC003478	10
G2060 - Site Development	G2060.25.019		Picnic table set is approaching the end of its useful life.	Replace picnic table set.	1	EA	\$1,800	\$6,308	CSC003480	10
G2060 - Site Development	G2060.25.019		Picnic table set is approaching the end of its useful life.	Replace picnic table set.	1	EA	\$1,800	\$6,308	CSC003481	10
G2060 - Site Development	G2060.25.019		Picnic table set is approaching the end of its useful life.	Replace picnic table set.	1	EA	\$1,800	\$9,337	CSC003479	20
G2060 - Site Development	G2060.25.026		Bench shows evidence of damage.	Replace bench.	1	EA	\$960	\$2,508	CSC003450	03
G2060 - Site Development	G2060.25.026		Bench shows evidence of damage.	Replace bench.	1	EA	\$960	\$2,508	CSC003453	03
G2060 - Site Development	G2060.25.026		Bench shows evidence of damage.	Replace bench.	1	EA	\$960	\$2,508	CSC003454	03
G2060 - Site Development	G2060.25.026		Bench is approaching the end of its useful life.	Replace bench.	1	EA	\$960	\$3,364	CSC003449	10
G2060 - Site Development	G2060.25.026		Bench is approaching the end of its useful life.	Replace bench.	1	EA	\$960	\$3,364	CSC003451	10
G2060 - Site Development	G2060.25.026		Bench is approaching the end of its useful life.	Replace bench.	1	EA	\$960	\$3,364	CSC003452	10
G2060 - Site Development	G2060.25.038		Barbeque equipment shows evidence of damage.	Install new barbeque grille.	1	EA	\$390	\$924	CSC002314	01
G2060 - Site Development	G2060.25.038		Barbeque equipment shows evidence of damage.	Install new barbeque grille.	1	EA	\$390	\$924	CSC002318	01
G2060 - Site Development	G2060.25.038		Barbeque equipment shows evidence of damage.	Install new barbeque grille.	1	EA	\$390	\$924	CSC002319	01



Machado Park

DEFICIENCY TABLE

(1): Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Cumulative Escalation)

General Construction Factor (1.40) = Estimating Contingency, General Conditions, Overhead and Profit, Insurance and Bonds

City Cost Index (1.24) = A Compensation for Cost Variation per Geographical Location

Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(2): Unit of Measure

(3): TBD = Costs to be determined after further investigation by City of Santa Clara.

System	Item No.	Room Location	Deficiency Description	Description of Work	Qty	UOM (2)	Deficiency Cost	Total Deficiency Cost (1)	Related Asset ID / Comments	Priority (3)
G2060 - Site Development	G2060.25.038		Barbeque equipment shows evidence of damage.	Install new barbeque grille.	1	EA	\$390	\$924	CSC003448	01
G2060 - Site Development	G2060.30.001		Sign is approaching the end of its useful life.	Replace sign.	1	EA	\$180	\$767	CSC003495 / General	15
G2060 - Site Development	G2060.30.010		Sign is approaching the end of its useful life.	Replace sign.	1	EA	\$2,400	\$8,410	CSC002313 / Dog leash law	10
G2060 - Site Development	G2060.30.010		Sign is approaching the end of its useful life.	Replace sign.	1	EA	\$2,400	\$8,410	CSC003494 / Dog leash law	10
G2060 - Site Development	G2060.30.016		Sign is approaching the end of its useful life.	Replace sign.	1	EA	\$1,000	\$3,504	CSC003493	10
G2060 - Site Development	G2060.60.013		Retaining wall is approaching the end of its useful life.	Replace portion of masonry block wall.	450	SF	\$24,300	\$85,156	CSC003509	10
G2060 - Site Development	G2060.60.013		Retaining wall is approaching the end of its useful life.	Replace portion of masonry block wall.	450	SF	\$24,300	\$85,156	CSC003510	10
G2080 - Landscaping	G2080.10.027	Restroom - Storage	Existing Irrigation Controller is approaching the end of its expected useful life.	Replace the existing irrigation controller.	1	EA	\$1,020	\$4,349	CSC002289	15
G2080 - Landscaping	G2080.20.000		Many large trees require trimming.	Trim trees.	-	-	-	-	CSC002311	TBD
G2080 - Landscaping	G2080.20.003		Natural turf areas show evidence of damage.	Repair natural turf areas.	1500	SF	\$1,872	\$4,436	CSC002311	01
G3010 - Water Utilities	G3010.10.009		Water meter is approaching the end of its useful life.	Replace water meter.	1	EA	\$1,440	\$5,046	CSC003511	10
G3010 - Water Utilities	G3010.10.009		Water meter is approaching the end of its useful life.	Replace water meter.	1	EA	\$1,440	\$5,046	CSC003512	10
G3010 - Water Utilities	G3010.10.013		Water valve box lid is approaching the end of its useful life.	Replace water valve box lid.	1	EA	\$240	\$841	CSC003513	10
G3010 - Water Utilities	G3010.10.027		Backflow preventer is approaching the end of its useful life.	Replace backflow preventer.	1	EA	\$6,360	\$22,288	CSC003446	10
G3010 - Water Utilities	G3010.10.027		Backflow preventer is approaching the end of its useful life.	Replace backflow preventer.	1	EA	\$6,360	\$22,288	CSC003447	10
G3030 - Storm Drainage Utilities	G3030.40.004		Drain inlet grate is approaching the end of its useful life.	Replace drain inlet grate.	1	EA	\$240	\$841	CSC002316	10
G3030 - Storm Drainage Utilities	G3030.40.004		Drain inlet grate is approaching the end of its useful life.	Replace drain inlet grate.	1	EA	\$240	\$841	CSC002317	10
G3030 - Storm Drainage Utilities	G3030.40.004		Drain inlet grate is approaching the end of its useful life.	Replace drain inlet grate.	1	EA	\$240	\$1,245	CSC003490	20
G3030 - Storm Drainage Utilities	G3030.40.004		Drain inlet grate is approaching the end of its useful life.	Replace drain inlet grate.	1	EA	\$240	\$1,245	CSC003491	20
G3030 - Storm Drainage Utilities	G3030.40.004		Drain inlet grate is approaching the end of its useful life.	Replace drain inlet grate.	1	EA	\$240	\$1,245	CSC003492	20



