



## Section Two Functional Needs Assessments

2

Draft  
013121



This page intentionally left blank

Draft  
013121



# Functional Needs Assessment

## Introduction

This section provides findings and analysis used to develop and support capacity projections for the next 20 years for County agencies involved with all aspects of delivering government services to the public and in support of other County functions. This section examines current operations and trends for:

- **Public Safety** - analyzes historical crime and detention data combined with state produced population projections to ensure a properly sized jail and law enforcement agency.
- **Health Agencies** – analyzes historical caseload data and state mandates together with state produced population projections to plan properly sized configurations for all Health and Human Services Agencies.
- **County Government Services Agencies** – reviews current government operations, changes in services, and population projections to plan appropriately sized, located, and configured facilities to deliver essential government services over the next 20 years.
- **Public Works/Ag Agencies** – reviews current operations, changes in services, and population projections to plan appropriately sized, located, and configured facilities to support services to the agricultural community, maintain County infrastructure, and review development plans.

## Methodology

### Functional Needs Capacity

To project the future functional needs capacity for the various County agencies involved with public safety, health, and other government processes, Vanir analyzed a variety of demographic historical data, trends and projections relevant to each County function including:

#### County Jail and Juvenile Hall

- History of the County jail system
- Trends in County crime and detention
- Historic County incarceration rates per adult population
- State projections of the County adult and juvenile populations

#### Sheriff's Office

- Current staff and services
- Proposed changes to services or operations
- State projections of the overall County population



**Other Public Safety and Health Agencies**

- Current staff and services
- Proposed changes to services or operations

**County Services Agencies**

- Current County staff and services
- Proposed changes to services or operations
- Additional functions or departments to support County operations
- State projections of the County population

Each year the CA Department of Finance, through their Demographic Research Unit, produce state and county population estimates and projections. The most recent projections used for this plan is covers the years 2010 through 2060 and was published in January 2020. Projections of functional needs capacity in this report are based the state developed population projections for San Benito County.

In addition to demographic projections developed by the State, Vanir also relied on information and data provided by a number of other national, state and county resources including:

- Federal Bureau of Investigation Uniform Crime Reporting Program
- California Board of State and Community Corrections (BSCC)
- California Department of Justice Annual Crime Report
- Historical data from, and/or interviews with, various San Benito County agencies and departments including:
  - Elected County Officials
  - County Department Heads
  - County Staff and Administration

The functional needs assessments in this section are organized primarily by campus including government services, public safety, public health, and Public Works/Ag. These include the following County agencies and departments:

**Public Health**

Behavioral Health  
Public Health  
Environmental Health  
Child Support Services

**Government Services**

Administrative Office  
Board of Supervisors  
Clerk-Auditor-Recorder-Elections  
County Counsel  
District Attorney/Probation  
Information Technology Systems  
Library/County Office of Education  
Office of Emergency Services  
Tax Assessor  
Treasurer – Tax Collector



**Public Safety**

Sheriff  
County Jail  
Juvenile Hall

**Public Works/Agriculture**

Public Works  
Agricultural Commissioner  
UC Cooperative Extension Service

Finally, it should be recognized that it is impossible to know exactly what will happen in San Benito County over the next 20 years. Projecting future needs capacity always has some degree of uncertainty and often the farther in the future, the less accurate the projection. These projections, or forecasts, in this report are based on the data and assumptions described in the following discussion. There are several variables that can change over time and affect these projections including:

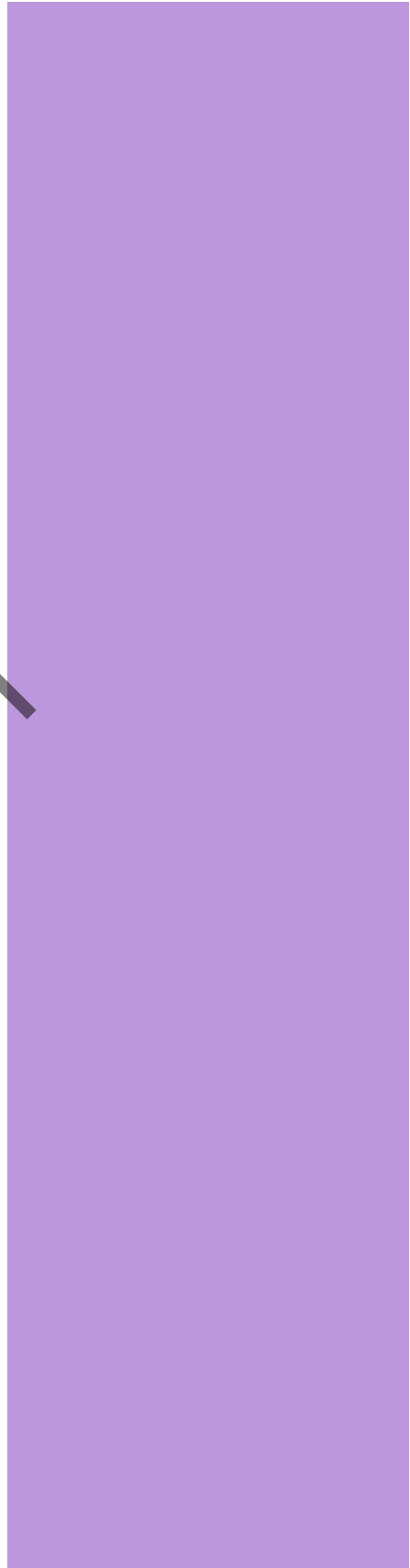
- o *Changes in laws that affect public safety or mandated services*
- o *Public attitudes toward the role of local government in addressing crime, rehabilitation, and social services*
- o *Changes in operational goals, standards, or expectations*
- o *New technologies that provide opportunities for efficiencies or new services*
- o *Changes in the economy nationally, statewide, and in the County*

For public entities such as San Benito County, underestimating needs can be as problematic as overestimating them. The County should regularly verify and update the projected data, assumptions, and conclusions over time.

**Facility Functional Needs**

In addition to developing the total capacity (number of County employees) it's also important to how existing facilities can meet capacity demands, meet operational requirements, and other important factors such as:

- o **Size** – is the facility large enough to support the mission of the department?
- o **Context** – is the facility located properly? Is it near other departments that it works closely with? Is the facility accessible to the people who need to clients?
- o **Efficiency** – Is the layout of the facility an efficient use of space? If not, can it be modified to be more efficient?
- o **Technology** – Does the facility have, or can it accommodate, the needed technology as we move into the future?





# County Demographics

## Demographic Projections

The cornerstone to understanding what the San Benito County government may look like in 10 or 20 years is to develop an understanding of how many people may be in the County and how resident's needs may evolve over time. Each year the CA Department of Finance, through their Demographic Research Unit, produce state and county population estimates and projections. The most recent projections used for this plan is covers the years 2010 through 2060 and was published in January 2020. The DOF population estimates are revised each year with updated information.

San Benito County Total Population Projections 2010-2040			
Year	County Population		Avg. 5yr. Growth Rate (Total)
	Number	% Change	
2010	55,528		1.1%
2011	56,099	1.0%	
2012	56,765	1.2%	
2013	57,330	1.0%	
2014	58,026	1.2%	
2015	58,713	1.2%	1.6%
2016	59,608	1.5%	
2017	60,331	1.2%	
2018	61,437	1.8%	
2019	62,782	2.1%	
2020	64,022	1.9%	1.7%
2021	65,213	1.8%	
2022	66,339	1.7%	
2023	67,390	1.6%	
2024	68,393	1.5%	
2025	69,324	1.3%	1.3%
2026	70,243	1.3%	
2027	71,165	1.3%	
2028	72,058	1.2%	
2029	72,930	1.2%	
2030	73,778	1.1%	1.1%
2031	74,613	1.1%	
2032	75,415	1.1%	
2033	76,201	1.0%	
2034	76,937	1.0%	
2035	77,638	0.9%	0.8%
2036	78,335	0.9%	
2037	78,998	0.8%	
2038	79,628	0.8%	
2039	80,227	0.7%	
% Change 2020-2039	25.3%		

Historical  
↑  
↓  
Projection

Source: California Dept. of Finance, Demographic Research Unit, Report P-1 Total Estimated and Projected Population for California and Counties: July 1, 2010 to July 1, 2060 in 1-year Increments

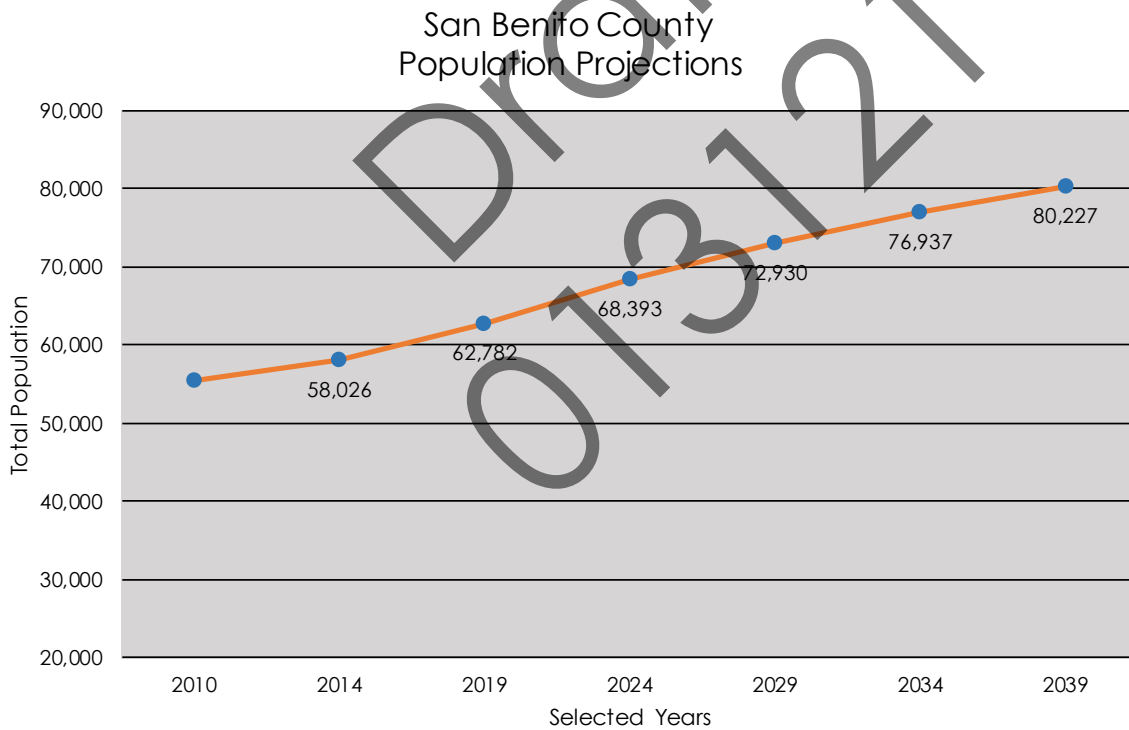
San Benito County  
Facilities Master Plan



In the preceding graphic it's interesting to note that over the 20-year period from 2020 to 2039 projected population growth slows moderately but consistently in five-year increments, from a high of 1.7% to a low of 0.8%. It will be important to update these population projections over time to ensure the County is planning for the most likely scenario.

San Benito County Total Population Projections		
Year	Projected Population	Avg. 5yr. Growth Rate
2024	68,393	1.7%
2029	72,930	1.3%
2034	76,937	1.1%
2039	80,227	0.8%

The following chart looks at the County's projected population numbers in five-year increments from 2010 through 2039. Both the historic growth rate from 2010 through 2019 and the projected growth rate from 2020 through 2039 show moderate and steady growth.



In addition to understanding the total projected population figures, it's also helpful to look at age groups. The age groups we've analyzed for this plan consist of the following:

- Under 18
- 18 through 64
- 65 and older

San Benito County  
Facilities Master Plan



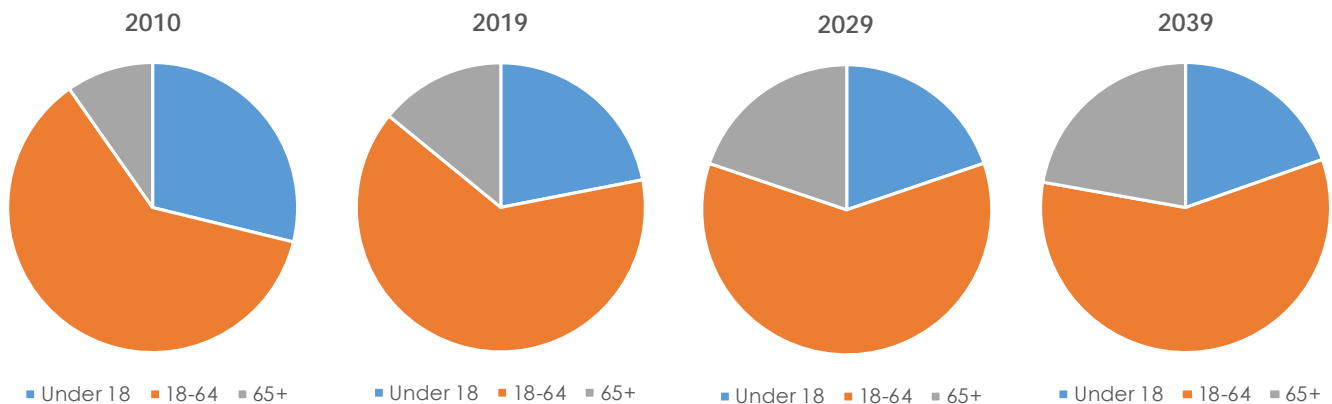
The table below shows the total and percentages of each of these age groups in 5-year increments from 2010 through 2039.

San Benito County Population Projections by Age Group						
Year	Under 18		18 through 64		65 and Older	
	Total No.	% of Total Population	Total No.	% of Total Population	Total No.	% of Total Population
2010	16,004	28.8%	34,116	61.4%	5,408	9.7%
2014	14,707	25.0%	36,990	63.0%	7,016	11.9%
2019	13,775	21.9%	40,156	64.0%	8,851	14.1%
2024	13,893	20.3%	42,915	62.7%	11,585	16.9%
2029	14,436	19.8%	44,040	60.4%	14,454	19.8%
2034	15,137	19.7%	45,233	58.8%	16,567	21.5%
2039	15,745	19.6%	46,674	58.2%	17,808	22.2%

Source: California Dept. of Finance, Demographic Research Unit, Report P-2 Total Estimated and Projected Population for California Counties by Age: July 1, 2010 to July 1, 2060 in 1-year Increments

As shown in the table above, the greatest movement in demographics in the County over the next 20 years will be the relative decrease in the Under 18 age group from a high of almost 29% of the population in 2010 to less than 20% in 2039 combined with a rise in the 65 and Older age group from less than 10% of the population to more than 22% by 2039. The 18 through 64 age group increases steadily in total number of County residents but there is a reduction in their proportion of the total population.

One way to visualize the information in the Population Projections by Age Group is using pie charts to see the changes in age groups over time. The charts below show the relative proportions of each of these age groups in 10-year increments.

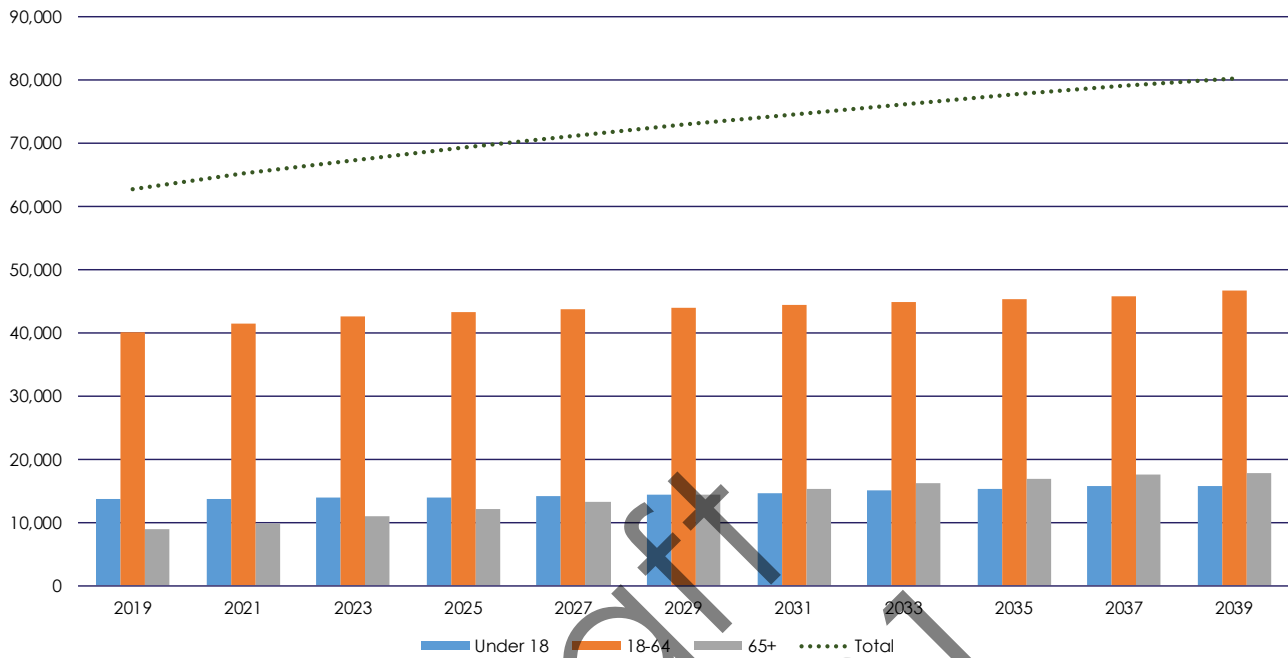




San Benito County  
Facilities Master Plan



San Benito County  
Population Projection by Age Group, 2019 - 2039



The bar chart helps visualize the steady rise of the 65 and Older age group in both real numbers and percentage of the overall population. The Under 18 age group real numbers stay steady but shows a decline in the percentage of overall population. In 2029 these two age groups are projected to make up roughly the same percentage of the County population. The demographic trends projected by age group in San Benito County are consistent with trends throughout California and nationally.

Based on our understanding of growth and other trends in San Benito County, discussions with County officials and staff, ***we recommend using the Department of Finance generated population projections as the basis for planning County needs for the next 20 years.***





## County Government

### A Look at County Employees

Major responsibilities of County government include building and maintaining roads, recreational facilities; constructing and operating jails; maintaining public records; assessing and collecting property taxes; and registering voters. Counties also provide law enforcement, conduct elections and provide health and social services to many county residents. Also, county governments play a vital role in the economic development of their local areas.

County governments typically consists of those departments that administer law enforcement, including the Sheriff and jail, and probation; departments that provide services directly to the public, such as the Library, Child Support Services, and Health and Human Services; and those departments that provide services to other County departments such as the Auditor, Administrative Services, or IT Services. This section will examine the number County government employees historically and projecting forward. Ideally, the number of County government employees would be determined solely by desired service levels, but the reality is that financial and other constraints often leave staffing levels below the ideal.

One of the most important success factors for county government is how effectively it meets the needs of its residents within the economic constraints and realities of a public institution. The following table shows a snapshot of almost 20 years and identifies by number the various types of County employees for the years FY 1998/99 through FY 2016/17. The totals range from 374 in 1999 to 505 in 2009 to 466 in 2017.

San Benito County Government Total Full Time Equivalent Employees 1988/89 through 2016/17								
Year	Program/Job Class Title							Total FTE's
	General Gov't.	Public Protection	Public Ways & Facilities	Health & Sanitation	Public Assistance	Education	Recreation & Culture	
1998/99	52.8	157.6	31.5	56.9	66.5	6.5	2.8	374.6
1999/00	55.1	159.5	34	58.4	70.5	7.5	3	388
2000/01	63.3	164.5	34.9	61.9	70.5	8.5	3	406.6
2001/02	62.3	189.5	36.8	72.7	103	8.5	2	474.8
2002/03	60.4	183.5	38.3	73.7	97	8.5	2.3	463.7
2003/04	60.2	187.7	41.9	71	83	8.5	2.3	454.6
2004/05	61.1	188.7	41.9	71.4	83.3	8.5	1.8	456.7
2005/06	62.2	190.7	42.4	72.4	82.5	8.5	1.8	460.5
2006/07	64	196.6	41	82.2	84.3	10	1.7	479.8
2007/08	69	204.5	43.4	84.5	81.3	10	2.3	495
2008/09	68.3	207.6	44.9	84.2	87.5	10	2.3	504.8
2009/10	70.7	186.8	40.4	83.9	91.3	9.5	1.8	484.4
2010/11	70.4	183.3	38.8	80.8	96.3	8.8	1.8	480.2
2011/12	65.9	159	34.6	77	92.8	7.5	1.6	438.4
2012/13	50.6	126.1	33.7	74.7	87.8	5	1.6	379.5
2013/14	54.5	129.6	33.7	77	98	5	1.4	399.2
2014/15	57.4	135.5	30	74	132	6	1.2	436.1
2015/16	60	151	31	68	130	6	1	447
2016/17	69	146	30	72	141	7	1	466

San Benito County  
Facilities Master Plan



The table above was developed with information from the County of San Benito's Comprehensive Annual Financial Report (CAFR). Since at least FY 1998/99 the County CAFR has consistently reported government the number of employees in the seven Program/Job Class Titles shown in the chart below.

The chart below illustrates how the number of County government employees (the vertical bars) relates to the growth in the County population (the dashed line).

San Benito County Government  
Total Full-time Equivalent Employees



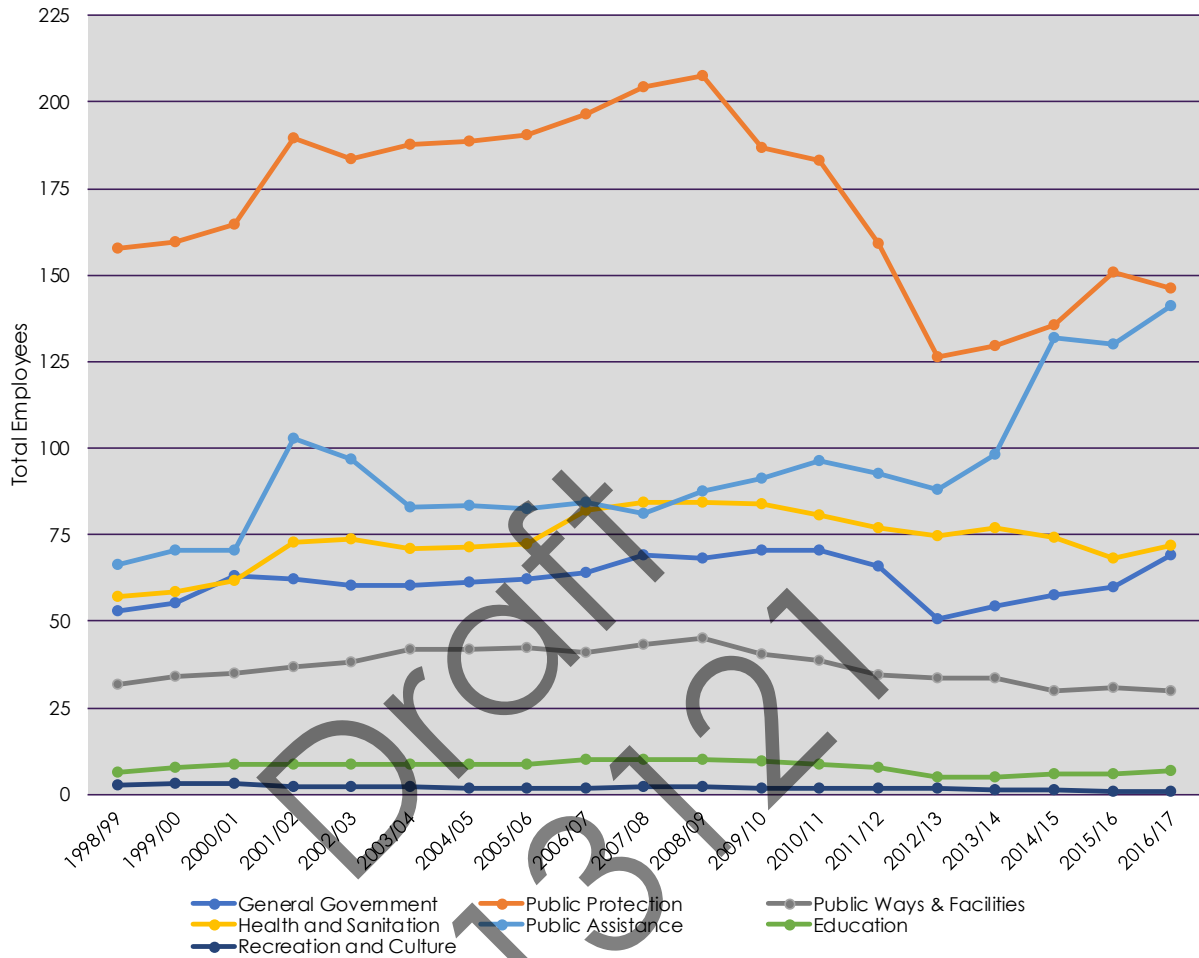
Per the chart above, the County population increased from 1998 to 2004, plateaued until about 2008, and then began a steady rise through 2017. In contrast, the number of County government employees has fluctuated much more dramatically, with steep increases and decreases that seem independent of population growth.

Since the County has consistently tracked and reported government employees using the same seven program/job class categories for a number of years, it allows us to look not just at the total number of employees but also how the number of employees in each of the seven categories has change over time. The following chart shows graphically how each of the seven job categories has changed over time.

San Benito County  
Facilities Master Plan



San Benito County Government  
Employees by Program/Job Class



As can be seen in the preceding chart, most of the job categories fluctuations stayed in a relatively small range. The two exceptions are Public Protection and Public Assistance. The Public Protection category experienced a steep decline from a high in FY2008/09 of 207 to a low of 126 in FY2012/13, with some mild recovery through FY2016/17. Public Assistance has experienced a couple of relatively minor ups and downs but has generally been on a modest growth trend with an increase in growth from FY2012/13 through FY2016/17.

The following table shows, for each year from FY1998/99 through FY2016/17, the total number of County employees, the County population, and the number of full-time equivalent employees (FTE's) per 1,000 County residents. Examining the rate per 1,000 residents allows us to have a better understanding of the impact of fluctuations in the number of employees while population steadily increases over time.

San Benito County  
Facilities Master Plan



San Benito County Government Ratio of Employees to Population			
Year	Total FTE's	County Population	FTE's per 1,000
1998/99	374.6	51,191	7.32
1999/00	388	52,884	7.34
2000/01	406.6	54,165	7.51
2001/02	474.8	54,948	8.64
2002/03	463.7	55,330	8.38
2003/04	454.6	55,374	8.21
2004/05	456.7	55,221	8.27
2005/06	460.5	55,025	8.37
2006/07	479.8	54,948	8.73
2007/08	495	55,022	9.00
2008/09	504.8	55,068	9.17
2009/10	484.4	55,272	8.76
2010/11	480.2	55,784	8.61
2011/12	438.4	56,596	7.75
2012/13	379.5	57,140	6.64
2013/14	399.2	57,840	6.90
2014/15	436.1	58,373	7.47
2015/16	447	59,031	7.57
2016/17	466	60,072	7.76

Source: San Benito CAFR

When we look at employee rate per 1,000 residents it allows comparison not just with the County performance over time, but also comparison with other counties. The following table examines the population, number of employees, and the rate per 1,000 residents in the similar sized (by population) counties of Lake, Tehama, Tuolumne, and Calaveras for the four fiscal years 2014 through 2017.

San Benito County Comparison of Number of Employees in Similar Sized Counties FY2014 - FY2017					
	Lake	Tehama	San Benito	Tuolumne	Calaveras
Population	64,763	63,641	57,840	54,938	45,424
No. of Employees	947	589	399	589	515
<b>FY2014 Staff / 1,000 Residents</b>	<b>14.62</b>	<b>9.25</b>	<b>6.90</b>	<b>10.72</b>	<b>11.34</b>
Population	64,851	63,743	58,373	55,082	45,358
No. of Employees	965	604	436	604	507
<b>FY2015 Staff / 1,000 Residents</b>	<b>14.88</b>	<b>9.48</b>	<b>7.47</b>	<b>10.97</b>	<b>11.18</b>
Population	65,146	63,839	59,031	54,664	45,267
No. of Employees	1001	640	447	640	485
<b>FY2016 Staff / 1,000 Residents</b>	<b>15.37</b>	<b>10.03</b>	<b>7.57</b>	<b>11.71</b>	<b>10.71</b>
Population	64,741	63,946	60,072	54,952	45,246
No. of Employees	1008	650	466	650	525
<b>FY2017 Staff / 1,000 Residents</b>	<b>15.57</b>	<b>10.16</b>	<b>7.76</b>	<b>11.83</b>	<b>11.60</b>

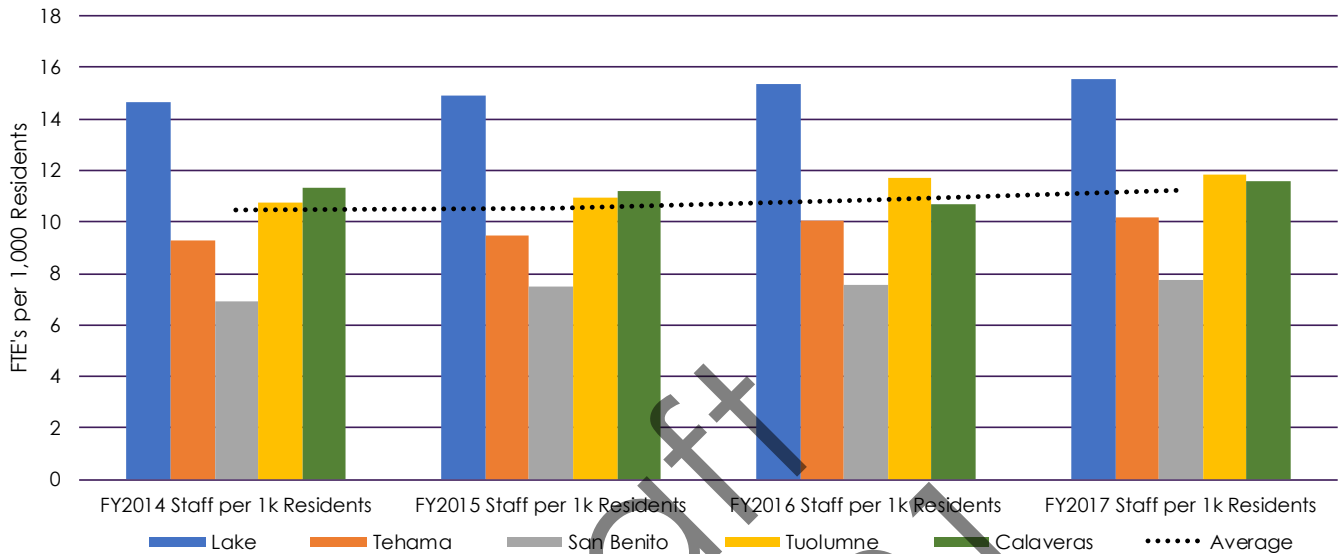
Source: Each county CAFR

San Benito County  
Facilities Master Plan



The preceding table and the following chart compare the employee rate for the five counties over the four years for direct comparison.

San Benito County Employees per 1,000 Residents  
Compared to other Similar Sized Counties



In the preceding charts Lake County consistently has the highest rate of employees per 1,000 residents, while San Benito has the lowest rate in all four years. Based on the data for the other four counties, Lake would appear to be an outlier for this analysis. In the chart above, the Average (dashed line) represents the average for Tehama, Tuolumne, and Calaveras counties not including Lake or San Benito. SBC is about three employees per 1,000 residents below the **Average** for all four years. For comparison and order of magnitude, if San Benito County were to reach the 2017 Average rate of 11.2 employees per 1,000 residents, it would have to add 208 employees to the current 466; about a 45% increase.

It must be noted that it is impossible to compare staffing across counties directly because there are so many variables and differences such as size, geography, demographics, context, revenue sources, community expectations, etc. The comparison with the other counties is meant as a means of understanding where the County may generally fit in with somewhat comparable counties by population, but it is not meant to establish a benchmark or minimum staffing levels. The number of employees and levels of service are ultimately established and funded by the Board of Supervisors.

Based on the findings here and discussion with County staff and Department Heads, **San Benito County should plan to increase staffing at a minimum to keep up with population growth and, ideally, increase beyond projected growth to respond to service demands, staffing shortages, and community expectations.**



# Facility Functional Needs

## Facility Functional Needs

In addition to analyzing the County needs in the future to determine the number of employees, members of the public, and service delivery changes, it's also important to understand how the current facilities can accommodate current and future needs.

In addition to developing the total capacity (number of County employees) it's also important to how examine how existing facilities can meet capacity demands, operational requirements, and other important factors such as size, context, efficiency, and technology. Specifically, we assessed each facility for it's ability to accommodate current and future employees; whether it's location is appropriate for staff and the public; how efficiently the space can be used; and, it's ability to accommodate current and emerging technologies. In essence, where a facility condition assessment looks at quantitative criteria, a facility functional needs assessment looks at the quality of the spaces.

Each facility was assessed for the four criteria above based on the rating scale shown on the right. Assessment consisted of a physical walkthrough of each facility together with interviews with department heads and other staff.

Functional Needs Rating Scale	
good	3-4
fair	2-3
poor	1-2
very poor	0-1

San Benito County Owned Facilities Functional Needs Assessment Index					
Facility Name	Size	Context	Efficiency	Tech	Average
Administration Building	2	4	2	3	2.75
Agricultural Commission	0	3	1	1	1.25
New Behavioral Health	4	4	3	3	3.50
Existing Behavioral Health	2	3	1	2	2.00
Bertha Briggs	2	2	1	1	1.50
Council of Governments	3	4	3	2	3.00
District Attorney/Probation	1	3	1	2	1.75
Former Public Health Building	0	2	1	1	1.00
Former Sheriff/Jail Building	0	0	1	0	0.25
Hall of Records	3	3	0	1	1.75
Old Hall of Records	1	3	0	0	1.00
Health and Human Services Agency	3	3	0	2	2.00
Homeless Services Center	3	2	3	3	2.75
Jail/Jail Expansion	3	4	3	3	3.25
Juvenile Hall	3	4	2	2	2.75
Library/Office of Education	0	3	1	1	1.25
Office of Emergency Services	2	1	2	2	1.75
Resource Management Agency & Sheriff	3	2	1	3	2.25
Sheriff's Office Training Center	0	2	1	0	0.75
UC Cooperative Extension	0	3	1	0	1.00

San Benito County  
Facilities Master Plan



The following table shows the overall Functional Needs Index (FNI) average for each of the County and illustrates these results with color coding.

San Benito County Owned Facilities Functional Needs Assessment Summary					
Facility Name	FNI	Overall Condition			
		Good	Fair	Poor	Very Poor
Administration Building	2.75		Yellow		
Agricultural Commission	1.25			Orange	
New Behavioral Health	3.50	Green			
Existing Behavioral Health	2.00		Yellow		
Bertha Briggs	1.50			Orange	
Council of Governments	3.00		Yellow		
District Attorney/Probation	1.75			Orange	
Former Public Health Building	1.00			Orange	
Former Sheriff/Jail Building	0.25				Red
Hall of Records	1.75			Orange	
Old Hall of Records	1.00			Orange	
Health and Human Services Agency	2.00		Yellow		
Homeless Services Center	2.75		Yellow		
Jail/Jail Expansion	3.25	Green			
Juvenile Hall	2.75		Yellow		
Library/Office of Education	1.25			Orange	
Office of Emergency Services	1.75			Orange	
Resource Management Agency & Sheriff	2.25		Yellow		
Sheriff's Office Training Center	0.75				Red
UC Cooperative Extension	1.00			Orange	
<b>Total by Condition</b>		<b>2</b>	<b>7</b>	<b>9</b>	<b>2</b>

The two highest rated facilities in the County are the New Behavioral Health Building and the Jail. While there are a number of buildings with a Fair FNI the majority of County facilities fall into the Poor and Very Poor category.

As part of the long range planning process, the FNI information will be cross referenced with facility condition assessments and other information to help determine how to address County facility needs into the future.





# Section Three Facility Condition Assessments

3

Draft  
013121



This page intentionally left blank

Draft  
013121



# Facility Condition Assessments

## Introduction

Many of the County's facilities have equipment and building components that have exceeded their typical useful life span. Competing priorities and aging facilities and equipment place demands on limited funding and maintenance staff resources. As a result, the County seeks to identify, prioritize, and estimate facility deficiencies with a goal to allow the County to establish a credible framework to guide present and future capital renewal decisions.

These facility assessments and analyses 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 reports provide a summary of the facility information found at the time of the study, including evaluation of visually apparent conditions of the property, and the prioritization and forecast of expenditures over the next 10 years.

## Methodology

### Pre-Assessment

Prior to performing the individual assessments, 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 prepared an Existing Facilities Questionnaire to identify specific building data and information that was not able to be determined through either the documentation provided by the County or during an assessment itself. Additionally, the Questionnaire 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 facilities has been conducted in general accordance with industry standards. Visual non-destructive assessments were performed of the interior, exterior, and site components of each 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.
- **Elevators.** As applicable, elevators were visually observed for general condition, operability, 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.** In multi-story buildings, visual evaluation of conveyance systems is performed, including review of maintenance service records, if 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 building and observed material size and appearance, assessors may note when "assumed" 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, a formal and thorough accessibility assessment for conformance to the accessibility codes and the Americans with Disabilities Act (ADA) has been performed and reported separately. Comments related to accessibility requirements are made in anticipation of the subsequent ADA assessment and to ensure that this aspect of deficiency is not overlooked. 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 San Benito County 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 were developed for various building types to calculate the current replacement cost for each facility. This amount represents the cost in 2020 dollars to construct a new facility of the same size and meeting current codes, regulations, and standards. 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	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 2020 dollars except where escalation is specifically noted.

## Priority Definitions

Unfortunately, it's common to identify more deficiencies than can reasonably be repaired or replaced at one time. To assist the County in determining the order of repairs or replacements deficiencies are categorized according to priority based on the nature of the deficiency. The following table identifies priorities, type of deficiency, and provides a short definition to explain the urgency of the deficiency.



Priority	Deficiency Type	Definition
1	Critical	Stop accelerated deterioration, and/or return a system to operation.
2	Urgent/Life Safety	Improvement to correct a cited safety hazard or work to stop potential deterioration.
3	Does Not Meet Code/Standards	Deficiency corrections that must be performed to meet current building codes or standards.
4	Required	Deficiency corrections that must be performed to maintain or restore the system usability, integrity, reliability, and performance.
5	Recommended	Sensible improvement to existing conditions to improve overall system usability, integrity, reliability, and performance and reduce long-term maintenance costs.

### 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 amount of 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.



# Administration Building



Address: 481 Fourth Street, Hollister  
Year Built: 1993

No. of Stories: 2  
Square Feet: 10,879

**Facility Summary Observations:** This building houses the Administration, Board of Supervisors Chambers, County Council, and the Auditor. The facility is generally in fair to good condition with upgrades needed primarily due to age or wear.

Administration Building Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		10,879
Number of Floors		2
Year of Construction		1993
Replacement Value (\$795/sf)		\$ 8,648,805
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>20.52%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Clean/repair stucco; replace doors, windows, and roof	\$ 595,050
3. Interior Construction/Finishes	New interior finishes throughout	\$ 407,197
4. Elevators	Approaching end of service life, service & upgrade	\$ 62,500
5. Plumbing	Replace all fixtures, valves, etc.	\$ 103,569
6. HVAC	Clean/replace ductwork	\$ 170,866
7. Fire Protection	Verify requirements to add fire protection, verify locations	\$ 116,499
8. Electrical	Investigate branch wiring/panels based on age	\$ 112,434
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 111,353
10. Site Improvements/Utilities	Repair/replace sidewalks and walkways	\$ 94,921
<b>DEFICIENCY TOTAL:</b>		<b>\$ 1,774,390</b>

# San Benito County Facilities Master Plan



<b>Assessment Data Collection Worksheet</b>										
Project: San Benito County Master Plan				No. of Stories: 2						
Site: Downtown Campus				Year Built: 1993						
Address: 481 4th Street				GSF: 10,879			Date: 6/24/2019			
Facility: County Administration Building				NSF:			Assessor: Rob Nash			
Distress: B = Beyond Expected Service Life		F = Failing		D = Damaged		M = Missing		N = No Action Required		
Priority: 1 = Critical		2 = Life Safety		3 = Does Not Meet Code/Standards		4 = Necessary		5 = Recommended		
Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100						NA	
	A2020	Basement Walls	100						NA	
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	B1020	Wood	100			N				
		Roof Construction:								
		Concrete	100							
B20 Exterior Enclosure	B2010	Wood	100			N				
		Steel	100							
		Steel Siding	30							
		Wood / Hardi-Board Siding	30							
		Transite / Other Siding	30							
		Exterior Walls:								
	B2020	Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			D	5		Power wash/clean stucco with minor patching	
		Metal	30							
		Wood	30							
		Vinyl	30							
		Exterior Windows:								
B2030	Metal	30			B	4		Single pane windows to be replaced (not operable)		
	Wood	30								
	Vinyl	30								
	Exterior Doors:									
	Wood	30								
	Metal	30			B	5				
B30 Roofing	B3010	Hardware	5			B	5			
		Roof Coverings:								
		Modified Bitumen	20							
		Built Up	25							
		Asphalt Shingle	20			F	4			
		Clay / Concrete / Slate Tile	50							
	B3020	Single Ply	15							
		Metal	50							
C10 Interior Construction	C1010	Spray-on	10			F	4			
		Roof Openings	20							
		Partitions:								
	C1020	Drywall on Studs	75			N				
		CMU/Concrete	100							
C1030	Interior Doors:									
	Solid Wood	20			N					
	Hollow Core Wood	15								
C20 Stairs	C2010	Fittings/Hardware	15			B	5			
C30 Interior Finishes	C3010	Stair Construction	75							
		Wall Finishes:								
		Painted Drywall	5			B	5			
		Vinyl Wall Covering	10							
	C3020	Wallpaper	4							
		Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	5			
		VCT/Sheet Vinyl	12			B	5		At Break Room and toilet room 1st floor, replace	
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30			N			Terracotta tile at front and rear entries	
	C3030	Terrazzo	50							
		Marble/Stone	75							
Concrete		100								
C3030	Ceiling Finishes:									
	Painted Drywall	5			B	5				
	Suspended Acoustical Tile	13			B	5		Replace 20% of tiles		
	Metal	25								
		Wood	30							



San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		B	4		Replace finishes, having issues with people stuck
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	5		
		Urinals - Floor / Wall Mounted	20		B	5		
		Sinks - Porcelain / Stainless	20		B	5		
		Flush Valves / Fixtures	7		B	4		Not used in either location
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	5		
		Cast Iron / Other	30					
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30		B	5		
	D2040	Rain Water Drainage:						
		Cast Iron	40					
		Steel / Aluminum	20		B	5		
D2090	PVC	15						
D30 HVAC	D3010	Other Plumbing Systems:						
		Gas/ Pools/ ChemWaste/ Othr						
	D3020	Energy Supply	30					
		Heat Generating System:						
	D3030	Boilers / Furnaces	30					
		Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/ Water Trtmnt	20					
		Distribution Systems:						
	D3040	Air Handler Unit	20					
		Ductwork:						
		Metal	30		B	5		
		Flexible	20		B	5		
		Insulation:						
		External Insulation	30					
	D3050	Internal Insulation	15					
		Terminal & Package Units:						
		Roof Top Package Units	15		N			New units in 2019
		PTAC / CRAC Units	15					
		Fan Coil / VAV Units	15					
Heat Pumps		12						
Split System DX Units		15						
D3090	HVAC Controls: E&M / DDC	15						
D40 Fire Protection	D4010	Sprinkler System	25		M	2		
	D4090	Standpipes	30		M	2		
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
	D5020	Distribution Wiring	30		B	5		
	D5020	Branch Wiring/Panels	30		B	5		
		Lighting	20		N			New LED lighting throughout
D5030	Comm/Security/Fire Alarm	15		B	2		Verify locations of exit signs, horn strobes, pull stations	
E10 Equipment	E1090	Other Electrical Systems	25					
		Other Equipment:						
		Range/Stove	7					
		Refrigerator	7					
E20 Furnishings	E2010	Dishwasher	7					
		Fixed Casework:						
		Shelving	15		B	5		Replace all
		Cabinets	15		B	5		
		Counters / Countertops	15		B	5		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30		B	5		Poor condition
			Parking Lots	30		B	5	
	G2030	Pedestrian Paving:						
		Sidewalks	30		B	4		
		Walkways	30		B	4		
	G2040	Fencing:						
		Chain Link	25					
		Brick	30					
		Metal	30					
G2050	Landscaping	30		N				
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30		M	4		
	G4030	Site Comm & Security	30		M	4		
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					

**Notes:**  
 Verify exit signs, horn strobes, pull stations are per code  
 Stairs and handrails not compliant at stairs  
 In Auditors office room w/ server has window AC unit  
 Roof over chambers in poor condition; spray foam. Drainage issues.  
 Generator, KohlerPowerSystem Fast Response 50  
 Exterior walls stucco in good condition Needs cleaning  
 General note that all underground utilities downtown are difficult  
 Concrete slab on grade, 24" wood TJI floor joists, wood roof trusses, all wood construction.

Administration Building Facility Condition Assessment Deficiency by Priority							
	Priority System Timeframe	1 - Critical 1 year	2 - Urgent 1-2 years	3 - Code 1-3 years	4 - Required 1-5 years	5 - Recommend 6-10 years	Total by System
1.	Substructure/Structure						\$ -
2.	Exterior Envelope		\$ 595,050				\$ 595,050
3.	Interior Construction/Finishes					\$ 407,197	\$ 407,197
4.	Elevators				\$ 62,500		\$ 62,500
5.	Plumbing					\$ 103,569	\$ 103,569
6.	HVAC					\$ 170,866	\$ 170,866
7.	Fire Protection		\$ 116,499				\$ 116,499
8.	Electrical					\$ 112,434	\$ 112,434
9.	Equipment & Furnishings					\$ 111,353	\$ 111,353
10.	Site Improvements/Utilities					\$ 94,921	\$ 94,921
<b>TOTAL BY PRIORITY</b>		\$ -	\$ 711,549	\$ -	\$ 62,500	\$ 1,000,340	\$ 1,774,390

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



First Floor Office Area



Staff Toilet



Server Room with Window A/C



County Council Conference/Break Room



Water stained ceiling tiles



Public Counter at Entry

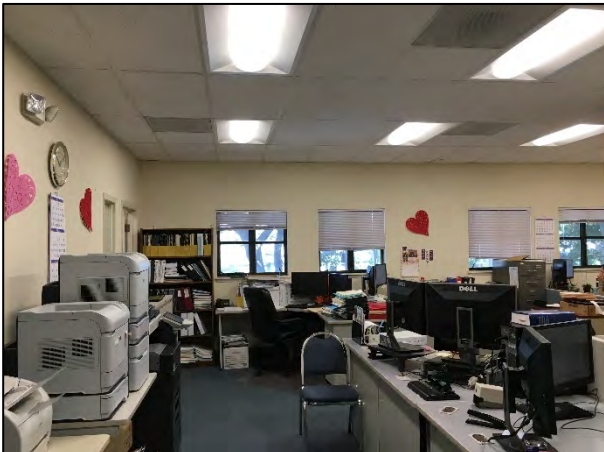
San Benito County  
Facilities Master Plan



Photos of facility existing conditions



2nd Floor County Counsel Office



2nd Floor Auditor Office



Front Entry



Window Detail



Failing Low Slope Roof



Failing Asphalt Shingle Roof



## Agriculture Commissioner



Address: 3224 Southside Road, Hollister  
Year Built: 194?



No. of Stories: 1  
Square Feet: 3,000

**Facility Summary Observations:** This building houses the Agriculture Commissioner and staff. The facility is generally in poor condition, is beyond its useful life, and should be replaced.