Machado Park

DEFICIENCY TABLE

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(2): Unit of Measure

(3): TBD = Costs to be determined after further investigation by City of Santa Clara.

System	Item No.	Room Location	Deficiency Description	Description of Work	Qty	UOM (2)	Deficiency Cost	Total Deficiency Cost (1)	Related Asset ID / Comments	Priority (3)
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover shows evidence of damage.	Replace electrical box cover.	1	EA	\$250	\$622	CSC002315	02
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$876	CSC003461	10
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$876	CSC003462	10
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$876	CSC003463	10
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$876	CSC003469	10
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003456	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003457	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003458	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003459	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003460	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003464	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003465	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003466	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003467	20
G4010 - Site Electric Distribution Systems	G4010.20.005		Electrical box cover is approaching the end of its useful life.	Replace electrical box cover.	1	EA	\$250	\$1,297	CSC003468	20



Machado Park

DEFICIENCY TABLE

(1): Total Deficiency Cost = (Deficiency Cost) x (General Construction Factor) x (City Cost Index) x (Non Construction Cost) x (Cumulative Escalation)

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City Cost Index (1.24) = A Compensation for Cost Variation per Geographical Location

Non Construction Cost (1.30) = Includes Architect/Engineer Fees, Construction Management, County/Client Administration, Permits, Testing, etc.

(2): Unit of Measure

(3): TBD = Costs to be determined after further investigation by City of Santa Clara.

System	Item No.	Room Location	Deficiency Description	Description of Work	Qty	UOM (2)	Deficiency Cost	Total Deficiency Cost (1)	Related Asset ID / Comments	Priority (3)
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC002320	05
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC003470	05
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC003471	05
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC003472	05
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC003473	05
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC003474	05
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC003475	05
G4050 - Site Lighting	G4050.10.001		Site lighting fixture is approaching the end of its useful life.	Replace site lighting fixture.	1	EA	\$1,000	\$2,880	CSC003476	05

END OF DEFICIENCY TABLE



APPENDIX A – Deficiency Listing Year 1-5: Current Needs



Machado Park

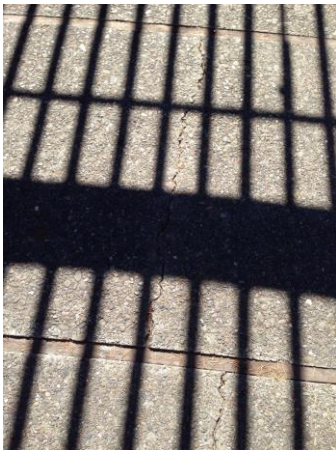
DEFICIENCY LISTING - PARK FEATURES

System: G2030.10.008



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Patio / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 1600 / SF
Estimate: \$44,242
Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05
Deficiency Description: Concrete pathway shows evidence of damage.
Description of Work: Replace concrete paving.
Comment:

System: G2030.10.008



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Exterior Building Walk / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 80 / SF
Estimate: \$2,006
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: Concrete pathway shows evidence of damage.
Description of Work: Replace concrete paving.
Comment:

System: G2030.10.009



Asset Assigned Common Name (if applicable): Pathway 01
Area/Floor (if applicable): Grounds
Asset ID: CSC002310
Asset Category (if applicable): Pathways
Quantity/Unit of Measure: 3230 / SF
Estimate: \$82,663
Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description: Concrete pathway shows evidence of damage.
Description of Work: Replace concrete and base to match existing.
Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G2050.50.038



Asset Assigned Common Name (if applicable): Play Equip Line 01

Area/Floor (if applicable):

Asset ID: CSC003483

Asset Category (if applicable): Playground Equipment

Quantity/Unit of Measure: 1 / EA

Estimate: \$13,062

Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03

Deficiency Description: *Swing set structure is approaching the end of its useful life.*

Description of Work: *Replace swing set structure.*

Comment:

System: G2050.50.038



Asset Assigned Common Name (if applicable): Play Equip Line 02

Area/Floor (if applicable):

Asset ID: CSC003484

Asset Category (if applicable): Playground Equipment

Quantity/Unit of Measure: 1 / EA

Estimate: \$13,062

Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03

Deficiency Description: *Swing set structure is approaching the end of its useful life.*

Description of Work: *Replace swing set structure.*

Comment:

System: G2050.50.005



Asset Assigned Common Name (if applicable): Play Equip Pt 01

Area/Floor (if applicable):

Asset ID: CSC003485

Asset Category (if applicable): Playground Equipment

Quantity/Unit of Measure: 1 / EA

Estimate: \$4,389

Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03

Deficiency Description: *Playground equipment is approaching the end of its useful life.*

Description of Work: *Replace playground equipment.*

Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G2050.50.003



Asset Assigned Common Name (if applicable):	Play Equip Pt 02
Area/Floor (if applicable):	Grounds
Asset ID:	CSC002321
Asset Category (if applicable):	Playground Equipment
Quantity/Unit of Measure:	1 / EA
Estimate: (Escalated to Priority Year)	\$4,702
Priority Year Description:	03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description:	<i>Playground equipment is approaching the end of its useful life.</i>
Description of Work:	<i>Replace playground equipment.</i>
Comment:	

System: G2050.50.005



Asset Assigned Common Name (if applicable):	Play Equip Pt 03
Area/Floor (if applicable):	
Asset ID:	CSC003486
Asset Category (if applicable):	Playground Equipment
Quantity/Unit of Measure:	1 / EA
Estimate: (Escalated to Priority Year)	\$4,389
Priority Year Description:	03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description:	<i>Playground equipment is approaching the end of its useful life.</i>
Description of Work:	<i>Replace playground equipment.</i>
Comment:	

System: G2050.50.003



Asset Assigned Common Name (if applicable):	Play Equip Pt 04
Area/Floor (if applicable):	
Asset ID:	CSC003487
Asset Category (if applicable):	Playground Equipment
Quantity/Unit of Measure:	1 / EA
Estimate: (Escalated to Priority Year)	\$4,702
Priority Year Description:	03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description:	<i>Playground equipment is approaching the end of its useful life.</i>
Description of Work:	<i>Replace playground equipment.</i>
Comment:	



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G2050.50.003



Asset Assigned Common Name (if applicable):	Play Equip Pt 05
Area/Floor (if applicable):	
Asset ID:	CSC003488
Asset Category (if applicable):	Playground Equipment
Quantity/Unit of Measure:	1 / EA
Estimate: (Escalated to Priority Year)	\$4,702
Priority Year Description:	03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description:	<i>Playground equipment is approaching the end of its useful life.</i>
Description of Work:	<i>Replace playground equipment.</i>
Comment:	

System: G2050.50.005



Asset Assigned Common Name (if applicable):	Play Equip Pt 06
Area/Floor (if applicable):	
Asset ID:	CSC003489
Asset Category (if applicable):	Playground Equipment
Quantity/Unit of Measure:	1 / EA
Estimate: (Escalated to Priority Year)	\$4,389
Priority Year Description:	03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description:	<i>Playground equipment is approaching the end of its useful life.</i>
Description of Work:	<i>Replace playground equipment.</i>
Comment:	