Agriculture Commissioner Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		3,000
Number of Floors		1
Year of Construction		194?
Replacement Value (\$765/sf)		\$ 2,295,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>73.96%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	Roof framing in poor condition	\$ 202,272
2. Exterior Envelope	Replace siding, windows, doors, and roof	\$ 236,849
3. Interior Construction/Finishes	New interior finishes throughout	\$ 324,154
4. Elevators	NA	\$ -
5. Plumbing	Replace all fixtures, valves, piping, etc.	\$ 109,931
6. HVAC	Replace complete HVAC system	\$ 453,400
7. Fire Protection	Add fire protection	\$ 61,827
8. Electrical	Replace branch wiring/panels based on age	\$ 149,175
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 59,096
10. Site Improvements/Utilities	Replace sidewalks and walkways	\$ 100,751
		<b>DEFICIENCY TOTAL: \$ 1,697,455</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 1	
Site: Public Works Yard	Year Built: 194x	
Address: 3224 Southside Road	GSF: 3,000	Date: 6/20/2019
Facility: Agriculture Commissioner	NSF:	Assessor: Rob Nash

Distress: B = Beyond Expected Service Life      F = Failing      D = Damaged      M = Missing      N = No Action Required  
 Priority: 1 = Critical      2 = Life Safety      3 = Does Not Meet Code/Standards      4 = Necessary      5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100			N			
	A1020	Special Foundations	100						
	A1030	Slab on Grade	100			N			
A20 Basement Construction	A2010	Basement Excavation	100						
	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
		Concrete	100						
		Steel	100						
	B1020	Wood	100						
		Roof Construction:							
		Concrete	100						
B20 Exterior Enclosure	B2010	Wood	100			B	4		Roof framing in poor condition, vermin in framing
		Steel	100						
		Exterior Walls:							
		Concrete / CMU / Tile	100						
		Brick / Stucco Veneer	100			B	4		Poor overall condition
		Vinyl Siding	30						
	B2020	Steel Siding	30						
		Wood / Hardi-Board Siding	30						
		Transite / Other Siding	30						
		Exterior Windows:							
		Metal	30			B	4		
		Wood	30			B	4		
B2030	Vinyl	30							
	Exterior Doors:								
	Wood	30			B	4			
	Metal	30							
	Hardware	5			B	4			
	Roof Coverings:								
B30 Roofing	B3010	Modified Bitumen	20			B	4		
		Built Up	25						
		Asphalt Shingle	20						
		Clay / Concrete / Slate Tile	50						
		Single Ply	15						
		Metal	50						
	B3020	Spray-on	10						
		Roof Openings	20			B	4		
	C10 Interior Construction	C1010	Partitions:						
			Drywall on Studs	75			B	4	
CMU/Concrete		100							
C1020		Interior Doors:							
		Solid Wood	20			B	4		
Hollow Core Wood	15			B	4				
C1030	Fittings/Hardware	15			F	4			
C20 Stairs	C2010	Stair Construction	75						
C30 Interior Finishes	C3010	Wall Finishes:							
		Painted Drywall	5			B	4		
		Vinyl Wall Covering	10						
		Wallpaper	4						
	C3020	Ceramic Tile	20			B	4		
		Floor Finishes:							
		Carpet	7			B	4		
		VCT/Sheet Vinyl	12			B	4		
		Raised Access Flooring	20					Most areas VAT	
		Wood/Ceramic Tile	30			B	4		
	C3030	Terrazzo	50						
		Marble/Stone	75						
		Concrete	100						
C3030	Ceiling Finishes:								
	Painted Drywall	5			B	4			
	Suspended Acoustical Tile	13			B	4			
	Surface mounted								
C3030	Metal	25							
	Wood	30							

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40					
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20					
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30					
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	4		
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30		B	4		
	D2040	Rain Water Drainage:						
		Cast Iron	40					
		Steel / Aluminum	20		B	4		
	D2090	PVC	15					
		Other Plumbing Systems:						
	D30 HVAC	D3010	Energy Supply	30				
Heat Generating System:								
D3020		Boilers / Furnaces	30					
		Cooling Generating Systems:						
D3030		Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTtrmnt	20					
D3040		Distribution Systems:						
		Air Handler Unit	20					
		Ductwork:						
		Metal	30		B	2	Air quality complaints when air handler is used	
		Flexible	20					
		Insulation:						
		External Insulation	30					
		Internal Insulation	15					
		D3050	Terminal & Package Units:					
			Roof Top Package Units	15		B	4	
PTAC / CRAC Units			15					
Fan Coil / VAV Units			15					
Heat Pumps			12					
D3090		Split System DX Units	15					
	HVAC Controls: E&M / DDC	15		B	4			
D40 Fire Protection	D4010	Sprinkler System	25		M	5		
	D4090	Standpipes	30		M	5		
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
	D5020	Distribution Wiring	30		B			
		Branch Wiring/Panels	30		B			
	D5030	Lighting	20		N		New LED lighting	
		Comm/Security/Fire Alarm	15		M	2		
E10 Equipment	E1090	Other Electrical Systems	25					
		Other Equipment:						
		Range/Stove	7		B	4		
		Refrigerator	7		B	4		
E20 Furnishings	E2010	Dishwasher	7					
		Fixed Casework:						
		Shelving	15		B	4		
		Cabinets	15		B	4		
E2010	Counters / Countertops	15		B	4			

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:							
		Driveways	30			B	4		
		Parking Lots	30			B	4	Currently not paved	
	G2030	Pedestrian Paving:							
		Sidewalks	30			B	4		
		Walkways	30			B	4		
	G2040	Fencing:							
		Chain Link	25						
		Brick	30						
		Metal	30						
G2050	Landscaping	30			M	5	None provided		
G30 Site Mechanical Utilities	G3010	Water Supply	30						
	G3020	Sanitary Sewer	30						
	G3030	Storm Sewer	30						
	G3040	Heating Distribution	30						
	G3050	Cooling Distribution	30						
	G3060	Fuel Distribution	30						
	G3090	Other Site Utilities	30						
G40 Site Electrical Utilities	G4010	Electrical Distribution	30						
	G4020	Site Lighting	30						
	G4030	Site Comm & Security	30			M	2		
	G4090	Other Electrical Utilities	30						
G90 Other Site Construction	G9010	Service and Pedestrian	50						
	G9090	Other Site Systems &	30						
<b>Notes:</b>									
Building originally built as a juvenile hall.									
Very poor overall condition.									

Agriculture Commissioner Facility Condition Assessment Deficiency by Priority								
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by	
	System	1 year	1-2 years	1-3 years	1-5 years	6-10 years	System	
1.	Substructure/Structure		\$ 202,272				\$ 202,272	
2.	Exterior Envelope		\$ 236,849				\$ 236,849	
3.	Interior Construction/Finishes				\$ 324,154		\$ 324,154	
4.	Elevators						\$ -	
5.	Plumbing				\$ 109,931		\$ 109,931	
6.	HVAC		\$ 453,400				\$ 453,400	
7.	Fire Protection					\$ 61,827	\$ 61,827	
8.	Electrical		\$ 149,175				\$ 149,175	
9.	Equipment & Furnishings				\$ 59,096		\$ 59,096	
10.	Site Improvements/Utilities		\$ 100,751				\$ 100,751	
<b>TOTAL BY PRIORITY</b>		<b>\$</b>	<b>\$ 1,142,447</b>	<b>\$</b>	<b>-</b>	<b>\$ 493,181</b>	<b>\$ 61,827</b>	<b>\$ 1,697,455</b>





Photos of facility existing conditions:



Entry Area



Utility Room, note wood box over equipment to prevent vermin chewing wires



Hallway with exposed wires and wall cracks



Stained ceiling tiles from roof leaks



Hallway

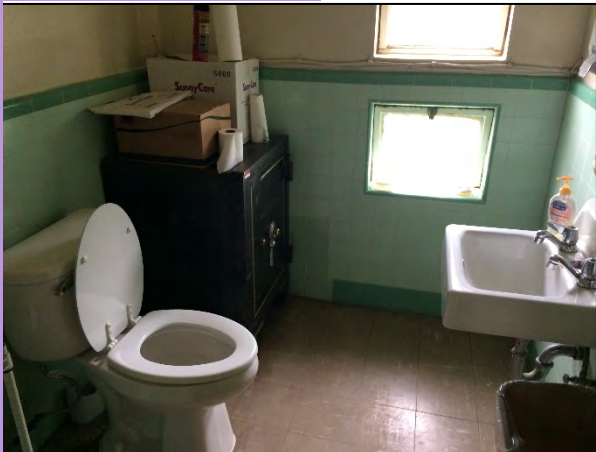


Kitchen

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Toilet Room



Office



Cracking at wall/ceiling



Side Entry



Failing Low Slope Roof



Storage Shed



## Behavioral Health



Address: 1131 San Felipe Road, Hollister  
Year Built: 1994+/-



No. of Stories: 1  
Square Feet: 12,000

**Facility Summary Observations:** Behavioral Health is currently housed in a leased facility adjacent and connected to HHSA. Behavioral Health is scheduled to move into a new facility in 2020-21. The facility is generally in fair condition.

Behavioral Health Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		12,000
Number of Floors		1
Year of Construction		1994
Replacement Value (\$765/sf)		\$ 9,180,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>19.79%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Repair and paint walls, replace roof, windows and doors	\$ 631,597
3. Interior Construction/Finishes	New interior finishes throughout	\$ 432,206
4. Elevators	NA	\$ -
5. Plumbing	Replace all fixtures, valves, etc.	\$ 109,931
6. HVAC	Update HVAC system and controls	\$ 181,360
7. Fire Protection	Verify requirements to add fire protection, verify locations	\$ 123,655
8. Electrical	Verify branch wiring/panels based on age	\$ 119,340
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 118,193
10. Site Improvements/Utilities	Replace sidewalks and walkways	\$ 100,751
<b>DEFICIENCY TOTAL:</b>		<b>\$ 1,817,031</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

<b>Project:</b> San Benito County Master Plan		<b>No. of Stories:</b> 1							
<b>Site:</b> Leased		<b>Year Built:</b> 1994?							
<b>Address:</b> 1131 San Felipe Road		<b>GSF:</b> 12,000	<b>Date:</b> 6/19/2019						
<b>Facility:</b> Behavioral Health		<b>NSF:</b>	<b>Assessor:</b> Rob Nash						
Distress: B = Beyond Expected Service Life      F = Failing      D = Damaged      M = Missing      N = No Action Required		Priority: 1 = Critical      2 = Life Safety      3 = Does Not Meet Code/Standards      4 = Necessary      5 = Recommended							
Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100			N			
	A1020	Special Foundations	100						
	A1030	Slab on Grade	100			N			
A20 Basement Construction	A2010	Basement Excavation	100						
	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
		Concrete	100						
		Steel	100						
	B1020	Wood	100						
		Roof Construction:							
		Concrete	100				N		
B20 Exterior Enclosure	B2010	Wood	100						
		Steel	100						
		Exterior Walls:							
		Concrete / CMU / Tile	100						
		Brick / Stucco Veneer	100			D	4		Minor patch/repair. Clean and paint
		Vinyl Siding	30						
	B2020	Steel Siding	30			D	4		At gable ends, clean and paint.
		Wood / Hardi-Board Siding	30						
		Transite / Other Siding	30						
	B2030	Exterior Windows:							
		Metal	30				B	5	
		Wood	30						
		Vinyl	30						
		Exterior Doors:							
		Wood	30				B	4	
B30 Roofing	B3010	Metal	30			B	4		
		Hardware	5			B	4		
		Roof Coverings:							
		Modified Bitumen	20						
		Built Up	25						
	B3020	Asphalt Shingle	20						
		Clay / Concrete / Slate Tile	50						
		Single Ply	15						
		Metal	50			N			
		Spray-on	10						
C10 Interior Construction	C1010	Roof Openings	20						
		Partitions:							
	C1020	Drywall on Studs	75				N		
		CMU/Concrete	100						
		Interior Doors:							
C1030	Solid Wood	20				B	5		
	Hollow Core Wood	15				B	5		
C30 Interior Finishes	C3010	Fittings/Hardware	15				B	5	
		Wall Finishes:							
		Painted Drywall	5				B	4	
		Vinyl Wall Covering	10						
	C3020	Wallpaper	4						
		Ceramic Tile	20						
		Floor Finishes:							
		Carpet	7				B	4	
		VCT/Sheet Vinyl	12				B	4	
		Raised Access Flooring	20						
	C3030	Wood/Ceramic Tile	30						
		Terrazzo	50						
		Marble/Stone	75						
		Concrete	100						
		Ceiling Finishes:							
C3030	Painted Drywall	5							
	Suspended Acoustical Tile	13				D	4	Replace 25%	
	Metal	25							
	Wood	30							

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40				
	D1090	Lift Chairs	25				
D20 Plumbing	D2010	Plumbing Fixtures:					
		W/C - Floor / Wall Mounted	20		B	4	
		Urinals - Floor / Wall Mounted	20		B	4	
		Sinks - Porcelain / Stainless	20		B	4	
		Tub and/or Shower	30				
		Flush Valves / Fixtures	7		B	4	
D20 Plumbing	D2020	Domestic Water Distribution:					
		Copper / Galvanized / PVC	30				
			Cast Iron / Other	30			
	D2030	Sanitary Waste distribution:					
		Cast Iron / Copper / PVC	30				
	D2040	Rain Water Drainage:					
		Cast Iron	40				
		Steel / Aluminum	20				
		PVC	15				
D2090	Other Plumbing Systems:						
		Gas/ Pools/ ChemWaste/ Othr					
D30 HVAC	D3010	Energy Supply	30				
	D3020	Heat Generating System:					
		Boilers / Furnaces	30				
	D3030	Cooling Generating Systems:					
		Chillers - Air / Water Cooled	20				
		Cooling Towers/ Water Trtmnt	20				
	D3040	Distribution Systems:					
		Air Handler Unit	20				
		Ductwork:					
		Metal	30				
		Flexible	20				
		Insulation:					
		External Insulation	30				
			Internal Insulation	15			
	D3050	Terminal & Package Units:					
Roof Top Package Units		15					
PTAC / CRAC Units		15					
Fan Coil / VAV Units		15					
Heat Pumps		12					
Split System DX Units		15					
D3090	HVAC Controls: E&M / DDC	15		M	5	Noted some portable heaters and fans in offices	
D40 Fire Protection	D4010	Sprinkler System	25		M	5	Confirm number and location of devices
	D4090	Standpipes	30				
D50 Electrical	D5010	Electrical Service/Distribution:					
		Pad / Pole Mntd Transformers	30				
		Switchboard/MCC	30				
			Distribution Wiring	30			
	D5020	Branch Wiring/Panels	30				
	D5020	Lighting	20		N		New LED lighting
D5030	Comm/Security/Fire Alarm	15		M	5	Confirm number and location of fire alarm devices	
D5090	Other Electrical Systems	25					
E10 Equipment	E1090	Other Equipment:					
		Range/Stove	7		B	5	
		Refrigerator	7				
		Dishwasher	7				
E20 Furnishings	E2010	Fixed Casework:					
		Shelving	15		B	4	
		Cabinets	15		B	4	
		Counters / Countertops	15		B	4	

San Benito County  
Facilities Master Plan



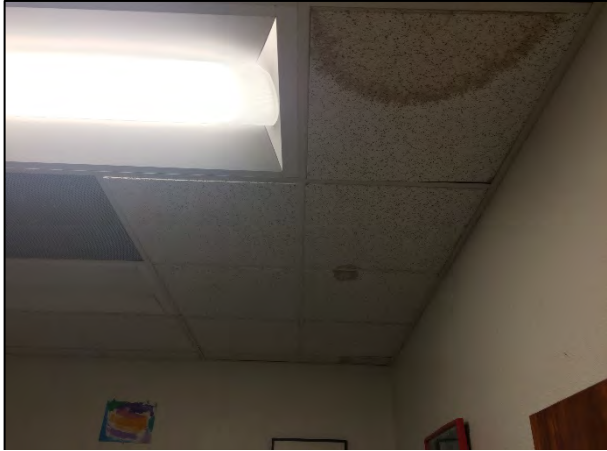
G20 Site Improvements	G2020	Parking Lots/Driveways:								
		Driveways	30							
		Parking Lots	30		B	4		Patch, repair, sealcoat, and stripe		
	G2030	Pedestrian Paving:								
		Sidewalks	30		B	4				
		Walkways	30		B	4				
		Fencing:								
	G2040	Chain Link	25							
		Brick	30							
	G2050	Metal	30							
Wood		20								
G30 Site Mechanical Utilities	G3010	Water Supply	30							
		Sanitary Sewer	30							
		Storm Sewer	30							
		Heating Distribution	30							
		Cooling Distribution	30							
		Fuel Distribution	30							
		Other Site Utilities	30							
		G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
				Site Lighting	30					
				Site Comm & Security	30					
G90 Other Site Construction	G9090	Service and Pedestrian	50							
		Other Site Systems &	30							

**Note:**  
Noted numerous fire rated doors propped open.  
One fire rated door removed from frame.  
Some secondary exit doors have small trip step to exterior

Behavioral Health Facility Condition Assessment Deficiency by Priority							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure							\$ -
2. Exterior Envelope			\$ 631,597				\$ 631,597
3. Interior Construction/Finishes					\$ 432,206		\$ 432,206
4. Elevators							\$ -
5. Plumbing					\$ 109,931		\$ 109,931
6. HVAC						\$ 181,360	\$ 181,360
7. Fire Protection						\$ 123,655	\$ 123,655
8. Electrical						\$ 119,340	\$ 119,340
9. Equipment & Furnishings					\$ 118,193		\$ 118,193
10. Site Improvements/Utilities					\$ 100,751		\$ 100,751
<b>TOTAL BY PRIORITY</b>		<b>\$ -</b>	<b>\$ 631,597</b>	<b>\$ -</b>	<b>\$ 761,079</b>	<b>\$ 424,355</b>	<b>\$ 1,817,031</b>



Photos of facility existing conditions:



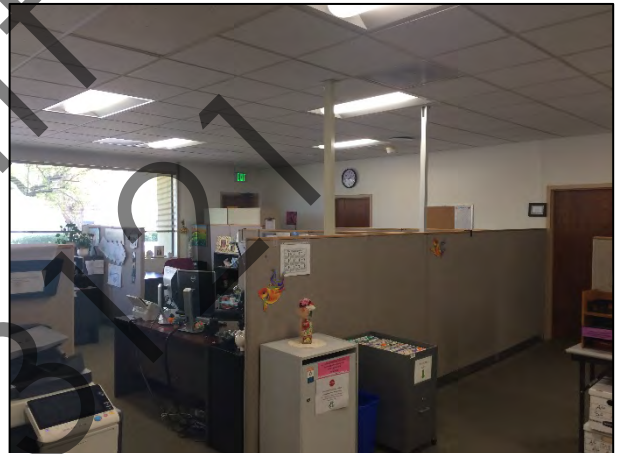
Stained ceiling tiles



Conference Room



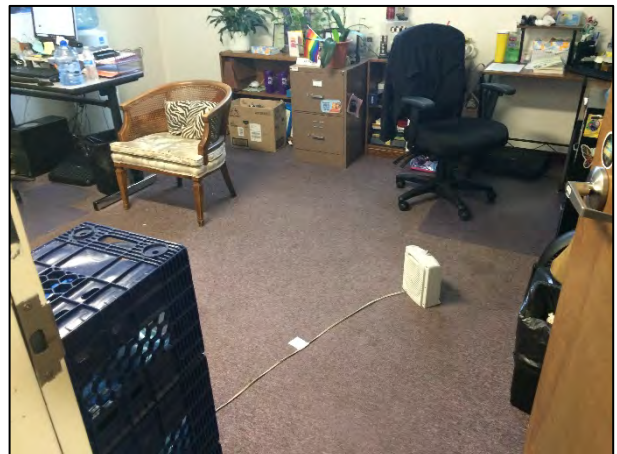
Work area, break room, IT closet



Open office area



Conference/Break Room floor

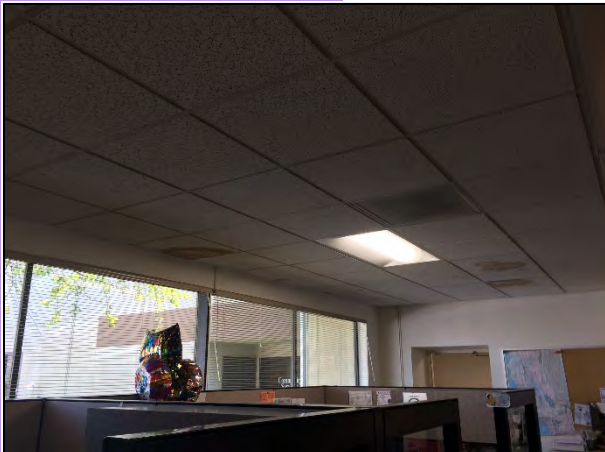


Office with portable heater/fan

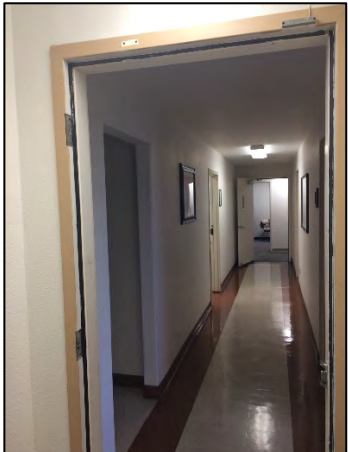
San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Stained ceiling tiles in office area



Fire rated door missing



Workroom and file storage



Exterior



Parking at front entry



Exterior patio





## Bertha Briggs Building



Address: 1221 Memorial Drive, Hollister  
Year Built: ?



No. of Stories: 1  
Square Feet: 1,200

**Facility Summary Observations:** The Bertha Briggs Building is located in Veterans Memorial Park. The facility is available to the public to rent for events and is generally in poor condition.

Bertha Briggs Building Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		1,200
Number of Floors		1
Year of Construction		?
Replacement Value (\$765/sf)		\$ 918,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>53.78%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Repair and paint walls; replace windows and doors	\$ 63,160
3. Interior Construction/Finishes	New interior finishes throughout	\$ 86,441
4. Elevators	NA	\$ -
5. Plumbing	Replace all fixtures, valves, etc.	\$ 32,979
6. HVAC	Update HVAC system and controls	\$ 181,360
7. Fire Protection	Verify requirements to add fire protection, verify device	\$ 6,183
8. Electrical	Replace lighting and verify branch wiring/panels based on	\$ 59,670
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 23,639
10. Site Improvements/Utilities	Replace sidewalks and walkways, replace canopy	\$ 40,300
<b>DEFICIENCY TOTAL:</b>		<b>\$ 493,732</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 1	
Site: Veteran's Park	Year Built:	
Address: 1221 Memorial Drive	GSF: 1,200	Date: 6/26/2019
Facility: Bertha Briggs Building	NSF:	Assessor: Rob Nash

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100			N			Partial crawl space	
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	B1020	Wood	100							
		Roof Construction:								
		Concrete	100				N			
B20 Exterior Enclosure	B2010	Wood	100							
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			N				
		Vinyl Siding	30							
	B2010	Steel Siding	30							
		Wood / Hardi-Board Siding	30			B	4		At gable ends	
		Transite / Other Siding	30							
	B2020	Exterior Windows:								
		Metal	30			B	4		single pane glazing	
		Wood	30							
	B2030	B2030	Vinyl	30						
			Exterior Doors:							
			Wood	30			F	4		
B2030		Metal	30			B	4			
		Hardware	5			B	4			
		Roof Coverings:								
B30 Roofing	B3010	Modified Bitumen	20							
		Built Up	25							
		Asphalt Shingle	20			N				
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
	B3020	Metal	50							
		Spray-on	10							
	C10 Interior Construction	C1010	Roof Openings	20						
			Partitions:							
		C1010	Drywall on Studs	75			N			
CMU/Concrete			100							
Interior Doors:										
C1020		Solid Wood	20			B	4			
		Hollow Core Wood	15			B	4			
C1030	Fittings/Hardware	15			B	4				
C20 Stairs	C2010	Stair Construction	75					NA		
C30 Interior Finishes	C3010	Wall Finishes:								
		Painted Drywall	5			B	4			
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7							
		VCT/Sheet Vinyl	12			B	4			
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
	C3030	Terrazzo	50							
		Marble/Stone	75							
		Concrete	100							
		Ceiling Finishes:								
C3030	Painted Drywall	5								
	Suspended Acoustical Tile	13			B	4				
	Metal	25								
	Wood	30								

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40						NA	
	D1090	Lift Chairs	25							
D20 Plumbing	D2010	Plumbing Fixtures:								
		W/C - Floor / Wall Mounted	20		B	4				
		Urinals - Floor / Wall Mounted	20							
		Sinks - Porcelain / Stainless	20		B	4				
		Tub and/or Shower	30							
D20 Plumbing	D2020	Domestic Water Distribution:								
		Copper / Galvanized / PVC	30		B	4				
	Cast Iron / Other	30								
	D2030	Sanitary Waste distribution:								
		Cast Iron / Copper / PVC	30		B	4				
	D2040	Rain Water Drainage:								
		Cast Iron	40							
		Steel / Aluminum	20		B	4				
	D2090	PVC	15							
		Other Plumbing Systems:								
D30 HVAC	D3010	Energy Supply	30							
		Heat Generating System:								
	D3020	Boilers / Furnaces	30		B	4			Wall furnace in main room	
		Cooling Generating Systems:								
	D3030	Chillers - Air / Water Cooled	20							
		Cooling Towers/WaterTtrmnt	20							
	D3040	Distribution Systems:								
		Air Handler Unit	20							
		Ductwork:								
		Metal	30							
		Flexible	20							
		Insulation:								
		External Insulation	30							
		Internal Insulation	15							
		D3050	Terminal & Package Units:							
			Roof Top Package Units	15						
	PTAC / CRAC Units		15							
	Fan Coil / VAV Units		15							
	Heat Pumps		12							
	D3090	Split System DX Units	15							
D3090	HVAC Controls: E&M / DDC	15								
D40 Fire Protection	D4010	Sprinkler System	25							
	D4090	Standpipes	30							
D50 Electrical	D5010	Electrical Service/Distribution:								
		Pad / Pole Mntd Transformers	30							
		Switchboard/MCC	30							
	D5020	Distribution Wiring	30							
		Branch Wiring/Panels	30		B	4				
	D5030	Lighting	20		B	4				
		Comm/Security/Fire Alarm	15		M	2				
D5090	Other Electrical Systems	25								
E10 Equipment	E1090	Other Equipment:								
		Range/Stove	7							
		Refrigerator	7							
E20 Furnishings	E2010	Dishwasher	7							
		Fixed Casework:								
		Shelving	15		B	4				
		Cabinets	15		B	4				
		Counters / Countertops	15		B	4				

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30		B	5		Not paved
		Parking Lots	30		B	5		
	G2030	Pedestrian Paving:						
		Sidewalks	30		M	4		
		Walkways	30		F	4		
		Fencing:						
	G2040	Chain Link	25					
		Brick	30					
	G2050	Metal	30					
Wood		20						
		Landscaping	30		M	5		
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30					
	G4030	Site Comm & Security	30					
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					
<b>Notes:</b>								
Pavilion has slab on grade; trusses @ 24" on center ; heavy timber posts and beams								
Animal burrows under building								
Project funded for at least three years to renovate - approx. \$275,000 (bathrooms, ADA, security primarily)								

Bertha Briggs Building Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
	System	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1.	Substructure/Structure						\$ -
2.	Exterior Envelope		\$ 63,160				\$ 63,160
3.	Interior Construction/Finishes				\$ 86,441		\$ 86,441
4.	Elevators						\$ -
5.	Plumbing				\$ 32,979		\$ 32,979
6.	HVAC					\$ 181,360	\$ 181,360
7.	Fire Protection			\$ 6,183			\$ 6,183
8.	Electrical					\$ 59,670	\$ 59,670
9.	Equipment & Furnishings					\$ 23,639	\$ 23,639
10.	Site Improvements/Utilities			\$ 40,300			\$ 40,300
<b>TOTAL BY PRIORITY</b>		<b>\$</b>	<b>\$ 63,160</b>	<b>\$ 46,483</b>	<b>\$ 119,420</b>	<b>\$ 264,669</b>	<b>\$ 493,732</b>



Photos of facility existing conditions:



Street Facade



Exterior



Walkway at street



Exterior



Public Entry



Exterior Animal Burrows

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Meeting Room



Large Meeting Room fireplace and furnace



Large Meeting Room



Gas meter at crawl space



# Child Support Services



Address: 2320 Technology Parkway, Hollister  
Year Built: 198?



No. of Stories: 1  
Square Feet: 3,000

**Facility Summary Observations:** Child Support Services is located in a leased facility across the street from RMA and the Sheriff. The facility is generally in good condition.

Child Support Services Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		3,000
Number of Floors		1
Year of Construction		198?
Replacement Value (\$765/sf)		Leased
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	All windows, doors, and door hardware beyond useful life.	\$ -
3. Interior Construction/Finishes	All interior doors, and door hardware beyond useful life.	\$ -
4. Elevators	NA	\$ -
5. Plumbing	All plumbing fixtures and fittings have exceeded useful life.	\$ -
6. HVAC	No issues noted	\$ -
7. Fire Protection	Verify location and number of devices	\$ -
8. Electrical	Verify number and location of fire alarm devices	\$ -
9. Equipment & Furnishings	All casework, shelving, counter tops, cabinets, and	\$ -
10. Site Improvements/Utilities	Add site lighting, particularly at building entry/exits	\$ -
<b>DEFICIENCY TOTAL:</b>		<b>\$ -</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 1	
Site: Leased	Year Built: 198x	Date: 6/17/2019
Address: 2320 Technology Parkway	GSF: 3,000	Assessor: Rob Nash
Facility: Child Support Services	NSF:	

Distress: B = Beyond Expected Service Life Priority: 1 = Critical	F = Failing 2 = Life Safety	D = Damaged 3 = Does Not Meet Code/Standards	M = Missing 4 = Necessary	N = No Action Required 5 = Recommended
--	--------------------------------	---	------------------------------	---

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	B1020	Wood	100							
		Roof Construction:								
		Concrete	100							
B20 Exterior Enclosure	B2010	Wood	100							
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100			N				
		Brick / Stucco Veneer	100			N				
		Vinyl Siding	30							
	B2020	Steel Siding	30							
		Wood / Hardi-Board Siding	30							
		Transite / Other Siding	30							
	B2030	B2020	Exterior Windows:							
			Metal	30			B	4		
			Wood	30						
		B2030	Vinyl	30						
			Exterior Doors:							
			Wood	30						
B30 Roofing	B3010	Metal	30			B	4			
		Hardware	5			B	4			
		Roof Coverings:								
		Modified Bitumen	20							
		Built Up	25							
	B3020	Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
		Metal	50							
		Spray-on	10							
C10 Interior Construction	C1010	Roof Openings	20							
		Partitions:								
	C1020	Drywall on Studs	75			N				
		CMU/Concrete	100							
		Interior Doors:								
		Solid Wood	20			B	5			
C1030	Hollow Core Wood	15			B	5				
	Fittings/Hardware	15			B	5				
C20 Stairs	C2010	Stair Construction	75							
		Wall Finishes:								
		Painted Drywall	5			B	4			
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C2020	Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	4			
		VCT/Sheet Vinyl	12			B	4			
		Raised Access Flooring	20			N			Step up into room due to raised flooring	
	C2030	Wood/Ceramic Tile	30							
		Terrazzo	50							
		Marble/Stone	75							
		Concrete	100							
		Ceiling Finishes:								
C2030	Painted Drywall	5								
	Suspended Acoustical Tile	13			B	5		Replace 20% of tiles		
	Metal	25								
	Wood	30								



San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40					
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20		B	4		
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30					
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30					
	Cast Iron / Other	30						
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30					
	D2040	Rain Water Drainage:						
		Cast Iron	40					
		Steel / Aluminum	20					
	D2090	PVC	15					
		Other Plumbing Systems:						
D30 HVAC	D3010	Energy Supply	30					
		Heat Generating System:						
	D3020	Boilers / Furnaces	30					
		Cooling Generating Systems:						
	D3030	Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTtrmnt	20					
	D3040	Distribution Systems:						
		Air Handler Unit	20					
		Ductwork:						
		Metal	30					
		Flexible	20					
		Insulation:						
		External Insulation	30					
	D3050	Internal Insulation	15					
		Terminal & Package Units:						
		Roof Top Package Units	15					
		PTAC / CRAC Units	15					
Fan Coil / VAV Units		15						
Heat Pumps		12						
D3090	Split System DX Units	15						
	HVAC Controls: E&M / DDC	15						
D40 Fire Protection	D4010	Sprinkler System	25		M		Verify location of devices	
	D4090	Standpipes	30					
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
	D5020	Distribution Wiring	30					
		Branch Wiring/Panels	30					
	D5030	Lighting	20		N			New LED lighting
		Comm/Security/Fire Alarm	15		M			Verify locations of fire alarm devices
E10 Equipment	E1090	Other Electrical Systems	25					
		Other Equipment:						
		Range/Stove	7					
		Refrigerator	7					
E20 Furnishings	E2010	Dishwasher	7					
		Fixed Casework:						
		Shelving	15		B	4		
		Cabinets	15		B	4		
E2010	Counters / Countertops	15		B	4			

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30			B	4	Driveway on side of building in poor condition
			Parking Lots	30			N	
	G2030	Pedestrian Paving:						
		Sidewalks	30			N		Newer sidewalk/walkway out front
		Walkways	30					
		Fencing:						
			Chain Link	25				
			Brick	30				
			Metal	30				
G2040		Wood	20					
G2050		Landscaping	30			N		
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30			M	4	Some low bollards but little exterior general illumination
	G4030	Site Comm & Security	30					
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					
<b>Notes:</b>								
Office has security cameras but it is not monitored in real time. Monitor located in server room.								
Fire rated doors propped open								
Trip step out exit door from large meeting room. No landing outside; straight on to steeply sloped walk into drive aisle.								

Draft  
013121

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Electrical Room



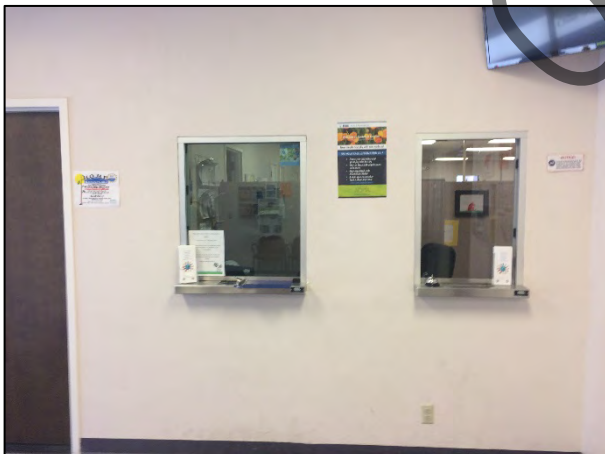
Conference Room



Break Room/Work Area



Server Room with raised floor



Front Lobby windows



Lobby

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Hallway outside of Server Room



Restroom



Open Office Area



Newer accessible parking at entry



Side Exit



Parking/landscape near entry



## Council of Governments Building



Address: Southside Road, Hollister  
Year Built: 2002



No. of Stories: 1 + Mezzanine  
Square Feet: 3,000

**Facility Summary Observations:** The Council of Governments (COG) Building is located in the Public Works Yard on Southside Road. The facility functions as a bus barn and repair facility for COG. The facility is generally in good condition.

Council of Governments Building Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		3,000
Number of Floors		1+Mezzanine
Year of Construction		2002
Replacement Value (\$400/sf)		\$ 1,200,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>11.98%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Replace door hardware	\$ 8,256
3. Interior Construction/Finishes	Replace door hardware	\$ 4,520
4. Elevators	None provided	
5. Plumbing	Replace all fixtures, valves, etc.	\$ 14,370
6. HVAC	Replace air handling unit and controls	\$ 59,268
7. Fire Protection	No issues noted	\$ -
8. Electrical	Replace lighting	\$ 15,600
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 15,450
10. Site Improvements/Utilities	Repair/replace parking lot	\$ 26,340
<b>DEFICIENCY TOTAL:</b>		<b>\$ 143,804</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 1	Date: 6/20/2019
Site: Public Works Yard	Year Built: 2002	Assessor: Rob Nash
Address: Southside Road	GSF: 3,000	
Facility: Council of Governments Bus Yard	NSF:	

Distress: B = Beyond Expected Service Life Priority: 1 = Critical	F = Failing 2 = Life Safety	D = Damaged 3 = Does Not Meet Code/Standards	M = Missing 4 = Necessary	N = No Action Required 5 = Recommended
--	--------------------------------	---	------------------------------	---

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100			N			
	A1020	Special Foundations	100						
	A1030	Slab on Grade	100			N			
A20 Basement Construction	A2010	Basement Excavation	100						
	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
		Concrete	100						
		Steel	100						
	Wood	100			N				
	B1020	Roof Construction:							
		Concrete	100						
Wood		100							
		Steel	100			N			
B20 Exterior Enclosure	B2010	Exterior Walls:							
		Concrete / CMU / Tile	100						
		Brick / Stucco Veneer	100						
		Vinyl Siding	30						
		Steel Siding	30			N			
		Wood / Hardi-Board Siding	30						
	Transite / Other Siding	30							
	B2020	Exterior Windows:							
		Metal	30				N		
		Wood	30						
	B2030	Vinyl	30						
		Exterior Doors:							
Wood		30							
		Metal	30			N			
		Hardware	5			B	4		
B30 Roofing	B3010	Roof Coverings:							
		Modified Bitumen	20						
		Built Up	25						
		Asphalt Shingle	20						
		Clay / Concrete / Slate Tile	50						
		Single Ply	15						
	Metal	50				N			
	Spray-on	10							
B3020	Roof Openings	20							
C10 Interior Construction	C1010	Partitions:							
		Drywall on Studs	75				N		
	CMU/Concrete	100							
	C1020	Interior Doors:							
		Solid Wood	20				N		
	Hollow Core Wood	15							
C1030	Fittings/Hardware	15				B	4		
C20 Stairs	C2010	Stair Construction	75						
C30 Interior Finishes	C3010	Wall Finishes:							
		Painted Drywall	5				B	4	
		Vinyl Wall Covering	10						
		Wallpaper	4						
	C3020	Ceramic Tile	20						
		Floor Finishes:							
		Carpet	7				B	4	
		VCT/Sheet Vinyl	12				B	4	
		Raised Access Flooring	20						
		Wood/Ceramic Tile	30						
	C3030	Terrazzo	50						
		Marble/Stone	75						
		Concrete	100						
Ceiling Finishes:									
Painted Drywall		5				B	4		
Suspended Acoustical Tile	13								
Metal	25								
Wood	30								

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40					
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	5	Approaching end of normal life cycle	
		Urinals - Floor / Wall Mounted	20					
		Sinks - Porcelain / Stainless	20		B	5	Approaching end of normal life cycle	
		Tub and/or Shower	30					
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		N			
	Cast Iron / Other	30						
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30		N			
	D2040	Rain Water Drainage:						
		Cast Iron	40					
		Steel / Aluminum	20		N			
	D2090	PVC	15					
		Other Plumbing Systems:						
D30 HVAC	D3010	Energy Supply	30					
		Heat Generating System:						
	Boilers / Furnaces	30						
	D3030	Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTtrmnt	20					
	D3040	Distribution Systems:						
		Air Handler Unit	20		B	5	Approaching end of normal life cycle	
		Ductwork:						
		Metal	30		N			
		Flexible	20					
		Insulation:						
		External Insulation	30		N			
		Internal Insulation	15					
		D3050	Terminal & Package Units:					
			Roof Top Package Units	15				
	PTAC / CRAC Units		15					
	Fan Coil / VAV Units		15					
	Heat Pumps		12					
	D3090	Split System DX Units	15					
HVAC Controls: E&M / DDC		15		B	5			
D40 Fire Protection	D4010	Sprinkler System	25		N			
	D4090	Standpipes	30					
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
	D5020	Distribution Wiring	30		N			
		Branch Wiring/Panels	30		N			
	D5030	Lighting	20		B	4	Approaching end of normal life cycle	
		Comm/Security/Fire Alarm	15					
D5090	Other Electrical Systems	25						
	Other Equipment:							
E10 Equipment	E1090	Range/Stove	7					
		Refrigerator	7		B	5		
		Dishwasher	7					
E20 Furnishings	E2010	Fixed Casework:						
		Shelving	15		B	4		
		Cabinets	15		B	4		
		Counters / Countertops	15		B	4		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:							
		Driveways	30			F	4	Major patching/repairs, seal coat, and striping	
			Parking Lots	30			F	4	Major patching/repairs, seal coat, and striping
	G2030	Pedestrian Paving:							
		Sidewalks	30						
		Walkways	30						
		Fencing:							
			Chain Link	25			F	4	
			Brick	30					
			Metal	30					
G2040		Wood	20						
G2050		Landscaping	30			M	5		
G30 Site Mechanical Utilities	G3010	Water Supply	30						
	G3020	Sanitary Sewer	30						
	G3030	Storm Sewer	30						
	G3040	Heating Distribution	30						
	G3050	Cooling Distribution	30						
	G3060	Fuel Distribution	30						
	G3090	Other Site Utilities	30						
G40 Site Electrical Utilities	G4010	Electrical Distribution	30						
	G4020	Site Lighting	30						
	G4030	Site Comm & Security	30						
	G4090	Other Electrical Utilities	30						
G90 Other Site Construction	G9010	Service and Pedestrian	50						
	G9090	Other Site Systems &	30						
<b>Notes:</b>									
Metal building with stick framed second floor over office area for storage.									

Council of Governments Building Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1.	Substructure/Structure						\$ -
2.	Exterior Envelope				\$ 8,256		\$ 8,256
3.	Interior Construction/Finishes				\$ 4,520		\$ 4,520
4.	Elevators						\$ -
5.	Plumbing					\$ 14,370	\$ 14,370
6.	HVAC					\$ 59,268	\$ 59,268
7.	Fire Protection						\$ -
8.	Electrical				\$ 15,600		\$ 15,600
9.	Equipment & Furnishings				\$ 15,450		\$ 15,450
10.	Site Improvements/Utilities				\$ 26,340		\$ 26,340
<b>TOTAL BY PRIORITY</b>		<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$ 143,804</b>



San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Exterior



Parking and Fuel Island



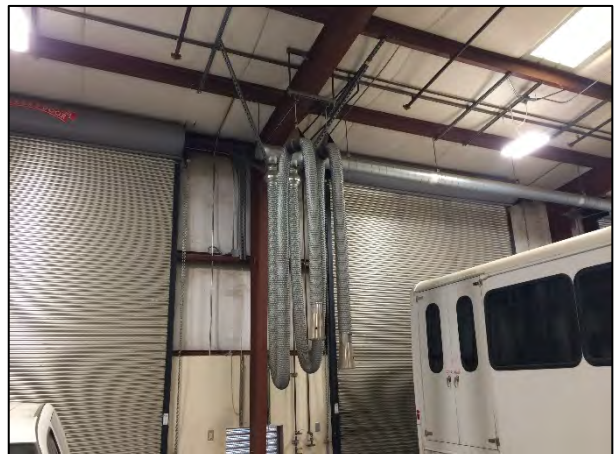
Parking



Generator



Repair Bays



Repair Bays

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Sink at Repair Bays



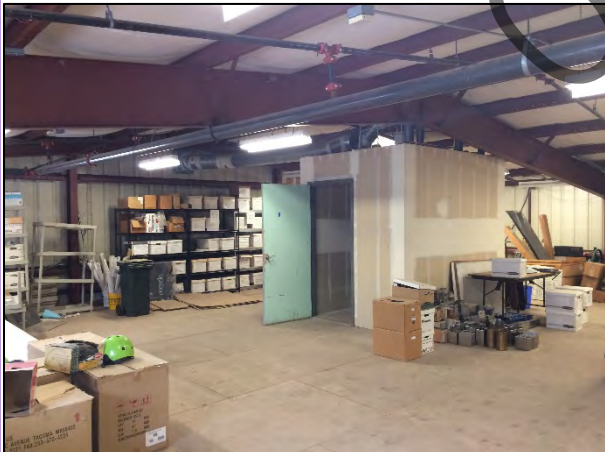
Restroom



Janitor Closet with Water Heater



Break Room



Mezzanine



HVAC Unit



## District Attorney/Probation



Address: 419 Fourth Street, Hollister  
Year Built: 1993



No. of Stories: 2  
Square Feet: 6,000

**Facility Summary Observations:** The District Attorney and Probation Department are both located in this facility. The facility is generally in poor condition, will require extensive interior and exterior renovations to all building systems, and should be considered for replacement.