System: G2050.50.033



Asset Assigned Common Name (if applicable):	Playground 01
Area/Floor (if applicable):	Grounds
Asset ID:	CSC002322
Asset Category (if applicable):	Playground Area
Quantity/Unit of Measure:	1 / EA
Estimate: (Escalated to Priority Year)	\$711
Priority Year Description:	01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description:	<i>Playground age-specific sign is missing.</i>
Description of Work:	<i>Install new age-appropriate sign.</i>
Comment:	



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G2050.10.008



Asset Assigned Common Name (if applicable): Sports Court 01
Area/Floor (if applicable): Grounds
Asset ID: CSC002312
Asset Category (if applicable): Sports Courts
Quantity/Unit of Measure: 2900 / SF
Estimate: \$72,731
(Escalated to Priority Year)
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: Concrete court shows evidence of damage.
Description of Work: Replace concrete court.
Comment:



System: G2060.25.038



Asset Assigned Common Name (if applicable): BBQ 01
Area/Floor (if applicable): Grounds
Asset ID: CSC002319
Asset Category (if applicable): BBQs
Quantity/Unit of Measure: 1 / EA
Estimate: \$924
(Escalated to Priority Year)
Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description: Barbeque equipment shows evidence of damage.
Description of Work: Install new barbeque grille.
Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G2060.25.038



Asset Assigned Common Name (if applicable): BBQ 02

Area/Floor (if applicable): Grounds

Asset ID: CSC002318

Asset Category (if applicable): BBQs

Quantity/Unit of Measure: 1 / EA

Estimate: \$924

Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01

Deficiency Description: *Barbeque equipment shows evidence of damage.*

Description of Work: *Install new barbeque grille.*

Comment:

System: G2060.25.038



Asset Assigned Common Name (if applicable): BBQ 03

Area/Floor (if applicable): Grounds

Asset ID: CSC002314

Asset Category (if applicable): BBQs

Quantity/Unit of Measure: 1 / EA

Estimate: \$924

Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01

Deficiency Description: *Barbeque equipment shows evidence of damage.*

Description of Work: *Install new barbeque grille.*

Comment:

System: G2060.25.038



Asset Assigned Common Name (if applicable): BBQ 04

Area/Floor (if applicable):

Asset ID: CSC003448

Asset Category (if applicable): BBQs

Quantity/Unit of Measure: 1 / EA

Estimate: \$924

Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01

Deficiency Description: *Barbeque equipment shows evidence of damage.*

Description of Work: *Install new barbeque grille.*

Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G2060.25.026



Asset Assigned Common Name (if applicable): Bench 02
Area/Floor (if applicable):
Asset ID: CSC003450
Asset Category (if applicable): Benches
Quantity/Unit of Measure: 1 / EA
Estimate: (Escalated to Priority Year) \$2,508
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: *Bench shows evidence of damage.*
Description of Work: *Replace bench.*
Comment:

System: G2060.25.026



Asset Assigned Common Name (if applicable): Bench 05
Area/Floor (if applicable):
Asset ID: CSC003453
Asset Category (if applicable): Benches
Quantity/Unit of Measure: 1 / EA
Estimate: (Escalated to Priority Year) \$2,508
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: *Bench shows evidence of damage.*
Description of Work: *Replace bench.*
Comment:

System: G2060.25.026



Asset Assigned Common Name (if applicable): Bench 06
Area/Floor (if applicable):
Asset ID: CSC003454
Asset Category (if applicable): Benches
Quantity/Unit of Measure: 1 / EA
Estimate: (Escalated to Priority Year) \$2,508
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: *Bench shows evidence of damage.*
Description of Work: *Replace bench.*
Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G2080.20.003



Asset Assigned Common Name (if applicable): Landscaping 01
Area/Floor (if applicable): Grounds
Asset ID: CSC002311
Asset Category (if applicable): Landscaping
Quantity/Unit of Measure: 1500 / SF
Estimate: \$4,436
(Escalated to Priority Year)
Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description: *Natural turf areas show evidence of damage.*
Description of Work: *Repair natural turf areas.*
Comment:



System: G4010.20.005



Asset Assigned Common Name (if applicable): Elec Box 10
Area/Floor (if applicable): Grounds
Asset ID: CSC002315
Asset Category (if applicable): Electrical Boxes
Quantity/Unit of Measure: 1 / EA
Estimate: \$622
(Escalated to Priority Year)
Priority Year Description: 02 - Address deficiency or Capital Requirement in Year 02
Deficiency Description: *Electrical box cover shows evidence of damage.*
Description of Work: *Replace electrical box cover.*
Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 01

Area/Floor (if applicable):

Asset ID: CSC003470

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 02

Area/Floor (if applicable):

Asset ID: CSC003471

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 03

Area/Floor (if applicable): Grounds

Asset ID: CSC002320

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 04

Area/Floor (if applicable):

Asset ID: CSC003472

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 05

Area/Floor (if applicable):

Asset ID: CSC003473

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 06

Area/Floor (if applicable):

Asset ID: CSC003474

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:



Machado Park

DEFICIENCY LISTING - PARK FEATURES

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 07

Area/Floor (if applicable):

Asset ID: CSC003475

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Estimate: (Escalated to Priority Year)

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:

System: G4050.10.001



Asset Assigned Common Name (if applicable): Light Pole 08

Area/Floor (if applicable):

Asset ID: CSC003476

Asset Category (if applicable): Light Poles

Quantity/Unit of Measure: 1 / EA

Estimate: \$2,880

Estimate: (Escalated to Priority Year)

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Site lighting fixture is approaching the end of its useful life.*

Description of Work: *Replace site lighting fixture.*

Comment:

END OF DEFICIENCY LISTING - PARK FEATURES



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: B1010.50.011



Asset Assigned Common Name (if applicable): Playground 01
Area/Floor (if applicable): Grounds
Asset ID: CSC002322
Asset Category (if applicable): Playground Area
Quantity/Unit of Measure: 150 / SF
Estimate: \$5,332
(Escalated to Priority Year)
Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description: *No ADA access - add accessible material.*
Description of Work: *Provide improvements for ADA path of travel.*
Comment:

System: B2010.10.007



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Exterior Building / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 40 / LF
Estimate: \$1,097
(Escalated to Priority Year)
Priority Year Description: 04 - Address deficiency or Capital Requirement in Year 04
Deficiency Description: *Wood trim is worn.*
Description of Work: *Replace trim and finish to match.*
Comment: Damaged trim.

System: B2010.10.003



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Exterior Building / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 80 / SF
Estimate: \$1,672
(Escalated to Priority Year)
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: *Wood board is in poor condition.*
Description of Work: *Replace or repair existing wood siding. Place new siding over building paper and plywood sheathing.*
Comment: Wood panels.



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: B2010.10.003



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Exterior Building / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 40 / SF
Estimate: \$836
(Escalated to Priority Year)
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: *Wood board is in poor condition.*
Description of Work: *Replace or repair existing wood siding. Place new siding over building paper and plywood sheathing.*
Comment: Wood panels.

System: B2010.10.003



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Exterior Building / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 40 / SF
Estimate: \$836
(Escalated to Priority Year)
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: *Wood board is in poor condition.*
Description of Work: *Replace or repair existing wood siding. Place new siding over building paper and plywood sheathing.*
Comment: Wood panels.

System: B2020.10.008



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Classroom / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 10 / LF
Estimate: \$144
(Escalated to Priority Year)
Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05
Deficiency Description: *The paint finish on the window sills is chipped and peeling.*
Description of Work: *Clean and paint window sills.*
Comment: Wood sills.



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: B2050.10.007



Asset Assigned Common Name (if applicable): Building 01

Area/Floor (if applicable): Exterior Building / 1

Asset ID: CSC003482

Asset Category (if applicable): Building

Quantity/Unit of Measure: 1 / EA

Estimate: \$3,893

Estimate: (Escalated to Priority Year)

Priority Year Description: 02 - Address deficiency or Capital Requirement in Year 02

Deficiency Description: *Exterior hollow metal doors: Poor closing and latching, worn out door hardware and missing door seals.*

Description of Work: *Replace doors and hardware with new accessible hardware, including door seals and thresholds.*

Comment: Store door and hardware.

System: B2050.10.007



Asset Assigned Common Name (if applicable): Building 01

Area/Floor (if applicable): Exterior Building / 1

Asset ID: CSC003482

Asset Category (if applicable): Building

Quantity/Unit of Measure: 1 / EA

Estimate: \$3,893

Estimate: (Escalated to Priority Year)

Priority Year Description: 02 - Address deficiency or Capital Requirement in Year 02

Deficiency Description: *Exterior hollow metal doors: Poor closing and latching, worn out door hardware and missing door seals.*

Description of Work: *Replace doors and hardware with new accessible hardware, including door seals and thresholds.*

Comment: Electrical door and hardware.