District Attorney/Probation Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		6,000
Number of Floors		2
Year of Construction		1993
Replacement Value (\$765/sf)		\$ 4,590,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>28.12%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	Investigate potential settlement issues	\$ 80,909
2. Exterior Envelope	Extensive repair/replacement of exterior walls and	\$ 315,798
3. Interior Construction/Finishes	New interior finishes throughout	\$ 216,103
4. Elevators	Replace with new, compliant elevator	\$ 150,000
5. Plumbing	Replace all fixtures, valves, etc.	\$ 54,965
6. HVAC	Clean ductwork	\$ 90,680
7. Fire Protection	Add fire protection, verify device locations	\$ 123,655
8. Electrical	Investigate branch wiring/panels based on age	\$ 149,175
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 59,096
10. Site Improvements/Utilities	Repair/replace sidewalks and walkways	\$ 50,375
		<b>DEFICIENCY TOTAL: \$ 1,290,757</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 2	Date: 6/26/2019
Site: Downtown Campus	Year Built: 1993	Assessor: Rob Nash
Address: 400 Monterey Street / 419 4th Street	GSF: 6,000	
Facility: District Attorney and Probation	NSF:	

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100						NA	
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	B1020	Wood	100			N				
		Roof Construction:								
		Concrete	100							
B20 Exterior Enclosure	B2010	Wood	100			N				
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			F	4		stucco has extensive cracking	
		Vinyl Siding	30							
	B2030	Steel Siding	30							
		Wood / Hardi-Board Siding	30							
		Transite / Other Siding	30							
		Exterior Windows:								
		Metal	30			N				
		Wood	30							
B30 Roofing	B3010	Vinyl	30							
		Exterior Doors:								
		Wood	30			N				
	B3020	Metal	30			N				
		Hardware	5			B	5			
		Roof Coverings:								
		Modified Bitumen	20			B	4		showing early signs of failure, some soft spots in sheathing	
		Built Up	25							
		Asphalt Shingle	20			B	5			
		Clay / Concrete / Slate Tile	50							
Single Ply	15									
C10 Interior Construction	C1010	Metal	50							
		Spray-on	10							
C20 Stairs	C2010	Roof Openings	20							
		Partitions:								
		Drywall on Studs	75			N				
		CMU/Concrete	100							
C30 Interior Finishes	C1020	Interior Doors:								
		Solid Wood	20			B	5			
		Hollow Core Wood	15							
	C1030	Fittings/Hardware	15			B	5			
		Stair Construction	75			D	2		Repair stair nosings, verify landing dimensions	
	C3030	C3010	Wall Finishes:							
			Painted Drywall	5			B	5		
			Vinyl Wall Covering	10						
			Wallpaper	4						
		C3020	Ceramic Tile	20						
Floor Finishes:										
Carpet			7			B	4			
VCT/Sheet Vinyl			12			F	4		Vinyl failing in restrooms at seams	
Raised Access Flooring			20							
Wood/Ceramic Tile			30			N			At DA entry lobby	
Terrazzo			50							
C3030		Marble/Stone	75							
		Ceiling Finishes:								
	Concrete	100								
C3030	C3030	Painted Drywall	5							
		Suspended Acoustical Tile	13			B	5			
		Metal	25							
		Wood	30							

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		F	3		
	D1090	Lift Chairs	25					Cab size too small , finishes need replacing
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	5		
		Urinals - Floor / Wall Mounted	20		B	5		
		Sinks - Porcelain / Stainless	20		B	5		
		Tub and/or Shower	30					
		Flush Valves / Fixtures	7		B	5		
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		N			
			Cast Iron / Other	30				
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30		N			
	D2040	Rain Water Drainage:						
		Cast Iron	40					
		Steel / Aluminum	20		B	5		
		PVC	15					
D2090	Other Plumbing Systems:							
		Gas/ Pools/ ChemWaste/ Othr						
D30 HVAC	D3010	Energy Supply	30					
	D3020	Heat Generating System:						
		Boilers / Furnaces	30					
	D3030	Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/ Water Trtmnt	20					
	D3040	Distribution Systems:						
		Air Handler Unit	20					
		Ductwork:						
		Metal	30		D	4		Need cleaning
		Flexible	20					
		Insulation:						
		External Insulation	30					
			Internal Insulation	15				
	D3050	Terminal & Package Units:						
Roof Top Package Units		15		N			New in 2019	
PTAC / CRAC Units		15						
Fan Coil / VAV Units		15						
Heat Pumps		12						
Split System DX Units		15						
D3090	HVAC Controls: E&M / DDC	15		N				
D40 Fire Protection	D4010	Sprinkler System	25		B	5		
	D4090	Standpipes	30		B	5		
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
			Distribution Wiring	30				
	D5020	Branch Wiring/Panels	30		B	5		
	D5020	Lighting	20		N		New LED	
D5030	Comm/Security/Fire Alarm	15						
D5090	Other Electrical Systems	25						
E10 Equipment	E1090	Other Equipment:						
		Range/Stove	7					
		Refrigerator	7					
		Dishwasher	7					
E20 Furnishings	E2010	Fixed Casework:						
		Shelving	15		B	5		
		Cabinets	15		B	5		
		Counters / Countertops	15		B	5		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:							
		Driveways	30						
	G2030	Parking Lots	30						
		Pedestrian Paving:							
		Sidewalks	30						
		Walkways	30						
		Fencing:							
		Chain Link	25						
	G2040	Brick	30						
		Metal	30						
G2050	Wood	20							
	Landscaping	30							
G30 Site Mechanical Utilities	G3010	Water Supply	30						
	G3020	Sanitary Sewer	30						
	G3030	Storm Sewer	30						
	G3040	Heating Distribution	30						
	G3050	Cooling Distribution	30						
	G3060	Fuel Distribution	30						
	G3090	Other Site Utilities	30						
G40 Site Electrical Utilities	G4010	Electrical Distribution	30						
	G4020	Site Lighting	30						
	G4030	Site Comm & Security	30						
	G4090	Other Electrical Utilities	30						
G90 Other Site Construction	G9010	Service and Pedestrian	50						
	G9090	Other Site Systems &	30						
<b>Notes:</b>									
Combustible materials stored in stairwell									
Back stair has no nosings									
storing materials in hallways									
Doors to File Room and Evidence storage propped open (rated)									
Biggest issue is building isn't large enough for current occupants									

District Attorney/Probation Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by
	System	1 year	1-2 years	1-3 years	1-5 years	6-10 years	System
1.	Substructure/Structure	\$ 80,909					\$ 80,909
2.	Exterior Envelope		\$ 315,798				\$ 315,798
3.	Interior Construction/Finishes	\$ 216,103					\$ 216,103
4.	Elevators			\$ 150,000			\$ 150,000
5.	Plumbing					\$ 54,965	\$ 54,965
6.	HVAC				\$ 90,680		\$ 90,680
7.	Fire Protection					\$ 123,655	\$ 123,655
8.	Electrical					\$ 149,175	\$ 149,175
9.	Equipment & Furnishings					\$ 59,096	\$ 59,096
10.	Site Improvements/Utilities					\$ 50,375	\$ 50,375
<b>TOTAL BY PRIORITY</b>		<b>\$ 297,012</b>	<b>\$ 315,798</b>	<b>\$ 150,000</b>	<b>\$ 90,680</b>	<b>\$ 437,266</b>	<b>\$ 1,290,757</b>

San Benito County  
Facilities Master Plan



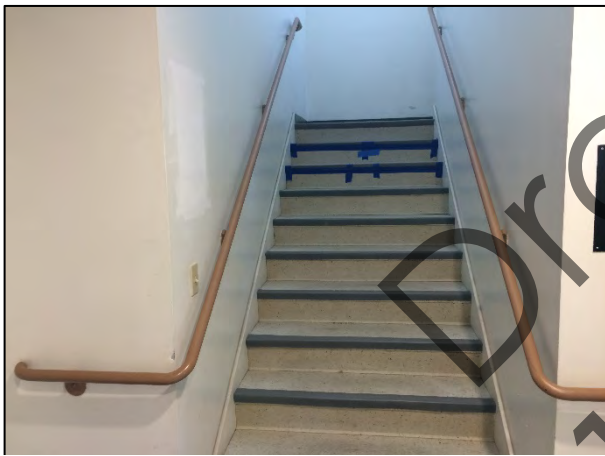
Photos of facility existing conditions:



Open office



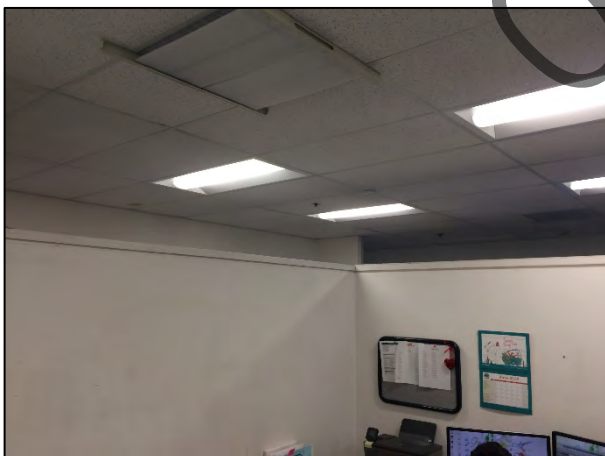
Probation Office



Stair needing nosing repaired



Badly stained and worn carpet



Office area with HVAC grille covered



Stained ceiling tiles



Photos of facility existing conditions:



Office hallway



Boxes stored in exit stair



Stucco badly stained and cracked



Stucco badly stained and cracked



Stucco badly stained and cracked



Parking lot side of building





## Environmental Health



Address: 351 Tres Pinos, Ste. C-101, Hollister  
Year Built: 198?



No. of Stories: 1  
Square Feet: 1,000

**Facility Summary Observations:** Environmental Health is located in leased office space in a commercial center. The facility is generally in good to very good condition.

Environmental Health Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			1,000
Number of Floors			1
Year of Construction			198?
Replacement Value (\$765/sf)			Leased
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			
Building System	Deficiency Summary		Cost
1. Substructure/Structure	None		\$ -
2. Exterior Envelope	No issues noted		\$ -
3. Interior Construction/Finishes	All interior walls, doors, and carpet beyond useful life.		\$ -
4. Elevators	NA		\$ -
5. Plumbing	No issues noted		\$ -
6. HVAC	No issues noted		\$ -
7. Fire Protection	None		\$ -
8. Electrical	No issues noted		\$ -
9. Equipment & Furnishings	No issues noted		\$ -
10. Site Improvements/Utilities	No issues noted		\$ -
<b>DEFICIENCY TOTAL:</b>			<b>\$ -</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 2	
Site: Leased	Year Built: 198x	
Address: 351 Tres Pinos, Suite C-101	GSF: 1,000	Date: 6/26/2019
Facility: Environmental Health	NSF:	Assessor: Rob Nash

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	20' wide x	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100						
	A1020	Special Foundations	100						
	A1030	Slab on Grade	100						
A20 Basement Construction	A2010	Basement Excavation	100						
	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
		Concrete	100						
		Steel	100						
	Wood	100							
	B1020	Roof Construction:							
		Concrete	100						
Wood		100							
B20 Exterior Enclosure	B2010	Exterior Walls:							
		Concrete / CMU / Tile	100						
		Brick / Stucco Veneer	100						
		Vinyl Siding	30						
		Steel Siding	30						
		Wood / Hardi-Board Siding	30						
	Transite / Other Siding	30							
	B2020	Exterior Windows:							
		Metal	30				N		
		Wood	30						
	B2030	B2020	Vinyl	30					
			Exterior Doors:						
		Wood	30						
		Metal	30				N		
		Hardware	5				N		
B30 Roofing	B3010	Roof Coverings:							
		Modified Bitumen	20						
		Built Up	25						
		Asphalt Shingle	20						
		Clay / Concrete / Slate Tile	50						
		Single Ply	15						
	Metal	50							
	Spray-on	10							
B3020	Roof Openings	20							
C10 Interior Construction	C1010	Partitions:							
		Drywall on Studs	75				N		
	CMU/Concrete	100							
	C1020	Interior Doors:							
Solid Wood		20				N			
C1030	Hollow Core Wood	15							
	Fittings/Hardware	15				N			
C20 Stairs	C2010	Stair Construction	75						
C30 Interior Finishes	C3010	Wall Finishes:							
		Painted Drywall	5				N		
		Vinyl Wall Covering	10						
		Wallpaper	4						
	C3020	Ceramic Tile	20						
		Floor Finishes:							
		Carpet	7				B	4	
		VCT/Sheet Vinyl	12				D	4	
		Raised Access Flooring	20						
		Wood/Ceramic Tile	30				N		
	C3030	Terrazzo	50						
		Marble/Stone	75						
		Concrete	100						
Ceiling Finishes:									
Painted Drywall		5							
C3030	Suspended Acoustical Tile	13				D	4		
	Metal	25							
	Wood	30							

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40						
	D1090	Lift Chairs	25						
D20 Plumbing	D2010	Plumbing Fixtures:							
		W/C - Floor / Wall Mounted	20			N			
		Urinals - Floor / Wall Mounted	20						
		Sinks - Porcelain / Stainless	20			N			
		Tub and/or Shower	30						
D20 Plumbing	D2020	Domestic Water Distribution:							
		Copper / Galvanized / PVC	30			N			
	Cast Iron / Other	30							
	D2030	Sanitary Waste distribution:							
		Cast Iron / Copper / PVC	30			N			
	D2040	Rain Water Drainage:							
		Cast Iron	40						
		Steel / Aluminum	20						
	D2090	PVC	15						
		Other Plumbing Systems:							
D30 HVAC	D3010	Energy Supply	30						
		Heat Generating System:							
	D3020	Boilers / Furnaces	30						
		Cooling Generating Systems:							
	D3030	Chillers - Air / Water Cooled	20						
		Cooling Towers/WaterTtrmnt	20						
	D3040	Distribution Systems:							
		Air Handler Unit	20						
		Ductwork:							
		Metal	30						
		Flexible	20						
		Insulation:							
		External Insulation	30						
		Internal Insulation	15						
		D3050	Terminal & Package Units:						
			Roof Top Package Units	15					
	PTAC / CRAC Units		15						
	Fan Coil / VAV Units		15						
	Heat Pumps		12						
	D3090	Split System DX Units	15			N			
HVAC Controls: E&M / DDC		15							
D40 Fire Protection	D4010	Sprinkler System	25						
	D4090	Standpipes	30						
D50 Electrical	D5010	Electrical Service/Distribution:							
		Pad / Pole Mntd Transformers	30						
		Switchboard/MCC	30						
	D5020	Distribution Wiring	30						
		Branch Wiring/Panels	30						
	D5030	Lighting	20			N			
		Comm/Security/Fire Alarm	15			N			
D5090	Other Electrical Systems	25							
	Other Equipment:								
E10 Equipment	E1090	Range/Stove	7						
		Refrigerator	7						
		Dishwasher	7						
E20 Furnishings	E2010	Fixed Casework:							
		Shelving	15						
		Cabinets	15						
E2010	Counters / Countertops	15							

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:								
		Driveways	30							
			Parking Lots	30						
	G2030	Pedestrian Paving:								
			Sidewalks	30						
			Walkways	30						
		Fencing:								
		Chain Link	25							
		Brick	30							
		Metal	30							
G2040	Wood	20								
G2050	Landscaping	30								
G30 Site Mechanical Utilities	G3010	Water Supply	30							
	G3020	Sanitary Sewer	30							
	G3030	Storm Sewer	30							
	G3040	Heating Distribution	30							
	G3050	Cooling Distribution	30							
	G3060	Fuel Distribution	30							
	G3090	Other Site Utilities	30							
G40 Site Electrical Utilities	G4010	Electrical Distribution	30							
	G4020	Site Lighting	30							
	G4030	Site Comm & Security	30							
	G4090	Other Electrical Utilities	30							
G90 Other Site Construction	G9010	Service and Pedestrian	50							
	G9090	Other Site Systems &	30							
<b>Notes:</b>										
20' wide by 68' long										

Draft  
013121

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Entry area



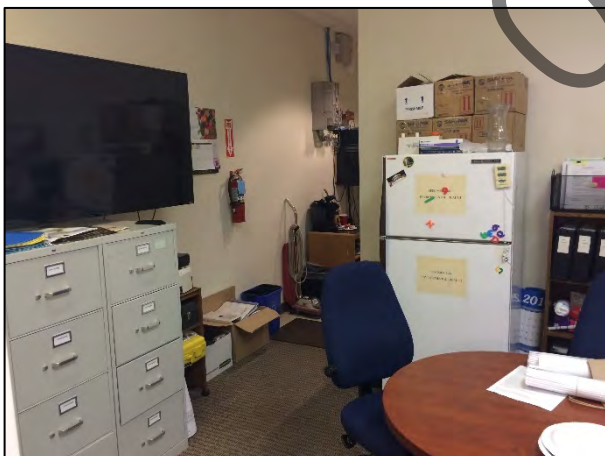
Office area



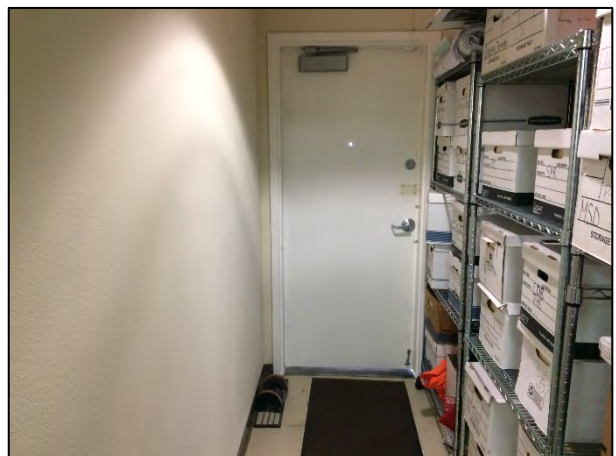
Office



Damaged carpet



Break room/storage/server room



Exit hallway



This page intentionally left blank

Draft  
013121



# Esperanza Center



Address: 544 San Benito Street, Suite 102,  
Hollister  
Year Built: ?



No. of Stories: 2  
Square Feet: 3,000

**Facility Summary Observations:** The Esperanza Center is located in leased office space in downtown Hollister. The facility is generally in fair condition.

Esperanza Center Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			3,000
Number of Floors			2
Year of Construction			?
Replacement Value (\$765/sf)			Leased
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			
Building System	Deficiency Summary		Cost
1. Substructure/Structure	First floor very uneven, second floor very creaky. Verify		\$ -
2. Exterior Envelope	Exterior needs minor repairs and cleaning.		\$ -
3. Interior Construction/Finishes	Replace doors at 2nd floor. Internal stair in poor condition.		\$ -
4. Elevators	None provided		\$ -
5. Plumbing	All plumbing fixtures past useful life. Restrooms have odor.		\$ -
6. HVAC	No issues noted		\$ -
7. Fire Protection	None provided. Verify for requirements.		\$ -
8. Electrical	Replace all lighting. Verify number/location of fire alarm		\$ -
9. Equipment & Furnishings	Replace all casework, cabinets, and kitchen appliances		\$ -
10. Site Improvements/Utilities	NA		\$ -
<b>DEFICIENCY TOTAL:</b>			<b>\$ -</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

<b>Project:</b> San Benito County Master Plan	<b>No. of Stories:</b> 2	
<b>Site:</b> Leased	<b>Year Built:</b>	
<b>Address:</b> 526 San Benito Street	<b>GSF:</b> 3,000	<b>Date:</b> 6/27/2019
<b>Facility:</b> Esperanza Center	<b>NSF:</b>	<b>Assessor:</b> Rob Nash

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100							
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	Wood	100			B	4		First floor uneven, 2nd floor creaky, verify structure		
	B1020	Roof Construction:								
		Concrete	100							
Wood		100			N					
		Steel	100							
B20 Exterior Enclosure	B2010	Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			D			clean and minor patching	
		Vinyl Siding	30							
		Steel Siding	30							
		Wood / Hardi-Board Siding	30							
	Transite / Other Siding	30								
	B2020	Exterior Windows:								
		Metal	30							
		Wood	30			N				
			Vinyl	30						
	B2030	Exterior Doors:	Wood	30			N			
Metal			30			N				
Hardware			5			N				
Roof Coverings:		Modified Bitumen	20							
		Built Up	25							
B30 Roofing	B3010	Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
		Metal	50							
	B3020	Spray-on	10							
		Roof Openings	20							
	C10 Interior Construction	C1010	Partitions:							
			Drywall on Studs	75			N			
			CMU/Concrete	100						
C1020		Interior Doors:								
		Solid Wood	20			N				
		Hollow Core Wood	15			B	4	At second floor		
C1030	Fittings/Hardware	15			N					
C20 Stairs	C2010	Stair Construction	75			F	3		overall poor, not separated from first floor I handrails	
C30 Interior Finishes	C3010	Wall Finishes:								
		Painted Drywall	5			B	5		Second floor bad	
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	4		Replace at 1st and 2nd	
		VCT/Sheet Vinyl	12			B	5			
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
	C3030	Ceiling Finishes:	Terrazzo	50						
			Marble/Stone	75						
			Concrete	100						
Painted Drywall		5			B	4				
		Suspended Acoustical Tile	13			B	4		Replace all	
		Metal	25							
		Wood	30							



San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		M	3	None provided
	D1090	Lift Chairs	25				
D20 Plumbing		Plumbing Fixtures:					
		W/C - Floor / Wall Mounted	20		F	4	check out smell in restrooms
		Urinals - Floor / Wall Mounted	20				
		Sinks - Porcelain / Stainless	20		B	4	
		Tub and/or Shower	30				
D20 Plumbing	D2010	Flush Valves / Fixtures	7		B	4	
		Domestic Water Distribution:					
		Copper / Galvanized / PVC	30				
		Cast Iron / Other	30				
		Sanitary Waste distribution:					
		Cast Iron / Copper / PVC	30				
		Rain Water Drainage:					
		Cast Iron	40				
		Steel / Aluminum	20		D	4	Downspout repairs in several locations
		PVC	15				
D30 HVAC	D2090	Other Plumbing Systems:					
		Gas/ Pools/ ChemWaste/ Othr					
	D3010	Energy Supply	30				
	D3020	Heat Generating System:					
		Boilers / Furnaces	30				
		Cooling Generating Systems:					
		Chillers - Air / Water Cooled	20				
		Cooling Towers/ Water Trtmnt	20				
		Distribution Systems:					
		Air Handler Unit	20				
		Ductwork:					
		Metal	30				
		Flexible	20				
		Insulation:					
		External Insulation	30				
		Internal Insulation	15				
		Terminal & Package Units:					
	Roof Top Package Units	15					
	PTAC / CRAC Units	15					
	Fan Coil / VAV Units	15					
	Heat Pumps	12					
	Split System DX Units	15					
	D3090	HVAC Controls: E&M / DDC	15				
D40 Fire Protection	D4010	Sprinkler System	25		M	2	
	D4090	Standpipes	30		M	2	
D50 Electrical		Electrical Service/Distribution:					
		Pad / Pole Mntd Transformers	30				
		Switchboard/MCC	30				
		Distribution Wiring	30				
	D5010	Branch Wiring/Panels	30		B	4	
	D5020	Lighting	20		B	4	Replace all
	D5030	Comm/Security/Fire Alarm	15		M	2	Verify exit signs, horn strobes, etc.
	D5090	Other Electrical Systems	25				
E10 Equipment		Other Equipment:					
		Range/Stove	7		N		
		Refrigerator	7		N		
	E1090	Dishwasher	7				
E20 Furnishings		Fixed Casework:					
		Shelving	15		B	4	
		Cabinets	15		B	4	
	E2010	Counters / Countertops	15		B	4	

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30					
			Parking Lots	30				
	G2030	Pedestrian Paving:						
		Sidewalks	30		N		Site Improvements NA	
		Walkways	30		N			
		Fencing:						
			Chain Link	25				
			Brick	30				
			Metal	30				
G2040		Wood	20					
G2050		Landscaping	30			NA		
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30					
	G4030	Site Comm & Security	30					
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					
<b>Notes:</b>								
2 story leased facility								
Water damage on wall in rest room #2								
Only one stair to 2nd floor, verify code								
2nd floor restrooms both bad								

Draft  
013121

San Benito County  
Facilities Master Plan



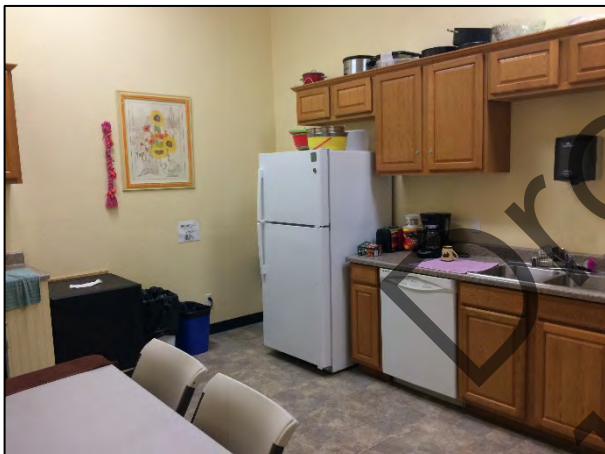
Photos of facility existing conditions:



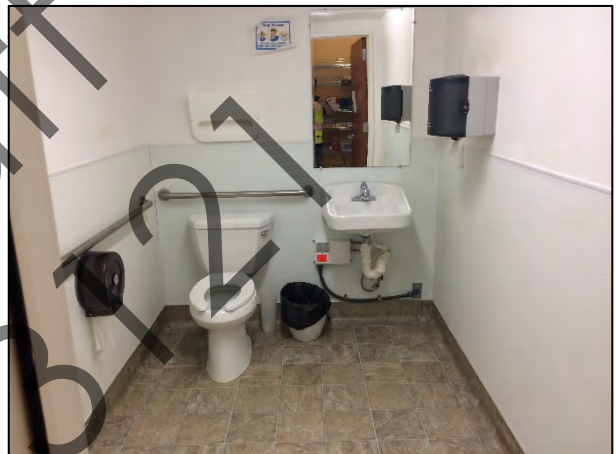
Entry area



Program area



Kitchen/Break Room



Restroom



Water damage in restroom



Internal stair

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Upstairs area



Upstairs area



2nd floor storage room



Unused restroom on 2nd floor



Damaged carpet



Electrical panel



## Former Public Health Building



Address: 439 Fourth Street, Hollister  
Year Built: 196?



No. of Stories: 1  
Square Feet: 2,000

**Facility Summary Observations:** The Former Public Health Building is located in downtown Hollister on the same block as other County government facilities. The facility is in very poor condition and should be removed.

Former Public Health Building Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			2,000
Number of Floors			1
Year of Construction			196?
Replacement Value (\$795/sf)			\$ 1,590,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			<b>57.61%</b>
Building System		Deficiency Summary	Cost
1.	Substructure/Structure	Investigate foundation/settlement issues	\$ 70,068
2.	Exterior Envelope	Replace roof, windows, doors, damaged roof framing	\$ 164,091
3.	Interior Construction/Finishes	New interior doors and finishes throughout	\$ 149,718
4.	Elevators	NA	
5.	Plumbing	Replace all fixtures, valves, piping, etc. based on age	\$ 57,121
6.	HVAC	New HVAC system	\$ 235,590
7.	Fire Protection	Add fire protection	\$ 42,835
8.	Electrical	Investigate branch wiring/panels based on age	\$ 103,350
9.	Equipment & Furnishings	Replace equipment and furnishings	\$ 40,943
10.	Site Improvements/Utilities	Repair/replace sidewalks and walkways	\$ 52,351
<b>DEFICIENCY TOTAL:</b>			<b>\$ 916,067</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

Project: San Benito County Master Plan	No. of Stories: 1	
Site: Downtown Campus	Year Built: 196x	
Address: 439 Fourth Street	GSF: 3,056	Date: 6/24/2019
Facility: Vacant Public Health Building	NSF:	Assessor: Rob Nash

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100						Not Applicable	
	A2020	Basement Walls	100						Not Applicable	
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100			N				
		Steel	100							
	B1020	Wood	100							
		Roof Construction:								
		Concrete	100							
B20 Exterior Enclosure	B2010	Wood	100							
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			B	5		Clean, power wash, minor patching	
		Vinyl Siding	30							
	B2020	Steel Siding	30							
		Wood / Hardi-Board Siding	30			D	4		Overhangs, eaves, etc. Poor condition, replace as required	
		Transite / Other Siding	30							
	B2030	Exterior Windows:	Metal	30			B	4		
			Wood	30						
			Vinyl	30						
		Exterior Doors:	Wood	30			B	4		
			Metal	30			B	4		
			Hardware	5						
B30 Roofing	B3010	Roof Coverings:								
		Modified Bitumen	20							
		Built Up	25			B	4			
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
	B3020	Single Ply	15							
		Metal	50							
		Spray-on	10							
C10 Interior Construction	C1010	Roof Openings	20							
		Partitions:								
	C1020	Drywall on Studs	75			N				
		CMU/Concrete	100							
		Interior Doors:								
C1030	Solid Wood	20								
	Hollow Core Wood	15			B	4				
C30 Interior Finishes	C3010	Fittings/Hardware	15			B	4			
		Stair Construction	75							
		Wall Finishes:								
		Painted Drywall	5			B	5			
	C3020	Vinyl Wall Covering	10							
		Wallpaper	4							
		Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	4			
		VCT/Sheet Vinyl	12			B	4		Some VAT	
	C3030	Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
		Terrazzo	50							
		Marble/Stone	75							
Concrete		100								
Ceiling Finishes:										
C3030	Painted Drywall	5			B					
	Suspended Acoustical Tile	13			B			Many areas of surface applied ACT		
	Metal	25								
	Wood	30								



San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30					
			Parking Lots	30				
	G2030	Pedestrian Paving:						
		Sidewalks	30		B	4		
		Walkways	30		B	4		
		Fencing:						
			Chain Link	25				
			Brick	30				
			Metal	30				
G2040		Wood	20					
G2050		Landscaping	30		B	5		
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30		M	4		
	G4030	Site Comm & Security	30		M	4		
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					

**Notes:**  
 Can drive right up to building  
 Security concerns with underpass right in front of building  
 Offices closest to the street (4 to 5) no HVAC

Former Public Health Building Facility Condition Assessment Deficiency and Cost Summary								
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System	
	System	Timeframe	1 year	1-2 years	1-3 years	1-5 years		6-10 years
1.	Substructure/Structure		\$ 70,068				\$ 70,068	
2.	Exterior Envelope		\$ 164,091				\$ 164,091	
3.	Interior Construction/Finishes					\$ 149,718	\$ 149,718	
4.	Elevators						\$ -	
5.	Plumbing					\$ 57,121	\$ 57,121	
6.	HVAC		\$ 235,590				\$ 235,590	
7.	Fire Protection		\$ 42,835				\$ 42,835	
8.	Electrical					\$ 103,350	\$ 103,350	
9.	Equipment & Furnishings					\$ 40,943	\$ 40,943	
10.	Site Improvements/Utilities					\$ 52,351	\$ 52,351	
<b>TOTAL BY PRIORITY</b>		<b>\$</b>	<b>\$ 512,584</b>	<b>\$</b>	<b>-</b>	<b>\$ 300,132</b>	<b>\$ 103,350</b>	<b>\$ 916,067</b>



San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



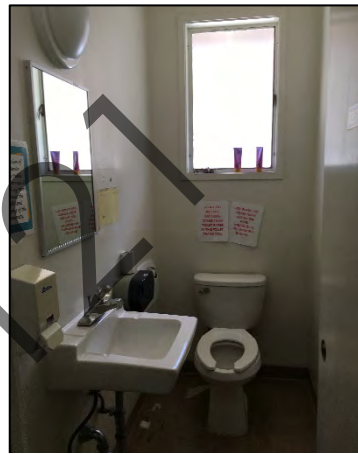
Entry area



Interior



Interior



Restroom



Interior water damage



Hallway



Photos of facility existing conditions:



Flooring



Single glazed window



Exterior wall



Rooftop equipment



Exterior walls/roof



Water heater & furnace



## Former Sheriff's Office/Jail



Address: 451 Fourth Street, Hollister  
Year Built: 194?



No. of Stories: 3  
Square Feet: 15,000

**Facility Summary Observations:** The Former Sheriff's Office/Jail is located in downtown Hollister on the same block as other County government facilities. The facility is in very poor condition and should be removed.

Former Sheriff/Jail Building Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		15,000
Number of Floors		3
Year of Construction		194?
Replacement Value (\$955/sf)		\$14,325,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>68.62%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Replace roof, windows, doors, repair walls and paint	\$ 492,790
3. Interior Construction/Finishes	New interior construction, doors, and finishes throughout	\$ 2,697,756
4. Elevators	None provided	\$ 500,000
5. Plumbing	Replace all fixtures, valves, piping, etc. based on age	\$ 686,168
6. HVAC	New HVAC system	\$ 2,830,047
7. Fire Protection	Replace existing system	\$ 385,916
8. Electrical	Replace branch wiring/panels based on age	\$ 1,396,688
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 368,869
10. Site Improvements/Utilities	Repair/replace sidewalks, walkways, and parking lot	\$ 471,651
<b>DEFICIENCY TOTAL:</b>		<b>\$ 9,829,883</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

**Project:** San Benito County Master Plan      **No. of Stories:** 2-1/2 (original), 1-1/2 (1970's addition)  
**Site:** Downtown Campus      **Year Built:** 194x  
**Address:** 451 Fourth Street      **GSF:** 15,000      **Date:** 6/24/2019  
**Facility:** Old Jail      **NSF:**      **Assessor:** Rob Nash

Distress: B = Beyond Expected Service Life      F = Failing      D = Damaged      M = Missing      N = No Action Required  
 Priority: 1 = Critical      2 = Life Safety      3 = Does Not Meet Code/Standards      4 = Necessary      5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100							
A20 Basement Construction	A2010	Basement Excavation	100			N				
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100			N				
		Steel	100							
	B1020	Wood	100							
		Roof Construction:								
		Concrete	100			N				
B20 Exterior Enclosure	B2010	Wood	100							
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100			B	4		Patch and repair in numerous places	
		Brick / Stucco Veneer	100							
		Vinyl Siding	30							
	B2020	Steel Siding	30							
		Wood / Hardi-Board Siding	30							
		Transite / Other Siding	30							
	B2030	Exterior Windows:	Metal	30			B	4		
			Wood	30						
			Vinyl	30						
		Exterior Doors:	Wood	30						
			Metal	30			B	4		
			Hardware	5			B	4		
B30 Roofing	B3010	Roof Coverings:								
		Modified Bitumen	20							
		Built Up	25							
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
	B3020	Metal	50			F	1			
		Spray-on	10							
C10 Interior Construction	C1010	Roof Openings	20							
		Partitions:								
	Drywall on Studs	75								
	CMU/Concrete	100			N					
	C1020	Interior Doors:								
Solid Wood		20			B	4				
C1030	Metal	20			B	4				
	Fittings/Hardware	15			B	4				
C20 Stairs	C2010	Stair Construction	75			B	3		Stairs and exits don't meet current code	
C30 Interior Finishes	C3010	Wall Finishes:								
		Painted Drywall	5			B	4		Paint at concrete walls	
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	4			
		VCT/Sheet Vinyl	12			B	4			
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
	C3030	Terrazzo	50							
		Marble/Stone	75							
		Concrete	100			B	4			
C3030	Ceiling Finishes:									
	Painted Drywall	5			B	4		Painted concrete		
	Suspended Acoustical Tile	13			B	4				
	Metal	25								
		Wood	30							

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		M	3		No elevator provided
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20		B	4		
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30		B	4		
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	4		
	Cast Iron / Other	30		B	4			
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30		B	4		
	D2040	Rain Water Drainage:						
		Cast Iron	40		B	4		
		Steel / Aluminum	20					
	D2090	PVC	15					
	D30 HVAC	D3010	Other Plumbing Systems:					
Gas/ Pools/ ChemWaste/ Othr								
D3020		Energy Supply	30					
		Heat Generating System:						
D3030		Boilers / Furnaces	30					
		Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/ Water Trtmnt	20					
		Distribution Systems:						
		Air Handler Unit	20					
		Ductwork:						
		Metal	30		B	4		
		Flexible	20					
		Insulation:						
D3040		External Insulation	30					
		Internal Insulation	15					
D3050		Terminal & Package Units:						
	Roof Top Package Units	15		B	4			
	PTAC / CRAC Units	15						
	Fan Coil / VAV Units	15						
	Heat Pumps	12						
	Split System DX Units	15						
D3090	HVAC Controls: E&M / DDC	15		B	4			
D40 Fire Protection	D4010	Sprinkler System	25		B	4		Replace
	D4090	Standpipes	30		B	4		
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
	D5020	Distribution Wiring	30		B	4		
		Branch Wiring/Panels	30		B	4		
		Lighting	20		B	4		
		Comm/Security/Fire Alarm	15		B	4		
D5090	Other Electrical Systems	25						
E10 Equipment	E1090	Other Equipment:						
		Range/Stove	7					
		Refrigerator	7					
E20 Furnishings	E2010	Dishwasher	7					
		Fixed Casework:						
		Shelving	15		B	4		
		Cabinets	15		B	4		
		Counters / Countertops	15		B	4		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30		B	4		
		Parking Lots	30		B	4		
	G2030	Pedestrian Paving:						
		Sidewalks	30		B	4		
		Walkways	30		B	4		
		Fencing:						
	G2040	Chain Link	25					
		Brick	30					
		Metal	30					
G2050	Wood	20						
	Landscaping	30		B	5			
G30 Site Mechanical Utilities	G3010	Water Supply	30		B	4		
	G3020	Sanitary Sewer	30		B	4		
	G3030	Storm Sewer	30		B	4		
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30		M	2		
	G4030	Site Comm & Security	30		M	2		
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					

**Notes:**  
 First floor half level above grade. Many accessibility issues including front and back stairs to enter, no elevator, non-compliant stairs, insufficient number of exits.  
 Building in very poor condition

Former Sheriff/Jail Building Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure							\$ -
2. Exterior Envelope		\$ 492,790					\$ 492,790
3. Interior Construction/Finishes					\$ 2,697,756		\$ 2,697,756
4. Elevators				\$ 500,000			\$ 500,000
5. Plumbing					\$ 686,168		\$ 686,168
6. HVAC					\$ 2,830,047		\$ 2,830,047
7. Fire Protection					\$ 385,916		\$ 385,916
8. Electrical					\$ 1,396,688		\$ 1,396,688
9. Equipment & Furnishings					\$ 368,869		\$ 368,869
10. Site Improvements/Utilities					\$ 471,651		\$ 471,651
<b>TOTAL BY PRIORITY</b>		<b>\$ 492,790</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ 8,837,093</b>	<b>\$ -</b>	<b>\$ 9,829,883</b>



Photos of facility existing conditions:



Front Entry



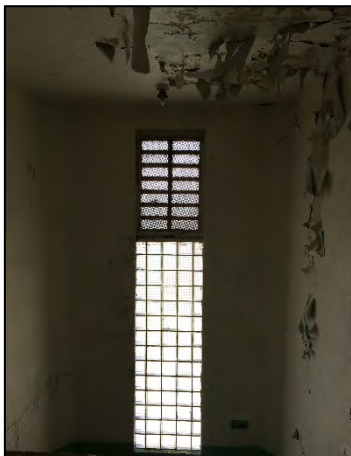
Side of Building



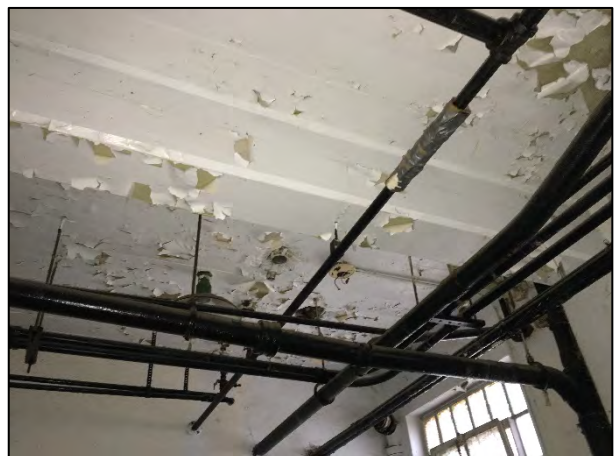
Side of Building



Roof



Stairwell

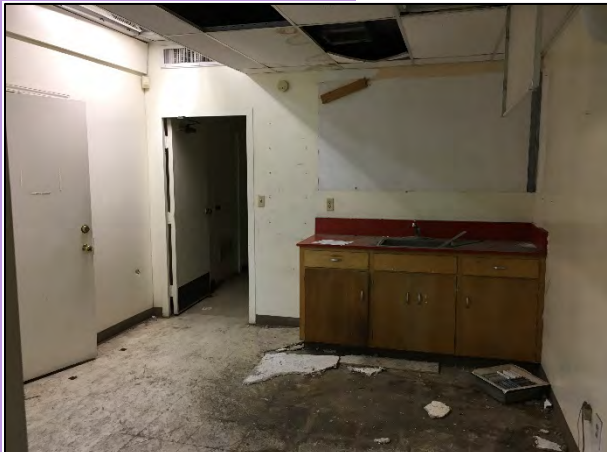


Basement Ceiling

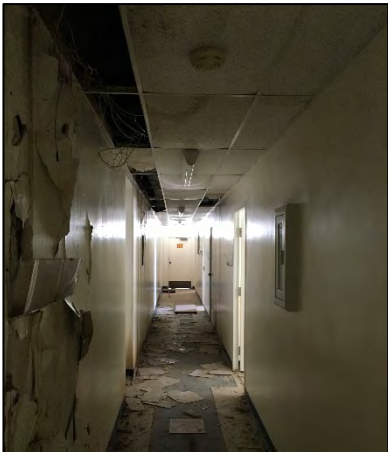
San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Office area



Hallway



Breakroom



Jail area



Dorm Cell

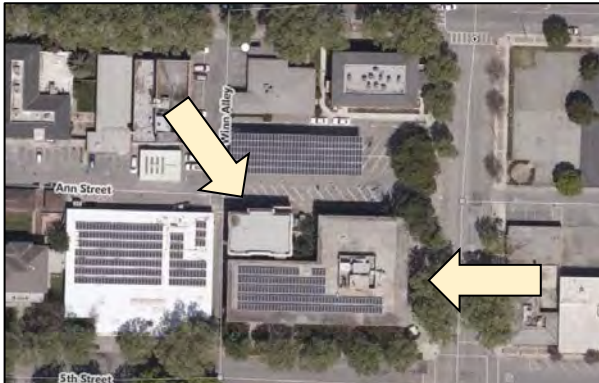


Water damage in structure





## Hall of Records/Old Hall of Records



Address: 440 Fifth Street, Hollister  
Year Built:  
HORecords1967  
Old Hall of Records 192?



No. of Stories: 2  
Square Feet:  
HOR 20,000  
Old HOR 12,000

**Facility Summary Observations:** The Hall of Records is located in downtown Hollister; immediately behind it is the Old Hall of Records. Access to the Old Hall of Records is only through the Hall of Records. The facilities house the Clerk, Assessor, Recorder, Elections, Treasurer, Tax Collector, and Public Records. The Hall of Records is in very poor condition and nearing the end of its useful life. The HOR will require extensive upgrades to nearly all building systems to meet modern office standards. The HOR should be considered for replacement.

Hall of Records Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			20,000
Number of Floors			2
Year of Construction			1967
Replacement Value (\$795/sf)			\$ 15,900,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			<b>47.09%</b>
Building System	Deficiency Summary		Cost
1. Substructure/Structure	No issues observed		\$ -
2. Exterior Envelope	Extensive repair/replacement of exterior walls and		\$ 1,093,942
3. Interior Construction/Finishes	New interior finishes throughout		\$ 2,245,776
4. Elevators	Add new elevator		\$ 150,000
5. Plumbing	Replace all fixtures, valves, etc., investigate piping		\$ 380,805
6. HVAC	Replace air handling units, controls, clean/replace		\$ 1,570,602
7. Fire Protection	Add fire protection, verify device locations		\$ 428,346
8. Electrical	Investigate branch wiring/panels based on age, add		\$ 1,033,500
9. Equipment & Furnishings	Replace equipment and furnishings		\$ 409,425
10. Site Improvements/Utilities	Repair/replace sidewalks and walkways		\$ 174,503
<b>DEFICIENCY TOTAL:</b>			<b>\$ 7,486,898</b>

San Benito County  
Facilities Master Plan



The Old Hall of Records is in extremely poor condition, beyond its useful life and can likely never be brought up to modern day standards for use. The Old HOR should be replaced.

Old Hall of Records Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		12,000
Number of Floors		2
Year of Construction		1922
Replacement Value (\$795/sf)		\$ 9,540,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>60.70%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues observed	\$ -
2. Exterior Envelope	Extensive repair/replacement of exterior walls and	\$ 656,365
3. Interior Construction/Finishes	New interior finishes throughout	\$ 449,155
4. Elevators	Add new elevator	\$ 250,000
5. Plumbing	Replace all fixtures, valves, etc., investigate piping	\$ 456,966
6. HVAC	Provide new HVAC system	\$ 1,884,722
7. Fire Protection	Add fire protection, verify device locations	\$ 257,008
8. Electrical	Replace all branch wiring/panels, add outlets and lighting	\$ 1,240,200
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 491,310
10. Site Improvements/Utilities	Repair/replace sidewalks and walkways	\$ 104,702
		<b>DEFICIENCY TOTAL: \$ 5,790,428</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 2	
Site: Downtown Campus	Year Built: 1962	
Address: 440 5th Street	GSF: 20,000	Date: 6/25/2019
Facility: Hall of Records	NSF:	Assessor: Rob Nash

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes		
A10 Foundation	A1010	Standard Foundations	100			N					
	A1020	Special Foundations	100								
	A1030	Slab on Grade	100			N					
A20 Basement Construction	A2010	Basement Excavation	100								
	A2020	Basement Walls	100								
B10 Superstructure	B1010	Floor Construction:									
		Concrete	100			N					
		Steel	100								
	Wood	100									
	B1020	Roof Construction:									
		Concrete	100				N				
Wood		100									
B20 Exterior Enclosure	B2010	Exterior Walls:									
		Concrete / CMU / Tile	100								
		Brick / Stucco Veneer	100			B	5		clean, patch, repair as necessary		
		Vinyl Siding	30								
		Steel Siding	30								
		Wood / Hardi-Board Siding	30								
	B2020	Transite / Other Siding	30								
		Exterior Windows:									
		Metal	30				B	4		Single pane 1960's vintage with non-insulated panels below	
	B2030	Wood	30								
		Vinyl	30								
		Exterior Doors:									
B30 Roofing	B3010	Wood	30				B	4			
		Metal	30				B	4			
		Hardware	5				B	4			
		Roof Coverings:									
		Modified Bitumen	20				F	4			
		Built Up	25								
	B3020	Asphalt Shingle	20								
		Clay / Concrete / Slate Tile	50								
	C10 Interior Construction	C1010	Single Ply	15							
			Metal	50							
			Spray-on	10							
		C1020	Roof Openings	20							
Partitions:											
Drywall on Studs			75				N				
C1030		CMU/Concrete	100								
		Interior Doors:									
		Solid Wood	20				B	4			
C20 Stairs		C2010	Hollow Core Wood	15				B	4		
			Fittings/Hardware	15				B	4		
			Stair Construction	75							
	C30 Interior Finishes	C3010	Wall Finishes:								
			Painted Drywall	5				B	4		
			Vinyl Wall Covering	10							
			Wallpaper	4							
		C3020	Wood Paneling	20				B	5		
			Floor Finishes:								
			Carpet	7				B	4		
			VCT/Sheet Vinyl	12				B	4	Some VAT (vault in Assessor)	
		C3030	Raised Access Flooring	20							
Wood/Ceramic Tile			30								
Terrazzo			50								
Marble/Stone			75								
C3030	Concrete	100									
	Ceiling Finishes:										
	Painted Drywall	5				B	5				
	Suspended Acoustical Tile	13				F	4				
C3030	Metal	25									
	Wood	30									

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		F	3		Adding new exterior elevator (prefab)
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20		B	4		
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30					
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	5		
	Cast Iron / Other	30						
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30		B	5		
	D2040	Rain Water Drainage:						
		Cast Iron	40		B	5		Not enough roof drains, not at low points
		Steel / Aluminum	20					
		PVC	15					
	D30 HVAC	D3010	Energy Supply	30				
Heat Generating System:								
D3020		Boilers / Furnaces	30					
		Cooling Generating Systems:						
D3030		Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTrtmnt	20					
D3040		Distribution Systems:						
		Air Handler Unit	20		B	5		
		Ductwork:						
		Metal	30		B	5		
		Flexible	20					
D3050		Insulation:						
		External Insulation	30					
		Internal Insulation	15					
		Terminal & Package Units:						
		Roof Top Package Units	15		B	5		
		PTAC / CRAC Units	15					
	Fan Coil / VAV Units	15						
D3090	Heat Pumps	12						
	Split System DX Units	15						
D40 Fire Protection	D4010	Sprinkler System	25		M	2		
	D4090	Standpipes	30		M	2		
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
	D5020	Distribution Wiring	30		B	4		
		Branch Wiring/Panels	30		B	4		
	D5030	Lighting	20		N			New LED
	D5090	Comm/Security/Fire Alarm	15		M	2		
E10 Equipment	E1090	Other Electrical Systems	25					
		Other Equipment:						
		Range/Stove	7					
		Refrigerator	7					
E20 Furnishings	E2010	Dishwasher	7					
		Fixed Casework:						
		Shelving	15		B	4		
		Cabinets	15		B	4		
	Counters / Countertops	15		B	4			

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:					
		Driveways	30				
		Parking Lots	30				
	G2030	Pedestrian Paving:					
		Sidewalks	30		B	4	
		Walkways	30		B	4	
		Fencing:					
	G2040	Chain Link	25				
		Brick	30				
		Metal	30				
G2050	Wood	20					
	Landscaping	30					
G30 Site Mechanical Utilities	G3010	Water Supply	30				
	G3020	Sanitary Sewer	30				
	G3030	Storm Sewer	30				
	G3040	Heating Distribution	30				
	G3050	Cooling Distribution	30				
	G3060	Fuel Distribution	30				
	G3090	Other Site Utilities	30				
G40 Site Electrical Utilities	G4010	Electrical Distribution	30				
	G4020	Site Lighting	30		N		
	G4030	Site Comm & Security	30		M	2	
	G4090	Other Electrical Utilities	30				
G90 Other Site Construction	G9010	Service and Pedestrian	50				
	G9090	Other Site Systems &	30				
<b>Notes:</b>							
No lights in one of the courtroom used for counting ballots - ceiling tiles are hot, will use temporary lighting until abatement project							
Concrete slab on grade and concrete floor and roof construction							
Biggest issues: HVAC, hazmat, and layout not conducive to needs.							
Abatement project scheduled for April 2020 - everything ready to go but need to move staff out							

Hall of Records Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure							\$ -
2. Exterior Envelope					\$ 1,093,942		\$ 1,093,942
3. Interior Construction/Finishes					\$ 2,245,776		\$ 2,245,776
4. Elevators				\$ 150,000			\$ 150,000
5. Plumbing						\$ 380,805	\$ 380,805
6. HVAC						\$ 1,570,602	\$ 1,570,602
7. Fire Protection			\$ 428,346				\$ 428,346
8. Electrical			\$ 1,033,500				\$ 1,033,500
9. Equipment & Furnishings					\$ 409,425		\$ 409,425
10. Site Improvements/Utilities			\$ 174,503				\$ 174,503
<b>TOTAL BY PRIORITY</b>		\$ -	\$ 1,636,349	\$ 150,000	\$ 3,749,143	\$ 1,951,407	\$ 7,486,898

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Exterior showing uninsulated curtainwall



2<sup>nd</sup> floor exterior walkway



Outdated exterior wall system



Public counter



Office area



Public counter



Photos of facility existing conditions:



Law Library



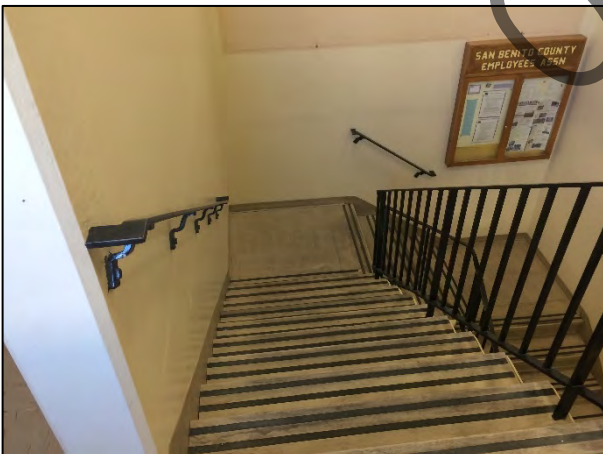
Stained ceiling tiles



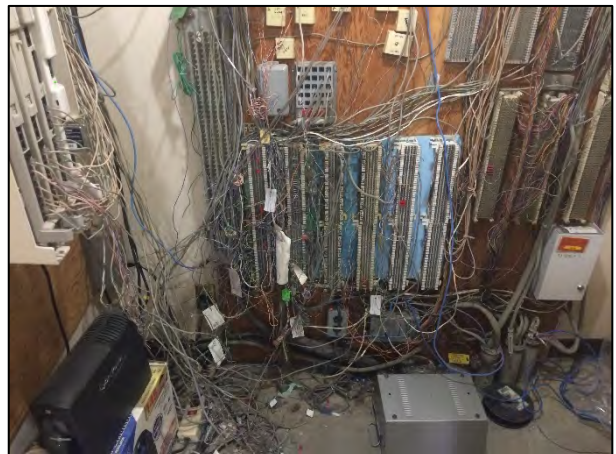
Roof with stains from standing water



Roof top HVAC unit



Interior stair



Communications Closet

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 2	
Site: Downtown Campus	Year Built: 192x	
Address: 440 5th Street	GSF: 12,000	Date: 6/25/2019
Facility: Old Hall of Records	NSF:	Assessor: Rob Nash

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			B				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			B				
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	B1020	Wood	100							
		Roof Construction:								
		Concrete	100							
B20 Exterior Enclosure	B2010	Wood	100							
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100			F	4			
		Brick / Stucco Veneer	100							
		Vinyl Siding	30							
	B2020	Steel Siding	30							
		Wood / Hardi-Board Siding	30							
		Transite / Other Siding	30							
	B2030	B2020	Exterior Windows:							
			Metal	30			F	4		
			Wood	30						
		B2030	Vinyl	30						
			Exterior Doors:							
			Wood	30			F	4		
B30 Roofing	B3010	Metal	30			F	4			
		Hardware	5			F	4			
		Roof Coverings:								
		Modified Bitumen	20			B	5			
		Built Up	25							
	B3020	Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
		Metal	50							
		Spray-on	10							
C10 Interior Construction	C1010	Roof Openings	20							
		Partitions:								
	C1020	Drywall on Studs	75			B	5			
		CMU/Concrete	100							
		Interior Doors:								
C1030	Solid Wood	20			B	4				
	Metal	20			B	4				
C20 Stairs	C2010	Fittings/Hardware	15			B	4			
C30 Interior Finishes	C3010	Stair Construction	75			B	2		Main stair concrete, noncompliant; spiral up to loft	
		Wall Finishes:								
		Painted Drywall/Plaster	5			B	5		Verify lead paint and abatement required	
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7							
		VCT/Sheet Vinyl	12			B	5		VAT in parts	
		Raised Access Flooring	20							
	C3030	Wood/Ceramic Tile	30							
		Terrazzo	50							
		Marble/Stone	75							
		Concrete	100							
		Ceiling Finishes:								
C3030	Painted Drywall	5			B	4				
	Suspended Acoustical Tile	13								
	Metal	25								
	Wood	30								



San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		M	3		
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20					
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30					
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	4		
	D2030	Cast Iron / Other	30					
		Sanitary Waste distribution:						
	D2040	Cast Iron / Copper / PVC	30		B	4		
		Rain Water Drainage:						
		Cast Iron	40					
	D2090	Steel / Aluminum	20					
		PVC	15					
	D30 HVAC	D3010	Other Plumbing Systems:					
Gas/Pools/ChemWaste/Othr								
D3020		Energy Supply	30					
		Heat Generating System:						
D3030		Boilers / Furnaces	30		B	3	Freestanding gas fire unit	
		Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTtrmnt	20					
		Distribution Systems:			M	3	No A/C, fresh air or air handling system	
		Air Handler Unit	20					
		Ductwork:						
		Metal	30					
		Flexible	20					
		Insulation:						
D3040		External Insulation	30					
		Internal Insulation	15					
D3050		Terminal & Package Units:						
		Roof Top Package Units	15					
		PTAC / CRAC Units	15					
		Fan Coil / VAV Units	15					
	Heat Pumps	12						
	Split System DX Units	15						
D3090	HVAC Controls: E&M / DDC	15		M	4			
D40 Fire Protection	D4010	Sprinkler System	25		M	2		
	D4090	Standpipes	30		M	2		
		Electrical Service/Distribution:						
D50 Electrical	D5010	Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
		Distribution Wiring	30		B	4		
	D5020	Branch Wiring/Panels	30		B	4		
	D5020	Lighting	20		B	4		
	D5030	Comm/Security/Fire Alarm	15		M	2		
D5090	Other Electrical Systems	25		B	4			
E10 Equipment	E1090	Other Equipment:						
		Range/Stove	7					
		Refrigerator	7					
E20 Furnishings	E2010	Dishwasher	7					
		Fixed Casework:						
		Shelving	15		B	4		
E2010	Cabinets	15		B	4			
	Counters / Countertops	15		B	4			





Photos of facility existing conditions:



Storage



Original safe



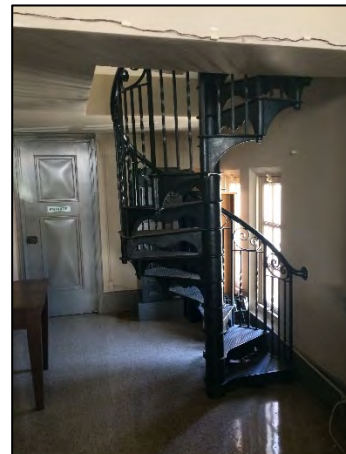
Basement Hallway



Basement Storage



Public Records



Spiral stair to loft

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Peeling paint at ceiling



Exterior of Old Hall of Records



Peeling paint and stucco/plaster



Peeling paint and stucco/plaster throughout



Closeup of peeling



Exit Stair



# Health & Human Services Agency



Address: 1111 San Felipe Road, Hollister  
Year Built: 1992



No. of Stories: 2  
Square Feet: 45,000

**Facility Summary Observations:** HHSA is located next to Behavioral Health and just a short distance from the Homeless Services Center. The HHSA facility is leased. The facility is in fair condition but a number of systems are nearing the end of useful life and will need replacing in the next few years.

Health and Human Services Agency Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		45,000
Number of Floors		2
Year of Construction		1994
Replacement Value (\$765/sf)		\$34,425,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>19.72%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Replace windows and doors	\$ 473,698
3. Interior Construction/Finishes	New interior finishes throughout	\$ 3,241,544
4. Elevators	Replace elevator	\$ 250,000
5. Plumbing	Replace all fixtures, valves, etc.	\$ 412,239
6. HVAC	Replace HVAC boiler and controls	\$ 680,100
7. Fire Protection	Verify requirements to add fire protection, verify device	\$ 463,705
8. Electrical	Verify branch wiring/panels based on age	\$ 447,525
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 443,222
10. Site Improvements/Utilities	Replace sidewalks and walkways	\$ 377,814
<b>DEFICIENCY TOTAL:</b>		<b>\$ 6,789,847</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

<b>Project:</b> San Benito County Master Plan		<b>No. of Stories:</b> 2										
<b>Site:</b> Leased		<b>Year Built:</b> 1994										
<b>Address:</b> 1111 San Felipe		<b>GSF:</b> 45,000				<b>Date:</b> 6/18/2019						
<b>Facility:</b> Health and Human Services Administration		<b>NSF:</b>				<b>Assessor:</b> Rob Nash						
Distress: B = Beyond Expected Service Life		F = Failing		D = Damaged		M = Missing		N = No Action Required				
Priority: 1 = Critical		2 = Life Safety		3 = Does Not Meet Code/Standards		4 = Necessary		5 = Recommended				
Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes			
A10 Foundation	A1010	Standard Foundations	100			N						
	A1020	Special Foundations	100									
	A1030	Slab on Grade	100			N						
A20 Basement Construction	A2010	Basement Excavation	100									
	A2020	Basement Walls	100									
B10 Superstructure	B1010	Floor Construction:										
		Concrete	100									
		Steel	100			N						
	B1020	Wood	100									
		Roof Construction:										
		Concrete	100									
B20 Exterior Enclosure	B2010	Wood	100									
		Steel	100			N						
		Exterior Walls:										
		Concrete / CMU / Tile	100									
		Brick / Stucco Veneer	100			D	4		Clean, minor patching/repairs, paint			
		Vinyl Siding	30									
	B2020	Steel Siding	30									
		Wood / Hard-Board Siding	30									
		Transite / Other Siding	30									
		Exterior Windows:										
		Metal	30			B	4					
		Wood	30									
B2030	B2030	Vinyl	30									
		Exterior Doors:										
		Wood	30			B	4					
	Metal	30			B	4						
	Hardware	5			B	4						
	Roof Coverings:											
B30 Roofing	B3010	Modified Bitumen	20									
		Built Up	25									
		Asphalt Shingle	20									
		Clay / Concrete / Slate Tile	50									
		Single Ply	15									
		Metal	50			D	4		Clean and minor repairs			
	Spray-on	10										
B3020	Roof Openings	20										
C10 Interior Construction	C1010	Partitions:										
		Drywall on Studs	75			N						
	CMU/Concrete	100										
	C1020	Interior Doors:										
		Solid Wood	20			B	4					
C1030	Hollow Core Wood	15			B	4						
C20 Stairs	C2010	Fittings/Hardware	15			B	4					
		Stair Construction	75			F	2		Stair in courtyard not safe, should be replaced			
		Wall Finishes:										
	C3010	Painted Drywall	5			B	4					
		Vinyl Wall Covering	10									
		Wallpaper	4									
		Ceramic Tile	20									
		C3020	Floor Finishes:									
			Carpet	7			B	4				
	VCT/Sheet Vinyl		12			B	4					
	C3030	Raised Access Flooring	20									
		Wood/Ceramic Tile	30									
		Terrazzo	50									
		Marble/Stone	75									
		C3020	Concrete	100			F	2		Concrete walkways around courtyard can be slippery		
Ceiling Finishes:												
Painted Drywall	5				B	4						
C3030	Suspended Acoustical Tile	13			B	4		Replace 25% of tiles				
	Metal	25										
C3030	Wood	30										

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		F	3	Current elevator in poor condition
	D1090	Lift Chairs	25				
D20 Plumbing	D2010	Plumbing Fixtures:					
		W/C - Floor / Wall Mounted	20		B	4	
		Urinals - Floor / Wall Mounted	20		B	4	
		Sinks - Porcelain / Stainless	20				
		Tub and/or Shower	30				
		Flush Valves / Fixtures	7		B	4	
D20 Plumbing	D2020	Domestic Water Distribution:					
		Copper / Galvanized / PVC	30				
	Cast Iron / Other	30					
	D2030	Sanitary Waste distribution:					
	Cast Iron / Copper / PVC	30					
	D2040	Rain Water Drainage:					
		Cast Iron	40				
Steel / Aluminum		20		B	4		
		PVC	15				
D2090	Other Plumbing Systems:						
		Gas/Pools/ChemWaste/Othr					
D30 HVAC	D3010	Energy Supply	30				
	D3020	Heat Generating System:					
		Boilers / Furnaces	30		B	4	25 years old and in poor condition
	D3030	Cooling Generating Systems:					
		Chillers - Air / Water Cooled	20		N		Replaced in 2014
		Cooling Towers/WaterTrtmnt	20				
	D3040	Distribution Systems:					
		Air Handler Unit	20				
		Ductwork:					
		Metal	30				
		Flexible	20				
		Insulation:					
		External Insulation	30				
		Internal Insulation	15				
		Terminal & Package Units:					
		Roof Top Package Units	15				
	PTAC / CRAC Units	15					
Fan Coil / VAV Units	15						
Heat Pumps	12						
D3050	Split System DX Units	15					
D3090	HVAC Controls: E&M / DDC	15		B	4		
D40 Fire Protection	D4010	Sprinkler System	25		M	4	No sprinklers provided, verify code compliance
	D4090	Standpipes	30				
D50 Electrical	D5010	Electrical Service/Distribution:					
		Pad / Pole Mntd Transformers	30				
		Switchboard/MCC	30				
			Distribution Wiring	30			
	D5020	Branch Wiring/Panels	30				
	D5020	Lighting	20		N		New LED lighting
D5030	Comm/Security/Fire Alarm	15					
D5090	Other Electrical Systems	25					
E10 Equipment	E1090	Other Equipment:					
		Range/Stove	7				
		Refrigerator	7		B	5	
		Dishwasher	7				
E20 Furnishings	E2010	Fixed Casework:					
		Shelving	15		B	4	
		Cabinets	15		B	4	
		Counters / Countertops	15		B	4	

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30					
		Parking Lots	30		F	4		
	G2030	Pedestrian Paving:						
		Sidewalks	30		F	4		
		Walkways	30		F	4		
		Fencing:						
	G2040	Chain Link	25		B	4		Around the boiler and chiller
		Brick	30					
		Metal	30					
Wood		20						
G2050	Landscaping	30		N				
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30		B	4		Chiller pumps 25 years old but and in poor condition
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30		N			New LED lighting
	G4030	Site Comm & Security	30					
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					

**Notes:**  
 Building is 25 years old and major systems such as electrical and plumbing are approaching the end of their normal life expectancy.  
 Numerous fire rated doors propped open  
 Stair in courtyard does not meet current code and should be replaced (nosings, railings, finish, width, etc.)

Health and Human Services Agency Facility Condition Assessment Deficiency by Priority							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1.	Substructure/Structure						\$ -
2.	Exterior Envelope				\$ 473,698		\$ 473,698
3.	Interior Construction/Finishes				\$ 3,241,544		\$ 3,241,544
4.	Elevators			\$ 250,000			\$ 250,000
5.	Plumbing				\$ 412,239		\$ 412,239
6.	HVAC				\$ 680,100		\$ 680,100
7.	Fire Protection				\$ 463,705		\$ 463,705
8.	Electrical				\$ 447,525		\$ 447,525
9.	Equipment & Furnishings				\$ 443,222		\$ 443,222
10.	Site Improvements/Utilities				\$ 377,814		\$ 377,814
<b>TOTAL BY PRIORITY</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 6,539,847</b>	<b>\$ -</b>	<b>\$ 6,789,847</b>



San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Public check-in



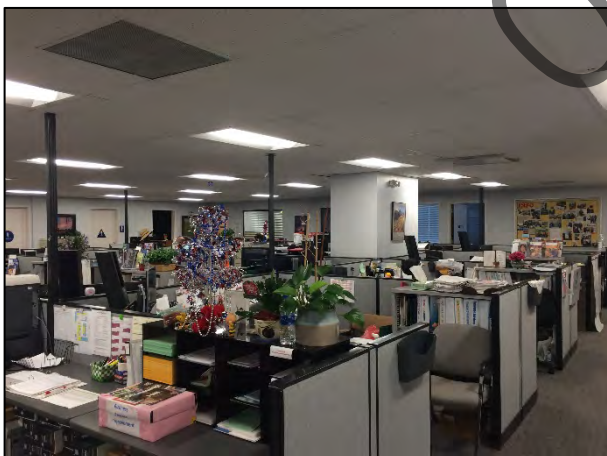
Conference Room



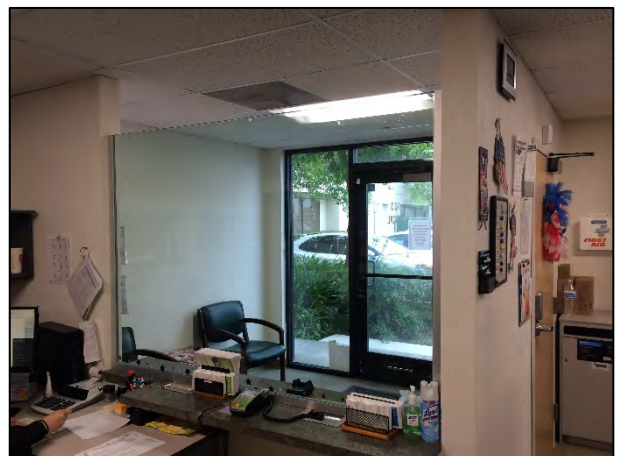
Courtyard



Restroom with water heater



Office area



Public check-in window

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Stair with non-compliant handrail



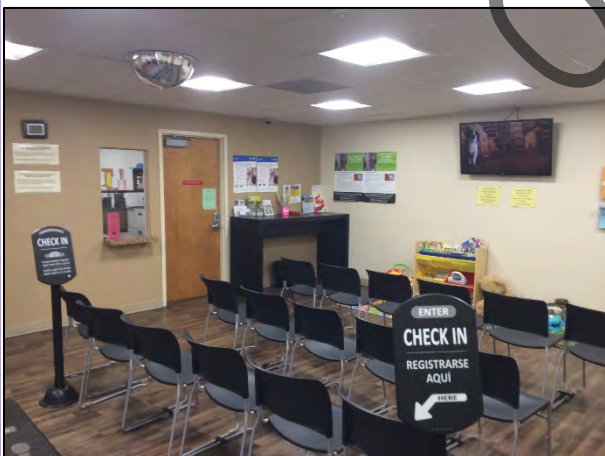
File Storage



Courtyard stair/elevator/roof



Training Room



Waiting Area



Entry to Courtyard



# Homeless Services Center



Address: 1161 San Felipe Road, Hollister  
Year Built: ?



No. of Stories: 1  
Square Feet: 12,700

**Facility Summary Observations:** The Homeless Services Center is located across a parking lot from Behavioral Health and HHS. The center is an industrial type building that the County has been renovating in phases. Currently, the County has completed two of the three phases. The facility is in good condition.

Homeless Services Center Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		12,700
Number of Floors		1
Year of Construction		Renovated 2017, 2019
Replacement Value (\$765/sf)		\$ 9,715,500
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>2.76%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Repair/replace metal siding, roofing and windows	\$ 133,688
3. Interior Construction/Finishes	Minor wall damage, replace vinyl at RR's, new concrete	\$ 91,484
4. Elevators	NA	
5. Plumbing	No issues noted	\$ -
6. HVAC	No issues noted	\$ -
7. Fire Protection	No issues noted	\$ -
8. Electrical	No issues noted	\$ -
9. Equipment & Furnishings	No issues noted	\$ -
10. Site Improvements/Utilities	Replace sidewalks and walkways	\$ 42,651
<b>DEFICIENCY TOTAL:</b>		<b>\$ 267,823</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

<b>Project:</b> San Benito County Master Plan		<b>No. of Stories:</b> 1	
<b>Site:</b>		<b>Year Built:</b> Unknown, renovated in 2017 and 2019	
<b>Address:</b> 1161 San Felipe Road		<b>GSF:</b> 12,700	
<b>Facility:</b> Homeless Services		<b>Date:</b> 6/19/2019	
<b>Distress:</b> B = Beyond Expected Service Life      F = Failing      D = Damaged      M = Missing      N = No Action Required		<b>NSF:</b>	
<b>Priority:</b> 1 = Critical      2 = Life Safety      3 = Does Not Meet Code/Standards      4 = Necessary      5 = Recommended		<b>Assessor:</b> Rob Nash	

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	Wood	100								
	B1020	Roof Construction:								
		Concrete	100							
Wood		100								
		Steel	100			N				
B20 Exterior Enclosure	B2010	Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100							
		Vinyl Siding	30							
		Steel Siding	30			B	4		Siding beyond life expectancy, repair and paint	
		Wood / Hardi-Board Siding	30							
	Transite / Other Siding	30								
	B2020	Exterior Windows:								
		Metal	30				B	4		
		Wood	30							
	B2030	Vinyl	30							
		Exterior Doors:								
Wood		30								
		Metal	30			N				
		Hardware	5			N				
B30 Roofing	B3010	Roof Coverings:								
		Modified Bitumen	20							
		Built Up	25							
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
	Metal	50				B	4	Replace		
	Spray-on	10								
B3020	Roof Openings	20				B	4	Replace		
C10 Interior Construction	C1010	Partitions:								
		Drywall on Studs	75				N			
	CMU/Concrete	100								
	C1020	Interior Doors:								
		Solid Wood	20				N			
Hollow Core Wood	15									
C1030	Fittings/Hardware	15				N				
C20 Stairs	C2010	Stair Construction	75							
C30 Interior Finishes	C3010	Wall Finishes:								
		Painted Drywall	5				D	4	Some areas damaged from rough use	
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20							
		Floor Finishes:								
	C3020	Carpet	7							
		VCT/Sheet Vinyl	12				F	4	Replace at restrooms with more durable material	
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
		Terrazzo	50							
		Marble/Stone	75							
	C3030	Concrete	100				D		Floor topping failing, remove and re-coat	
Ceiling Finishes:										
Painted Drywall		5				N				
Suspended Acoustical Tile		13								
Metal		25								
Wood	30									

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40						
	D1090	Lift Chairs	25						
D20 Plumbing	D2010	Plumbing Fixtures:							
		W/C - Floor / Wall Mounted	20		N				
		Urinals - Floor / Wall Mounted	20						
		Sinks - Porcelain / Stainless	20		F	4		Replace sinks and counters with more durable fixtures	
		Tub and/or Shower	30		N				
		Flush Valves / Fixtures	7		N				
D20 Plumbing	D2020	Domestic Water Distribution:							
		Copper / Galvanized / PVC	30		N				
			Cast Iron / Other	30					
	D2030	Sanitary Waste distribution:							
			Cast Iron / Copper / PVC	30		N			
	D2040	Rain Water Drainage:							
				Cast Iron	40				
				Steel / Aluminum	20		M	4	No gutters or downspouts
		PVC	15						
D2090	Other Plumbing Systems:								
		Gas/ Pools/ ChemWaste/ Othr							
D30 HVAC	D3010	Energy Supply	30						
	D3020	Heat Generating System:							
				Boilers / Furnaces	30		N		
	D3030	Cooling Generating Systems:							
				Chillers - Air / Water Cooled	20				
				Cooling Towers/WaterTtrmnt	20				
	D3040	Distribution Systems:							
				Air Handler Unit	20				
		Ductwork:							
				Metal	30		N		
				Flexible	20				
			Insulation:						
			External Insulation	30					
			Internal Insulation	15					
	D3050	Terminal & Package Units:							
			Roof Top Package Units	15		N		Newer units on ground	
			PTAC / CRAC Units	15					
			Fan Coil / VAV Units	15					
			Heat Pumps	12					
D3090	Split System DX Units	15							
D3090	HVAC Controls: E&M / DDC	15			N				
D40 Fire Protection	D4010	Sprinkler System	25			N			
	D4090	Standpipes	30			N			
			Electrical Service/Distribution:						
D50 Electrical	D5010		Pad / Pole Mntd Transformers	30					
			Switchboard/MCC	30					
			Distribution Wiring	30					
	D5020	Branch Wiring/Panels	30			N			
	D5020	Lighting	20			N			
	D5030	Comm/Security/Fire Alarm	15			N			
D5090	Other Electrical Systems	25							
E10 Equipment	E1090	Other Equipment:							
				Range/Stove	7		N		
				Refrigerator	7		N		
		Dishwasher	7		N				
E20 Furnishings	E2010	Fixed Casework:							
				Shelving	15		N		
				Cabinets	15		N		
		Counters / Countertops	15		N				

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:							
		Driveways	30						
		Parking Lots	30		M	5		Very limited parking in front of building	
	G2030	Pedestrian Paving:							
		Sidewalks	30						
		Walkways	30						
		Fencing:							
	G2040	Chain Link	25		N				
		Brick	30						
		Metal	30		N				
G2050	Wood	20							
G30 Site Mechanical Utilities	G3010	Landscaping	30		M	5		Most areas around the building have no landscaping	
	G3010	Water Supply	30						
	G3020	Sanitary Sewer	30						
	G3030	Storm Sewer	30						
	G3040	Heating Distribution	30						
	G3050	Cooling Distribution	30						
	G3060	Fuel Distribution	30						
	G3090	Other Site Utilities	30						
	G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
		G4020	Site Lighting	30					
G4030		Site Comm & Security	30						
G90 Other Site Construction	G4090	Other Electrical Utilities	30						
	G9010	Service and Pedestrian	50						
	G9090	Other Site Systems &	30						
<b>Note:</b>									
Phase III plans have been submitted for building permits.									

Homeless Services Center Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure							\$ -
2. Exterior Envelope					\$ 133,688		\$ 133,688
3. Interior Construction/Finishes					\$ 91,484		\$ 91,484
4. Elevators							\$ -
5. Plumbing							\$ -
6. HVAC							\$ -
7. Fire Protection							\$ -
8. Electrical							\$ -
9. Equipment & Furnishings							\$ -
10. Site Improvements/Utilities						\$ 42,651	\$ 42,651
<b>TOTAL BY PRIORITY</b>		\$ -	\$ -	\$ -	\$ 225,172	\$ 42,651	\$ 267,823

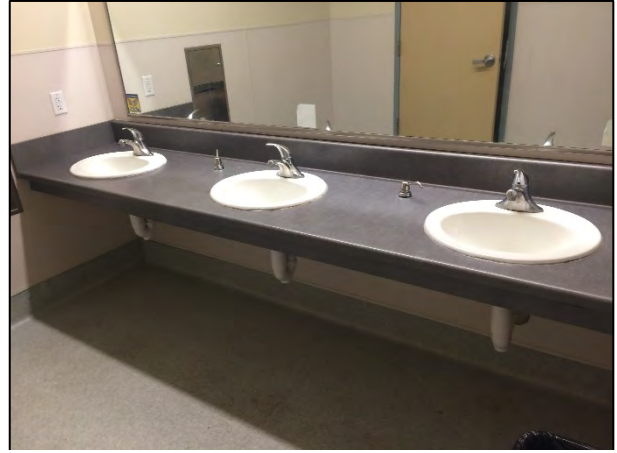
San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Dorm Room



Restroom Counter



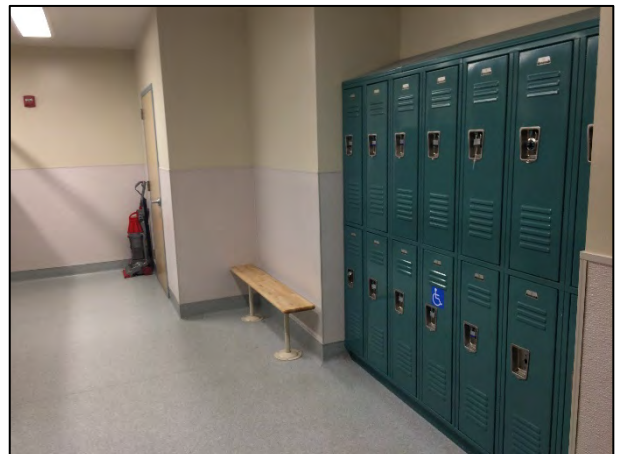
Main Room



Waiting Area



Wall and floor damage



Restroom/Lockers

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Kitchen



New HVAC Unit for Phase 2



Training Room



Main Area



Accessible Shower



South Side of Building





# Information Technology



Address: Hill Street, Hollister  
Year Built: 194?



No. of Stories: 2  
Square Feet: 1,500

**Facility Summary Observations:** The Information Technology Department is located in a former house in a residential neighborhood in Hollister. The facility is in extremely poor condition inside and out and is not suitable for County use.

Information Technology Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			1,500
Number of Floors			2
Year of Construction			194?
Replacement Value (\$765/sf)			Leased
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			
Building System	Deficiency Summary		Cost
1. Substructure/Structure	Verify foundation, slab on grade, and framing condition		\$ -
2. Exterior Envelope	Walls, doors, windows, and roof are failing		\$ -
3. Interior Construction/Finishes	Replace all interior construction		\$ -
4. Elevators	None provided		\$ -
5. Plumbing	All plumbing fixtures and piping past useful life		\$ -
6. HVAC	No cooling in building, window air conditioning only		\$ -
7. Fire Protection	None provided. Verify for requirements.		\$ -
8. Electrical	Replace all branch wiring/panels, add outlets and lighting		\$ -
9. Equipment & Furnishings	Replace all casework, cabinets, and kitchen appliances		\$ -
10. Site Improvements/Utilities	Sidewalks, walkways, parking area all in poor condition		\$ -
<b>DEFICIENCY TOTAL:</b>			<b>\$ -</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

**Project:** San Benito County Master Plan      **Stories:** 2  
**Site:** Leased      **Year Built:** 194x  
**Address:** Hill Street      **GSF:** 1,500      **Date:** 6/27/2019  
**Facility:** IT Department      **NSF:**      **Assessor:** Rob Nash

Distress: B = Beyond Expected Service Life      F = Failing      D = Damaged      M = Missing      N = No Action Required  
 Priority: 1 = Critical      2 = Life Safety      3 = Does Not Meet Code/Standards      4 = Necessary      5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100			B	5		
	A1020	Special Foundations	100						
	A1030	Slab on Grade	100			B	5		
A20 Basement Construction	A2010	Basement Excavation	100						
	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
		Concrete	100						
		Steel	100						
	B1020	Wood	100			B	4		
		Roof Construction:							
		Concrete	100						
B20 Exterior Enclosure	B2010	Wood	100			B	4		
		Steel	100						
		Exterior Walls:							
		Concrete / CMU / Tile	100						
		Brick / Stucco Veneer	100						
		Vinyl Siding	30						
	B2020	Steel Siding	30						
		Wood / Hard-Board Siding	30			F	4		
		Transite / Other Siding	30						
		Exterior Windows:							
		Metal	30						
		Wood	30			F	4		
B2030	Vinyl	30							
	Exterior Doors:								
	Wood	30							
	Metal	30			F	4			
	Hardware	5							
	Roof Coverings:								
B30 Roofing	B3010	Modified Bitumen	20						
		Built Up	25						
		Asphalt Shingle	20			F	4		
		Clay / Concrete / Slate Tile	50						
		Single Ply	15						
	B3020	Metal	50						
		Spray-on	10						
		Roof Openings	20						
C10 Interior Construction	C1010	Partitions:							
		Drywall on Studs	75			B	4		
	CMU/Concrete	100							
	C1020	Interior Doors:							
		Solid Wood	20						
C1030	Hollow Core Wood	15			B	4			
C20 Stairs	C2010	Fittings/Hardware	15			B	4		
		Stair Construction	75			B	3		
C30 Interior Finishes	C3010	Wall Finishes:							
		Painted Drywall	5			B	4		
		Vinyl Wall Covering	10						
		Wallpaper	4						
	C3020	Ceramic Tile	20						
		Floor Finishes:							
		Carpet	7						
		VCT/Sheet Vinyl	12			B	4		
		Raised Access Flooring	20						
		Wood/Ceramic Tile	30			B	4		
	C3030	Terrazzo	50						
		Marble/Stone	75						
		Concrete	100			B	4		Repaint
C3030	Ceiling Finishes:								
	Painted Drywall	5			B	4			
	Suspended Acoustical Tile	13							
	Metal	25							
		Wood	30						

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40		M	3		
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20					
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30		B	4		
		Flush Valves / Fixtures	7		B	4		
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	5		
			Cast Iron / Other	30		B	5	
	D2030	Sanitary Waste distribution:						
			Cast Iron / Copper / PVC	30		B	5	
	D2040	Rain Water Drainage:						
		Cast Iron	40					
		Steel / Aluminum	20		B	4		
		PVC	15					
D2090	Other Plumbing Systems:							
		Gas/Pools/ChemWaste/Othr						
D30 HVAC	D3010	Energy Supply	30					
	D3020	Heat Generating System:						
		Boilers / Furnaces	30		F	4		
	D3030	Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTrtmnt	20					
	D3040	Distribution Systems:						
		Air Handler Unit	20					
		Ductwork:						
		Metal	30					
		Flexible	20					
		Insulation:						
		External Insulation	30					
			Internal Insulation	15				
	D3050	Terminal & Package Units:						
		Roof Top Package Units	15					
		PTAC / CRAC Units	15					
Fan Coil / VAV Units		15						
Heat Pumps		12						
Split System DX Units		15		M	4	No cooling in bldg , window AC units		
D3090	HVAC Controls: E&M / DDC	15						
D40 Fire Protection	D4010	Sprinkler System	25		M	2		
	D4090	Standpipes	30		M	2		
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
			Distribution Wiring	30		B	4	
	D5020	Branch Wiring/Panels	30		B	4		
	D5030	Lighting	20		B	4		
D5090	Comm/Security/Fire Alarm	15		M	4			
E10 Equipment	E1090	Other Electrical Systems	25					
		Other Equipment:						
		Range/Stove	7		B	5		
		Refrigerator	7		B	5		
		Dishwasher	7		B	5		
E20 Furnishings	E2010	Fixed Casework:						
		Shelving	15		B	5		
		Cabinets	15		B	5		
		Counters / Countertops	15		B	5		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30			B	4	
		Parking Lots	30			B	4	
	G2030	Pedestrian Paving:						
		Sidewalks	30			B	2	
		Walkways	30			B	2	
		Fencing:						
	G2040	Chain Link	25					
		Brick	30					
		Metal	30					
Wood		20						
G2050		Landscaping	30			B	5	
G30 Site Mechanical Utilities	G3010	Water Supply	30			B	5	
	G3020	Sanitary Sewer	30			B	5	
	G3030	Storm Sewer	30			B	5	
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30			F	4	
	G4020	Site Lighting	30			M	4	
	G4030	Site Comm & Security	30			M	4	
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					
<b>Notes:</b>								
Split level house, garage (storage), offices above, mid-level kitchen and offices								
Next to community garden in neighborhood								
Building in very poor condition, not suitable for use as a County facility. Location not suitable for critical County infrastructure.								

Draft  
013121



Photos of facility existing conditions:



Exterior



Exterior



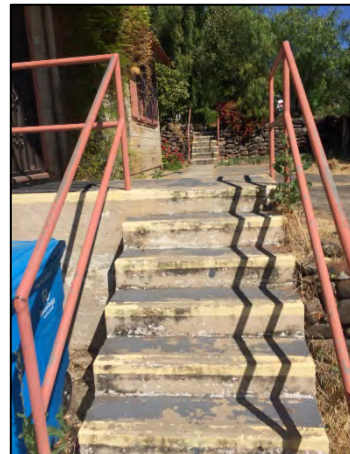
Exterior



Exterior



Exterior



Exterior stairs

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Kitchen



Office



Conference Room



Garage storage



Portable air conditioner



Office with window air conditioner and duct



## Jail and Expansion



Address: 710 Flynn Road, Hollister  
Year Built: 1992, 2019



No. of Stories: 1  
Square Feet: 28,660  
+ 25,600 Expansion

**Facility Summary Observations:** The Jail and Expansion are set back from Flynn Road, behind the Juvenile Facility. Since the Expansion was still completing construction at the time of this review no comments are made with the assumption that new construction should be in excellent condition. The Jail is in fair condition but upgrades to major systems such as plumbing, HVAC, and interior finishes will be necessary in the near future.

Jail Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			28,660
Number of Floors			1
Year of Construction			1992
Replacement Value (\$955/sf)			\$27,370,300
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			<b>18.66%</b>
Building System	Deficiency Summary		Cost
1. Substructure/Structure	No issues noted		\$ -
2. Exterior Envelope	Replace doors, windows, and roofing		\$ 941,557
3. Interior Construction/Finishes	Replace non-security doors/frames, new finishes		\$ 1,288,628
4. Elevators	NA		
5. Plumbing	Replace all staff/public fixtures, verify piping based on		\$ 655,519
6. HVAC	Replace one boiler, add air conditioning		\$ 1,351,819
7. Fire Protection	Verify device locations and coverage		\$ 73,736
8. Electrical	Verify condition of branch wiring and panels based on		\$ 355,814
9. Equipment & Furnishings	Replace all casework, shelving, countertops, and		\$ 140,957
10. Site Improvements/Utilities	Replace/add sidewalks, patch/repair/stripe parking lot		\$ 300,389
<b>DEFICIENCY TOTAL:</b>			<b>\$ 5,108,419</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

<b>Project:</b> San Benito County Master Plan	<b>No. of Stories:</b> 2	<b>Date:</b> 6/18/2019
<b>Site:</b> Corrections Campus	<b>Year Built:</b> 1992, Expansion in 2019	<b>Assessor:</b> Rob Nash
<b>Address:</b> 710 Flynn Road	<b>GSF:</b> 28,660 + 25,600	<b>NSF:</b>
<b>Facility:</b> Existing Jail		

Distress: B = Beyond Expected Service Life	F = Failing	D = Damaged	M = Missing	N = No Action Required
Priority: 1 = Critical	2 = Life Safety	3 = Does Not Meet Code/Standards	4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100			N				
	Wood	100								
	B1020	Roof Construction:								
		Concrete	100			N				
Wood		100								
B20 Exterior Enclosure	B2010	Exterior Walls:								
		Concrete / CMU / Tile	100			N				
		Brick / Stucco Veneer	100							
		Vinyl Siding	30							
		Steel Siding	30							
		Wood / Hard-Board Siding	30							
	Transite / Other Siding	30								
	B2020	Exterior Windows:								
		Metal	30			B	5		Approaching normal life expectancy	
		Wood	30							
	B2030	B2020	Vinyl	30						
			Exterior Doors:							
			Wood	30						
		B2030	Metal	30			B	5		Approaching normal life expectancy
			Hardware	5			B	4		
B30 Roofing	B3010	Roof Coverings:								
		Modified Bitumen	20			B	4			
		Built Up	25							
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
	B3020	Metal	50							
		Spray-on	10							
	C10 Interior Construction	C1010	Roof Openings	20						
			Partitions:							
Drywall on Studs			75			N				
C1020		CMU/Concrete	100			N				
		Interior Doors:								
		Solid Wood	20							
		Hollow Metal	20			B	4			
C1030	Fittings/Hardware	15								
C20 Stairs	C2010	Stair Construction	75			N				
C30 Interior Finishes	C3010	Wall Finishes:								
		Painted Drywall	5			B	4			
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20			B	5			
		Floor Finishes:								
		Carpet	7			B	4			
		VCT/Sheet Vinyl	12			B	4			
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
	C3030	Terrazzo	50							
		Marble/Stone	75							
		Concrete	100			F	4		Poor condition at inmate restrooms	
C3030	Ceiling Finishes:									
	Painted Drywall	5			B	4				
	Suspended Acoustical Tile	13			B	4				
	Metal	25								
		Wood	30							



San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40				
	D1090	Lift Chairs	25				
D20 Plumbing		Plumbing Fixtures:					
		W/C - Floor / Wall Mounted	20	B	4	At staff and public areas	
		Urinals - Floor / Wall Mounted	20	B	4	At staff and public areas	
		Sinks - Porcelain / Stainless	20	B	4	At staff and public areas	
	D2010	Tub and/or Shower	30				
D20 Plumbing		Flush Valves / Fixtures	7	B	4	At staff and public areas	
	D2020	Domestic Water Distribution:					
		Copper / Galvanized / PVC	30	B		Reports of on-going plumbing issues	
		Cast Iron / Other	30				
	D2030	Sanitary Waste distribution:					
		Cast Iron / Copper / PVC	30	B		Reports of on-going plumbing issues	
	D2040	Rain Water Drainage:					
		Cast Iron	40				
		Steel / Aluminum	20				
		PVC	15				
D2090	Other Plumbing Systems:						
	Gas/Pool/ChemWaste/Othr						
D30 HVAC	D3010	Energy Supply	30				
	D3020	Heat Generating System:					
		Boilers / Furnaces	30	B	4	One boiler (guts) recently replaced, other needs replacement	
	D3030	Cooling Generating Systems:					
		Chillers - Air / Water Cooled	20				
		Cooling Towers/WaterTtrmnt	20				
	D3040	Distribution Systems:					
		Air Handler Unit	20				
		Ductwork:					
		Metal	30				
		Flexible	20				
		Insulation:					
		External Insulation	30				
	D3050	Internal Insulation	15				
		Terminal & Package Units:					
		Roof Top Package Units	15			Swamp coolers. Proposal to repair units or replace with AC	
		PTAC / CRAC Units	15				
		Fan Coil / VAV Units	15				
		Heat Pumps	12				
		Split System DX Units	15				
D3090	HVAC Controls: E&M / DDC	15	B	4			
D40 Fire Protection	D4010	Sprinkler System	25	B	5	Verify device locations and coverage	
	D4090	Standpipes	30				
	D50 Electrical	Electrical Service/Distribution:					
Pad / Pole Mntd Transformers		30					
Switchboard/MCC		30					
D5010		Distribution Wiring	30				
D5020		Branch Wiring/Panels	30	B	5	Approaching normal life expectancy	
D5020		Lighting	20	N		New LED lighting	
D5030	Comm/Security/Fire Alarm	15					
D5090	Other Electrical Systems	25					
E10 Equipment	Other Equipment:						
	Range/Stove	7	B	5			
	Refrigerator	7	B	5			
E1090	Dishwasher	7					
E20 Furnishings	Fixed Casework:						
	Shelving	15	B	4			
	Cabinets	15	B	4			
	E2010	Counters / Countertops	15	B	4		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:							
		Driveways	30			B	4	Approaching normal life expectancy; patch and seal	
			Parking Lots	30			B	4	Approaching normal life expectancy; patch and seal
	G2030	Pedestrian Paving:							
		Sidewalks	30			N			Recent upgrades for drainage
		Walkways	30			N			
		Fencing:							
			Chain Link	25			B	5	
			Brick	30					
			Metal	30					
	G2040	Wood	20						
	G2050	Landscaping	30			M	5		
G30 Site Mechanical Utilities	G3010	Water Supply	30						
	G3020	Sanitary Sewer	30						
	G3030	Storm Sewer	30						
	G3040	Heating Distribution	30						
	G3050	Cooling Distribution	30						
	G3060	Fuel Distribution	30						
	G3090	Other Site Utilities	30						
G40 Site Electrical Utilities	G4010	Electrical Distribution	30						
	G4020	Site Lighting	30			N		New LED lighting	
	G4030	Site Comm & Security	30						
	G4090	Other Electrical Utilities	30						
G90 Other Site Construction	G9010	Service and Pedestrian	50						
	G9090	Other Site Systems &	30						

**Notes:**  
 Concrete slab on grade, concrete floors, steel joists at roof with metal deck and concrete topping, CMU walls.  
 Interior glazing at inmate areas have cracks  
 Smaller boiler for laundry, not enough capacity  
 \$500k in current budget set aside to repair/replace swamp coolers. Three units that serve housing units.  
 Site drainage issues. Issues at entire perimeter, on-going issue.  
 Plumbing vent stack issues with sewer gas smells in the building. Dissimilar materials. (\$150k in current budget)  
 All lighting fixtures at inmate areas need security cabling since LED upgrade.

Jail Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1.	Substructure/Structure						\$ -
2.	Exterior Envelope		\$ 941,557				\$ 941,557
3.	Interior Construction/Finishes				\$ 1,288,628		\$ 1,288,628
4.	Elevators						\$ -
5.	Plumbing				\$ 655,519		\$ 655,519
6.	HVAC		\$ 1,351,819				\$ 1,351,819
7.	Fire Protection					\$ 73,736	\$ 73,736
8.	Electrical					\$ 355,814	\$ 355,814
9.	Equipment & Furnishings				\$ 140,957		\$ 140,957
10.	Site Improvements/Utilities				\$ 300,389		\$ 300,389
<b>TOTAL BY PRIORITY</b>		<b>\$ -</b>	<b>\$ 2,293,377</b>	<b>\$ -</b>	<b>\$ 2,385,493</b>	<b>\$ 429,549</b>	<b>\$ 5,108,419</b>

San Benito County  
Facilities Master Plan



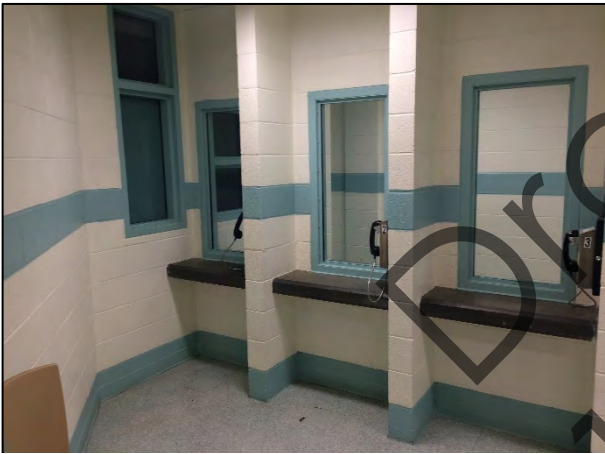
Photos of facility existing conditions:



Jail Office – towel covers area that leaks



Jail Office



Visitation



Staff Restroom



Kitchen under construction



Mechanical Room

San Benito County  
Facilities Master Plan



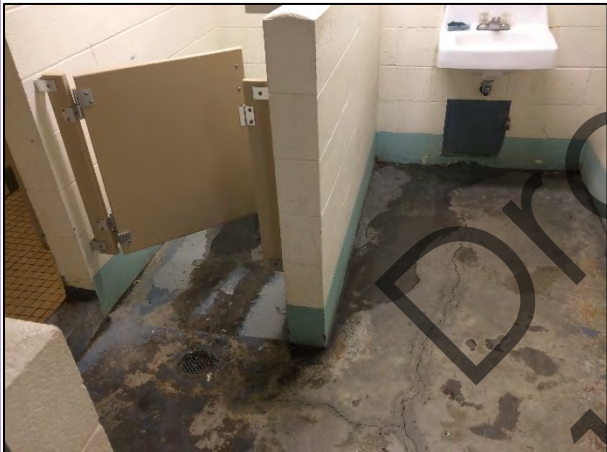
Photos of facility existing conditions:



Vehicle Sallyport



Booking Area



Inmate Restroom



Cracks in security glazing



Vehicle Sallyport



Walk-in Box panels rusting from condensation



# Juvenile Hall



Address: 708 Flynn Road, Hollister  
Year Built: 1992



No. of Stories: 1  
Square Feet: 6,345

**Facility Summary Observations:** Juvenile Hall is adjacent to Flynn Road with the Jail and Expansion behind the Juvenile Facility. Juvenile Hall is in fair condition but upgrades to major systems such as plumbing, HVAC, and interior finishes will be necessary in the near future.