System: B2050.90.013



Asset Assigned Common Name (if applicable): Building 01

Area/Floor (if applicable): Exterior Building Walk / 1

Asset ID: CSC003482

Asset Category (if applicable): Building

Quantity/Unit of Measure: 240 / SF

Estimate: \$14,218

Estimate: (Escalated to Priority Year)

Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01

Deficiency Description: *Door thresholds exceed 1/2-inch maximum height.*

Description of Work: *Saw cut existing concrete and install new concrete landings with required clearances and slopes to adjacent concrete walk.*

Comment: No ADA exit threshold.



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: B2050.10.006



Asset Assigned Common Name (if applicable):	Building 01
Area/Floor (if applicable):	Classroom / 1
Asset ID:	CSC003482
Asset Category (if applicable):	Building
Quantity/Unit of Measure:	2 / EA
Estimate:	\$10,386
(Escalated to Priority Year)	
Priority Year Description:	01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description:	Exterior hollow metal doors: Poor closing and latching, worn out door hardware and missing door seals.
Description of Work:	Replace doors and hardware with new accessible hardware, including door seals and thresholds. Rework concrete to provide level door landing to meet accessibility standards.
Comment:	Exit doors, door landings/thresholds do not meet current accessibility standards.



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: B2080.30.004



Asset Assigned Common Name (if applicable):	Building 01
Area/Floor (if applicable):	Exterior Trellis / 1
Asset ID:	CSC003482
Asset Category (if applicable):	Building
Quantity/Unit of Measure:	3403 / SF
Estimate: (Escalated to Priority Year)	\$294,055
Priority Year Description:	05 - Address deficiency or Capital Requirement in Year 05
Deficiency Description:	Existing 4x4 wood post and 2x8 beam trellis has deteriorated.
Description of Work:	Demolish existing wood trellis and replace with similar structure.
Comment:	Deteriorating wood trellis.





Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: C1030.10.001



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Classroom / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 2 / EA
Estimate: \$12,070
(Escalated to Priority Year)
Priority Year Description: 04 - Address deficiency or Capital Requirement in Year 04
Deficiency Description: *Interior wood or metal door is in poor condition.*
Description of Work: *Refurbish or replace existing door.*
Comment: Classroom storage doors.

System: C1030.10.001



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Classroom / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 2 / EA
Estimate: \$11,495
(Escalated to Priority Year)
Priority Year Description: 03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description: *Interior wood or metal door is in poor condition.*
Description of Work: *Refurbish or replace existing door.*
Comment: Classroom storage doors.

System: C2050.10.002



Asset Assigned Common Name (if applicable): Building 01
Area/Floor (if applicable): Classroom - Storage / 1
Asset ID: CSC003482
Asset Category (if applicable): Building
Quantity/Unit of Measure: 90 / SF
Estimate: \$1,543
(Escalated to Priority Year)
Priority Year Description: 04 - Address deficiency or Capital Requirement in Year 04
Deficiency Description: *Ceiling is in poor condition.*
Description of Work: *Remove and replace existing ceiling and replace with new gypsum board. Tape and paint.*
Comment: Classroom storage ceiling.



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: D2010.60.041



Asset Assigned Common Name (if applicable): Drinking Fountain 01

Area/Floor (if applicable):

Asset ID: CSC003455

Asset Category (if applicable): Drink Fountains

Quantity/Unit of Measure: 1 / EA

Estimate: \$15,087

Priority Year Description: 04 - Address deficiency or Capital Requirement in Year 04

Deficiency Description: *Outside single bubbler drinking fountain and rough-in are at or approaching the end of its expected useful service life.*

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

Comment:

System: D2010.20.023



Asset Assigned Common Name (if applicable): EWH

Area/Floor (if applicable): Community Storage / Ground

Asset ID: CSC002234

Asset Category (if applicable): Water Heater

Quantity/Unit of Measure: 1 / EA

Estimate: \$11,867

Priority Year Description: 05 - Address deficiency or Capital Requirement in Year 05

Deficiency Description: *Electric water heater is approaching the end of its useful life.*

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

Comment: 30-gallon storage.