Juvenile Hall		
Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		6,345
Number of Floors		1
Year of Construction		1992
Replacement Value (\$890/sf)		\$ 5,647,050
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>24.70%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Replace doors, windows, and roofing	\$ 194,262
3. Interior Construction/Finishes	Replace non-security doors/frames, new finishes	\$ 265,870
4. Elevators	NA	
5. Plumbing	Replace all staff/public fixtures, verify piping based on	\$ 135,247
6. HVAC	Replace large Roof Top Unit, clean/repair ductwork	\$ 557,816
7. Fire Protection	Verify device locations and coverage	\$ 15,213
8. Electrical	Verify condition of branch wiring and panels based on	\$ 73,412
9. Equipment & Furnishings	Replace all casework, shelving, countertops, and	\$ 29,082
10. Site Improvements/Utilities	Replace/add sidewalks, patch/repair/stripe parking &	\$ 123,953
		<b>DEFICIENCY TOTAL: \$ 1,394,855</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan	No. of Stories: 1	
Site: Corrections Campus	Year Built: 1992, partial renovations 2018	
Address: 708 Flynn Road	GSF: 6,345	Date: 6/18/2019
Facility: Juvenile Hall	NSF:	Assessor: Rob Nash

Distress: B = Beyond Expected Service Life    F = Failing    D = Damaged    M = Missing    N = No Action Required  
 Priority: 1 = Critical    2 = Life Safety    3 = Does Not Meet Code/Standards    4 = Necessary    5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	B1020	Wood	100							
		Roof Construction:								
		Concrete	100			N				
B20 Exterior Enclosure	B2010	Wood	100							
		Steel	100			N				
		Exterior Walls:								
		Concrete / CMU / Tile	100			N				
		Brick / Stucco Veneer	100							
		Vinyl Siding	30							
	B2020	Steel Siding	30							
		Wood / Hard-Board Siding	30							
		Transite / Other Siding	30							
		Exterior Windows:								
		Metal	30			B	5		Approaching normal life expectancy	
		Wood	30							
B2030	B2030	Vinyl	30							
		Exterior Doors:								
		Wood	30							
	Metal	30			B	5		Approaching normal life expectancy		
	Hardware	5			B	4				
	Roof Coverings:									
B30 Roofing	B3010	Modified Bitumen	20			B	4		Exceeding normal life expectancy	
		Built Up	25							
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
		Metal	50							
	B3020	Spray-on	10							
		Roof Openings	20							
	C10 Interior Construction	C1010	Partitions:							
			Drywall on Studs	75			N			
CMU/Concrete		100			N					
C1020		Interior Doors:								
		Solid Wood	20			B	5			
C1030	Hollow Metal	20			B	5				
C20 Stairs	C2010	Fittings/Hardware	15			B	4			
C30 Interior Finishes	C3010	Stair Construction	75							
		Wall Finishes:								
		Painted Drywall	5			B	4			
		Vinyl Wall Covering	10							
	C3020	Wallpaper	4							
		Ceramic Tile	20			B	5			
		Floor Finishes:								
		Carpet	7			B	4			
		VCT/Sheet Vinyl	12			B	4			
		Raised Access Flooring	20							
	C3030	Wood/Ceramic Tile	30							
		Terrazzo	50							
		Marble/Stone	75							
		Concrete	100			D	4		New coating	
C3030	Ceiling Finishes:									
	Painted Drywall	5			B	4				
	Suspended Acoustical Tile	13			B	4				
	Metal	25								
		Wood	30							

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40					
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20		B	4		
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30					
		Flush Valves / Fixtures	7		B	4		
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	5	Approaching end of normal life cycle	
		Cast Iron / Other	30					
	D2030	Sanitary Waste distribution:						
		Cast Iron / Copper / PVC	30		B	5	Approaching end of normal life cycle	
	D2040	Rain Water Drainage:						
		Cast Iron	40					
		Steel / Aluminum	20					
	PVC	15						
D2090	Other Plumbing Systems:							
	Gas/Pool/ChemWaste/Othr							
D30 HVAC	D3010	Energy Supply	30					
	D3020	Heat Generating System:						
		Boilers / Furnaces	30					
	D3030	Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTtrmnt	20					
	D3040	Distribution Systems:						
		Air Handler Unit	20					
		Ductwork:						
		Metal	30		B	5	Clean	
		Flexible	20					
	D3040	Insulation:						
		External Insulation	30					
		Internal Insulation	15					
	D3050	Terminal & Package Units:						
Roof Top Package Units		15		N		Smaller unit Replaced in 2018-19, large unit 2003+		
PTAC / CRAC Units		15						
Fan Coil / VAV Units		15						
Heat Pumps		12						
D3090	HVAC Controls: E&M / DDC	15						
D40 Fire Protection	D4010	Sprinkler System	25		B	2	Verify device locations and coverage	
	D4090	Standpipes	30					
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
		Distribution Wiring	30					
	D5020	Branch Wiring/Panels	30		B	5	Approaching normal useful life	
	D5020	Lighting	20		N		New LED lighting	
D5030	Comm/Security/Fire Alarm	15		B	2	Verify device locations and coverage		
D5090	Other Electrical Systems	25						
E10 Equipment	E1090	Other Equipment:						
		Range/Stove	7		B	5		
		Refrigerator	7		B	5		
	Dishwasher	7						
E20 Furnishings	E2010	Fixed Casework:						
		Shelving	15		B	4		
		Cabinets	15		B	4		
	Counters / Countertops	15		B	4			

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30			F	4	Sallyport and adjacent drive in poor condition
		Parking Lots	30			B	4	Patch and seal coat
	G2030	Pedestrian Paving:						
		Sidewalks	30					
		Walkways	30					
	G2040	Fencing:						
		Chain Link	25			B	5	
		Brick	30					
		Metal	30					
G2050	Wood	20						
	Landscaping	30			B	5		
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30			N		New LED lighting
	G4030	Site Comm & Security	30			M	4	Add some cameras for additional coverage
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					

**Notes:**  
 Concrete slab on grade, steel joists with metal deck and concrete topping at roof; CMU walls  
 Partial Renovations - flooring, painting, intake restroom (ADA), recreation yard, ADA improvements to parking and path of travel. (construction cost \$350k +/-)  
 Solar installers hit water pipe and flooded electrical room and intake area

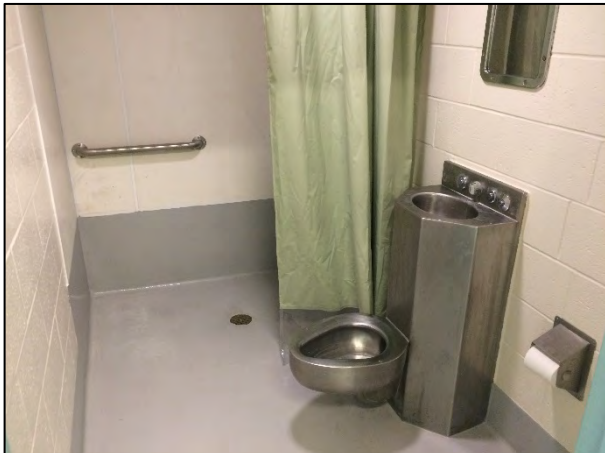
Juvenile Hall Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1.	Substructure/Structure						\$ -
2.	Exterior Envelope		\$ 194,262				\$ 194,262
3.	Interior Construction/Finishes				\$ 265,870		\$ 265,870
4.	Elevators						\$ -
5.	Plumbing				\$ 135,247		\$ 135,247
6.	HVAC				\$ 557,816		\$ 557,816
7.	Fire Protection		\$ 15,213				\$ 15,213
8.	Electrical					\$ 73,412	\$ 73,412
9.	Equipment & Furnishings				\$ 29,082		\$ 29,082
10.	Site Improvements/Utilities				\$ 123,953		\$ 123,953
<b>TOTAL BY PRIORITY</b>		<b>\$ -</b>	<b>\$ 209,476</b>	<b>\$ -</b>	<b>\$ 1,111,968</b>	<b>\$ 73,412</b>	<b>\$ 1,394,855</b>



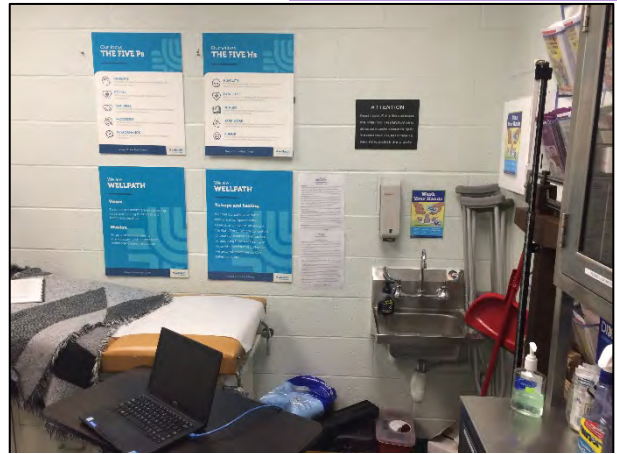
San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Bathroom



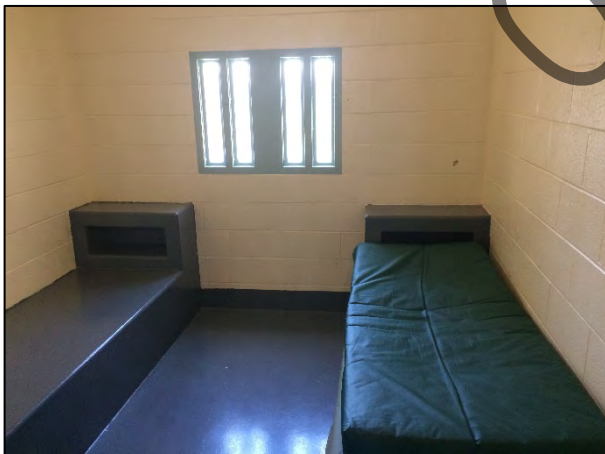
Medical Office



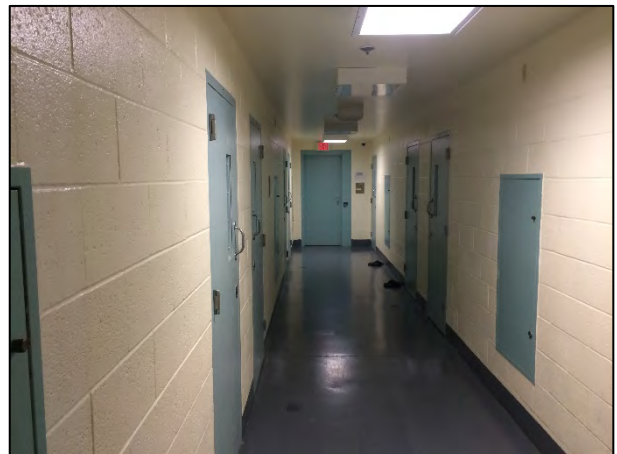
Central Control



Dayroom



Sleeping Room



Hallway

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Resident Laundry Room



Roof at end of useful life



Roof Top Unit at end of useful life



New accessible parking at entry



Vehicle Sallyport



Driveway



## Library/Office of Education



Address: 460 and 470 Fifth Street, Hollister  
Year Built: 1960, partial reno. 1986



No. of Stories: 1  
Square Feet: 15,570

**Facility Summary Observations:** The Library houses all the operations of the County Library and the County Office of Education. The building is in poor condition and will require extensive modifications to most systems to be upgraded to modern standards. The building should be considered for replacement.

Library/Office of Education Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			15,570
Number of Floors			1
Year of Construction		1960, partial renovation 1986	
Replacement Value (\$665/sf)			\$10,354,050
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			<b>31.79%</b>
Building System	Deficiency Summary		Cost
1. Substructure/Structure	No issues noted		\$ -
2. Exterior Envelope	Replace windows, doors, and hardware		\$ 309,376
3. Interior Construction/Finishes	Replace doors/windows, new finishes throughout		\$ 846,832
4. Elevators	NA		
5. Plumbing	Replace all staff/public fixtures, verify piping based on		\$ 434,870
6. HVAC	Clean/repair ductwork		\$ 214,122
7. Fire Protection	Provide fire protection systems		\$ 218,988
8. Electrical	Verify condition of branch wiring and panels based on		\$ 680,779
9. Equipment & Furnishings	Replace all casework, shelving, countertops, and		\$ 319,940
10. Site Improvements/Utilities	Replace/add sidewalks, patch/repair/stripe parking lot		\$ 266,617
<b>DEFICIENCY TOTAL:</b>			<b>\$ 3,291,524</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

**Project:** San Benito County Master Plan **No. of Stories:** 1  
**Site:** Downtown Campus **Year Built:** 1960, additions in 1986  
**Address:** 470 Fifth Street / 460 Fifth Street **GSF:** 15,570 **Date:** 6/25/2019  
**Facility:** Library and Office of Education **NSF:** **Assessor:** Rob Nash

Distress: B = Beyond Expected Service Life F = Failing D = Damaged M = Missing N = No Action Required  
 Priority: 1 = Critical 2 = Life Safety 3 = Does Not Meet Code/Standards 4 = Necessary 5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100						Not Applicable	
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100			N				
		Steel	100							
	B1020	Wood	100							
		Roof Construction:								
		Concrete	100			N				
B20 Exterior Enclosure	B2010	Wood	100							
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			B	5		clean, patch and minor repairs	
		Vinyl Siding	30							
	B2020	Steel Siding	30							
		Wood / Hard-Board Siding	30							
		Transite / Other Siding	30							
		Exterior Windows:								
		Metal	30			B	4			
		Wood	30							
B2030	Vinyl	30								
	Exterior Doors:									
	Wood	30			B	4				
	Metal	30			B	4				
	Hardware	5			B	4				
	Roof Coverings:									
B30 Roofing	B3010	Modified Bitumen	20							
		Built Up	25							
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15			N			Replaced within the past 9 months	
	B3020	Metal	50							
		Spray-on	10							
		Roof Openings	20			B	5			
C10 Interior Construction	C1010	Partitions:								
		Drywall on Studs	75			N				
	CMU/Concrete	100								
	C1020	Interior Doors:								
		Solid Wood	20			B	4			
C1030	Hollow Core Wood	15			B	4				
C20 Stairs	C2010	Fittings/Hardware	15			B	4			
C30 Interior Finishes	C3010	Stair Construction	75						Not Applicable	
		Wall Finishes:								
		Painted Drywall	5			B	5			
		Vinyl Wall Covering	10			B	5		At COE entry area	
	C3020	Wallpaper	4							
		Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	4		Carpet at entry and Barbara Room; COE side mostly carpet	
		VCT/Sheet Vinyl	12			B	4		VAT in most areas of Library; COE side is vinyl at entry	
		Raised Access Flooring	20							
	C3030	Wood/Ceramic Tile	30			B	4		At restrooms	
		Terrazzo	50							
		Marble/Stone	75							
Concrete		100								
Ceiling Finishes:										
C3030	Painted Drywall	5			B	5				
	Suspended Acoustical Tile	13			B	4		Mostly 12x12 surface mounted acoustic tile		
	Metal	25								
Wood	30									



San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30		B	4		
		Parking Lots	30		B	4		
	G2030	Pedestrian Paving:						
		Sidewalks	30		B	5		
		Walkways	30		N			Fairly new HC ramps at front entries
		Fencing:						
	G2040	Chain Link	25					
		Brick	30					
		Metal	30					
G2050	Wood	20						
G30 Site Mechanical Utilities	G3010	Landscaping	30		N			
	G3010	Water Supply	30		B	4		
	G3020	Sanitary Sewer	30		B	4		
	G3030	Storm Sewer	30		B	4		
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
G40 Site Electrical Utilities	G3090	Other Site Utilities	30					
	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30		N			New LED
	G4030	Site Comm & Security	30		M	2		
G90 Other Site Construction	G4090	Other Electrical Utilities	30					
	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					
<b>Notes:</b>								

Library/Office of Education Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	4-5 years	6-10 years	
1. Substructure/Structure							\$ -
2. Exterior Envelope					\$ 309,376		\$ 309,376
3. Interior Construction/Finishes			\$ 846,832				\$ 846,832
4. Elevators							\$ -
5. Plumbing			\$ 434,870				\$ 434,870
6. HVAC						\$ 214,122	\$ 214,122
7. Fire Protection			\$ 218,988				\$ 218,988
8. Electrical			\$ 680,779				\$ 680,779
9. Equipment & Furnishings			\$ 319,940				\$ 319,940
10. Site Improvements/Utilities					\$ 266,617		\$ 266,617
<b>TOTAL BY PRIORITY</b>	<b>\$</b>	<b>\$ -</b>	<b>\$ 2,501,409</b>	<b>\$ -</b>	<b>\$ 575,993</b>	<b>\$ 214,122</b>	<b>\$ 3,291,524</b>

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Public Restroom



Entry



Book Stacks/Reading



Reading/Reference



Exposed conduit in Reading Area



Outdated ceiling/diffuser

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Staff Work Area



Staff Work Area



Outdated lighting controls



Office of Education



Exterior with outdated curtain wall system



Circulation Desk





# Office of Emergency Services



Address: 471 Fourth Street, Hollister  
Year Built: 196?, renovated 1998



No. of Stories: 1  
Square Feet: 2,667

**Facility Summary Observations:** The building houses all the operations of the Office of Emergency Services and also houses the County Network Operations Center 1 (NOC1). The building is in poor condition and will not be able to be upgraded to modern Essential Services facility standards reasonably. The building should be replaced.

Office of Emergency Services Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			2,667
Number of Floors			1
Year of Construction			196?, renovation 1998
Replacement Value (\$795/sf)			\$ 2,120,265
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			<b>51.14%</b>
Building System	Deficiency Summary		Cost
1. Substructure/Structure	No issues noted		\$ -
2. Exterior Envelope	Replace windows, doors, siding, and roof		\$ 218,816
3. Interior Construction/Finishes	Replace doors, new finishes throughout		\$ 99,825
4. Elevators	NA		
5. Plumbing	Replace all staff/public fixtures, verify piping based on		\$ 50,780
6. HVAC	Replace complete system		\$ 418,880
7. Fire Protection	Provide fire protection systems		\$ 57,120
8. Electrical	Verify condition of branch wiring and panels based on		\$ 137,817
9. Equipment & Furnishings	Replace all casework, shelving, countertops, and		\$ 54,597
10. Site Improvements/Utilities	Replace/add sidewalks, patch/repair/stripe parking lot		\$ 46,540
<b>DEFICIENCY TOTAL:</b>			<b>\$ 1,084,374</b>

San Benito County  
Facilities Master Plan



Assessment Data Collection Worksheet										
Project: San Benito County Master Plan				No. of Stories: 1						
Site: Downtown Campus				Year Built: 196x, renovated in 1998						
Address: 471 Fourth Street				GSF: 2,667			Date: 6/24/2019			
Facility: County Office of Emergency Services				NSF:			Assessor: Rob Nash			
Distress: B = Beyond Expected Service Life				F = Failing		D = Damaged		M = Missing		N = No Action Required
Priority: 1 = Critical				2 = Life Safety		3 = Does Not Meet Code/Standards		4 = Necessary		5 = Recommended
Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100							
A20 Basement Construction	A2010	Basement Excavation	100						crawl space	
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100							
		Steel	100							
	B1020	Wood	100			N			Verify ability to handle loads of intended use	
		Roof Construction:								
		Concrete	100							
B20 Exterior Enclosure	B2010	Wood	100			N				
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			B	5		Clean and powerwash with minor patching and repairs	
		Vinyl Siding	30							
	B2030	Steel Siding	30							
		Wood / Hardi-Board Siding	30			B	4			
		Transite / Other Siding	30							
		Exterior Windows:								
		Metal	30			B	4			
		Wood	30			B	4			
B30 Roofing	B3010	Vinyl	30							
		Exterior Doors:								
		Wood	30			B	4			
	B3020	Metal	30			B	4			
		Hardware	5			B	4			
		Roof Coverings:								
		Modified Bitumen	20			B	4			
		Built Up	25							
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
Single Ply	15									
C10 Interior Construction	C1010	Metal	50							
		Spray-on	10							
	Partitions:									
C20 Stairs	C2010	Drywall on Studs	75			N				
		CMU/Concrete	100							
		Interior Doors:								
C30 Interior Finishes	C3010	Solid Wood	20			B	4			
		Hollow Core Wood	15							
		Fittings/Hardware	15			B	4			
	C3020	Stair Construction	75							
		Wall Finishes:								
		Painted Drywall	5			B	5			
		Vinyl Wall Covering	10							
		Wallpaper	4							
		Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	4			
		VCT/Sheet Vinyl	12			B	4		Server Room, Break Room	
Raised Access Flooring	20									
C3030	Wood/Ceramic Tile	30								
	Terrazzo	50								
	Marble/Stone	75								
	Concrete	100								
	Ceiling Finishes:									
C3030	Painted Drywall	5			B	5				
	Suspended Acoustical Tile	13			B	4		Also, surface mounted ACT		
	Metal	25								
Wood	30									



San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30					
		Parking Lots	30					
	G2030	Pedestrian Paving:						
		Sidewalks	30		B	4		
		Walkways	30		B	4		
		Fencing:						
		Chain Link	25					
		Brick	30					
	G2040	Metal		30				
Wood		20		B	4			
G2050	Landscaping		30		F	4		
G30 Site Mechanical Utilities	G3010	Water Supply		30				
	G3020	Sanitary Sewer		30				
	G3030	Storm Sewer		30				
	G3040	Heating Distribution		30				
	G3050	Cooling Distribution		30				
	G3060	Fuel Distribution		30				
	G3090	Other Site Utilities		30				
G40 Site Electrical Utilities	G4010	Electrical Distribution		30				
	G4020	Site Lighting		30		N		
	G4030	Site Comm & Security		30		M	5	
	G4090	Other Electrical Utilities		30				
G90 Other Site Construction	G9010	Service and Pedestrian		50				
	G9090	Other Site Systems &		30				
<b>Notes:</b>								
Rated doors propped open								
Renovated in 1998								
Cooling for server room should be redone - not efficient or reliable, currently multiple units (NOC1 primary)								
Back up 911 - move to Sheriff (active but slow moving project)								
OES looking to move offices								

Office of Emergency Services Facility Condition Assessment Deficiency and Cost Summary							
System	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure							\$ -
2. Exterior Envelope			\$ 218,816				\$ 218,816
3. Interior Construction/Finishes					\$ 99,825		\$ 99,825
4. Elevators							\$ -
5. Plumbing					\$ 50,780		\$ 50,780
6. HVAC			\$ 418,880				\$ 418,880
7. Fire Protection						\$ 57,120	\$ 57,120
8. Electrical						\$ 137,817	\$ 137,817
9. Equipment & Furnishings					\$ 54,597		\$ 54,597
10. Site Improvements/Utilities					\$ 46,540		\$ 46,540
<b>TOTAL BY PRIORITY</b>	<b>\$</b>	<b>-</b>	<b>\$ 637,695</b>	<b>\$</b>	<b>-</b>	<b>\$ 251,742</b>	<b>\$ 1,084,374</b>

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Entry



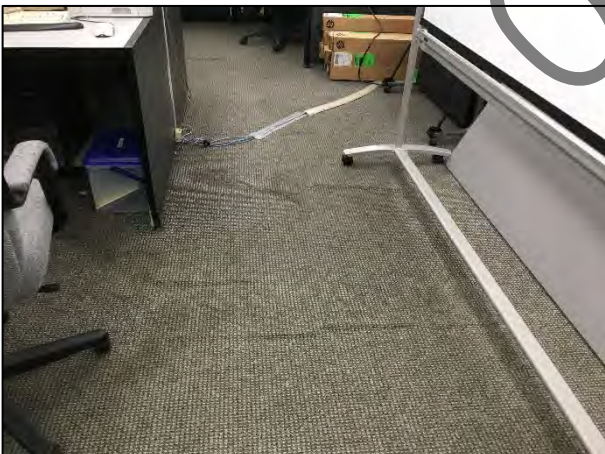
Roof Overhang



View showing cooling for NOC1 and Server



Backup 911 Room



Backup 911 Floor



Breakroom/Workroom

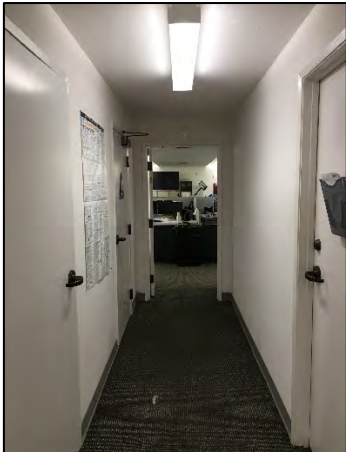
San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Office Area



Staff Work Area



Exterior



HVAC Unit



Cooling Condensing Unit



Exterior Wall



## Public Health



Address: 351 Tres Pinos, Ste. A-202, Hollister  
Year Built: 198?, renovated 2018



No. of Stories: 2 (suite located on 2<sup>nd</sup> floor)  
Square Feet: 5,000

**Facility Summary Observations:** Public Health is located on the second floor in leased office space in a commercial center. The facility is generally in good to very good condition.

Public Health Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		5,000
Number of Floors		1 (located on 2 <sup>nd</sup> floor)
Year of Construction		198?
Replacement Value (\$765/sf)		Leased
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		
Building System	Deficiency Summary	Cost
1. Substructure/Structure	None	\$ -
2. Exterior Envelope	No issues noted	\$ -
3. Interior Construction/Finishes	Some carpet is in poor condition, replace 20%	\$ -
4. Elevators	No issues noted	\$ -
5. Plumbing	No issues noted	\$ -
6. HVAC	There is one portable AC unit for additional cooling for	\$ -
7. Fire Protection	No issues noted	\$ -
8. Electrical	No issues noted	\$ -
9. Equipment & Furnishings	No issues noted	\$ -
10. Site Improvements/Utilities	None	\$ -
<b>DEFICIENCY TOTAL:</b>		<b>\$ -</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

<b>Project:</b> San Benito County Master Plan		<b>No. of Stories:</b> 2										
<b>Site:</b> Leased		<b>Year Built:</b> 198x, renovated 2018										
<b>Address:</b> 351 Tres Pinos, Suite A-202		<b>GSF:</b>								<b>Date:</b>		
<b>Facility:</b> Public Health		<b>NSF:</b>								<b>Assessor:</b> Rob Nash		
Distress: B = Beyond Expected Service Life		F = Failing		D = Damaged		M = Missing		N = No Action Required				
Priority: 1 = Critical		2 = Life Safety		3 = Does Not Meet Code/Standards		4 = Necessary		5 = Recommended				
Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes			
A10 Foundation	A1010	Standard Foundations	100									
	A1020	Special Foundations	100									
	A1030	Slab on Grade	100									
A20 Basement Construction	A2010	Basement Excavation	100									
	A2020	Basement Walls	100									
B10 Superstructure	B1010	Floor Construction:										
		Concrete	100									
		Steel	100									
	B1020	Wood	100									
		Roof Construction:										
		Concrete	100									
B20 Exterior Enclosure	B2010	Wood	100									
		Steel	100									
		Exterior Walls:										
		Concrete / CMU / Tile	100									
		Brick / Stucco Veneer	100									
		Vinyl Siding	30									
	B2020	Steel Siding	30									
		Wood / Hard-Board Siding	30									
		Transite / Other Siding	30									
	B2030	B2020	Exterior Windows:									
			Metal	30				N				
			Wood	30								
		B2030	Vinyl	30								
			Exterior Doors:									
			Wood	30								
B30 Roofing	B3010	Metal	30				N					
		Hardware	5				N					
		Roof Coverings:										
		Modified Bitumen	20									
		Built Up	25									
	B3020	Asphalt Shingle	20									
		Clay / Concrete / Slate Tile	50									
		Single Ply	15									
		Metal	50									
		Spray-on	10									
C10 Interior Construction	C1010	Roof Openings	20									
		Partitions:										
	C1020	Drywall on Studs	75					N				
		CMU/Concrete	100									
		Interior Doors:										
		Solid Wood	20									
C1030	Metal	20										
	Fittings/Hardware	15										
C20 Stairs	C2010	Stair Construction	75									
	C30 Interior Finishes	C3010	Wall Finishes:									
Painted Drywall			5				N					
Vinyl Wall Covering			10									
Wallpaper			4									
C3020		Ceramic Tile	20									
		Floor Finishes:										
		Carpet	7				D	4	Replace 20% at Break Room			
		VCT/Sheet Vinyl	12				N					
		Raised Access Flooring	20									
		Wood/Ceramic Tile	30									
C3030	Terrazzo	50										
	Marble/Stone	75										
	Concrete	100										
	Ceiling Finishes:											
C3030	C3020	Painted Drywall	5									
		Suspended Acoustical Tile	13				N					
		Metal	25									
		Wood	30									



San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40						
	D1090	Lift Chairs	25						
D20 Plumbing	D2010	Plumbing Fixtures:							
		W/C - Floor / Wall Mounted	20			N			
		Urinals - Floor / Wall Mounted	20						
		Sinks - Porcelain / Stainless	20			N			
		Tub and/or Shower	30						
		Flush Valves / Fixtures	7			N			
D20 Plumbing	D2020	Domestic Water Distribution:							
		Copper / Galvanized / PVC	30						
			Cast Iron / Other	30					
	D2030	Sanitary Waste distribution:							
			Cast Iron / Copper / PVC	30					
	D2040	Rain Water Drainage:							
				Cast Iron	40				
				Steel / Aluminum	20				
		PVC	15						
D2090	Other Plumbing Systems:								
		Gas/Pools/ChemWaste/Othr							
D30 HVAC	D3010	Energy Supply	30						
	D3020	Heat Generating System:							
				Boilers / Furnaces	30				
	D3030	Cooling Generating Systems:							
				Chillers - Air / Water Cooled	20				
				Cooling Towers/WaterTrtmnt	20				
	D3040	Distribution Systems:							
				Air Handler Unit	20		M	4	Portable through window AC
		Ductwork:							
				Metal	30				
				Flexible	20				
		Insulation:							
				External Insulation	30				
			Internal Insulation	15					
	D3050	Terminal & Package Units:							
				Roof Top Package Units	15				
				PTAC / CRAC Units	15				
			Fan Coil / VAV Units	15					
			Heat Pumps	12					
			Split System DX Units	15					
D3090	HVAC Controls: E&M / DDC	15			F	4			
D4010	Sprinkler System	25			N				
D4090	Standpipes	30							
D50 Electrical	D5010	Electrical Service/Distribution:							
				Pad / Pole Mntd Transformers	30				
				Switchboard/MCC	30				
	D5020	Branch Wiring/Panels	30						
	D5020	Lighting	20			N			
	D5030	Comm/Security/Fire Alarm	15			N			
D5090	Other Electrical Systems	25							
E10 Equipment	E1090	Other Equipment:							
				Range/Stove	7		N		
				Refrigerator	7		N		
		Dishwasher	7						
E20 Furnishings	E2010	Fixed Casework:							
				Shelving	15		N		
				Cabinets	15		N		
		Counters / Countertops	15			N			

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30					
		Parking Lots	30					
	G2030	Pedestrian Paving:						
		Sidewalks	30					
		Walkways	30					
	G2040	Fencing:						
		Chain Link	25					
		Brick	30					
		Metal	30					
G2050	Wood	20						
G2050	Landscaping	30					2nd floor suite, not applicable	
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30					
	G4030	Site Comm & Security	30					
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					
<b>Notes:</b>								
Moved in April 2018								
Room where vaccines stored has portable AC								

Draft  
013121



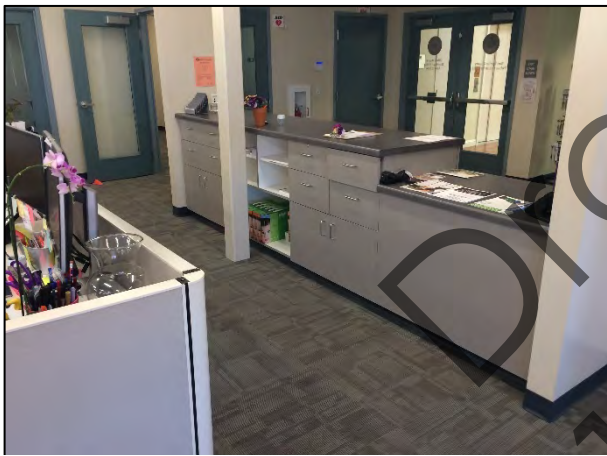
Photos of facility existing conditions:



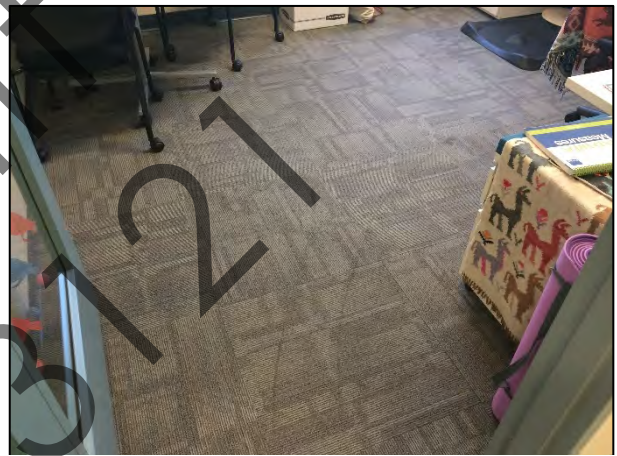
Office/Exam Area



Office Area



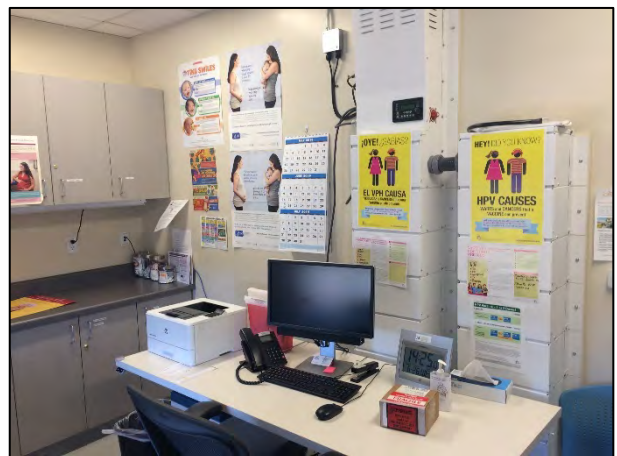
Public Counter at Entry to Suite



Stained/damaged carpet



Medication Storage



Vaccine Monitoring System



This page intentionally left blank

Draft  
013121



## Public Works Yard



Address: 3220 Southside Road, Hollister  
Year Built: Various



No. of Stories: 1 + Mezzanine  
Square Feet: Office – 2,052, Repair – 3,600  
Storage/Sign Making – 10,430

**Facility Summary Observations:** The Public Works Yard consists of a series of buildings that house a range of services including offices, repair shops, materials storage, sign making, and equipment storage. The buildings are in poor condition and should be replaced.

Public Works Buildings Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			16,082
Number of Floors			1 + Mezzanine
Year of Construction			Various
Replacement Value (\$300/sf)			\$ 4,824,600
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			<b>33.38%</b>
Building System	Deficiency Summary		Cost
1. Substructure/Structure	Floor and roof framing in poor condition		\$ 174,212
2. Exterior Envelope	Replace siding at most buildings		\$ 271,989
3. Interior Construction/Finishes	New interior finishes throughout and new door hardware		\$ 186,124
4. Elevators	NA		\$ -
5. Plumbing	Replace plumbing fixtures		\$ 205,046
6. HVAC	Replace air handling unit and controls based on age		\$ 143,291
7. Fire Protection	Verify sprinkler and standpipe requirements		\$ 19,540
8. Electrical	Replace lighting, panels, and branch wiring based on age		\$ 278,741
9. Equipment & Furnishings	Replace equipment and furnishings		\$ 198,774
10. Site Improvements/Utilities	Pave parking lot and driveways, add fencing		\$ 132,677
<b>DEFICIENCY TOTAL:</b>			<b>\$ 1,610,392</b>

# San Benito County Facilities Master Plan



## Assessment Data Collection Worksheet

<b>Project:</b> San Benito County Master Plan		<b>No. of Stories:</b> 1	
<b>Site:</b> Public Works Campus		<b>Year Built:</b> Various and unknown	
<b>Address:</b> 3220 Southside Road, Hollister		<b>GSF:</b> Office 2,052/Repair 3,600	
<b>Facility:</b> Public Works Office, Repair Shop, and Storage Buildings		<b>NSF:</b> Storage 10,430	
		6/20/2019	
		Rob Nash	
Distress: B = Beyond Expected Service Life    F = Failing    D = Damaged    M = Missing    N = No Action Required			
Priority: 1 = Critical    2 = Life Safety    3 = Does Not Meet Code/Standards    4 = Necessary    5 = Recommended			

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100							
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100			F	4		Slabs at Repair and Storage in poor condition	
		Steel	100							
	B1020	Wood	100				B	4		At Office Area, Repair mezzanine
		Roof Construction:								
		Concrete	100							
		Wood	100				B	4		
Steel	100				B	4				
B20 Exterior Enclosure	B2010	Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100							
		Vinyl Siding	30							
		Steel Siding	30				F	4		At Repair and Storage Buildings
		Wood / Hardi-Board Siding	30				F	4		At Office and Sign Shop
		Transite / Other Siding	30							
	B2020	Exterior Windows:								
		Metal	30				B	4		
		Wood	30							
	B2030	Vinyl	30							
		Exterior Doors:								
		Wood	30				B	4		
B30 Roofing	B3010	Metal	30				B	4		
		Hardware	5				B	4		
		Roof Coverings:								
		Modified Bitumen	20							
		Built Up	25							
		Asphalt Shingle	20				F	1		
	B3020	Clay / Concrete / Slate Tile	50							
		Single Ply	15							
		Metal	50				F	1		
		Spray-on	10							
C10 Interior Construction	C1010	Partitions:								
		Drywall on Studs	75				B	4		
	C1020	CMU/Concrete	100							
		Interior Doors:								
		Solid Wood	20				B	4		
		Hollow Core Wood	15				B	4		
C1030	Fittings/Hardware	15				B	4			
C20 Stairs	C2010	Stair Construction	75							
C30 Interior Finishes	C3010	Wall Finishes:								
		Painted Drywall	5				B	4		
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7				B	4		
		VCT/Sheet Vinyl	12				B	4		
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
		Terrazzo	50							
	C3030	Marble/Stone	75							
		Concrete	100				D	5		
C3030	Ceiling Finishes:									
	Painted Drywall	5				B	4			
	Suspended Acoustical Tile	13								
	Metal	25								
Wood	30									

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40					
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20		B	4		
		Urinals - Floor / Wall Mounted	20					
		Sinks - Porcelain / Stainless	20		B	4		
		Tub and/or Shower	30		B	4		
		Flush Valves / Fixtures	7		B	4		
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	4		
			Cast Iron / Other	30				
	D2030	Sanitary Waste distribution:						
			Cast Iron / Copper / PVC	30		N		
	D2040	Rain Water Drainage:						
		Cast Iron	40					
Steel / Aluminum		20		D	4			
		PVC	15					
D2090	Other Plumbing Systems:							
		Gas/Pools/ChemWaste/Othr						
D30 HVAC	D3010	Energy Supply	30					
	D3020	Heat Generating System:						
		Boilers / Furnaces	30		B	4		
	D3030	Cooling Generating Systems:						
		Chillers - Air / Water Cooled	20					
		Cooling Towers/WaterTrtmnt	20					
	D3040	Distribution Systems:						
		Air Handler Unit	20		B	4		
		Ductwork:						
		Metal	30					
		Flexible	20					
		Insulation:						
		External Insulation	30					
		Internal Insulation	15					
		Terminal & Package Units:						
		Roof Top Package Units	15					
	PTAC / CRAC Units	15						
Fan Coil / VAV Units	15							
Heat Pumps	12							
D3050	Split System DX Units	15						
D3090	HVAC Controls: E&M / DDC	15		M	4			
D40 Fire Protection	D4010	Sprinkler System	25		M	3	Verify sprinkler requirements based on occupancy and items stored	
	D4090	Standpipes	30		M	3	Verify standpipe requirements based on occupancy and items	
D50 Electrical	D5010	Electrical Service/Distribution:						
		Pad / Pole Mntd Transformers	30					
		Switchboard/MCC	30					
			Distribution Wiring	30		B	2	
	D5020	Branch Wiring/Panels	30		B	2		
	D5020	Lighting	20		B	4		
D5030	Comm/Security/Fire Alarm	15		M	4			
D5090	Other Electrical Systems	25						
E10 Equipment	E1090	Other Equipment:						
		Range/Stove	7					
		Refrigerator	7		B	5		
		Dishwasher	7					
E20 Furnishings	E2010	Fixed Casework:						
		Shelving	15		B	4		
		Cabinets	15		B	4		
		Counters / Countertops	15		B	4		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30		M	4		
		Parking Lots	30		M	4		
	G2030	Pedestrian Paving:						
		Sidewalks	30					
		Walkways	30					
	G2040	Fencing:						
		Chain Link	25		B	2		
		Brick	30					
		Metal	30					
G2050	Landscaping	30		B	5			
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30		M	2	Add site lighting for visibility and safety	
	G4030	Site Comm & Security	30		M	4	Add site-wide communications and security systems	
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					

**Notes:** This assessment sheet combines the findings of the PublicWorks Office, Repair Facility, and Storage Buildings because the relative conditions of the facilities were very similar.

Public Works Buildings Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure					\$ 174,212		\$ 174,212
2. Exterior Envelope			\$ 271,989				\$ 271,989
3. Interior Construction/Finishes						\$ 186,124	\$ 186,124
4. Elevators							\$ -
5. Plumbing					\$ 205,046		\$ 205,046
6. HVAC						\$ 143,291	\$ 143,291
7. Fire Protection				\$ 19,540			\$ 19,540
8. Electrical					\$ 278,741		\$ 278,741
9. Equipment & Furnishings						\$ 198,774	\$ 198,774
10. Site Improvements/Utilities					\$ 132,677		\$ 132,677
<b>TOTAL BY PRIORITY</b>		\$ -	\$ 271,989	\$ 19,540	\$ 790,675	\$ 528,188	\$ 1,610,392





Photos of facility existing conditions:



Exterior of Office



Exterior of Office



Vehicle Wash Area



Sheds with Office in background



Newer Vehicle Shed



Materials Storage

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Fuel Island



Older Shed



Older Shed



Older Shed



Sign Shop Exterior



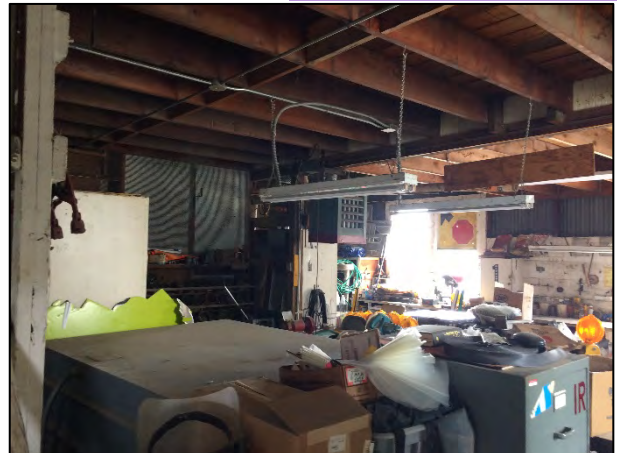
Sign Shop Exterior



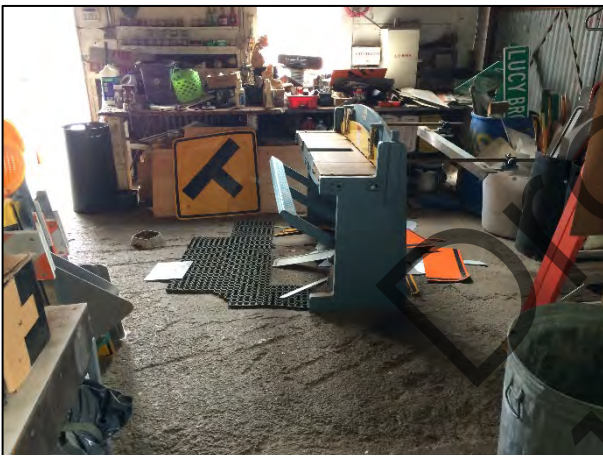
Photos of facility existing conditions:



Tire Shop/Ag Commission Storage



Sign Shop Interior



Sign Shop Interior



Sign Shop Interior



Truck Shop Exterior



Truck Shop Exterior



Photos of facility existing conditions:



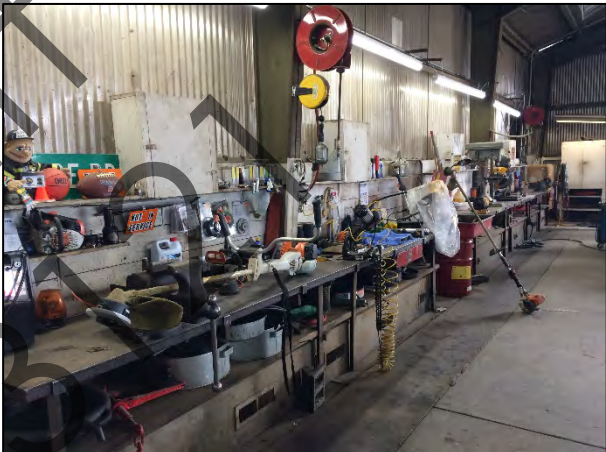
Truck Shop Interior



Truck Shop Interior



Truck Shop Break Area



Truck Shop Interior



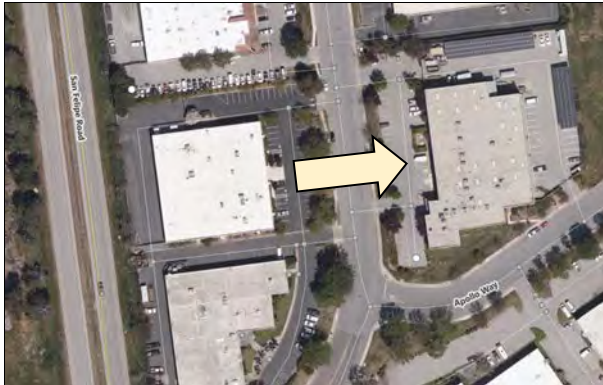
Truck Shop Interior



Truck Shop Exterior Siding



# Resource Management Agency & Sheriff's Office



Address: 2301 Technology Parkway, Hollister  
Year Built: 1995, renovated 2011

No. of Stories: 2  
Square Feet: 41,269

**Facility Summary Observations:** The building houses all the operations of the Resource Management Agency (RMA) and the Sheriff's Office. The County purchased the building and renovated it in 2011 to essential services facility standards for these two departments. The building is fair condition and will require some upgrades to the exterior shell and roof in the near term.

## Resource Management Agency & Sheriff Facility Condition Assessment Deficiency and Cost Summary

Square Footage	41,269
Number of Floors	2
Year of Construction	1995, renovation 2011
Replacement Value (\$765/sf)	\$31,570,785
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>	<b>11.76%</b>

Building System	Deficiency Summary	Cost
1. Substructure/Structure	No issues noted	\$ -
2. Exterior Envelope	Replace windows, doors, siding, and roof	\$ 2,172,114
3. Interior Construction/Finishes	Replace some doors, some new finishes	\$ 297,278
4. Elevators	Replace elevator	\$ 150,000
5. Plumbing	Replace valves at fixtures	\$ 151,224
6. HVAC	No issues noted	\$ -
7. Fire Protection	Verify number and location of devices	\$ 85,052
8. Electrical	No issues noted	\$ -
9. Equipment & Furnishings	Replace some casework, shelving, countertops, and all	\$ 162,590
10. Site Improvements/Utilities	Replace/add sidewalks, patch/repair/stripe parking lot	\$ 692,979

**DEFICIENCY TOTAL: \$ 3,711,237**

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

Project: San Benito County Master Plan		No. of Stories: 2								
Site:		Year Built: 1996 and renovated 2011								
Address: 2301 Technology Parkway		GSF: 41,269								
Facility: Resource Management Agency and Sheriff		Date: 6/17/2019								
Distress: B = Beyond Expected Service Life F = Failing D = Damaged M = Missing N = No Action Required		NSF: Assessor: Rob Nash								
Priority: 1 = Critical 2 = Urgent/Life Safety 3 = Doesn't Meet Code/Standards 4 = Required 5 = Recommended										
Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes	
A10 Foundation	A1010	Standard Foundations	100			N				
	A1020	Special Foundations	100							
	A1030	Slab on Grade	100			N				
A20 Basement Construction	A2010	Basement Excavation	100							
	A2020	Basement Walls	100							
B10 Superstructure	B1010	Floor Construction:								
		Concrete	100			N				
		Steel	100			N				
	B1020	Wood	100			N				
		Roof Construction:								
		Concrete	100							
B20 Exterior Enclosure	B2010	Wood	100			N				
		Steel	100							
		Exterior Walls:								
		Concrete / CMU / Tile	100			F	4		Patch, repair concrete walls; install sealant at joints	
		GWB Soffits	10			F	4		Replace with appropriate materials	
		Vinyl Siding	30							
	B2020	Steel Siding	30							
		Wood / Hard-Board Siding	30							
		Transite / Other Siding	30							
		Exterior Windows:								
		Metal	30			B	4		Single pane windows	
		Wood	30							
B2030	Vinyl	30								
	Exterior Doors:									
	Wood	30								
	Metal	30			B	5				
	Hardware	5			B	4				
	Roof Coverings:									
B30 Roofing	B3010	Modified Bitumen	20							
		Built Up	25							
		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
		Metal	50							
	Spray-on	10			B	2		Leaks in reported in May 2019		
	B3020	Roof Openings	20							
C10 Interior Construction	C1010	Partitions:								
		Drywall on Studs	75			B				
	CMU/Concrete	100								
	C1020	Interior Doors:								
		Solid Wood	20			B	5			
Hollow Core Wood	15									
C1030	Fittings/Hardware	15			B	4				
C20 Stairs	C2010	Stair Construction	75			M	5		Verify stair/landing/handrails are code compliant	
C30 Interior Finishes	C3010	Wall Finishes:								
		Painted Drywall	5			B	4			
		Vinyl Wall Covering	10							
		Wallpaper	4							
	C3020	Ceramic Tile	20							
		Floor Finishes:								
		Carpet	7			B	4			
		VCT/Sheet Vinyl	12			B	4			
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
	C3020	Terrazzo	50							
		Marble/Stone	75							
		Concrete	100							
C3030	Ceiling Finishes:									
	Painted Drywall	5			B	4				
	Suspended Acoustical Tile	13			B	4				
	Metal	25								
Wood	30									

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40			F	4		1-2 service calls per year. Otis proprietary unit	
	D1090	Lift Chairs	25							
D20 Plumbing	D2010	Plumbing Fixtures:								
		W/C - Floor / Wall Mounted	20							
		Urinals - Floor / Wall Mounted	20							
		Sinks - Porcelain / Stainless	20							
		Tub and/or Shower	30							
		Flush Valves / Fixtures	7			B	4			
D20 Plumbing	D2020	Domestic Water Distribution:								
		Copper / Galvanized / PVC	30			N				
			Cast Iron / Other	30						
	D2030	Sanitary Waste distribution:								
			Cast Iron / Copper / PVC	30			N			
	D2040	Rain Water Drainage:								
		Cast Iron	40							
		Steel / Aluminum	20							
		PVC	15							
D2090	Other Plumbing Systems:									
		Gas/Pools/ChemWaste/Othr								
D30 HVAC	D3010	Energy Supply	30							
	D3020	Heat Generating System:								
		Boilers / Furnaces	30							
	D3030	Cooling Generating Systems:								
		Chillers - Air / Water Cooled	20							
		Cooling Towers/WaterTrtmnt	20							
	D3040	Distribution Systems:								
		Air Handler Unit	20							
		Ductwork:								
		Metal	30							
		Flexible	20							
		Insulation:								
		External Insulation	30							
	Internal Insulation	15								
	D3050	Terminal & Package Units:								
		Roof Top Package Units	15			N			New in 2018	
		PTAC / CRAC Units	15							
Fan Coil / VAV Units		15								
Heat Pumps		12								
Split System DX Units		15								
D3090	HVAC Controls: E&M / DDC	15			N					
D40 Fire Protection	D4010	Sprinkler System	25			N				
	D4090	Standpipes	30							
		Electrical Service/Distribution:								
D50 Electrical	D5010	Pad / Pole Mntd Transformers	30							
		Switchboard/MCC	30							
		Distribution Wiring	30			N				
	D5020	Branch Wiring/Panels	30			N				
	D5020	Lighting	20			N			New LED lighting	
	D5030	Comm/Security/Fire Alarm	15							
E10 Equipment	E1090	Other Electrical Systems	25							
		Other Equipment:								
		Range/Stove	7			B				
		Refrigerator	7			B				
		Dishwasher	7			B				
E20 Furnishings	E2010	Fixed Casework:								
		Shelving	15			N				
		Cabinets	15			N				
		Counters / Countertops	15			N				

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:								
		Driveways	30			F	4		Patch, seal coat, and stripe	
		Parking Lots	30			F	4		Patch, seal coat, and stripe	
	G2030	Pedestrian Paving:								
		Sidewalks	30			D	4			
		Walkways	30							
		Fencing:								
	G2040	Chain Link	25			F	4			
		Brick	30							
		Metal	30			F	4		Replace motorized gate to Sheriff parking	
G2050	Wood	20								
G2050	Landscaping	30			F	4		Landscaping and sprinklers too close to building		
G30 Site Mechanical Utilities	G3010	Water Supply	30							
	G3020	Sanitary Sewer	30							
	G3030	Storm Sewer	30							
	G3040	Heating Distribution	30							
	G3050	Cooling Distribution	30							
	G3060	Fuel Distribution	30							
	G3090	Other Site Utilities	30							
G40 Site Electrical Utilities	G4010	Electrical Distribution	30							
	G4020	Site Lighting	30			N			New LED lighting	
	G4030	Site Comm & Security	30			M	2		Install additional cameras for security	
	G4090	Other Electrical Utilities	30							
G90 Other Site Construction	G9010	Service and Pedestrian	50							
	G9090	Other Site Systems &	30							

**Notes:**  
 Floor framing combination of steel beams, TJs with plywood and 1-1/2" lt. wt. concrete topping, Glulam beam roof framing. Exterior walls tilt up concrete panels  
 Bldg upgraded to Essential Services in 2011  
 Overall for sprinklered buildings - no regular flushing, starting to develop leaks. Applies to all county sprinklered buildings.  
 Camera system non-operational (proprietary and no one to work on it) interior and exterior (power surge and went off line)

Resource Management Agency & Sheriff Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure							\$ -
2. Exterior Envelope					\$ 2,172,114		\$ 2,172,114
3. Interior Construction/Finishes					\$ 297,278		\$ 297,278
4. Elevators				\$ 150,000			\$ 150,000
5. Plumbing					\$ 151,224		\$ 151,224
6. HVAC							\$ -
7. Fire Protection					\$ 85,052		\$ 85,052
8. Electrical							\$ -
9. Equipment & Furnishings						\$ 162,590	\$ 162,590
10. Site Improvements/Utilities					\$ 692,979		\$ 692,979
<b>TOTAL BY PRIORITY</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 3,398,647</b>	<b>\$ 162,590</b>	<b>\$ 3,711,237</b>



San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



RMA 2nd Floor Office Area



Stained ceiling tiles



New equipment, old roof



Failed joint sealant, typical



Failed GWB soffit



Front of Building

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



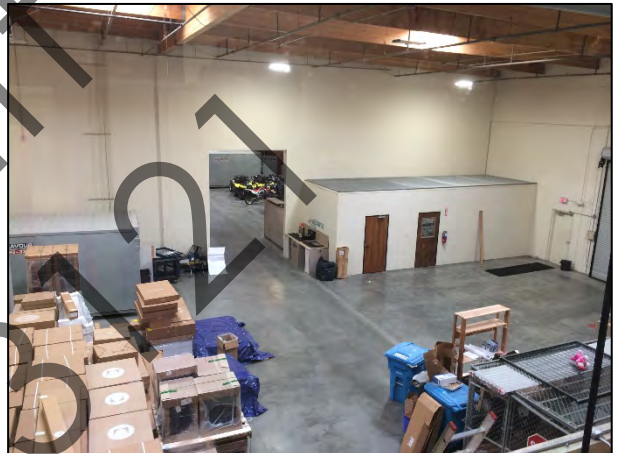
RMA 1st Floor Office Area



Morgue Area



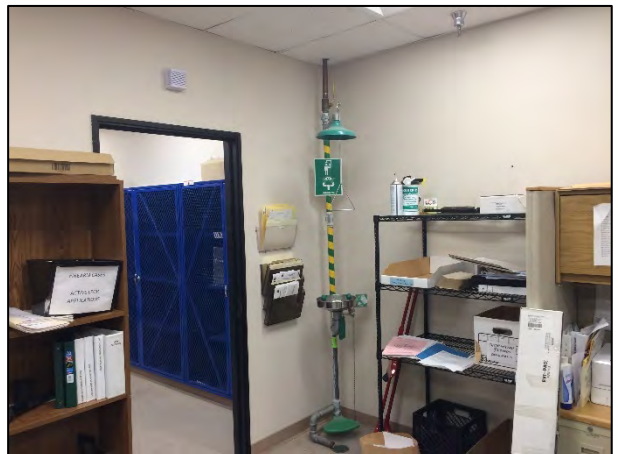
Evidence Storage



Sheriff Storage Area



Sheriff Office Area



Evidence Storage



## Sheriff's Office Training Center



Address: 1900-1950 Bolsa Road, Hollister  
Year Built: ?



No. of Stories: 1  
Square Feet: 1,000

**Facility Summary Observations:** The site houses the Sheriff's Office Training Center; the building supports the outdoor shooting range immediately adjacent. The building is in very poor condition and will not be able to meet modern facility standards at a reasonable cost. The building should be replaced.

Sheriff's Office Training Center Facility Condition Assessment Deficiency and Cost Summary			
Square Footage			1,000
Number of Floors			1
Year of Construction			?
Replacement Value (\$510/sf Building Only)		\$	510,000
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>			<b>68.13%</b>
Building System	Deficiency Summary		Cost
1. Substructure/Structure	No issues noted		\$ -
2. Exterior Envelope	Replace windows, doors, and roof		\$ 35,089
3. Interior Construction/Finishes	Replace doors, new finishes throughout		\$ 24,011
4. Elevators	NA		
5. Plumbing	Replace all fixtures, verify piping based on age		\$ 18,322
6. HVAC	Replace HVAC system		\$ 100,756
7. Fire Protection	New fire protection systems		\$ 13,739
8. Electrical	Replace branch wiring/panels and lighting based on age		\$ 33,150
9. Equipment & Furnishings	None		\$ -
10. Site Improvements/Utilities	Add sidewalks, pave parking lot, upgrade shooting range		\$ 122,389
<b>DEFICIENCY TOTAL:</b>			<b>\$ 347,456</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

<b>Project:</b> San Benito County Master Plan			<b>No. of Stories:</b>						
<b>Site:</b>			<b>Year Built:</b>						
<b>Address:</b>			<b>GSF:</b>			<b>Date:</b> 6/26/2019			
<b>Facility:</b> Shooting Range			<b>NSF:</b>			<b>Assessor:</b> Rob Nash			
Distress: B = Beyond Expected Service Life      F = Failing      D = Damaged      M = Missing      N = No Action Required			Priority: 1 = Critical      2 = Life Safety      3 = Does Not Meet Code/Standards      4 = Necessary      5 = Recommended						
Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100			N			
	A1020	Special Foundations	100						
	A1030	Slab on Grade	100			N			
A20 Basement Construction	A2010	Basement Excavation	100						
	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
		Concrete	100			N			
		Steel	100						
	B1020	Wood	100						
		Roof Construction:							
		Concrete	100						
B20 Exterior Enclosure	B2010	Wood	100			N			
		Steel	100						
		Exterior Walls:							
		Concrete / CMU / Tile	100						
		Brick / Stucco Veneer	100			B	5		Clean, minor repairs, paint
		Vinyl Siding	30						
	B2030	Steel Siding	30						
		Wood / Hard-Board Siding	30			B	4		
		Transite / Other Siding	30						
		Exterior Windows:							
		Metal	30			B	4		
		Wood	30						
B30 Roofing	B3010	Vinyl	30						
		Exterior Doors:							
		Wood	30			B	4		
	B3020	Metal	30			B	4		
		Hardware	5			B	4		
		Roof Coverings:							
		Modified Bitumen	20						
		Built Up	25						
		Asphalt Shingle	20			B	4		
		Clay / Concrete / Slate Tile	50						
Single Ply	15								
C10 Interior Construction	C1010	Metal	50						
		Spray-on	10						
	C1020	Roof Openings	20						
		Partitions:							
C20 Stairs	C2010	Drywall on Studs	75			N			
		CMU/Concrete	100						
		Interior Doors:							
C30 Interior Finishes	C3010	Solid Wood	20			B	4		
		Hollow Core Wood	15			B	4		
		Fittings/Hardware	15			B	4		
	C3020	Painted Drywall	5						
		Vinyl Wall Covering	10			B	4		
		Wallpaper	4						
		Ceramic Tile	20						
		Floor Finishes:							
		Carpet	7						
		VCT/Sheet Vinyl	12						
		Raised Access Flooring	20						
		Wood/Ceramic Tile	30						
Terrazzo	50								
C3030	Marble/Stone	75							
	Concrete	100			D	4		Re-coat paint floor	
	Ceiling Finishes:								
C3030	Painted Drywall	5			B	4		Re-do drywall at ceiling	
	Suspended Acoustical Tile	13							
	Metal	25							
	Wood	30							

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40						
	D1090	Lift Chairs	25						
D20 Plumbing	D2010	Plumbing Fixtures:							
		W/C - Floor / Wall Mounted	20		B	4			
		Urinals - Floor / Wall Mounted	20						
		Sinks - Porcelain / Stainless	20		B	4			
		Tub and/or Shower	30						
D20 Plumbing	D2020	Domestic Water Distribution:							
		Copper / Galvanized / PVC	30		B	5			
	Cast Iron / Other	30							
	D2030	Sanitary Waste distribution:							
		Cast Iron / Copper / PVC	30		B	5			
	D2040	Rain Water Drainage:							
		Cast Iron	40						
		Steel / Aluminum	20		B	4			
	D2090	PVC	15						
		Other Plumbing Systems:							
D30 HVAC	D3010	Energy Supply	30						
		Heat Generating System:							
	D3020	Boilers / Furnaces	30		B	4		Wall mounted furnace, propane tank outside.	
		Cooling Generating Systems:							
	D3030	Chillers - Air / Water Cooled	20						
		Cooling Towers/WaterTrtmnt	20						
	D3040	Distribution Systems:							
		Air Handler Unit	20						
		Ductwork:							
		Metal	30						
		Flexible	20						
		Insulation:							
		External Insulation	30						
		Internal Insulation	15						
		Terminal & Package Units:							
		Roof Top Package Units	15						
	D3050	PTAC / CRAC Units	15						
		Fan Coil / VAV Units	15						
	D3090	Heat Pumps	12						
		Split System DX Units	15						
	D40 Fire Protection	D4010	HVAC Controls: E&M / DDC	15					
		D4090	Sprinkler System	25			M		
	D50 Electrical	D5010	Standpipes	30				M	
Electrical Service/Distribution:									
Pad / Pole Mntd Transformers			30						
D5020		Switchboard/MCC	30						
		Distribution Wiring	30						
D5030		Branch Wiring/Panels	30		B	4			
		Lighting	20		B	4			
D5090	Comm/Security/Fire Alarm	15							
E10 Equipment	E1090	Other Electrical Systems	25						
		Other Equipment:							
		Range/Stove	7						
E20 Furnishings	E2010	Refrigerator	7						
		Dishwasher	7						
		Fixed Casework:							
E2010	Shelving	15							
	Cabinets	15							
	Counters / Countertops	15							

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:							
		Driveways	30						
			Parking Lots	30					
	G2030	Pedestrian Paving:							
		Sidewalks	30						
		Walkways	30			M	4		
		Fencing:							
			Chain Link	25					
			Brick	30					
			Metal	30					
G2040		Wood	20						
G2050		Landscaping	30			M	5		
G30 Site Mechanical Utilities	G3010	Water Supply	30						
	G3020	Sanitary Sewer	30						
	G3030	Storm Sewer	30						
	G3040	Heating Distribution	30						
	G3050	Cooling Distribution	30						
	G3060	Fuel Distribution	30						
	G3090	Other Site Utilities	30						
G40 Site Electrical Utilities	G4010	Electrical Distribution	30						
	G4020	Site Lighting	30						
	G4030	Site Comm & Security	30						
	G4090	Other Electrical Utilities	30						
G90 Other Site Construction	G9010	Service and Pedestrian	50						
	G9090	Other Site Systems &	30						
<b>Notes:</b>									
Grading issues at back of building to hill at parking									

Sheriff's Office Training Center Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by
System	Timeframe	1 year	1-2 years	1-3 years	4-5 years	6-10 years	System
1. Substructure/Structure					\$ -		\$ -
2. Exterior Envelope					\$ 35,089		\$ 35,089
3. Interior Construction/Finishes					\$ 24,011		\$ 24,011
4. Elevators					\$ -		\$ -
5. Plumbing					\$ 18,322		\$ 18,322
6. HVAC					\$ 100,756		\$ 100,756
7. Fire Protection				\$ 13,739			\$ 13,739
8. Electrical					\$ 33,150		\$ 33,150
9. Equipment & Furnishings					\$ -		\$ -
10. Site Improvements/Utilities					\$ 122,389		\$ 122,389
<b>TOTAL BY PRIORITY</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$ 13,739</b>	<b>\$ 333,717</b>	<b>\$ -</b>	<b>\$ 347,456</b>

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Exterior



Shooting Range



Misc. Storage



Shooting Range



Exterior



Porch Area

San Benito County  
Facilities Master Plan



Photos of facility existing conditions:



Classroom Area



Classroom Area



Interior



Ceiling Detail



Exterior from Parking Lot



Plaque





# University of California Cooperative Extension



Address: 3228 Southside Road, Hollister  
Year Built: ?



No. of Stories: 1  
Square Feet: 1,500

**Facility Summary Observations:** The building houses the University of California Cooperative Extension Office. The building is in very poor condition and will not be able to meet modern facility standards at a reasonable cost. The building should be replaced.

University of California Cooperative Extension Facility Condition Assessment Deficiency and Cost Summary		
Square Footage		1,500
Number of Floors		1
Year of Construction		?
Replacement Value (\$765/sf)		\$ 1,147,500
<b>Facility Condition Index (FCI) = Deficiency Total / Replacement Value</b>		<b>76.11%</b>
Building System	Deficiency Summary	Cost
1. Substructure/Structure	Roof framing in poor condition	\$ 101,136
2. Exterior Envelope	Replace siding, windows, doors, and roof	\$ 118,424
3. Interior Construction/Finishes	New interior finishes throughout	\$ 162,077
4. Elevators	NA	\$ -
5. Plumbing	Verify condition of piping based on age	\$ 27,483
6. HVAC	Replace complete HVAC system	\$ 226,700
7. Fire Protection	Add fire protection	\$ 30,914
8. Electrical	Replace branch wiring/panels and lighting based on age	\$ 111,881
9. Equipment & Furnishings	Replace equipment and furnishings	\$ 44,322
10. Site Improvements/Utilities	Replace sidewalks and walkways	\$ 50,375
<b>DEFICIENCY TOTAL:</b>		<b>\$ 873,313</b>

San Benito County  
Facilities Master Plan



**Assessment Data Collection Worksheet**

<b>Project:</b> San Benito County Master Plan			<b>No. of Stories:</b> 1			
<b>Site:</b> Public Works Yard			<b>Year Built:</b>			
<b>Address:</b> 3228 Southside Road			<b>GSF:</b>			
<b>Facility:</b> UC Cooperative Extension			<b>NSF:</b>			
			<b>Date:</b> 6/20/2019			
			<b>Assessor:</b> Rob Nash			
Distress: B = Beyond Expected Service Life		F = Failing	D = Damaged		M = Missing	N = No Action Required
Priority: 1 = Critical		2 = Life Safety	3 = Does Not Meet Code/Standards		4 = Necessary	5 = Recommended

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
A10 Foundation	A1010	Standard Foundations	100			N			
	A1020	Special Foundations	100						
	A1030	Slab on Grade	100			N			
A20 Basement Construction	A2010	Basement Excavation	100						
	A2020	Basement Walls	100						
B10 Superstructure	B1010	Floor Construction:							
		Concrete	100						
		Steel	100						
	Wood	100							
	B1020	Roof Construction:							
		Concrete	100						
Wood		100				B	4	Very poor condition	
Steel	100								
B20 Exterior Enclosure	B2010	Exterior Walls:							
		Concrete / CMU / Tile	100						
		Brick / Stucco Veneer	100				D	4	Patch/repair and paint. Some water intrusion on north side.
		Vinyl Siding	30						
		Steel Siding	30						
		Wood / Hard-Board Siding	30						
	Transite / Other Siding	30							
	B2020	Exterior Windows:							
		Metal	30						
		Wood	30						
	B2030	Vinyl	30				N		
		Exterior Doors:							
Wood		30				B	4		
Metal	30								
Hardware	5				B	4			
B30 Roofing	B3010	Roof Coverings:							
		Modified Bitumen	20				B	4	
		Built Up	25						
		Asphalt Shingle	20						
		Clay / Concrete / Slate Tile	50						
		Single Ply	15						
	Metal	50							
	Spray-on	10							
B3020	Roof Openings	20							
C10 Interior Construction	C1010	Partitions:							
		Drywall on Studs	75				N		
	CMU/Concrete	100							
	C1020	Interior Doors:							
		Solid Wood	20				B	4	
Hollow Core Wood	15				B	4			
C1030	Fittings/Hardware	15				B	4		
C20 Stairs	C2010	Stair Construction	75						
C30 Interior Finishes	C3010	Wall Finishes:							
		Painted Drywall	5				B	4	
		Vinyl Wall Covering	10						
		Wallpaper	4						
	C3020	Ceramic Tile	20						
		Floor Finishes:							
		Carpet	7				B	4	
		VCT/Sheet Vinyl	12				B	4	
		Raised Access Flooring	20						
		Wood/Ceramic Tile	30						
	C3030	Terrazzo	50						
		Marble/Stone	75						
		Concrete	100						
C3030	Ceiling Finishes:								
	Painted Drywall	5				B	4		
	Suspended Acoustical Tile	13							
	Metal	25							
Wood	30								

San Benito County  
Facilities Master Plan



D10 Conveying	D1010	Elevators and Lifts	40					
	D1090	Lift Chairs	25					
D20 Plumbing	D2010	Plumbing Fixtures:						
		W/C - Floor / Wall Mounted	20					
		Urinals - Floor / Wall Mounted	20					
		Sinks - Porcelain / Stainless	20		N			
		Tub and/or Shower	30					
		Flush Valves / Fixtures	7		N			
D20 Plumbing	D2020	Domestic Water Distribution:						
		Copper / Galvanized / PVC	30		B	4		
			Cast Iron / Other	30				
	D2030	Sanitary Waste distribution:						
			Cast Iron / Copper / PVC	30		B	4	
	D2040	Rain Water Drainage:						
				Cast Iron	40			
				Steel / Aluminum	20		B	4
		PVC	15					
D2090	Other Plumbing Systems:							
		Gas/Pool/ChemWaste/Othr						
D30 HVAC	D3010	Energy Supply	30					
	D3020	Heat Generating System:						
				Boilers / Furnaces	30			
	D3030	Cooling Generating Systems:						
				Chillers - Air / Water Cooled	20			
				Cooling Towers/WaterTrtmnt	20			
	D3040	Distribution Systems:						
				Air Handler Unit	20			
		Ductwork:						
				Metal	30			
				Flexible	20			
		Insulation:						
				External Insulation	30			
			Internal Insulation	15				
	D3050	Terminal & Package Units:						
				Roof Top Package Units	15		B	4
				PTAC / CRAC Units	15			
			Fan Coil / VAV Units	15				
			Heat Pumps	12				
			Split System DX Units	15				
D3090	HVAC Controls: E&M / DDC	15		B	4			
D4010	Sprinkler System	25		M	2	Verify requirements based on use		
D4090	Standpipes	30		M	2			
D50 Electrical	D5010	Electrical Service/Distribution:						
				Pad / Pole Mntd Transformers	30			
				Switchboard/MCC	30			
			Distribution Wiring	30		B	4	
	D5020	Branch Wiring/Panels	30		B	4		
	D5020	Lighting	20		B	4		
D5030	Comm/Security/Fire Alarm	15		M	2			
D5090	Other Electrical Systems	25						
E10 Equipment	E1090	Other Equipment:						
				Range/Stove	7			
				Refrigerator	7		N	
		Dishwasher	7					
E20 Furnishings	E2010	Fixed Casework:						
				Shelving	15		B	4
				Cabinets	15		B	4
		Counters / Countertops	15		B	4		

San Benito County  
Facilities Master Plan



G20 Site Improvements	G2020	Parking Lots/Driveways:						
		Driveways	30			M	3	No parking or driveway near building, access difficult
		Parking Lots	30			M	3	
	G2030	Pedestrian Paving:						
		Sidewalks	30			B	3	
		Walkways	30			B	3	
		Fencing:						
		Chain Link	25					
	G2040	Brick	30					
		Metal	30					
G2050	Wood	20						
	Landscaping	30			M	5		
G30 Site Mechanical Utilities	G3010	Water Supply	30					
	G3020	Sanitary Sewer	30					
	G3030	Storm Sewer	30					
	G3040	Heating Distribution	30					
	G3050	Cooling Distribution	30					
	G3060	Fuel Distribution	30					
	G3090	Other Site Utilities	30					
G40 Site Electrical Utilities	G4010	Electrical Distribution	30					
	G4020	Site Lighting	30			M	4	
	G4030	Site Comm & Security	30			M	2	
	G4090	Other Electrical Utilities	30					
G90 Other Site Construction	G9010	Service and Pedestrian	50					
	G9090	Other Site Systems &	30					
<b>Notes:</b>								
Older building in very poor condition.								

University of California Cooperative Extension Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
	Timeframe	1 year	1-2 years	1-3 years	4-5 years	6-10 years	
1.	Substructure/Structure		\$ 101,136				\$ 101,136
2.	Exterior Envelope		\$ 118,424				\$ 118,424
3.	Interior Construction/Finishes				\$ 162,077		\$ 162,077
4.	Elevators						\$ -
5.	Plumbing				\$ 27,483		\$ 27,483
6.	HVAC			\$ 226,700			\$ 226,700
7.	Fire Protection		\$ 30,914				\$ 30,914
8.	Electrical				\$ 111,881		\$ 111,881
9.	Equipment & Furnishings				\$ 44,322		\$ 44,322
10.	Site Improvements/Utilities		\$ 50,375				\$ 50,375
<b>TOTAL BY PRIORITY</b>		<b>\$</b>	<b>\$ 300,849</b>	<b>\$ 226,700</b>	<b>\$ 345,763</b>	<b>\$ -</b>	<b>\$ 873,313</b>



Photos of facility existing conditions:



Exterior



Roof Overhang



Office Area



Workroom



Office



Ground Mounted HVAC Unit



This page intentionally left blank

Draft  
013121



# Section Four Facility Security Assessments

# 4

Draft  
013121



This page intentionally left blank

Draft  
013121





# Facility Security Assessments

## Introduction

In response to concerns about violence and criminality to government/public facilities in other jurisdictions, this section of the report assesses the current state of physical security at County facilities.

These security assessments and analyses of existing conditions provide a snapshot of the current state of safety and security measures at County facilities and provide recommendations to address deficiencies. It should be noted that true safety and security of facilities combine physical and electronic measures with management policies and procedures.

## Methodology

### Pre-Assessment

Prior to performing the individual assessments, 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 prepared an Existing Facilities Questionnaire; the Questionnaire sought input from occupants as to their experience and satisfaction with safety and security issues. This information provided the assessment team with a broader understanding and insight into some of the potential issues prior to starting the physical assessment at the facility.

### Assessment

The assessment of facilities has been conducted in general accordance with industry standards. Eight main categories of physical security measures were evaluated. These categories are:

- **Crime Prevention Through Environmental Design (CPTED).** An approach to reducing crime or security incidents through the strategic design of the built environment to control access, enhance natural surveillance and territoriality, and support legitimate activity.
- **Physical Barriers and Site Hardening.** Natural or man-made obstacles to the movement/direction of persons, animals, vehicles, or materials and the implementation of enhancement measures to make a site more difficult to penetrate.
- **Physical Entry and Access Control.** The control of persons, vehicles, and materials through the implementation of security measures for a protected area.
- **Security Lighting.** Ensuring there is a sufficient level of lighting, either indoors or outdoors, to facilitate safe movement and discourage crime.
- **Intrusion Detection Systems.** A system that uses sensors to detect an impending or actual security breach and to initiate an alarm or notification of the event.



- **Video Surveillance.** A surveillance system in which a signal is transmitted to monitors/recording, and control equipment. Includes closed-circuit television (CCTV) and network based video systems.
- **Security Personnel.** An individual, in uniform or plain clothes, employed to protect assets.
- **Security Policies and Procedures.** This assessment focused on physical security. The findings and recommendations of this report should be reviewed against existing policies with adjustments made as needed.

## General Observations

Some overarching general safety and security items the County should consider in addition to specific items identified:

- An uninterrupted power supply for electronic security components and monitoring
- Some facilities have some cameras. This report recommends replacing with a complete system County-wide
- Ensure cameras used for surveillance have high enough resolution and there is adequate video storage capacity.
- Require visitor passes and photo badges at all facilities
- Consider security glazing at window and doors at appropriate locations
- Add curtains or blinds, especially at first floor windows
- Review and upgrade procedures for disposal of electronic data and physical documents

There are several safety and security deficiencies that were identified at consistently at many County facilities. These items range from relatively easy to accomplish to more difficult such as:

- Trim vegetation to improve sightlines
- Additional site and parking lighting
- Wayfinding signage
- Making sure doors and locks are in good working order
- Add complete electronic security system at each facility
- Add secure lobbies in various facilities

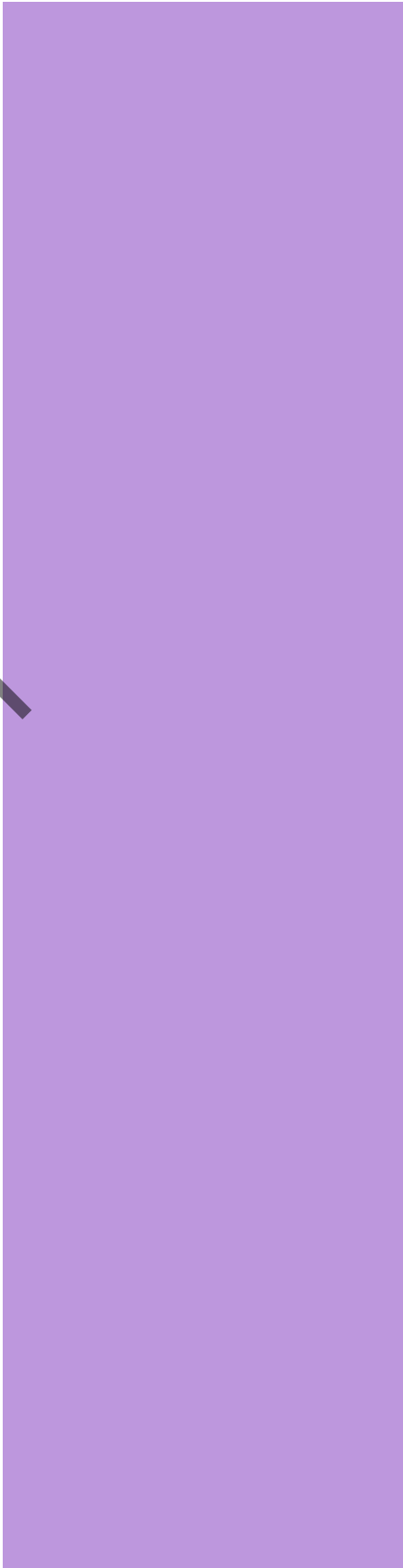
Each facility has a Security Assessment and Deficiency and Cost Summary noting specific conditions on the following pages. The cost to resolve some safety and security items (as noted) is already included within the scope of facility condition assessments, so that cost is not included here.





Draft  
013121

This page intentionally left blank





# Administration Building

## Facility Summary Observations

**Site:** Add perimeter lighting, trim vegetation, and provide signage.

**Building Exterior:** Add security glazing and fencing at equipment.

**Building Interior:** Create secure lobby and access to stair at first floor, create secure lobby for County Counsel. Consider security guard.

**Electronic Security:** Add complete electronic security system, consider metal detector

Administration Building			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking	Add building mounted lighting for parking near building	note 1
	Site Amenities	Add perimeter lighting and trim vegetation	note 1
	Signage	Provide wayfinding signage	\$ 2,720
	Misc.		
Building Exterior	Entries	Replace locks as required	note 1
	Windows/Doors	Add security glazing for exterior windows at 1st floor	\$ 21,600
	Electrical/HVAC	Add fencing at equipment	\$ 3,000
	Low Level Roofs	Lock roof hatch from interior	note 3
	Misc.		
Building Interior	Lobby	Create secure lobby and add duress alarm at public counter	\$ 60,000
	Stairs	Provide controlled access to stair	note 2
	Security Guard	Consider adding security guard full time or for BOS meetings	note 3
	Lighting		
	Misc.	Make BOS Chambers and 2nd floor hall doors secure and lockable.	\$ 4,000
	Misc.	Create secure lobby for County Counsel, add duress alarm for each department.	\$ 45,000
Electronic Security	Access Control	Add access control to staff entrance	\$ 35,357
	Intrusion	Add intrusion detection	note 2
	Video	Add video surveillance at Lobby, hall, public areas, and exterior	note 2
	Contraband	Consider adding metal detector if adding security guard	\$ 10,000
	Misc.	Verify electronic security equipment is on generator	
<b>DEFICIENCY TOTAL:</b>			<b>\$ 181,677</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 2		
Site: Downtown Campus		Year Built: 1993		
Address: 481 4th Street		Assessment Date: 6/24/2019		
Facility: Administration Building		Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	P	Add building mounted lighting for parking near building
		Visibility	A	
	Site Amenities	Fencing	NA	
		Lighting	P	Add perimeter lighting around building
	Signage	Landscape	P	Trim vegetation at trees along 4th Street
		Visitor Entry	P	Provide wayfinding signage
		Prohibited Items	M	Provide signage
Misc.				
Building Exterior	Public Entry	Doors/Locks	P	Replace locks as required
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace locks as required
		Access Control	P	Add staff access control
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	A	Consider adding security glazing for exterior windows at 1st floor
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	Fencing of equipment
		Louvers	NA	
	Low Level Roofs	Secure	P	Lock roof hatch from interior
		Access to Building	A	Sufficient height from ground
	Misc.			
Building Interior	Lobby	Secure	P	Create secure lobby for Admin. & second floor
		Public Counter	A	Add intercom and duress alarm at public counter
	Stairs	Secure	P	Provide controlled access to stairs from Lobby
		Obstructions	A	
	Security Guard	Full Time	M	Consider adding security guard full time or for BOS meetings
		Regular Checks	M	Consider adding security guard full time or for BOS meetings
	Lighting	Emergency	A	
	Misc.	Doors/Locks	P	Make BOS room and 2nd floor hall doors secure from interior side
		Duress Alarm	M	Add duress alarms for each department
County Counsel		M	Create secure lobby for County Counsel visitors	
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion detection
	Video	Surveillance	M	Add video surveillance at Lobby, hall, public areas, and exterior
	Contraband	Detection	M	Consider adding metal detector if adding security guard
	Misc.	Generator	A	Verify electronic security equipment is on generator



# Agricultural Commissioner

## Facility Summary Observations

**Site:** Add fencing, parking and perimeter lighting, trim vegetation, and provide signage.

**Building Exterior:** Replace doors and windows; consider security glazing

**Building Interior:** Create secure lobby, create secure area for cash box, add emergency lighting

**Electronic Security:** Add complete electronic security system

Agricultural Commissioner			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access	Grounds in poor condition	note 1
	Parking	Add lighting at parking area	note 1
	Site Amenities	Add fencing, add building mounted lighting, trim bushes/trees	\$ 22,500
	Signage	Add wayfinding signage	\$ 750
	Misc.		
Building Exterior	Entries	Replace doors/locks, add access control to staff entrance	note 1
	Windows/Doors	Replace with new, consider security glazing	\$ 21,600
	Electrical/HVAC		
	Low Level Roofs	Easily accessible - add fencing, secure roof openings	
	Misc.		
Building Interior	Lobby	Create secure lobby, provide duress alarm	\$ 45,000
	Stairs	NA	
	Security Guard		
	Lighting	Replace emergency lighting	note 1
	Misc.	Create secure area for cash box	\$ 2,500
Electronic Security	Access Control	Add access control to staff entrance	\$ 9,750
	Intrusion	Add intrusion alarm	note 2
	Video	Add video surveillance at exterior, lobby, and hall	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 102,100</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment					
Project: San Benito County Master Plan		No. of Stories: 1			
Site: Public Works Campus		Year Built: 194x			
Address: 3224 Southside Road		Assessment Date: 6/20/2019			
Facility: Agricultural Commissioner		Assessor: Rob Nash			
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable					
Location	Element	Item	Condition	Notes	
Site	Access	Vehicles	A		
		Pedestrians	P	Grounds in poor condition	
		Emergency Egress	A		
	Parking	Lighting	M	Add lighting at parking area	
		Visibility	A		
	Site Amenities	Fencing	M	Add fencing around building to control access	
		Lighting	P	Add building mounted lighting to increase visibility	
	Signage	Landscape	P	3-7 rule, trim bushes to max. 3' and trees to 7' min.	
		Visitor Entry	P	Add wayfinding signage	
	Misc.	Prohibited Items	M	Add signage	
Building Exterior	Public Entry	Doors/Locks	P	Replace doors/locks	
		Access Control	NA		
	Staff Entry	Doors/Locks	P	Replace doors/locks	
		Access Control	M	Add access control to staff entrance	
	Service Entry	Doors/Locks	NA		
		Access Control	NA		
	Windows/Doors	Condition	P	Replace with new, consider security glazing	
		Access Control	M	Add intrusion alarm	
	Electrical/HVAC	Equipment	A		
		Louvers	NA		
	Low Level Roofs	Secure	P	Secure roof openings	
		Access to Building	P	easily accessible, add fencing to limit access	
Misc.					
Building Interior	Lobby	Secure	P	Create secure lobby	
		Public Counter	P	Provide duress alarm here and Ag Comm. Office	
	Stairs	Secure	NA		
		Obstructions	NA		
	Security Guard	Full Time	NA		
		Regular Checks	M	Consider adding security guard for events	
	Lighting	Emergency	P	Replace emergency lighting	
	Misc.	Doors/Locks	M	Add door locks for office doors	
Cash Drawer		M	Create secure area for cash box		
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance	
		Key Card	M		
		Vehicle	NA		
	Intrusion	Detection	M	Add intrusion alarm	
	Video	Surveillance	M	Add video surveillance at exterior, lobby, and hall	
	Contraband	Detection	NA		
	Misc.				



## Behavioral Health

### Facility Summary Observations

**Site:** Add parking and perimeter lighting, trim vegetation, and provide signage.

**Building Exterior:** No major issues

**Building Interior:** Create secure lobby. Consider sharing security guard with HHS

**Electronic Security:** Add complete electronic security system, consider metal detector

Behavioral Health			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking	Add lighting at areas without solar canopy	\$ 10,000
	Site Amenities	Add building mounted lighting, trim bushes/trees	note 1
	Signage	Add wayfinding signage	\$ 3,000
	Misc.		
Building Exterior	Entries	Add staff access control	note 2
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC		
	Low Level Roofs		
	Misc.		
Building Interior	Lobby	Create secure lobby	\$ 45,000
	Stairs	NA	
	Security Guard	Add security guard to share with HHS	note 3
	Lighting		
	Misc.		
Electronic Security	Access Control	Add access control to staff entrance	\$ 39,000
	Intrusion	Add intrusion alarm	note 3
	Video	Fix/Add cameras at Lobby, interview rooms, exterior and parking	note 3
	Contraband	Consider adding metal detector in lobby	\$ 10,000
	Misc.	Verify electronic security equipment is on generator	
<b>DEFICIENCY TOTAL:</b>			<b>\$ 107,000</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report



San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Public Health Campus		Year Built: 1994		
Address: 1131 San Felipe Road		Assessment Date: 6/19/2019		
Facility: Behavioral Health		Assessor: Rob Nash		
Condition: A = Adequate P = Poor M = Missing NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	P	Add lighting at areas without solar canopy
		Visibility	A	
	Site Amenities	Fencing	NA	
		Lighting	P	Add building mounted lighting to increase visibility
	Signage	Landscape	A	Trim some trees up so nothing below 7'
		Visitor Entry	P	Provide wayfinding signage
	Misc.	Prohibited Items	P	Provide signage
Building Exterior	Public Entry	Doors/Locks	A	
		Access Control	NA	
	Staff Entry	Doors/Locks	A	
		Access Control	M	Add staff access control
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	A	
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	
		Louvers	NA	
Low Level Roofs	Secure	A		
	Access to Building	A		
Misc.				
Building Interior	Lobby	Secure	P	Create secure lobby to prevent access to offices
		Public Counter	A	Add duress alarm
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	P	Add security guard to share with HHSA
	Lighting	Emergency	A	
Misc.				
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion detection
	Video	Surveillance	M	Fix/Add cameras at Lobby, interview rooms, exterior and parking
	Contraband	Detection	M	Consider adding metal detector in lobby
	Misc.	Generator	A	Verify electronic security equipment is on generator



## Bertha Briggs Building

### Facility Summary Observations

**Site:** Add perimeter lighting, fencing, trim vegetation, and provide signage

**Building Exterior:** Replace doors and locks

**Building Interior:** Replace emergency lighting

**Electronic Security:** Add complete electronic security system

Bertha Briggs Building Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking	Add lighting for parking near building	note 1
	Site Amenities	Add fencing, building mounted lighting, trim vegetation	\$ 15,000
	Signage	Provide wayfinding signage	\$ 300
	Misc.		
Building Exterior	Entries	Replace locks as required, add staff access control	note 1, 2
	Windows/Doors	Replace doors/windows, add intrusion alarm	note 1, 2
	Electrical/HVAC		
	Low Level Roofs	Trim trees to prevent roof access	note 3
	Misc.		
Building Interior	Lobby		
	Stairs		
	Security Guard		
	Lighting	Replace emergency lighting	note 1
	Misc.		
Electronic Security	Access Control	Add staff entrance access control	\$ 3,900
	Intrusion	Add intrusion alarm	note 2
	Video	Add video surveillance at exterior	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 19,200</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment					
Project: San Benito County Master Plan			No. of Stories: 1		
Site: Veteran's Park			Year Built: Unknown		
Address: 1221 Memorial Drive			Assessment Date: 6/26/2019		
Facility: Bertha Briggs Building			Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable					
Location	Element	Item	Condition	Notes	
Site	Access	Vehicles	A		
		Pedestrians	A		
		Emergency Egress	A		
	Parking	Lighting	P	Add lighting for parking near building	
		Visibility	A		
	Site Amenities	Fencing	M	Add fencing to control access to building	
		Lighting	P	Add perimeter lighting around building	
	Signage	Landscape	P	Trim vegetation at trees next to building	
		Visitor Entry	P	Provide wayfinding signage	
	Misc.	Prohibited Items	M	Provide signage	
Building Exterior	Public Entry	Doors/Locks	P	Replace locks as required	
		Access Control	NA		
	Staff Entry	Doors/Locks	P	Replace locks as required	
		Access Control	P	Add staff access control	
	Service Entry	Doors/Locks	NA		
		Access Control	NA		
	Windows/Doors	Condition	P	Poor condition, replace	
		Access Control	M	Add intrusion alarm	
	Electrical/HVAC	Equipment	NA		
		Louvers	NA		
	Low Level Roofs	Secure	NA		
		Access to Building	A	Trim trees to prevent roof access	
Misc.					
Building Interior	Lobby	Secure	NA		
		Public Counter	NA		
	Stairs	Secure	NA		
		Obstructions	NA		
	Security Guard	Full Time	NA		
		Regular Checks	NA		
	Lighting	Emergency	P	Replace emergency lighting	
Misc.					
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance	
		Key Card	M		
		Vehicle	NA		
	Intrusion	Detection	M	Add intrusion detection	
		Surveillance	M	Add video surveillance at exterior	
	Misc.	Contraband			



# Council of Governments Building

## Facility Summary Observations

**Site:** Add parking lighting and provide signage

**Building Exterior:** Add fence at generator

**Building Interior:** No major issues

**Electronic Security:** Add complete electronic security system

Council of Governments Bus Repair Facility Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking	Add lighting at parking area	\$ 10,000
	Site Amenities		
	Signage	Add wayfinding signage	\$ 750
	Misc.		
Building Exterior	Entries		
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC	Add fence at generator	\$ 3,750
	Low Level Roofs		
	Misc.		
Building Interior	Lobby	Add duress alarm in office area	note 2
	Stairs		
	Security Guard		
	Lighting		
	Misc.		
Electronic Security	Access Control		
	Intrusion	Add intrusion alarm	\$ 9,750
	Video	Add video cameras at exterior	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 24,250</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Public Works Campus		Year Built: 2002		
Address: Southside Road		Assessment Date: 6/20/2019		
Facility: Council of Governments Bus Yard		Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	P	Add lighting at parking area
		Visibility	A	
	Site Amenities	Fencing	P	Add fence (except repair bays) to keep cars away from building
		Lighting	P	Add building mounted lighting to increase visibility
	Signage	Landscape	NA	
		Visitor Entry	A	Add wayfinding signage
		Prohibited Items	P	Add signage
Misc.				
Building Exterior	Public Entry	Doors/Locks	A	
		Access Control	NA	
	Staff Entry	Doors/Locks	A	
		Access Control	NA	
	Service Entry	Doors/Locks	A	
		Access Control	NA	
	Windows/Doors	Condition	A	
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	P	Add fence at generator
		Louvers	NA	
	Low Level Roofs	Secure	A	
		Access to Building	A	
Misc.				
Building Interior	Lobby	Secure	NA	Add duress alarm in office area
		Public Counter	NA	
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	A	
	Misc.			
Electronic Security	Access Control	Electronic	NA	
		Key Card	NA	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion alarm
	Video	Surveillance	M	Add video cameras at exterior
	Contraband	Detection	NA	
	Misc.			



## District Attorney/Probation

### Facility Summary Observations

**Site:** Trim vegetation and provide signage. Crossing 4<sup>th</sup> St. to the Courthouse is dangerous.

**Building Exterior:** Add fencing at equipment

**Building Interior:** Create secure lobby at DA and move Probation metal detector from their office to their lobby

**Electronic Security:** Add complete electronic security system

District Attorney/Probation			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking		
	Site Amenities	Trim vegetation	note 3
	Signage	Add wayfinding signage	\$ 1,500
	Misc.	Crossing 4th St. to court dangerous	note 4
Building Exterior	Entries		
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC	Add enclosure around electrical equipment	\$ 1,500
	Low Level Roofs		
	Misc.		
Building Interior	Lobby	Create secure lobby at DA, move Prob. metal detector to lobby, add duress alarms for each department	\$ 50,000
	Stairs	Ensure materials are not stored in stairways and halls	note 3
	Security Guard		
	Lighting		
	Misc.		
Electronic Security	Access Control		
	Intrusion	Add intrusion alarm	\$ 19,500
	Video	Add video cameras at Lobby, public areas, and exterior	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 72,500</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report
4. Engage necessary stakeholders to address Courthouse pedestrian traffic crossing 4th Street and underpass

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 2		
Site: Downtown Campus		Year Built: 1993		
Address: 400 Monterey Street / 419 4th Street		Assessment Date: 6/26/2019		
Facility: District Attorney/Probation		Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	A	
		Visibility	A	
	Site Amenities	Fencing	NA	
		Lighting	A	
		Landscape	P	3-7 rule, trim bushes to max. 3' and trees to 7' min.
	Signage	Visitor Entry	P	Add wayfinding signage
		Prohibited Items	P	Add signage
Misc.	Court Access	P	Crossing 4th Street to courthouse is dangerous	
Building Exterior	Public Entry	Doors/Locks	A	
		Access Control	NA	
	Staff Entry	Doors/Locks	NA	
		Access Control	NA	
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	A	
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	P	Add enclosure around electrical equipment
		Louvers	A	
	Low Level Roofs	Secure	NA	
		Access to Building	NA	
Misc.				
Building Interior	Lobby	Secure	P	Create secure lobby at DA, move Prob. metal detector to lobby
		Public Counter	A	Add duress alarms at each department
	Stairs	Secure	A	
		Obstructions	P	Ensure materials are not stored in stairways and halls
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	A	
Misc.				
Electronic Security	Access Control	Electronic	A	
		Key Card	A	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion alarm
	Video	Surveillance	M	Add video cameras at Lobby, public areas, and exterior
	Contraband	Detection	A	
	Misc.			



## Former Public Health Building

### Facility Summary Observations

**Site:** Add perimeter fencing and lighting, trim vegetation, and provide signage

**Building Exterior:** Replace doors, windows, and locks. Protect louvers. 4th St. underpass entry creates unsafe area near building.