System: D2010.40.014



Asset Assigned Common Name (if applicable): LAV - Men's Restroom

Area/Floor (if applicable): Men's Restroom

Asset ID: CSC002227

Asset Category (if applicable): Plumbing Fixtures

Quantity/Unit of Measure: 1 / SF

Estimate: \$29

Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01

Deficiency Description: *Insulation missing from sanitary sewer tailpipe for ADA.*

Description of Work: *Cover sanitary sewer pipe with appropriate ADA-approved insulation.*

Comment:



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: D2010.40.014



Asset Assigned Common Name (if applicable): LAV - Women's Restroom
Area/Floor (if applicable): Women's Restroom
Asset ID: CSC002224
Asset Category (if applicable): Plumbing Fixtures
Quantity/Unit of Measure: 1 / SF
Estimate: \$29
(Escalated to Priority Year)
Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description: *Insulation missing from sanitary sewer tailpipe for ADA.*
Description of Work: *Cover sanitary sewer pipe with appropriate ADA-approved insulation.*
Comment:

System: D3020.70.005



Asset Assigned Common Name (if applicable): EUH-1
Area/Floor (if applicable): Community / Ground
Asset ID: CSC002230
Asset Category (if applicable): Air Conditioning Unit
Quantity/Unit of Measure: 1 / EA
Estimate: \$1,443
(Escalated to Priority Year)
Priority Year Description: 02 - Address deficiency or Capital Requirement in Year 02
Deficiency Description: *Electric unit heater is approaching the end of its useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comment:

System: D3020.70.005



Asset Assigned Common Name (if applicable): EUH-2
Area/Floor (if applicable): Community / Ground
Asset ID: CSC002229
Asset Category (if applicable): Air Conditioning Unit
Quantity/Unit of Measure: 1 / EA
Estimate: \$1,443
(Escalated to Priority Year)
Priority Year Description: 02 - Address deficiency or Capital Requirement in Year 02
Deficiency Description: *Electric unit heater is approaching the end of its useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comment: Equipment appears to be not in use.



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: D3020.70.005



Asset Assigned Common Name (if applicable): EUH-3
Area/Floor (if applicable): Community / Ground
Asset ID: CSC002228
Asset Category (if applicable): Air Conditioning Unit
Quantity/Unit of Measure: 1 / EA
Estimate: \$1,443
(Escalated to Priority Year)
Priority Year Description: 02 - Address deficiency or Capital Requirement in Year 02
Deficiency Description: *Electric unit heater is approaching the end of its useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comment: Equipment appears to be not in use.

System: D3020.70.005



Asset Assigned Common Name (if applicable): EUH-4
Area/Floor (if applicable): Community / Ground
Asset ID: CSC002232
Asset Category (if applicable): Air Conditioning Unit
Quantity/Unit of Measure: 1 / EA
Estimate: \$1,443
(Escalated to Priority Year)
Priority Year Description: 02 - Address deficiency or Capital Requirement in Year 02
Deficiency Description: *Electric unit heater is approaching the end of its useful life.*
Description of Work: *Provide equipment replacement and installation.*
Comment: Equipment appears to be not in use.

System: D5020.10.302



Asset Assigned Common Name (if applicable): Metered Main Switchboard
Area/Floor (if applicable): Restroom - Storage / 1
Asset ID: CSC002292
Asset Category (if applicable): Main Switchgear
Quantity/Unit of Measure: 1 / EA
Estimate: \$13,080
(Escalated to Priority Year)
Priority Year Description: 01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description: *400A Metered main switchboard (3P, 120/208) is approaching the end of its expected useful life.*
Description of Work: *Replace the metered main switchboard.*
Comment: Switchboard is beyond its useful life. Additionally, Zinsco switchboards are known for their chance of catastrophic failure.



Machado Park

DEFICIENCY LISTING - BUILDING FEATURES

System: D5020.30.1008



Asset Assigned Common Name (if applicable):	Panel A
Area/Floor (if applicable):	Restroom - Storage / 1
Asset ID:	CSC002291
Asset Category (if applicable):	Panel
Quantity/Unit of Measure:	1 / EA
Estimate:	\$13,694
(Escalated to Priority Year)	
Priority Year Description:	01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description:	225A (42 ckts, 120/208, 3P) Panelboard is approaching the end of its expected useful life.
Description of Work:	Replace the panelboard.
Comment:	Panelboard is beyond its useful life. Additionally, Zinsco panelboards are known for their chance of catastrophic failure.