**Building Interior:** Add emergency lighting

**Electronic Security:** Add complete electronic security system

Former Public Health Building			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access	Add fence to control access to building (vehicles, pedestrians)	\$ 18,750
	Parking		
	Site Amenities	Add building mounted lighting, trim vegetation	note 1
	Signage	Add wayfinding signage	\$ 500
	Misc.	4th Street ped. underpass creates unsafe area near building	note 4
Building Exterior	Entries	Replace door/lock, add access control to staff entrance	note 1, 2
	Windows/Doors	Replace doors/windows, add intrusion alarm	note 1, 2
	Electrical/HVAC	Protect louvers at grade	\$ 500
	Low Level Roofs	Add fence (see above), secure roof openings	note 3
	Misc.		
Building Interior	Lobby		
	Stairs		
	Security Guard		
	Lighting	Add emergency lighting	note 1
	Misc.		
Electronic Security	Access Control	Add access control at staff entrances	\$ 6,500
	Intrusion	Add intrusion alarm	note 2
	Video	Add video cameras at exterior	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 26,250</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report
4. Engage necessary stakeholders to address Courthouse pedestrian traffic crossing 4th Street and underpass



San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Downtown Campus		Year Built: 196x		
Address: 439 4th Street		Assessment Date: 6/24/2019		
Facility: Former Public Health Building		Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	P	Vehicles parked against building
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	A	
		Visibility	A	
	Site Amenities	Fencing	M	Add fence to control access to building
		Lighting	P	Add building mounted lighting
	Signage	Landscape	P	3-7 rule, trim bushes to max. 3' and trees to 7' min.
		Visitor Entry	M	Add wayfinding signage
		Prohibited Items	M	Add signage
Misc.	Underpass	P	4th Street ped. underpass creates unsafe area near building	
Building Exterior	Public Entry	Doors/Locks	P	Replace door/lock
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace door/lock
		Access Control	M	Add access control to staff entrance
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	P	Replace with more secure windows
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	
		Louvers	M	Unprotected louvers at grade
	Low Level Roofs	Secure	P	Fence around building to prevent access to roof
		Access to Building	P	Secure roof openings
Misc.				
Building Interior	Lobby	Secure	NA	
		Public Counter	NA	
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	M	Add emergency lighting
	Misc.			
	Electronic Security	Access Control	Electronic	M
Key Card			M	
Vehicle			NA	
Intrusion		Detection	M	Add intrusion alarm
Video		Surveillance	M	Add video cameras at exterior
Contraband		Detection	NA	
Misc.				



## Hall of Records

### Facility Summary Observations

**Site:** Add perimeter lighting, trim vegetation, and provide signage

**Building Exterior:** Replace doors, locks, and window walls

**Building Interior:** Create secure lobby for each department, consider regular, random security guard checks

**Electronic Security:** Add complete electronic security system

Hall of Records			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking		
	Site Amenities	Add lighting around exterior and walkways	note 1
	Signage	Add wayfinding signage	\$ 5,000
	Misc.		
Building Exterior	Entries	Replace locks, add access control to staff entrances	note 1, 2
	Windows/Doors	Replace window walls, add intrusion alarm	note 1, 2
	Electrical/HVAC		
	Low Level Roofs		
	Misc.		
Building Interior	Lobby	Create secure lobbies for each department, add secure public counters as need at each department	\$ 180,000
	Stairs		
	Security Guard	Consider regular security guard checks	note 3
	Lighting	Add emergency lighting	note 1
	Misc.	Create secure area for cash drawer in Recorders Office	\$1,000
Electronic Security	Access Control	Add access control at staff entrances	\$ 65,000
	Intrusion	Add intrusion alarm	note 3
	Video	Add video cameras at Lobby, public areas, and exterior	note 3
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 251,000</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 2		
Site: Downtown Campus		Year Built: 1962		
Address: 440 5th Street		Assessment Date: 6/25/2019		
Facility: Hall of Records		Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	A	
		Visibility	A	
	Site Amenities	Fencing	NA	
		Lighting	P	Add lighting around exterior and walkways
	Signage	Landscape	A	
		Visitor Entry	P	Add wayfinding signage
	Misc.	Prohibited Items	M	Add signage
Building Exterior	Public Entry	Doors/Locks	P	Replace locks as required
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace locks as required
		Access Control	M	Add access control to staff entrance
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	P	Replace window wall in poor condition
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	
		Louvers	NA	
	Low Level Roofs	Secure	NA	
Access to Building		NA		
Misc.				
Building Interior	Lobby	Secure	M	Create secure lobbies for each department
		Public Counter	P	Add secure public counters as needed at each department
	Stairs	Secure	NA	Exterior stairs open to the public
		Obstructions	A	
	Security Guard	Full Time	NA	
		Regular Checks	M	Consider regular security guard checks
	Lighting	Emergency	P	Add emergency lighting
	Misc.	Duress Alarm	M	Add duress alarms for each department
Cash Drawer		M	Create secure area for cash drawer in Recorder's Office	
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion detection
	Video	Surveillance	M	Add video cameras at Lobby, public areas, and exterior
	Contraband	Detection	NA	
	Misc.			



## Old Hall of Records

### Facility Summary Observations

**Site:** Add perimeter lighting, egress not code compliant

**Building Exterior:** Replace locks, windows, and add fencing at equipment

**Building Interior:** Add emergency lighting

**Electronic Security:** Add complete electronic security system

Old Hall of Records			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access	Building egress not code compliant	note 1
	Parking		
	Site Amenities	Add lighting around exterior and walkways	note 1
	Signage		
	Misc.		
Building Exterior	Entries	Replace locks, add access control to staff entrance	note 1, 2
	Windows/Doors	Replace windows, add intrusion alarm	note 1, 2
	Electrical/HVAC	Add fencing at electrical box/panel	\$ 2,250
	Low Level Roofs		
	Misc.		
Building Interior	Lobby		
	Stairs		
	Security Guard		
	Lighting	Add emergency lighting	note 1
	Misc.		
Electronic Security	Access Control	Add access control at staff entrances	\$ 39,000
	Intrusion	Add intrusion alarm	note 2
	Video	Add video cameras at public areas and exterior	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 41,250</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 2		
Site: Downtown Campus		Year Built: 192x		
Address: 440 5th Street		Assessment Date: 6/25/2019		
Facility: Old Hall of Records		Assessor: Rob Nash		
Condition: A = Adequate P = Poor M = Missing NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	NA	
		Pedestrians	NA	
		Emergency Egress	P	Egress is not code compliant
	Parking	Lighting	NA	
		Visibility	NA	
	Site Amenities	Fencing	NA	
		Lighting	P	Add lighting around exterior and walkways
	Signage	Landscape	A	
		Visitor Entry	NA	Access from HOR interior only
		Prohibited Items	NA	
Misc.				
Building Exterior	Public Entry	Doors/Locks	NA	Replace locks as required
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace locks as required
		Access Control	M	Add access control to staff entrance
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	P	Replace windows, poor condition
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	P	Add fencing at electrical box/panel
		Louvers	NA	
Low Level Roofs	Secure	NA		
	Access to Building	NA		
Misc.				
Building Interior	Lobby	Secure	NA	
		Public Counter	NA	
	Stairs	Secure	NA	Exterior egress stair, interior spiral stair
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	P	Add emergency lighting
	Misc.			
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion detection
	Video	Surveillance	M	Add video cameras at public areas and exterior
	Contraband	Detection	NA	
	Misc.			



# Health & Human Services Agency

## Facility Summary Observations

**Site:** Add perimeter lighting and lighting at parking without solar canopy, trim vegetation, and provide signage.

**Building Exterior:** Consider reducing number or entry points, lock fencing at HVAC equipment on ground

**Building Interior:** Create secure lobbies for each department. Provide full time security guard.

**Electronic Security:** Add complete electronic security system, consider adding metal detector

Health and Human Services Agency Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking	Add lighting at areas without solar canopy	\$ 20,000
	Site Amenities	Add building mounted lighting, trim vegetation	note 1, 3
	Signage	Add wayfinding signage	\$ 11,250
	Misc.		
Building Exterior	Entries	Consider reducing no. of entries, add staff access control	note 2
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC	Lock fencing surrounding electrical and HVAC equipment	note 3
	Low Level Roofs		
	Misc.		
Building Interior	Lobby	Create secure lobbies for each department, add duress alarms for each department	\$ 225,000
	Stairs		
	Security Guard	Provide full time security guard	note 3
	Lighting		
	Misc.		
Electronic Security	Access Control	Add access control to staff entries	\$ 146,250
	Intrusion	Add intrusion alarm	note 2
	Video	Add cameras at Lobbies, interview rooms, exterior and parking	note 2
	Contraband	Consider adding metal detector in lobby	\$ 10,000
	Misc.	Verify electronic security equipment is on generator	
<b>DEFICIENCY TOTAL:</b>			<b>\$ 412,500</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment					
Project: San Benito County Master Plan		No. of Stories: 2			
Site: Public Health Campus		Year Built: 1994			
Address: 1111 San Felipe		Assessment Date: 6/18/2019			
Facility: Health and Human Services Agency		Assessor: Rob Nash			
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable					
Location	Element	Item	Condition	Notes	
Site	Access	Vehicles	A		
		Pedestrians	A		
		Emergency Egress	A		
	Parking	Lighting	P	Add lighting at areas without solar canopy	
		Visibility	A		
	Site Amenities	Fencing	NA		
		Lighting	P	Add building mounted lighting to increase visibility	
	Signage	Landscape	A	Trim some trees up so nothing below 7'	
		Visitor Entry	P	Provide wayfinding signage	
	Misc.	Prohibited Items	P	Provide signage	
Building Exterior	Public Entry	Doors/Locks	P	Multiple entry points, replace locks	
		Access Control	NA		
	Staff Entry	Doors/Locks	P	Multiple entry points, replace locks	
		Access Control	M	Add staff access control	
	Service Entry	Doors/Locks	NA		
		Access Control	NA		
	Windows/Doors	Condition	A		
		Access Control	M	Add intrusion alarm	
	Electrical/HVAC	Equipment	A	Lock fencing surrounding electrical and HVAC equipment	
		Louvers	NA		
Low Level Roofs	Secure	NA			
	Access to Building	NA			
Misc.					
Building Interior	Lobby	Secure	P	Create secure lobbies to prevent access to offices	
		Public Counter	P	Create public counters as needed, add duress alarm	
	Stairs	Secure	NA		
		Obstructions	NA		
	Security Guard	Full Time	M	Provide security guard	
		Regular Checks	NA		
	Lighting	Emergency	A		
Misc.					
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance	
		Key Card	M		
		Vehicle	NA		
	Intrusion	Detection	M	Add intrusion detection	
		Surveillance	M	Add cameras at Lobbies, interview rooms, exterior and parking	
	Contraband	Detection	M	Consider adding metal detector in lobby	
		Misc.	A	Verify electronic security equipment is on generator	
Misc.					



# Homeless Services Center

## Facility Summary Observations

**Site:** Add lighting at parking and provide signage.

**Building Exterior:** No major issues noted

**Building Interior:** No major issues noted

**Electronic Security:** Add complete electronic security system, consider adding metal detector

Homeless Services			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking	Add lighting at parking area	\$ 5,000
	Site Amenities		
	Signage	Add wayfinding signage	\$ 3,175
	Misc.		
Building Exterior	Entries	Add access control at staff entrances	note 2
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC		
	Low Level Roofs		
	Misc.		
Building Interior	Lobby		
	Stairs		
	Security Guard		
	Lighting		
	Misc.	Add duress alarms at multiple locations in facility	note 2
Electronic Security	Access Control	Add access control at staff entrances	\$ 41,275
	Intrusion	Add intrusion alarm	note 2
	Video	Add video cameras at Lobby, public areas, and exterior	note 2
	Contraband	Consider adding metal detector in lobby	\$ 10,000
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 59,450</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report



San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Public Health Campus		Year Built: Unknown, renovated in 2019		
Address: 1161 San Felipe Road		Assessment Date: 6/19/2019		
Facility: Homeless Services		Assessor: Rob Nash		
Condition: A = Adequate P = Poor M = Missing NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	P	Add lighting at parking area
		Visibility	A	
	Site Amenities	Fencing	A	
		Lighting	A	
	Signage	Landscape	A	
		Visitor Entry	P	Provide wayfinding signage
	Misc.	Prohibited Items	P	Provide signage
Building Exterior	Public Entry	Doors/Locks	A	
		Access Control	NA	
	Staff Entry	Doors/Locks	A	
		Access Control	M	Add staff access control
	Service Entry	Doors/Locks	A	
		Access Control	M	Add staff access control
	Windows/Doors	Condition	A	
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	
		Louvers	NA	
Low Level Roofs	Secure	A		
	Access to Building	A		
Misc.				
Building Interior	Lobby	Secure	NA	
		Public Counter	NA	
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	A	Security guard each evening
		Regular Checks	NA	
	Lighting	Emergency	A	
Misc.	Duress Alarm	M	Add duress alarms in facility	
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion detection
	Video	Surveillance	M	Add video cameras at Lobby, public areas, and exterior
	Contraband	Detection	M	Consider adding metal detector in lobby
	Misc.			



## Library/Office of Education

### Facility Summary Observations

**Site:** Add perimeter lighting and provide signage.

**Building Exterior:** Provide enclosure at mechanical louvers

**Building Interior:** Add emergency lighting, consider security guard.

**Electronic Security:** Add complete electronic security system

Library			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access		
	Parking		
	Site Amenities	Add building mounted lighting	note 1
	Signage	Add wayfinding signage	\$ 3,893
	Misc.		
Building Exterior	Entries	Add access control at staff entrances	note 2
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC	Fence at new HVAC facilitates unauthorized access to roof, add fence at large louvers at mechanical room	\$ 2,250
	Low Level Roofs	Low roof and building location make roof easy to access, secure roof openings from interior	note 3
	Misc.		
Building Interior	Lobby		
	Stairs		
	Security Guard	Consider regular, random security guard checks	note 3
	Lighting	Add emergency lighting	note 1
	Misc.	Add duress alarms at multiple locations in facility	note 2
Electronic Security	Access Control	Add access control at staff entrances	\$ 50,603
	Intrusion	Add intrusion alarm	note 2
	Video	Add more video cameras at public areas and exterior	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 56,745</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Downtown Campus		Year Built: 1960, partial renovation in 1986		
Address: 460 and 470 5th Street		Assessment Date: 6/25/2019		
Facility: County Library and Office of Education		Assessor: Rob Nash		
Condition: A = Adequate P = Poor M = Missing NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	NA	
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	NA	
		Visibility	NA	
	Site Amenities	Fencing	NA	
		Lighting	P	Add building mounted lighting to increase visibility
	Signage	Landscape	A	
		Visitor Entry	P	Provide wayfinding signage
	Misc.	Prohibited Items	P	Provide signage
Building Exterior	Public Entry	Doors/Locks	P	Replace doors/locks
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace doors/locks
		Access Control	M	Add staff access control
	Service Entry	Doors/Locks	P	
		Access Control	M	Add staff access control
	Windows/Doors	Condition	P	
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	P	Fence at new HVAC facilitates unauthorized access to roof
		Louvers	M	Add fence at large louvers at mechanical room
	Low Level Roofs	Secure	P	Low roof and building location make roof easy to access
Access to Building		P	Lock roof hatch from interior	
Misc.				
Building Interior	Lobby	Secure	NA	
		Public Counter	NA	
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	M	Consider regular, random security guard checks
	Lighting	Emergency	P	Add emergency lighting
	Misc.			Add duress alarms at multiple locations
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion detection
	Video	Surveillance	P	Add more video cameras at public areas and exterior
	Contraband	Detection	NA	
	Misc.			



## Office of Emergency Services

### Facility Summary Observations

**Site:** Add perimeter fencing and lighting, trim vegetation, remove garden walls, and provide signage.

**Building Exterior:** Replace doors, locks, and windows. Protect louvers.

**Building Interior:** No major issues noted

**Electronic Security:** Add complete electronic security system

Office of Emergency Services			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access	Add fence to control access to building (vehicles, pedestrians)	\$ 18,750
	Parking		
	Site Amenities	Add building mounted lighting, trim vegetation, remove garden walls	note 1, 3
	Signage	Add wayfinding signage	\$ 667
	Misc.		
Building Exterior	Entries	Replace door/lock, add access control to staff entrance	note 1, 2
	Windows/Doors	Replace doors/windows, add intrusion alarm	note 1, 2
	Electrical/HVAC	Protect louvers at grade	\$ 500
	Low Level Roofs	Add fence (see above), secure roof openings	note 3
	Misc.		
Building Interior	Lobby	Add duress alarm	note 2
	Stairs		
	Security Guard		
	Lighting		
	Misc.		
Electronic Security	Access Control	Add access control at staff entrances	\$ 8,668
	Intrusion	Add intrusion alarm	note 2
	Video	Add video cameras at exterior	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 28,585</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Downtown Campus		Year Built: 196x, renovated in 1998		
Address: 471 4th Street		Assessment Date: 6/24/2019		
Facility: County Office of Emergency Services		Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	P	Vehicles parked against building
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	A	
		Visibility	A	
	Site Amenities	Fencing	P	Masonry garden walls obscure view
		Lighting	P	Add building mounted lighting
	Signage	Landscape	P	3-7 rule, trim bushes to max. 3' and trees to 7' min.
		Visitor Entry	M	Add wayfinding signage
	Misc.	Prohibited Items	M	Add signage
Building Exterior	Public Entry	Doors/Locks	P	Replace door/lock
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace door/lock
		Access Control	M	Add access control to staff entrance
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	P	Replace with more secure windows
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	
		Louvers	NA	
Low Level Roofs	Secure	P	Low roof and building location make roof easy to access	
	Access to Building	P	Secure roof openings	
Misc.				
Building Interior	Lobby	Secure	NA	
		Public Counter	M	Add duress alarm
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	A	
Misc.				
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion alarm
		Surveillance	M	Add video cameras at exterior
	Contraband	Detection	NA	
Misc.				



# Resource Management Agency & Sheriff's Office

## Facility Summary Observations

**Site:** Public parks too close to S.O., replace S.O. parking gates, trim vegetation, and provide signage

**Building Exterior:** Building construction and siting make S.O. less secure than desired. Replace doors and locks.

**Building Interior:** Create secure lobby for Sheriff's Office

**Electronic Security:** Add complete electronic security system, consider metal detector in lobby

Resource Management Agency and Sheriff Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access	Public vehicles park too close to Sheriff's Office	\$ 5,000
	Parking		
	Site Amenities	Upgrade S.O. parking gates; provide access control on main gates, trim vegetation	\$ 10,000
	Signage	Add wayfinding signage	\$ 10,317
	Misc.		
Building Exterior	Entries	Replace doors/locks, add staff entrance access control	note 1, 2
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC		
	Low Level Roofs		
	Misc.	Building construction & public vehicles make less secure for Sheriff	
Building Interior	Lobby	Add duress alarms at RMA offices and counter	note 2
	Stairs		
	Security Guard		
	Lighting		
	Misc.	Create secure lobby with secure doors to S.O. offices	\$ 45,000
Electronic Security	Access Control	Add access control to staff/sheriff entrance, replace access control for Sheriff parking gates	\$ 134,124
	Intrusion	Add intrusion alarm	note 2
	Video	Add video surveillance at Lobby, public areas, and exterior	note 2
	Contraband	Consider adding metal detector in lobby	\$ 10,000
	Misc.	Verify electronic security equipment is on generator	
<b>DEFICIENCY TOTAL:</b>			<b>\$ 214,442</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 2		
Site:		Year Built: 1996, renovated 2011		
Address: 2301 Technology Parkway		Assessment Date: 6/17/2019		
Facility: Resource Management Agency and Sheriff		Assessor: Rob Nash		
Condition: A = Adequate P = Poor M = Missing NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	P	Public vehicles park too close to Sheriff's Office
		Pedestrians	A	
		Emergency Egress	A	
	Parking	Lighting	A	
		Visibility	A	
	Site Amenities	Fencing	P	Upgrade S.O. parking gates; provide access control on main gates
		Lighting	A	
		Landscape	P	3-7 rule, trim bushes to max. 3' and trees to 7' min.
	Signage	Visitor Entry	P	Provide wayfinding signage
		Prohibited Items	P	Provide signage
Misc.				
Building Exterior	Public Entry	Doors/Locks	P	Replace doors/locks
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace doors/locks
		Access Control	M	Add staff access control
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	A	
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	
		Louvers	NA	
	Low Level Roofs	Secure	NA	
		Access to Building	NA	
Misc.	Sheriff's Office	P	Building construction & public vehicles make less secure for Sheriff	
Building Interior	Lobby	Secure	NA	
		Public Counter	A	Add duress alarms at RMA offices and counter
	Stairs	Secure	A	
		Obstructions	A	
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	A	
Misc.	S.O. Lobby	P	Create secure lobby with secure doors to S.O. offices	
Electronic Security	Access Control	Electronic	P	Add access control to staff/sheriff entrance
		Key Card	P	
		Vehicle	P	Provide better access control at vehicle gates
	Intrusion	Detection	M	Add intrusion detection
	Video	Surveillance	P	Add video surveillance at Lobby, public areas, and exterior
	Contraband	Detection	M	Consider adding metal detector in lobby
	Misc.			Verify electronic security equipment is on generator



## Sheriff's Office Training Center

### Facility Summary Observations

**Site:** Add lighting at parking and building perimeter, trim vegetation, add fencing around building, and provide signage.

**Building Exterior:** Replace doors and windows; consider security glazing

**Building Interior:** Replace emergency lighting

**Electronic Security:** Add complete electronic security system

Sheriff's Training Center			
Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access	Grounds in poor condition	note 1
	Parking	Add lighting at parking area	\$10,000
	Site Amenities	Add building mounted lighting, add fencing around building, trim vegetation	\$ 11,250
	Signage		
	Misc.		
Building Exterior	Entries	Replace doors/locks, add access control to entries	note 1, 2
	Windows/Doors	Replace with new, consider security glazing	note 1
	Electrical/HVAC		
	Low Level Roofs	Secure roof openings from interior	note 3
	Misc.		
Building Interior	Lobby		
	Stairs		
	Security Guard		
	Lighting	Replace emergency lighting	note 1
	Misc.		
Electronic Security	Access Control	Add access control to staff entrances	\$ 3,250
	Intrusion	Add intrusion alarm	note 2
	Video	Add video cameras at exterior and parking area	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 24,500</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report



San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Public Safety Campus		Year Built: Unknown		
Address: Bolsa Road		Assessment Date: 6/26/2019		
Facility: Sheriff's Training Center		Assessor: Rob Nash		
Condition:      A = Adequate      P = Poor      M = Missing      NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	
		Pedestrians	P	Grounds in poor condition
		Emergency Egress	A	
	Parking	Lighting	M	Add lighting at parking area
		Visibility	A	Adequate visibility but can't see from building
	Site Amenities	Fencing	M	Add fencing around building to control access
		Lighting	P	Add building mounted lighting to increase visibility
	Signage	Landscape	P	3-7 rule, trim bushes to max. 3' and trees to 7' min.
		Visitor Entry	NA	
	Misc.	Prohibited Items	NA	
Notes			Property is fenced from parking lot side controlling access	
Building Exterior	Public Entry	Doors/Locks	NA	
		Access Control	NA	
	Staff Entry	Doors/Locks	P	Replace doors/locks
		Access Control	M	Add access control to staff entrance
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	P	Replace with new, consider security glazing
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	A	
		Louvers	NA	
	Low Level Roofs	Secure	NA	Secure roof openings
		Access to Building	NA	easily accessible but not an issue
Misc.				
Building Interior	Lobby	Secure	NA	
		Public Counter	NA	
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	P	Replace emergency lighting
	Misc.	Ammunition	NA	
Electronic Security	Access Control	Electronic	M	Add access control to staff entrance
		Key Card	M	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion alarm
		Surveillance	M	Add video cameras at exterior and parking area
	Contraband	Detection	NA	
Misc.				



# University of California Cooperative Extension

## Facility Summary Observations

**Site:** Add perimeter fencing and lighting and provide signage.

**Building Exterior:** Add fencing at equipment

**Building Interior:** Create secure lobby area

**Electronic Security:** Add complete electronic security system

UC Cooperative Extension Service Facility Security Assessment Deficiency and Cost Summary			
Location	Element	Deficiency Summary	Cost
Site	Access	Grounds in poor condition	note 1
	Parking		
	Site Amenities	Add fencing, add building mounted lighting	\$ 13,500
	Signage	Add wayfinding signage	\$ 375
	Misc.		
Building Exterior	Entries	Replace doors/locks	note 1
	Windows/Doors	Add intrusion alarm	note 2
	Electrical/HVAC	Add enclosure at ground mounted HVAC and electrical box	above
	Low Level Roofs	Easily accessible - add fencing, secure roof openings	above
	Misc.		
Building Interior	Lobby	Create secure lobby, provide duress alarms	\$ 45,000
	Stairs		
	Security Guard		
	Lighting		
	Misc.		
Electronic Security	Access Control	Add access control to staff entrance	\$ 4,875
	Intrusion	Add intrusion alarm	note 2
	Video	Add video cameras at exterior and lobby	note 2
	Contraband		
	Misc.		
<b>DEFICIENCY TOTAL:</b>			<b>\$ 63,750</b>

Notes:

1. Included in building repairs cost noted elsewhere in this report
2. Electronic security system costs include access control, intrusion & duress alarms, video cameras, monitoring equipment
3. Operating costs and work by maintenance staff are not included in this report

San Benito County  
Facilities Master Plan



Facility Security Assessment				
Project: San Benito County Master Plan		No. of Stories: 1		
Site: Public Works Campus		Year Built: Unknown		
Address: 3228 Southside Road		Assessment Date: 6/20/2019		
Facility: UC Cooperative Extension Service		Assessor: Rob Nash		
Condition: A = Adequate P = Poor M = Missing NA = Not Applicable				
Location	Element	Item	Condition	Notes
Site	Access	Vehicles	A	Location is away from parking
		Pedestrians	P	Grounds in poor condition
		Emergency Egress	A	
	Parking	Lighting	NA	
		Visibility	NA	
	Site Amenities	Fencing	M	Add fencing around building to control access
		Lighting	P	Add building mounted lighting to increase visibility
	Signage	Landscape	A	
		Visitor Entry	A	
		Prohibited Items	M	Add signage
Misc.				
Building Exterior	Public Entry	Doors/Locks	P	Replace doors/locks
		Access Control	NA	
	Staff Entry	Doors/Locks	NA	
		Access Control	NA	
	Service Entry	Doors/Locks	NA	
		Access Control	NA	
	Windows/Doors	Condition	A	
		Access Control	M	Add intrusion alarm
	Electrical/HVAC	Equipment	P	Add enclosure at ground mounted HVAC and electrical box
		Louvers	NA	
Low Level Roofs	Secure	A		
	Access to Building	P	easily accessible, add fencing to limit access	
Misc.				
Building Interior	Lobby	Secure	P	Create secure lobby
		Public Counter	P	Provide duress alarm here and in UC staff office
	Stairs	Secure	NA	
		Obstructions	NA	
	Security Guard	Full Time	NA	
		Regular Checks	NA	
	Lighting	Emergency	A	
Misc.				
Electronic Security	Access Control	Electronic	NA	Add access control to staff entrance
		Key Card	NA	
		Vehicle	NA	
	Intrusion	Detection	M	Add intrusion alarm
	Video	Surveillance	M	Add video cameras at lobby and exterior
	Contraband	Detection	NA	
	Misc.			



This page intentionally left blank

Draft  
013121



# Section Five Long Range Plan

Draft  
013121

5



This page intentionally left blank

Draft  
013121



# Long Range Plan

## Introduction

This Long Range Plan overlays the long-term functional needs identified in Section 2 with the opportunities and limitations of existing County facilities identified in Section 3. This Plan also identifies and defines new facilities to bridge gaps between existing facilities and long term needs.

## Methodology

### Facility Condition Assessments

Visual non-destructive assessments were performed of the interior, exterior, and site components of each building. These facility assessments and analyses of existing conditions provides systems level information of the current building and equipment conditions, reports notable physical or operational deficiencies, and provides recommendations and estimates of probable costs for the repair or replacement work.

### Department Work Sessions

In person work sessions were held with all department heads and other representatives to review:

- Existing Facilities and Operations effect on the department's ability to deliver timely and effective services?
- For future planning, identify changes in operations and facilities to improve services and efficiencies.
- For future planning, staff growth and changes anticipated over the next 20 years.

The results of these works sessions are incorporated into this Long Range Plan.

## Long Range Planning Process

### Design Considerations

The design of new County facilities should include guiding principles and best practices to help achieve facilities that is safe, efficient, and represent the goals and aspirations of the community.

### Space Planning Standards

Typical office space standards were developed to bring consistency and parity to the planning of new or updated County facilities.

### Space Lists

For planning purposes, a space list for each department was developed that reflects staffing needs and space for the next 20 years. These space lists serve as the basis for developing options for new facilities and understanding space requirements within County government.



## Current Facilities Condition

The Facility Condition Assessments show most County owned facilities have an overall condition of poor or consider for replacement. The table below shows the condition of each of the County owned facilities:

San Benito County Owned Facilities Facility Condition Assessment Condition Summary					
Facility Name	FCI	Overall Condition			
		Good	Fair	Poor	Replace
Administration Building	20.52%				
Agricultural Commission	73.96%				
Behavioral Health	19.79%				
Bertha Briggs	53.78%				
Council of Governments	11.98%				
District Attorney/Probation	28.12%				
Former Public Health Building	57.61%				
Former Sheriff/Jail Building	68.62%				
Hall of Records	47.09%				
Old Hall of Records	60.70%				
Health and Human Services Agency	19.72%				
Homeless Services Center	2.76%				
Jail	18.66%				
Juvenile Hall	24.70%				
Library/Office of Education	31.79%				
Office of Emergency Services	51.14%				
Public Works Buildings	33.38%				
Resource Management Agency & Sheriff	11.76%				
Sheriff's Office Training Center	68.13%				
University of California Cooperative Extension	76.11%				
<b>Total by Condition</b>		<b>3</b>	<b>5</b>	<b>4</b>	<b>8</b>

Facilities noted as Replace should be seriously considered for removal and/or replacement since the estimate of repairs exceed more than 50% of the replacement value with some facilities as high as 76%.

### Campus Planning

Facilities in the County tend to be clustered in various areas throughout Hollister and the surrounding communities often based on the types of services provided. For planning purposes, we have continued this clustered organization as it can help reinforce for the public where related services are available. This plan refers to these clusters as campuses. There are four primary campuses throughout the County, namely:

- Downtown Government Campus
  - *Current uses include general County government functions such as Administration, C/A/R/E, DA, Probation, and the Library.*



San Benito County  
Facilities Master Plan



- Public Safety Campus
  - Current uses include the Jail, Jail Expansion, and the Juvenile Hall
- Public Health Campus
  - Current uses include HHSA, Behavioral Health, and Homeless Services
- Public Works Campus
  - Current uses include Public Works, Council of Governments, Agricultural Commissioner and UC Cooperative Extension Service. Other uses at the site include a fuel island and County Office of Education facilities.

**Downtown Government Center**

The Government Campus area contains several buildings recommended for removal/replacement including the former Public Health, former Sheriff/Jail, and the Old Hall of Records buildings. Also, the Library, Hall of Records, and OES buildings are in poor condition and should be considered for replacement or major renovations.

San Benito County Owned Facilities Downtown Government Campus			
Facility Name	Current SF	Required SF	Difference
Administration Building	10,879	13,849	-2,970
District Attorney/Probation	6,000	14,983	-8,983
Hall of Records/Old Hall of Records	32,000	28,151	3,849
Library/Office of Education	15,570	36,715	-21,145
Office of Emergency Services	2,667	1,603	1,065
	<b>67,116</b>	<b>95,300</b>	<b>-28,184</b>

The table above shows that most of the buildings downtown are undersized for current and future needs by over 28,000 square feet of space. Interestingly, the Hall of Records would seem to be adequate or slightly oversized, but the configuration of the building and floor plans make it very inefficient. Most of the comments from staff about current facilities at this campus concern the lack of space and the poor condition of the buildings.

**Public Safety Campus**

The Public Safety Campus consists of the Jail, Jail Expansion, and Juvenile Hall. The site contains some undeveloped portions that would be suitable for other County justice and safety functions in the future. The Jail (together with its recent expansion) and Juvenile Hall are adequately sized.

Also included in the discussion of the Public Safety Campus is the Sheriff's Tactical Training Facility on Bolsa Road, near the main site on Flynn Road.

San Benito County  
Facilities Master Plan



San Benito County Owned Facilities Public Safety Campus			
Facility Name	Current SF	Required SF	Difference
Jail + Jail Expansion	54,260	54,260	0
Juvenile Hall	6,345	6,345	0
Psychiatric Health Facility	0	13,526	-13,526
Resource Management Agency & Sheriff	41,269	39,121	2,148
Sheriff's Office Training Center	1,000	21,840	-20,840
	<b>102,874</b>	<b>135,093</b>	<b>-32,219</b>

In the preceding table the Jail and Juvenile Hall are shown as adequately sized. Since the Sheriff is currently housed with the Resources Management Agency, that is shown here as adequately sized. There are two possible future facilities show here also; a Psychiatric Health Facility (PHF) and an upgraded Tactical Training Center. When these new facilities are included the Public Safety site facilities are undersized by over 32,000 square feet. The primary user comments at these existing facilities involve maintenance.

**Public Health Campus**

The Public Health Campus consists of the Health and Human Services Agency building, the Homeless Services Center, and the new Behavioral Health building. The site contains some undeveloped portions that would be suitable for other County justice and safety functions in the future. The HHS building is large enough (area wise) but the building layout and floor plans are extremely inefficient and make way finding for the public challenging.

San Benito County Owned Facilities Public Health Campus			
Facility Name	Current SF	Required SF	Difference
New Behavioral Health	17,000	17,000	0
Existing Behavioral Health	12,000	0	12,000
Health and Human Services Agency	45,000	40,928	4,072
Home Resource Center	12,700	12,700	0
	<b>69,700</b>	<b>70,628</b>	<b>16,072</b>

As can be seen above, this site shows a surplus of area primarily related to Behavioral Health moving into their own, new building. The existing area formerly occupied by Behavioral Health (the one-story portion attached to the HHS building) is available for other departments.



### Public Works Campus

The Public Works Campus contains several buildings recommended for removal/replacement including the Agricultural Commissioner and the , UC Cooperative Extension Service buildings. The site also includes Public Works offices, storage, and repair buildings; Council of Governments bus maintenance facility, County Office of Education facilities, and the fuel island for County vehicles.

San Benito County Owned Facilities Public Works Campus			
Facility Name	Current SF	Required SF	Difference
Agricultural Commission	3,000	5,278	-2,278
Council of Governments	6,450	6,450	0
Public Works	17,082	22,500	-5,418
University of California Cooperative Extension	1,500	3,809	-2,309
	<b>28,032</b>	<b>38,036</b>	<b>-10,004</b>

Most facilities on this campus are undersized except for the COG building. The Public Works, Ag, and UC buildings are all undersized and in very poor condition. User comments about this campus primarily concern the poor condition of the facilities.

### Other Facilities

In addition to County owned facilities several departments are housed in leased facilities.

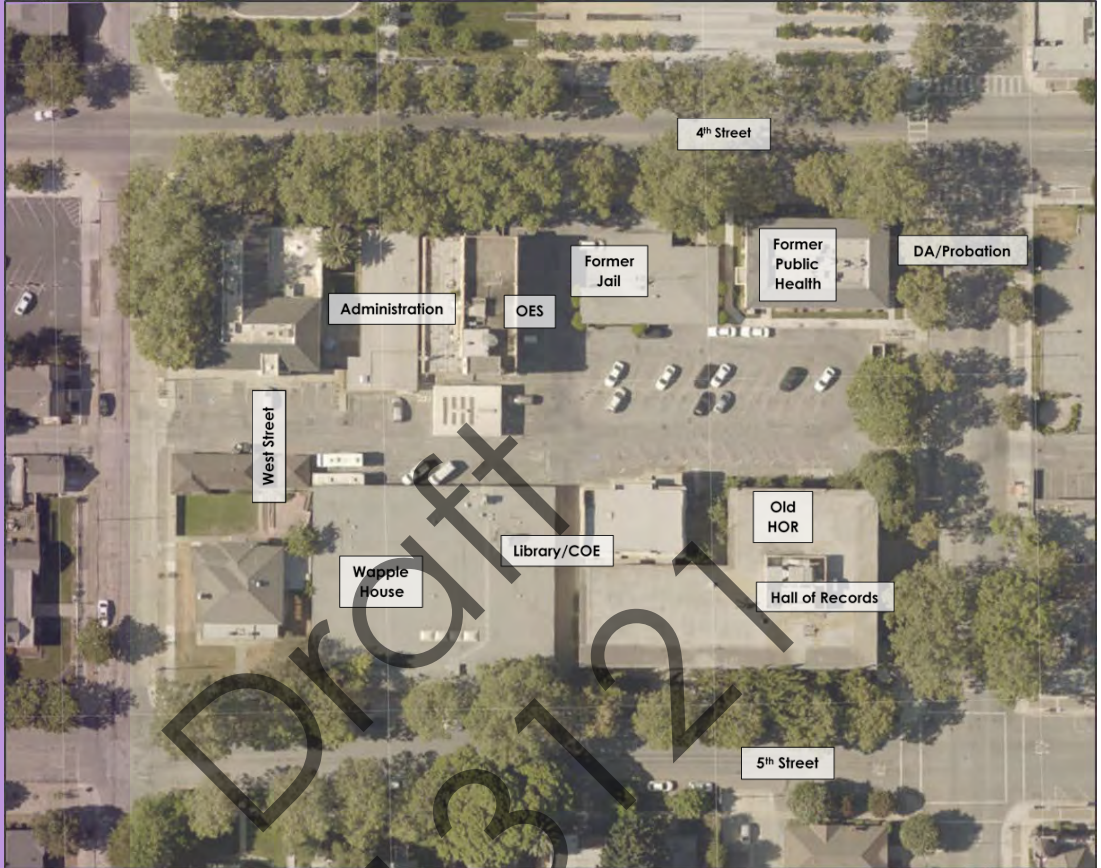
San Benito County Owned Facilities Leased Facilities			
Facility Name	Current SF	Required SF	Difference
Child Support Services	3,000	4,599	-1,599
Environmental Health	1,000	2,844	-1,844
Information Technology	1,500	3,839	-2,339
Public Health	5,000	6,545	-1,545
	<b>10,500</b>	<b>17,826</b>	<b>-7,326</b>

Child Support Services, Environmental Health, and Public Health are located in facilities that are in good or fair condition. The County may wish to consider continuing these leases for the short to near term. Information Technology is currently housed in a very poor facility; the County should look for ways to relocate IT to appropriate leased or owned facilities in the downtown area to support network functions.



# Current Conditions

## Downtown Government Campus



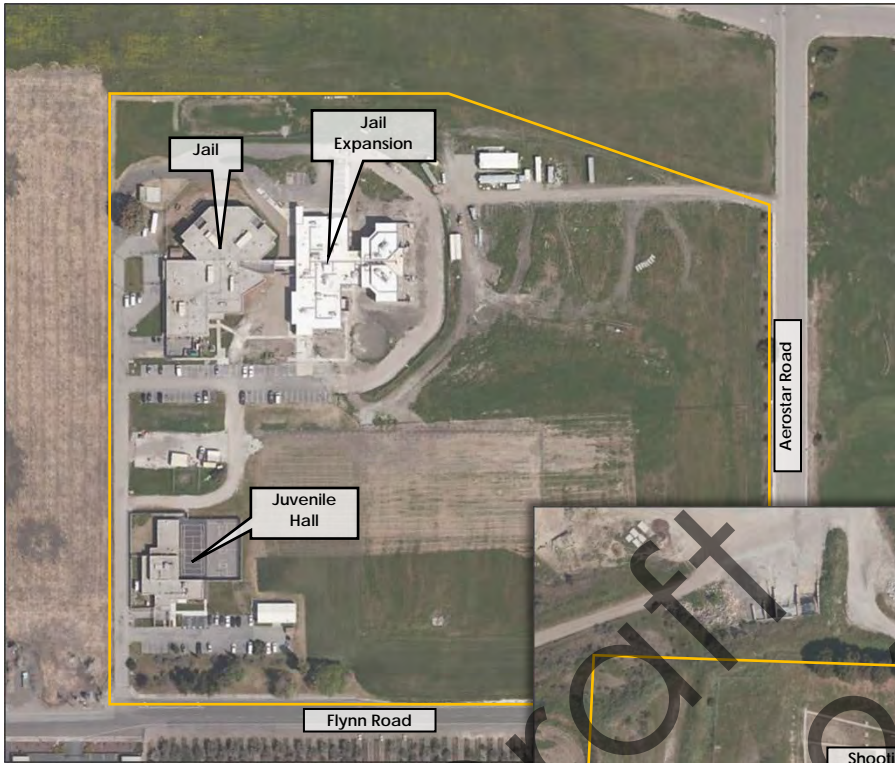
Monterey Street



## Public Health Campus



### Public Safety Campus



Sheriff's Training Facility

### Public Works Campus





## Current Facilities Summary

### Facilities Condition Index

Many County owned facilities are in poor condition primarily related to age, heavy use, and a persistent lack of appropriate preventative maintenance over many years. Based on the facility condition assessments, three are in poor condition and will require significant upgrades to meet current standards. Additionally, eight facilities are in such poor condition that we recommend removal and/or replacement.

### Functional Needs Index

In addition to looking at the condition of facilities, it's also important to examine how existing facilities can meet capacity demands, operational requirements, and generally support delivery of services by looking at important factors such as:

- o **Size** – is the facility large enough to support the department?
- o **Context** – is the facility located properly?
- o **Efficiency** – Is the layout of the facility an efficient use of space?
- o **Technology** – Does the facility have, or can it accommodate, the needed technology as we move into the future?

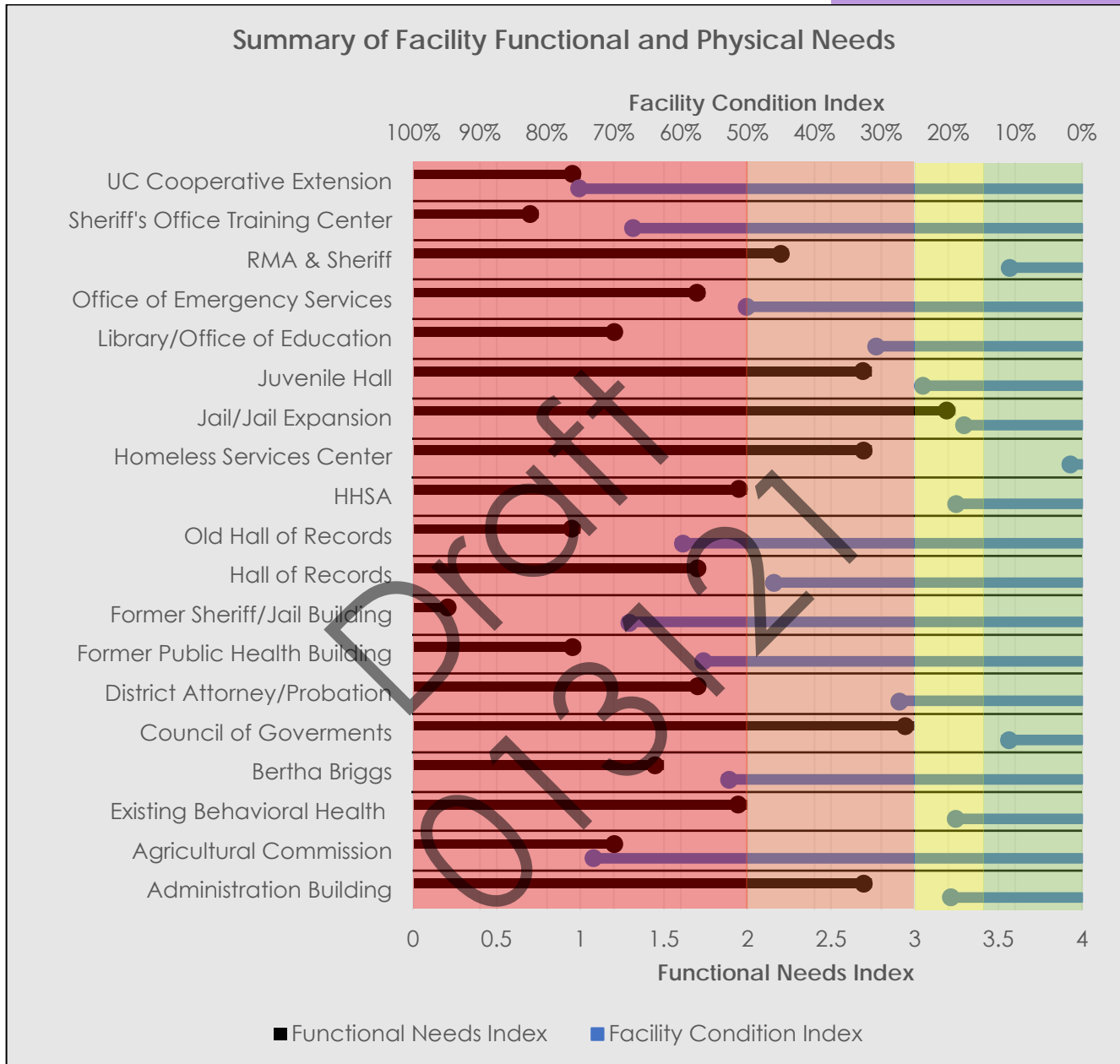
San Benito County Owned Facilities Functional Needs Assessment Summary					
Facility Name	FNI	Overall Condition			
		Good	Fair	Poor	Very Poor
Administration Building	2.75		Yellow		
Agricultural Commission	1.25			Orange	
New Behavioral Health	3.50	Green			
Existing Behavioral Health	2.00		Yellow		
Bertha Briggs	1.50			Orange	
Council of Governments	3.00		Yellow		
District Attorney/Probation	1.75			Orange	
Former Public Health Building	1.00			Orange	
Former Sheriff/Jail Building	0.25				Red
Hall of Records	1.75			Orange	
Old Hall of Records	1.00			Orange	
Health and Human Services Agency	2.00		Yellow		
Homeless Services Center	2.75		Yellow		
Jail/Jail Expansion	3.25	Green			
Juvenile Hall	2.75		Yellow		
Library/Office of Education	1.25			Orange	
Office of Emergency Services	1.75			Orange	
Resource Management Agency & Sheriff	2.25		Yellow		
Sheriff's Office Training Center	0.75				Red
UC Cooperative Extension	1.00			Orange	
<b>Total by Condition</b>		<b>2</b>	<b>7</b>	<b>9</b>	<b>2</b>

More than half of County facilities have a Functional Needs Index rating of Poor or Very Poor.

San Benito County  
Facilities Master Plan



The following chart combines the results of facilities physical condition index with the functional needs index to show the relative conditions of each County facility.



The black lines and dots represent the Functional Needs Index (FNI) that uses a 0-4 scoring system and is shown along the bottom starting from the left. The blue lines and dots represent the Facility Condition Index (FCI) that uses a 0-100% scale and is shown along the top starting from the right.

The red area of the chart indicates a very poor (consider replacement) result for the FNI and/or the FCI. Dots in the orange area indicate a poor result; dots in the yellow area indicate fair results, and; dots in the green area indicate good results.



Of the 19 facilities shown in the chart, 8 facilities show very poor (red) results for both FNI and FCI. Only one facility, the Jail and Jail Expansion, has both results in the fair (yellow) range. There are no County facilities with both FNI and FCI results in the good (green) range.

## Accessibility Report

The County engaged Disability Access Consultants, LLC in 2019 to prepare a separate Accessibility Report for each County facility. This document is included as Appendix A at the end of this plan.

There is some duplication between the work items identified in the Accessibility Report and items identified in the facility condition assessments conducted as part of this plan. In comparing scopes of work identified in this plan versus the Accessibility Report, there is a correlation between the condition of the facility (as determined by Facility Condition Index or FCI) and overlap in scope. Facilities in better overall condition had less overlap and buildings in poor condition had more overlap in scopes of work. Based on these comparisons it's reasonable to estimate that facilities identified in Good condition should use 100% of the Accessibility Report cost for planning purposes; Fair and Poor condition should use 75%; and, Very Poor/Replace Condition should use 50%.

The table below shows the facilities that are common between this plan and the Accessibility Report and shows the recommended amount the County should use for planning purposes as they accomplish the work of the Long Range Plan.