System: D5020.30.1008



Asset Assigned Common Name (if applicable):	Panel B
Area/Floor (if applicable):	Classroom - Storage / 1
Asset ID:	CSC002288
Asset Category (if applicable):	Panel
Quantity/Unit of Measure:	1 / EA
Estimate:	\$13,694
(Escalated to Priority Year)	
Priority Year Description:	01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description:	225A (42 ckts, 120/208, 3P) Panelboard is approaching the end of its expected useful life.
Description of Work:	Replace the panelboard.
Comment:	Panelboard is beyond its useful life. Additionally, Zinsco panelboards are known for their chance of catastrophic failure.

System: D5040.50.203



Asset Assigned Common Name (if applicable):	Exit Sign
Area/Floor (if applicable):	Classroom / 1
Asset ID:	CSC002285
Asset Category (if applicable):	Exit Lighting
Quantity/Unit of Measure:	2 / EA
Estimate:	\$2,725
(Escalated to Priority Year)	
Priority Year Description:	01 - Address deficiency or Capital Requirement in Year 01
Deficiency Description:	Public areas do not have code required illuminated exit lights.
Description of Work:	Add battery backed up illuminated exit lights including circuiting.
Comment:	Exit light fixtures are not illuminated.



Machado Park

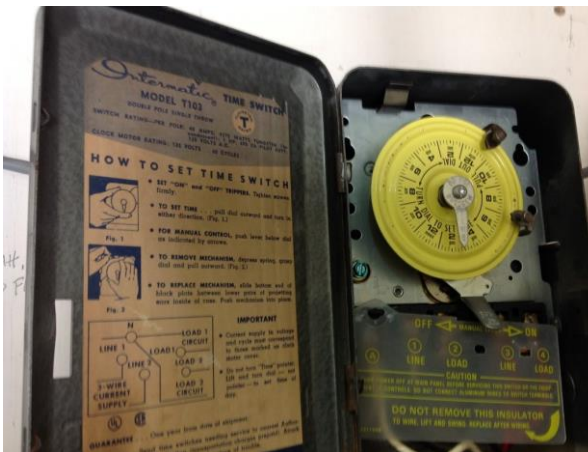
DEFICIENCY LISTING - BUILDING FEATURES

System: D5040.50.404



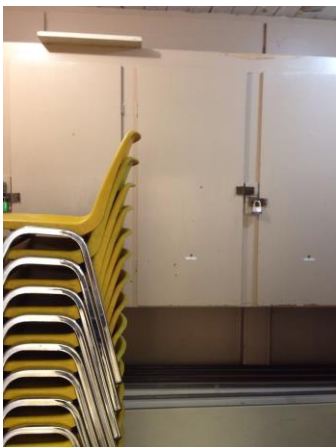
Asset Assigned Common Name (if applicable):	Exterior Lighting
Area/Floor (if applicable):	Exterior Courtyard / 1
Asset ID:	CSC002282
Asset Category (if applicable):	Exterior Lighting
Quantity/Unit of Measure:	1 / EA
Estimate:	\$143
(Escalated to Priority Year)	
Priority Year Description:	02 - Address deficiency or Capital Requirement in Year 02
Deficiency Description:	<i>Exterior lighting fixture lens is yellowing or is in poor condition.</i>
Description of Work:	<i>Replace the lighting fixture lens.</i>
Comment:	Cracked lens on floodlight fixture.

System: D5040.10.001



Asset Assigned Common Name (if applicable):	Time Clock 1
Area/Floor (if applicable):	Restroom - Storage / 1
Asset ID:	CSC002290
Asset Category (if applicable):	Time Clock
Quantity/Unit of Measure:	1 / EA
Estimate:	\$662
(Escalated to Priority Year)	
Priority Year Description:	05 - Address deficiency or Capital Requirement in Year 05
Deficiency Description:	<i>Time clock is approaching the end of its expected useful life.</i>
Description of Work:	<i>Replace the time clock.</i>
Comment:	

System: E2010.30.003



Asset Assigned Common Name (if applicable):	Building 01
Area/Floor (if applicable):	Classroom / 1
Asset ID:	CSC003482
Asset Category (if applicable):	Building
Quantity/Unit of Measure:	20 / LF
Estimate:	\$23,512
(Escalated to Priority Year)	
Priority Year Description:	03 - Address deficiency or Capital Requirement in Year 03
Deficiency Description:	<i>Original casework and shelving is worn and damaged.</i>
Description of Work:	<i>Refinish or replace original cabinets and countertops.</i>
Comment:	Classroom storage cabinets.



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