San Benito County Accessibility Report Costs				
	Accessibility Report Cost	FCI Condition	Overlap Adjustment	Planning Amount
Administration Building	\$ 340,751	Fair	75%	\$ 255,563
Agricultural Commission	\$ 234,541	Replace	50%	\$ 117,271
Behavioral Health	\$ 202,116	Fair	75%	\$ 151,587
Bertha Briggs	\$ 211,583	Replace	50%	\$ 105,792
Council of Governments	\$ 69,856	Good	100%	\$ 69,856
District Attorney/Probation	\$ 216,692	Poor	75%	\$ 162,519
Former Public Health Building	\$ 179,826	Replace	50%	\$ 89,913
Hall of Records/Old Hall of Records	\$ 1,407,595	Poor	75%	\$ 1,055,696
Health and Human Services Agency	\$ 550,068	Fair	75%	\$ 412,551
Homeless Services Center	\$ 89,283	Good	100%	\$ 89,283
Jail	\$ 930,829	Fair	75%	\$ 698,122
Juvenile Hall	\$ 248,210	Fair	75%	\$ 186,158
Library/Office of Education	\$ 380,522	Poor	75%	\$ 285,392
Office of Emergency Services	\$ 63,090	Replace	50%	\$ 31,545
Resource Management Agency & Sheriff	\$ 332,520	Good	100%	\$ 332,520
University of California Cooperative Extension	\$ 195,715	Replace	50%	\$ 97,858
	<b>\$ 5,653,197</b>			<b>\$ 4,141,624</b>





## Options Overview

In response to existing facilities conditions, functional needs deficiencies and future needs, the Long Range Plan identifies potential improvements at each campus. These options include proposing new facilities, renovating and/or modernizing existing buildings, or addressing only those items identified by the existing facilities condition assessments.

Below find a discussion of each option followed by conceptual site plans, construction schedules, and cost information.

### Downtown Government Campus

Options A and B both address improvements to the downtown campus. Option A is based on demolishing and replacing most existing facilities except the Administration Building. Option B is based on renovating and modernizing the Hall of Justice, Library, and Administration Building and providing new construction for other County departments and a Library addition.

#### Parking

Both Options A and B require additional parking to meet current Hollister City parking requirements. This plan assumes either option will require an off-site parking garage. For planning purposes, we have assumed it could be located in the empty lot at the corner of 4<sup>th</sup> Street and Monterey Street. The cost for the parking garage is included but ***the cost to purchase the property is not included in this plan.***

#### Shelled Floors

New construction in these options is sized to reflect the needs identified in this report. The County may wish to consider adding additional floors to new construction to accommodate future needs or to lease to appropriate tenants to help defray costs. This additional space would not be completely finished but would be considered “shelled space”. The space could be finished when needed by the County or by a tenant. We have estimated these costs to be approximately \$10M each to add a floor to any of the new buildings shown in these options. ***The cost to provide shelled floors is not included in this plan.***

#### Swing Space

Both options will require the relocation of some County employees and services during construction. This temporary space during construction is called swing space and can include portables, renting space, re-aligning current office space, etc. Swing space needs will be more fully defined if/when the County moves forward. ***The cost to provide swing space is not included in this plan.***

#### Wapple House

Options A and B conceptual site plans show the Wapple House moved from its current location to another location within Hollister or elsewhere in



the County. If moving the Wapple House is determined to be infeasible then either option could work with the Wapple House remaining in place.

## Public Safety Campus

This option includes locating a new Sheriff's Office and new Psychiatric Health Facility (PHF) on County owned land near the existing Jail and Juvenile Hall. The new Sheriff's Office would provide a purpose-built facility to meet the Sheriff's needs without compromising safety and efficiency to fit into an existing facility. The PHF will allow the County to address a continuing issue with the handling of "5150" individuals and others experiencing mental health issues, thereby mitigating risk to the County. Refer to the SBC 2015-2016 Grand Jury Report for a discussion of these issues, starting on page 83. This report is included in the appendix.

This option also includes the construction of a new Sheriff's Tactical Training Facility located at the existing Training Center, located nearby on Bolsa Road. The existing center is in very poor condition and does not support the robust training required for Sheriff's personnel. The new building would provide an indoor drive through facility and firing range to allow for comprehensive training without traveling out of the County.

## Public Health Campus

This option includes a new Psychiatric Health Facility here instead of at the Public Safety Campus. An advantage of constructing the PHF here is the opportunity to create a "therapeutic community" with the other Behavioral Health and HHSA functions at this site. The primary disadvantage to locating the PHF here is the County will have to purchase additional property. ***The cost of this land acquisition is not included in this plan.***

## Public Works Campus

The existing facilities at this site (except for the COG Bus Repair Facility and Fuel Island) are in very poor condition and undersized. The option includes New Public Works Office/Vehicle Repair Facility, New Public Works Storage Buildings, and New Ag/UC Extension Offices and Storage.

## Repair and Renovate Only Option

The least expensive option to address facility condition issues is the Repair and Renovate Only option. While this option would upgrade existing facilities, it ***does not address critical issues such as functional needs deficiencies and future growth accommodation.***

It may be best to consider this option as a short term steppingstone to a more comprehensive solution in the mid to longer term.

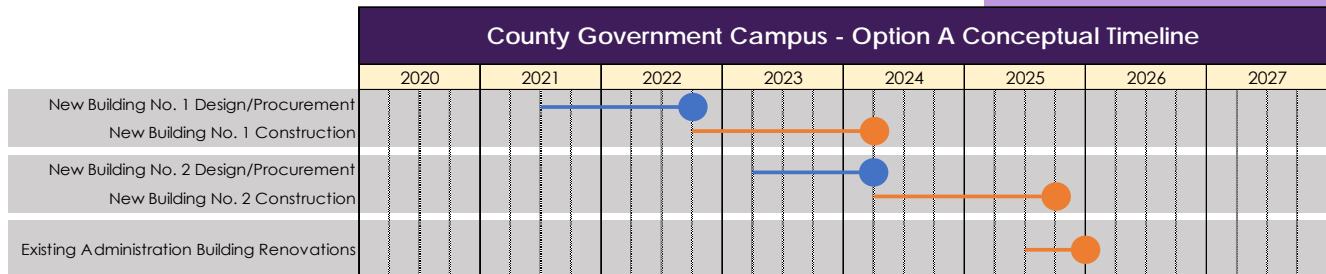


# Downtown Government Campus

## Option A Conceptual Plan



## Option A Conceptual Schedule





## Option A Conceptual Cost

### Order of Magnitude Estimates Government Campus - Option A

Description: Option A of the New Government Campus requires the removal of most of the existing County buildings (except the Administration Building) and construction of two new buildings to house the Library, District Attorney, Probation, Clerk/Auditor/Recorder/Elections, Treasurer/Tax Collector, Tax Assessor, County Counsel, and Administration. The existing Administration Building will be repurposed to house the County Office of Education and the County Information Technology Department.

#### Government Campus Option A - Estimate Summary

Facility Type	Phase	Year Complete	Conceptual Estimate
New Government Campus Building No.1	1	Q1 2024	\$ 68,159,000
New Government Campus Building No.2	2	Q3 2025	\$ 65,363,000
Renovate Administration Building for COE & IT	3	Q4 2025	\$ 2,721,000
<b>Total Project Cost - in escalated dollars<sup>7</sup></b>			<b>\$ 136,243,000</b>

#### Government Campus Option A - New Building No. 1

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New County Government Campus Library	25,000	\$ 663	16,575,000
New County Government Campus Offices	25,000	\$ 795	19,875,000
Demolition, site development, and utilities	50,000	\$ 50	2,500,000
New Parking Garage (253 spaces, cost per space)	253	\$ 35,000	8,855,000
Add for congested site, limited lay-down, etc.		3.00%	\$ 1,168,500
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>50,000</b>		<b>\$ 48,973,500</b>
Escalation to Midpoint of Construction		27 Mos.	\$ 5,553,595
Soft Costs <sup>2</sup>		25.00%	\$ 13,631,774
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 1,363</b>	<b>\$ 68,159,000</b>

#### Government Campus Option A - New Building No. 2

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New County Government Campus Offices	50,000	\$ 795	39,750,000
Demolition, site development, and utilities	50,000	\$ 50	2,500,000
Add for congested site, limited lay-down, etc.		3.00%	\$ 1,267,500
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>50,000</b>		<b>\$ 43,517,500</b>
Escalation to Midpoint of Construction		48 Mos.	\$ 8,773,128
Soft Costs <sup>2</sup>		25.00%	\$ 13,072,657
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 1,307</b>	<b>\$ 65,363,000</b>

San Benito County  
Facilities Master Plan



Government Campus Option A - Existing Administration Building			
Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
Renovations for COE and County IT <sup>6</sup>	10,879	\$ 163	1,774,390
Demolition, site development, and utilities	-	\$ -	-
Add for congested site, limited lay-down, etc.		0.00%	\$ -
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>10,879</b>		<b>\$ 1,774,390</b>
Escalation to Midpoint of Construction		54 Mos.	\$ 402,432
Soft Costs <sup>2</sup>		25.00%	\$ 544,205
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 250</b>	<b>\$ 2,721,000</b>

Notes:

1. Total "Project Level Cost / SF number includes construction cost and associated soft costs.
2. Soft Costs - Consulting fees; geotech; construction materials testing; FF&E; and Commissioning.
3. Construction cost includes all building construction, site work and on-site utilities.
4. Construction costs are in Q4 2020 dollars.
5. Hazardous materials / contaminated soil removal (if any) is not included.
6. Refer to Facility Condition Assessment for cost information.
7. Escalation is calculated 5% annually / 0.42% monthly.

Draft  
013121



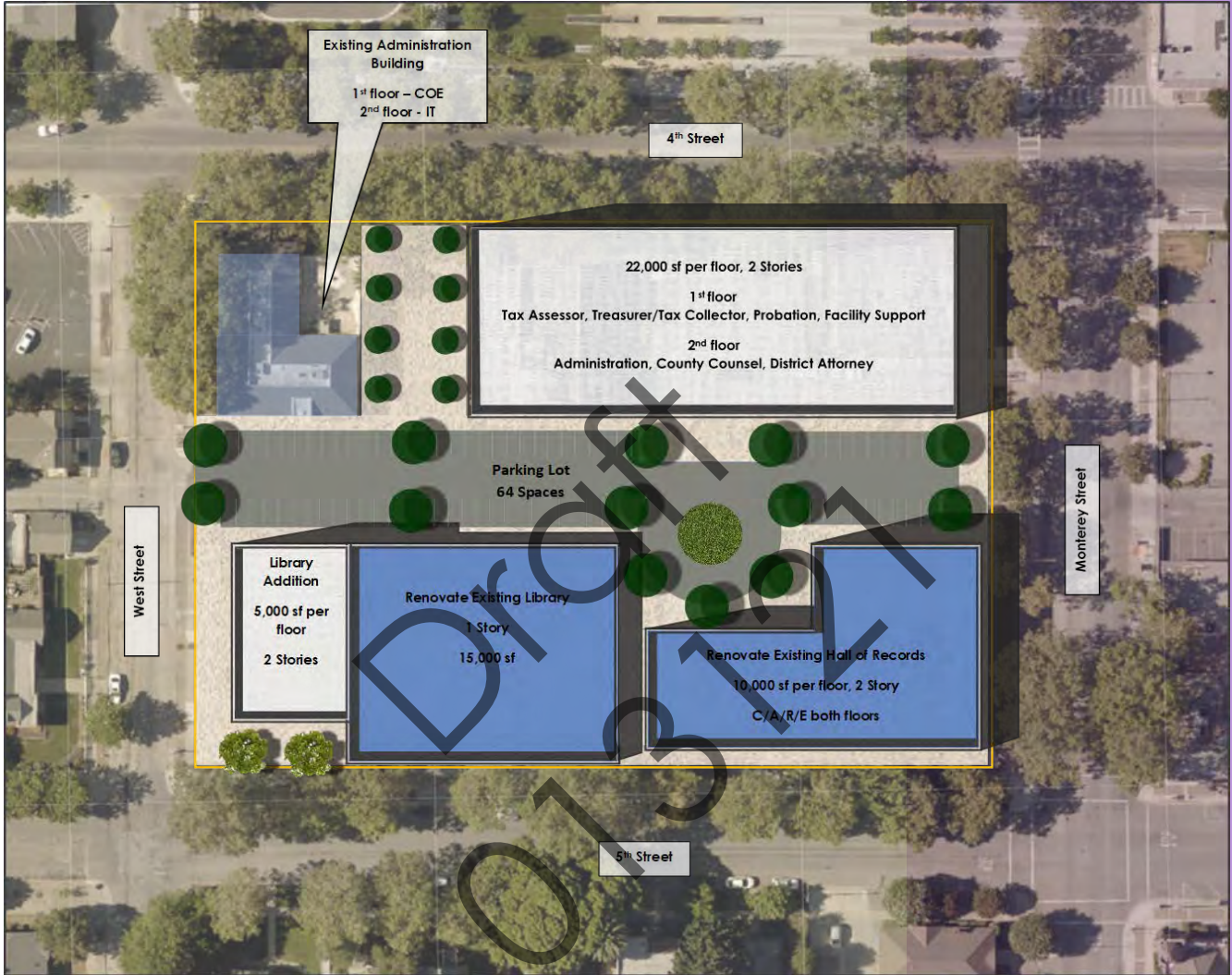
This page intentionally left blank

Draft  
013121

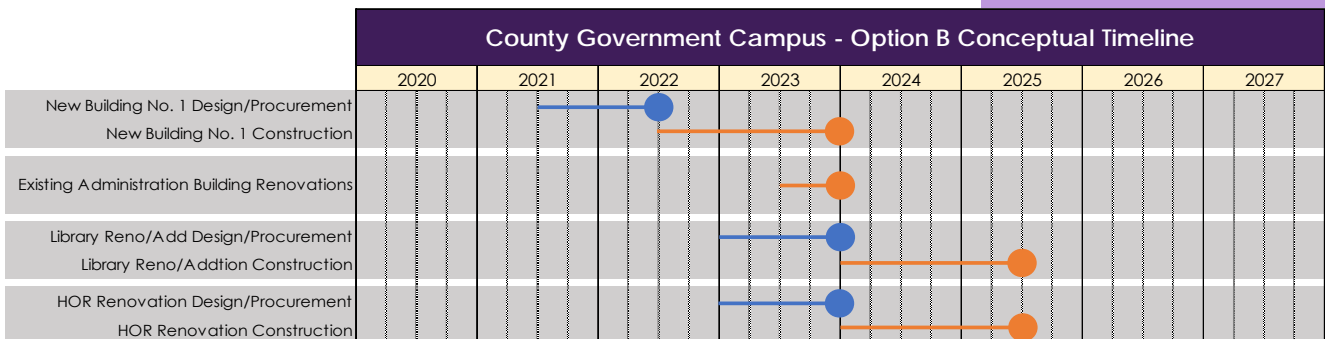


# Downtown Government Campus

## Option B Conceptual Plan



## Option B Conceptual Schedule





## Option B Conceptual Cost

### Order of Magnitude Estimates Government Campus - Option B

Description: Option B for the New Government Campus requires removal of several existing buildings and includes complete renovation, modernization and addition to the Library and complete renovation and modernization of the Hall of Records. There is also construction of a new building for the District Attorney, Probation, Treasurer/Tax Collector, Tax Assessor, County Counsel, and County Administration. The existing Administration Building will house the County Office of Education and County IT Department.

#### Government Campus Option B - Estimate Summary

Facility Type	Phase	Year Complete	Conceptual Estimate
New Government Campus Building	1	Q1 2024	\$ 63,530,000
Renovate Administration Building for COE & IT	2	Q1 2024	\$ 2,497,000
Library Renovation/Addition and HOR Renovation	3	Q3 2025	\$ 33,415,000
<b>Total Project Cost - in escalated dollars<sup>7</sup></b>			<b>\$ 99,442,000</b>

#### Government Campus Option B - New Building No. 1

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New County Government Campus Offices	44,000	\$ 795	\$ 34,980,000.00
Demolition, site development, and utilities	44,000	\$ 50	\$ 2,200,000.00
New Parking Garage (225 spaces, cost per space)	225	\$ 35,000	7,875,000
Add for congested site, limited lay-down & other restrictions		3.00%	\$ 1,115,400
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>44,000</b>		<b>\$ 46,170,400</b>
Escalation to Midpoint of Construction		24 Mos.	\$ 4,653,976
Soft Costs <sup>2</sup>		25.00%	\$ 12,706,094
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 1,444</b>	<b>\$ 63,530,000</b>

#### Government Campus Option B - Existing Administration Building

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
Renovations for COE and County IT <sup>6</sup>	10,879	\$ 163	\$ 1,774,390
Demolition, site development, and utilities	-	\$ -	\$ -
Add for congested site, limited lay-down & other restrictions		0.00%	\$ -
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>10,879</b>		<b>\$ 1,774,390</b>
Escalation to Midpoint of Construction		30 Mos.	\$ 223,573
Soft Costs <sup>2</sup>		25.00%	\$ 499,491
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 230</b>	<b>\$ 2,497,000</b>

See next page for continuation



San Benito County  
Facilities Master Plan



**Government Campus Option B - Existing Hall of Records Renovation**

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
Complete gut renovation of entire building	20,000	\$ 400	8,000,000
Demolition, site development, and utilities	30,000	\$ 50	1,500,000
Add for congested site, limited lay-down & other restrictions		3.00%	\$ 285,000
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>20,000</b>		<b>\$ 9,785,000</b>
Escalation to Midpoint of Construction		42 Mos.	\$ 1,726,074
Soft Costs <sup>2</sup>		25.00%	\$ 2,877,769
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 719</b>	<b>\$ 14,389,000</b>



**Government Campus Option B - Existing Library Renovation & Addition**

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
Complete gut renovation of entire building	15,000	\$ 350	\$ 5,250,000
New Addition to Library	10,000	\$ 663	\$ 6,630,000
Demolition, site development, and utilities	25,000	\$ 35	\$ 875,000
Add for congested site, limited lay-down & other restrictions		3.00%	\$ 183,750
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>15,000</b>		<b>\$ 12,938,750</b>
Escalation to Midpoint of Construction		42 Mos.	\$ 2,282,396
Soft Costs <sup>2</sup>		25.00%	\$ 3,805,286
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 761</b>	<b>\$ 19,026,000</b>

Notes:

1. Total "Project Level Cost / SF number includes construction cost and associated soft costs.
2. Soft Costs - Consulting fees; geotech; construction materials testing; FF&E; and Commissioning.
3. Construction cost includes all building construction, site work and on-site utilities.
4. Construction costs are in Q4 2020 dollars.
5. Hazardous materials / contaminated soil removal (if any) is not included.
6. Refer to Facility Condition Assessment for cost information.
7. Escalation is calculated 5% annually / 0.42% monthly.



This page intentionally left blank

Draft  
013121

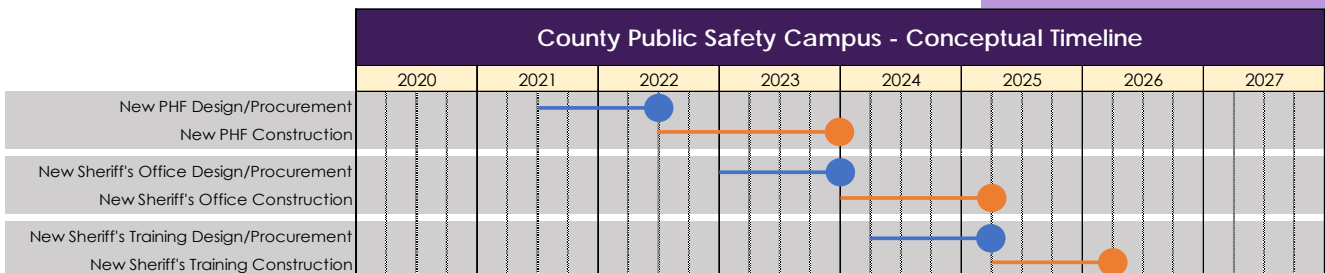


# Public Safety Campus

## Conceptual Plan



## Public Safety Campus Conceptual Schedule





## Public Safety Campus Conceptual Cost

### Order of Magnitude Estimates Public Safety Campus

Description: The Public Safety Campus currently houses Juvenile Hall and the Jail and Expansion. The first new project at this campus is a Psychiatric Hospital Facility (PHF) to help address 5150 issues. Since the County owns this land it is Site Option A. The second new project is a New Sheriff's Office. This will consolidate law enforcement and public safety functions in one location.

#### Public Safety Campus - Estimate Summary

Facility Type	Phase	Year Complete	Conceptual Estimate
New County Psychiatric Hospital Facility	1	Q1 2024	\$ 16,121,000
New Sheriff's Office	2	Q2 2025	\$ 27,777,000
New Sheriff's Tactical Training Facility	3	Q1 2026	\$ 16,792,000
<b>Total Project Cost - in escalated dollars<sup>7</sup></b>			<b>\$ 60,690,000</b>

#### Public Safety Campus - New Psychiatric Hospital Facility

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New County Psychiatric Hospital Facility	12,000	\$ 893	\$ 10,716,000
Site development and utilities	50,000	\$ 20	\$ 1,000,000
Add for congested site, limited lay-down & other restrictions		0.00%	\$ -
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>12,000</b>		<b>\$ 11,716,000</b>
Escalation to Midpoint of Construction		24 Mos.	\$ 1,180,973
Soft Costs <sup>2</sup>		25.00%	\$ 3,224,243
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 1,343</b>	<b>\$ 16,121,000</b>

#### Public Safety Campus - New Sheriff's Office

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New Sheriff's Office	25,000	\$ 701	\$ 17,525,000
Site development and utilities	60,000	\$ 25	\$ 1,500,000
Add for congested site, limited lay-down & other restrictions		0.00%	\$ -
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>25,000</b>		<b>\$ 19,025,000</b>
Escalation to Midpoint of Construction		40 Mos.	\$ 3,196,200
Soft Costs <sup>2</sup>		25.00%	\$ 5,555,300
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 1,111</b>	<b>\$ 27,777,000</b>



See next page for continuation

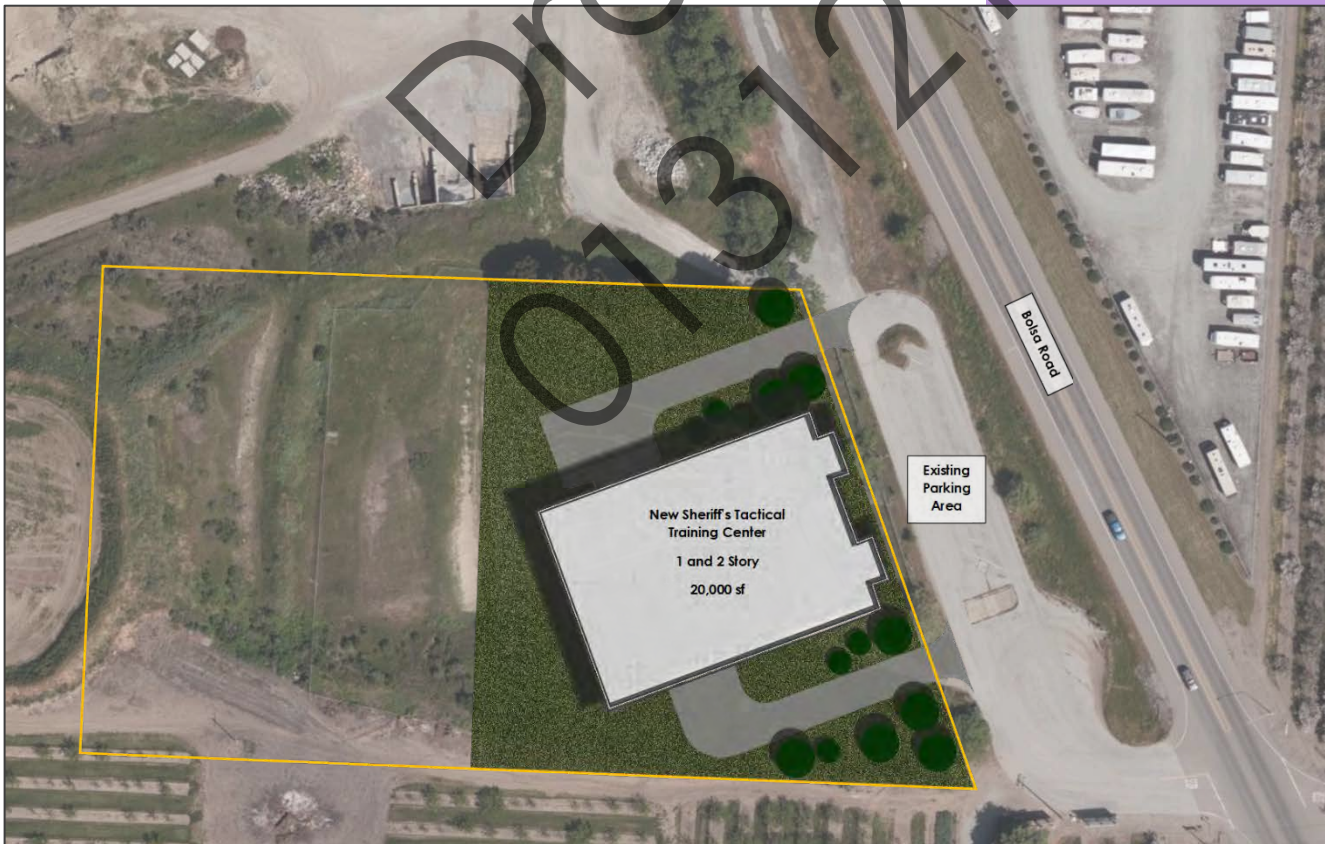


Public Safety Campus - New Sheriff's Tactical Training Facility			
Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New Sheriff's Tactical Training Facility	20,000	\$ 510	\$ 10,200,000
Site development and utilities	50,000	\$ 15	\$ 750,000
Add for congested site, limited lay-down & other restrictions		0.00%	\$ -
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>20,000</b>		<b>\$ 10,950,000</b>
Escalation to Midpoint of Construction		54 Mos.	\$ 2,483,460
Soft Costs <sup>2</sup>		25.00%	\$ 3,358,365
<b>Total Project Level Cost<sup>1</sup></b>			<b>\$ 16,792,000</b>

Notes:

1. Total "Project Level Cost / SF number includes construction cost and associated soft costs.
2. Soft Costs - Consulting fees; geotech; construction materials testing; FF&E; and Commissioning.
3. Construction cost includes all building construction, site work and on-site utilities.
4. Construction costs are in Q4 2020 dollars.
5. Hazardous materials / contaminated soil removal (if any) is not included.
6. Refer to Facility Condition Assessment for cost information.
7. Escalation is calculated 5% annually / 0.42% monthly.

### Tactical Training Facility Conceptual Plan





Draft  
013121

This page intentionally left blank

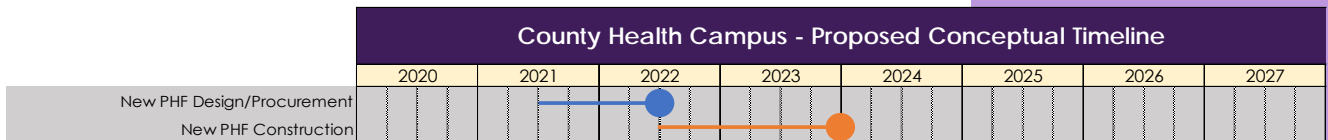


# Public Health Campus

## Conceptual Plan



## Public Health Campus Conceptual Schedule





## Public Health Campus Conceptual Cost

### Order of Magnitude Estimates Public Health Campus

Description: The Health Campus currently houses the Health and Human Services Agency and Behavioral Health. The Health Campus is site Option B for the Psychiatric Hospital Facility (PHF) to help address 5150 issues because the County will have to purchase adjacent property for the new facility. Locating the PHF here would allow creation of a "therapeutic community" at this campus.

#### Public Health Campus - Estimate Summary

Facility Type	Phase	Year Complete	Conceptual Estimate
New County Psychiatric Hospital Facility	1	Q1 2024	\$ 16,121,000
<b>Total Project Cost - in escalated dollars<sup>7</sup></b>			<b>\$ 16,121,000</b>



#### Public Health Campus - New Psychiatric Hospital Facility

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New County Psychiatric Hospital Facility	12,000	\$ 893	\$ 10,716,000
Site development and utilities	50,000	\$ 20	\$ 1,000,000
Add for congested site, limited lay-down & other restrictions		0.00%	\$ -
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>12,000</b>		<b>\$ 11,716,000</b>
Escalation to Midpoint of Construction		24 Mos.	\$ 1,180,973
Soft Costs <sup>2</sup>		25.00%	\$ 3,224,243
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 1,343</b>	<b>\$ 16,121,000</b>

Notes:

1. Total "Project Level Cost / SF number includes construction cost and associated soft costs.
2. Soft Costs - Consulting fees; geotech; construction materials testing; FF&E; and Commissioning.
3. Construction cost includes all building construction, site work and on-site utilities.
4. Construction costs are in Q4 2020 dollars.
5. Hazardous materials / contaminated soil removal (if any) is not included.
6. Refer to Facility Condition Assessment for cost information.
7. Escalation is calculated 5% annually / 0.42% monthly.



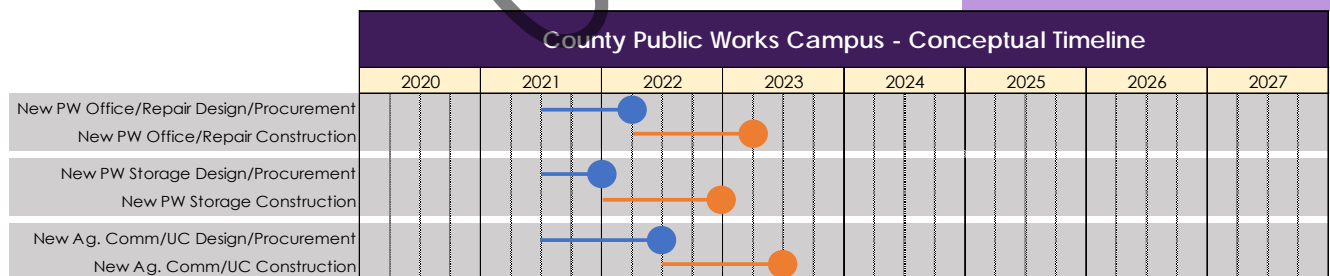


# Public Works Campus

## Conceptual Plan



## Public Works Campus Conceptual Schedule





# Public Works Campus

## Public Works Campus Conceptual Cost

### Order of Magnitude Estimates Public Works Campus

Description: The Public Works Campus currently houses PW Offices, repair facility, storage, COG repair facility, Agriculture Commissioner, and the UC Cooperative Extension. Projects here include new facilities for PW offices and vehicles, PW storage, Ag. Commissioner offices and storage, and UC Ext. offices and storage. COG and the fuel island will remain.

### Public Works Campus - Estimate Summary

Facility Type	Phase	Year Complete	Conceptual Estimate
New County Public Works Office/Repair Facility	1	Q1 2023	\$ 3,765,000
New Ag. Commissioner/UC Coop Extension Facility	1	Q3 2023	\$ 9,680,000
<b>Total Project Cost - in escalated dollars<sup>7</sup></b>			<b>\$ 13,445,000</b>

### Public Works Campus - New Public Works Office/Repair Facility

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New County Public Works Office/Repair Facility	4,000	\$ 400	\$ 1,600,000
New County Public Works Storage Buildings	4,000	\$ 250	\$ 1,000,000
Site development and utilities	10,000	\$ 20	\$ 200,000
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>8,000</b>		<b>\$ 2,800,000</b>
Escalation to Midpoint of Construction		18 Mos.	\$ 211,680
Soft Costs <sup>2</sup>		25.00%	\$ 752,920
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 471</b>	<b>\$ 3,765,000</b>

### Public Works Campus - New Ag. Commissioner/UC Coop. Extension Facility

Facility Type	Size	Cost per Sq. Ft.	Conceptual Estimate
New Ag. Commissioner/UC Coop Extension Facility	9,000	\$ 765	\$ 6,885,000
Site development and utilities	10,000	\$ 15	\$ 150,000
Add for congested site, limited lay-down & other restrictions		0.00%	\$ -
<b>Total SF and Construction Cost<sup>3</sup> - 2020 dollars</b>	<b>9,000</b>		<b>\$ 7,035,000</b>
Escalation to Midpoint of Construction		24 Mos.	\$ 709,128
Soft Costs <sup>2</sup>		25.00%	\$ 1,936,032
<b>Total Project Level Cost<sup>1</sup></b>		<b>\$ 1,076</b>	<b>\$ 9,680,000</b>

Notes:

1. Total "Project Level Cost / SF number includes construction cost and associated soft costs.
2. Soft Costs - Consulting fees; geotech; construction materials testing; FF&E; and Commissioning.
3. Construction cost includes all building construction, site work and on-site utilities.
4. Construction costs are in Q4 2020 dollars.
5. Hazardous materials / contaminated soil removal (if any) is not included.
6. Refer to Facility Condition Assessment for cost information.
7. Escalation is calculated 5% annually / 0.42% monthly.



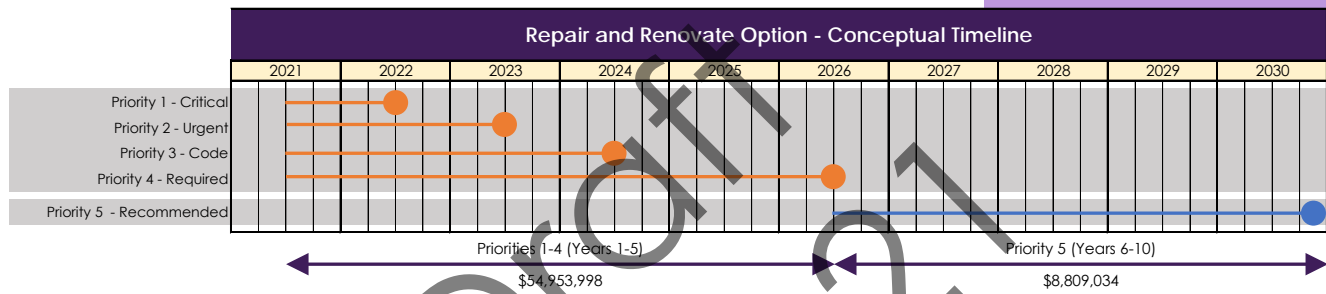
# Repair and Renovate Only Option

## Option Overview

The Repair and Renovate Only Option will address currently identified building system deficiencies per the assessment contained in Section 3 of this report. Based on the assessment there is about \$62.7M in deficiencies to be addressed over ten years with the majority (approximately \$54.7M) of work needing to be completed within five years.

This option does not address any issues concerning the functionality of the buildings or spaces and does not address the pressing need for additional space in most County departments.

## Conceptual Timeline



## Conceptual Cost

San Benito County Owned Facilities Facility Condition Assessment Deficiency and Cost Summary							
	Priority	1 - Critical	2 - Urgent	3 - Code	4 - Required	5 - Recommend	Total by System
System	Timeframe	1 year	1-2 years	1-3 years	1-5 years	6-10 years	
1. Substructure/Structure		\$ 80,909	\$ 272,341	\$ -	\$ 174,212	\$ -	\$ 527,462
2. Exterior Envelope		\$ 492,790	\$ 4,289,535	\$ -	\$ 4,226,163	\$ -	\$ 9,008,488
3. Interior Construction/Finishes		\$ 216,103	\$ 1,295,987	\$ -	\$ 11,249,211	\$ 593,321	\$ 13,354,622
4. Elevators		\$ -	\$ -	\$ 1,450,000	\$ 62,500	\$ -	\$ 1,512,500
5. Plumbing		\$ -	\$ 434,870	\$ -	\$ 3,081,471	\$ 553,710	\$ 4,070,051
6. HVAC		\$ -	\$ 2,459,689	\$ 1,884,722	\$ 4,259,399	\$ 2,520,868	\$ 11,124,678
7. Fire Protection		\$ -	\$ 1,078,889	\$ 39,462	\$ 934,672	\$ 439,992	\$ 2,493,015
8. Electrical		\$ -	\$ 1,863,454	\$ -	\$ 3,411,904	\$ 1,111,012	\$ 6,386,370
9. Equipment & Furnishings		\$ -	\$ 319,940	\$ -	\$ 2,171,143	\$ 555,451	\$ 3,046,534
10. Site Improvements/Utilities		\$ -	\$ 275,253	\$ 40,300	\$ 2,819,150	\$ 187,947	\$ 3,322,651
Current Total by Priority		\$ 789,802	\$ 12,289,958	\$ 3,414,484	\$ 32,389,825	\$ 5,962,301	\$ 54,846,370
Escalation to Midpoint of Timeframe		0 years	1 year	2 years	3 years	8 years	
Total Escalated Cost		\$ 789,802	\$ 12,904,456	\$ 3,764,469	\$ 37,495,271	\$ 8,809,034	\$ 63,763,032



## Space Lists

### Design Considerations

The design of the new County facilities should include a number of guiding principles and best practices to help achieve a facility that is safe, efficient, and representative of the goals and aspirations of the community.

Space lists have been developed for most County departments. These lists represent appropriate current and future space needs for use in determining the size of new facilities, appropriate uses for existing facilities, and allowing comparison with current department space.

### General Design

1. Meet all applicable Federal, State and County codes, regulations and standards including the Americans with Disabilities Act (ADA), and Green Building Standards.
2. Crime Prevention Through Environmental Design (CPTED) techniques should be used to help prevent and mitigate crime. Strategic planning on CPTED issues such as site planning, perimeter definition, sight lines, lighting, etc., can reduce the need for some engineering solutions.
3. Develop building designs that include consideration of both construction costs and long term operating costs, including access for building service and the quality of materials used in construction.
4. The facility should be efficient and economical for the use of County agencies while also visually representing the dignity, image and stability of the County government.
5. The design should be flexible and able to accommodate evolving County needs in the future.
6. Provide natural light to the greatest extent practical.
7. Consider providing redundancy for utility services to allow for maintenance while keeping the facility operational.
8. Provide a safe and secure facility for the public and staff.

### Site Planning

1. Landscaping design elements that are attractive and welcoming can enhance security. For example, plants can deter unwanted entry; ponds and fountains can block vehicle access; and site grading can also limit access. Avoid landscaping that permits concealment of criminals or obstructs the view of security personnel and CCTV.



2. Orient public/visitor entry to promote effective wayfinding and easy access.
3. Limit pedestrian and vehicle cross-traffic wherever possible.
4. Develop sites to accommodate County vehicular access to buildings while allowing traffic flow for public, staff and emergency access to all sides of the building.
5. Building entrances shall be designed to make it impossible for cars to drive up and into the lobby. Barriers to vehicle access should be visually as unobtrusive as possible to pedestrians.
6. Provide adequate parking for the public, staff and secure parking for County vehicles.
7. Provide covered public vehicular drop-off for inclement weather.

### Security Considerations

- 1.
2. Avoid blind spots. Ensure that lines-of-sight from all surveillance locations are clear and free of obstructions.
3. Avoid narrow corridors and tight spaces that cause bottlenecks.
4. Consider the use of vision panels in doors to eliminate areas with no visual access.
5. Provide cameras for audio/visual surveillance and recording in public areas.
6. Consider the 3-7 rule. All landscaping around the perimeter of a facility should be no taller than three feet and there should be no foliage from trees below seven feet.
7. Minimize the points of entry into facilities.
8. Wayfinding is important to help prevent unauthorized access into controlled areas of facilities.



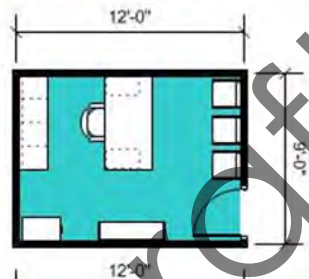
## Space Standards

A number of sources were used to develop the sizes of individual rooms and areas for the space lists. These sources include the California Building Code, Americans with Disabilities Act, and other recently designed County government facilities in California.

Typical offices used in the space lists are shown below with sizes and typical number of occupants and visitors.



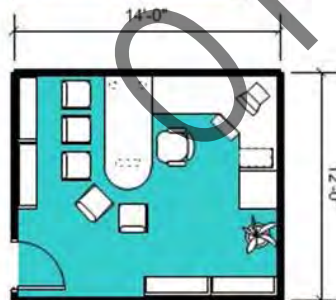
Modular Workstation – 64 square feet  
Clerk, Technician, Secretary,



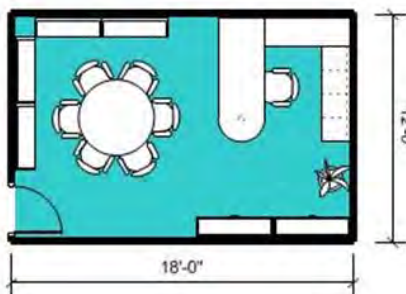
Small Office – 108 square feet  
Chief Clerk, Sergeant, Supervisor,  
Deputy Probation Officer



Office – 120 square feet  
Supervisor, Lieutenant, Investigator,  
Analyst, Manager



Large Office – 168 square feet  
Captain, Deputy Commissioner,  
Office Manager, Asst. District  
Attorney, Special Prosecutor



Executive Office – 216 - 256 square feet  
Sheriff, Chief Deputy Sheriff, Supervisor,  
District Attorney, Probation Chief,  
Commissioner, County Counsel



## User Guide for the Space Lists

Space lists are used to document the requirements for the various rooms, spaces and functional components that are required for a new building, addition, or modernization. A large project will include numerous individual space lists. Each space list includes an itemized list of rooms and/or activity areas that are related by function, organizational structure, or by common location needs.

The space list includes a variety of information about each individual room or activity area, including the name of the space, the required size, the quantity of similar spaces, the number of people using the space, and general notes about any specific design requirements.

### Spatial Calculations

**Net Area.** The amount of space necessary for an individual room or functional area to appropriately accommodate the work activities occurring in it is identified as usable net area and is expressed as net square feet (NSF). The net area is multiplied by the quantity that is needed and calculated as "Total NSF." Groups of rooms or functions that are related operationally are subtotaled together as a "functional group."

**Gross Area.** The gross area is the total amount of building area that is required to house all the functions within the building. In order to calculate the total amount of building space needed, a two-step calculation process is required to convert net area to gross building area.

**Circulation Factor** is a multiplier that includes the space needed for walls and other structural components within the work area. It also accounts for all the circulation space necessary for people and materials to move around within the work area (e.g., the aisles between modular workstations). The circulation factor varies and is directly related to the type of activities in a specific work area. At the end of each department space list the Subtotal (NSF) is shown with the Circulation Factor directly below. These are added together to arrive at the Department Gross Square Feet (DGSF).

**Facility Grossing Factor** is a multiplier that includes the overall building structure and all the support areas required for the operation of the building (e.g. mechanical rooms, stairwells). It also includes all the circulation space between work areas. At the end of the Area Summary by Department list, the DGSF for each department is totaled with the Facility Grossing Factor directly below. Adding the DGSF and the Facility Grossing Factor together results in the Total Gross Building Area for the complete space list.



## Option A Space List Summary

The following space list summaries identify the various departments included in each building. See individual department space lists.

San Benito County Government Center Area by Department				
Option A - New Building 1				
Department	Projected		Current	
	Department Area (NSF)	No. of Employees	Department Area (NSF)	No. of Employees
Library	19,945	19	12,000	12
District Attorney	5,275	20	3,715	18
Probation	6,898	39	3,672	32
Facility Support	2,592			
<b>Total Net Departmental Areas</b>	<b>34,710</b>			
<i>*Facility Grossing Factor (25%)</i>	8,677			
<b>Total Gross Building Area</b>	<b>43,387</b>			

Option A - New Building 2				
Department	Projected		Current	
	Department Area (NSF)	No. of Employees	Department Area (NSF)	No. of Employees
Clerk/Auditor/Recorder/Elections	17,859	35	12,048	26
Administration	8,013	17	4,850	15
County Counsel	3,006	11	1,850	7
Tax Assessor	4,662	25	3,857	22
Treasurer/Tax Collector	3,549	13	2,105	7
Facility Support	2,592			
<b>Total Net Departmental Areas</b>	<b>39,681</b>			
<i>*Facility Grossing Factor (25%)</i>	9,920			
<b>Total Gross Building Area</b>	<b>49,601</b>			

*\* Facility Grossing Factor includes mechanical and electrical spaces, non-departmental circulation, wall thickness, public restrooms, stairs, etc.*

Option A - Parking Calculations	
Building	# Req'd.
Building 1 - Library Parking Spaces at 1/375sf	66
Building 1 - Office Parking Spaces at 1/250sf	74
Building 2 - Office Parking Spaces at 1/250sf	198
<b>Parking Spaces Required for Both Buildings</b>	<b>339</b>
<i>Parking Spaces Provided (on site + exist. lot)</i>	86
<b>New Parking Spaces Needed</b>	<b>253</b>





## Option B Space List Summary

The following space list summaries identify the various departments included in each building. See individual department space lists.

San Benito County Government Center Area by Department Option B - New Building				
Department	Projected		Current	
	Department Area (NSF)	No. of Employees	Department Area (NSF)	No. of Employees
Probation	6,898	39	3,672	32
Administration	8,013	17	4,850	15
County Counsel	3,006	11	1,850	7
Tax Assessor	4,662	25	3,857	22
Treasurer/Tax Collector	3,549	13	2,105	7
District Attorney	5,275	20	3,715	18
Facility Support	2,592			
<b>TOTAL NET DEPARTMENTAL AREAS</b>	<b>33,995</b>			
<i>*Facility Grossing Factor (25%)</i>	<i>8,499</i>			
<b>TOTAL GROSS BUILDING AREA</b>	<b>42,494</b>			

Option B - Renovated Hall of Records				
Department	Projected		Current	
	Department Area (NSF)	No. of Employees	Department Area (NSF)	No. of Employees
Clerk/Auditor/Recorder/Elections	17,859	35	12,048	26
<b>TOTAL NET DEPARTMENTAL AREAS</b>	<b>17,859</b>			
<i>*Facility Grossing Factor (15%)</i>	<i>2,679</i>			
<b>TOTAL GROSS BUILDING AREA</b>	<b>20,538</b>			

Option B - Renovated Library + Addition				
Department	Projected		Current	
	Department Area (NSF)	No. of Employees	Department Area (NSF)	No. of Employees
Library	19,945	19	12,000	12
<b>TOTAL NET DEPARTMENTAL AREAS</b>	<b>19,945</b>			
<i>*Facility Grossing Factor (25%)</i>	<i>4,986</i>			
<b>TOTAL GROSS BUILDING AREA</b>	<b>24,931</b>			

\* Facility Grossing Factor includes mechanical and electrical spaces, non-departmental circulation, wall thickness, public restrooms, stairs, etc.

Option B - Parking Calculations	
Building	Number
Building 1 - Office Parking Spaces at 1/250sf	170
HOR - Office Parking Spaces at 1/250sf	82
Library - Library Parking Spaces at 1/375sf	66
<b>Total Parking Spaces for All Buildings</b>	<b>319</b>
<i>Parking Spaces Provided (on site + exist. lot)</i>	<i>94</i>
<b>New Parking Spaces Needed</b>	<b>225</b>



# Administration

Administration						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
Chief Administrative Officer	1	1	1	256	256	
Deputy Chief Admin. Officer	1	1	1	168	168	
Budget Officer	1	1	1	120	120	
Management Analyst	1	1	1	120	120	
Clerk of the Board	1	1	1	168	168	
Assistant Clerk of the Board	1	1	1	120	120	
Supervisor Office	5	5	5	216	1,080	
Staff	4	6	6	64	384	
Total	15	17				
<b>Support</b>						
Supervisor's Chambers			1	2,000	2,000	
A/V Equipment/Control Room			1	150	150	
Conference Room - Medium		12	1	300	300	
Secure Storage			1	250	250	High density storage system.
Supply Storage			1	100	100	Shelving
Copier/Workroom			1	100	100	Copier, printer, shredder, fax machine
Staff Breakroom			1	200	200	
Staff Restroom			2	64	128	
<b>Public Areas</b>						
Public Waiting Area		8	1	200	200	Counter with 1-2 windows
Public Restrooms			2	160	320	
				0.30	6,164 Subtotal NSF	
					1,849 Department Circulation Factor	
					8,013 Subtotal DGsf	



# Agricultural Commissioner

Agricultural Commissioner							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
Agricultural Commissioner	1	1	1		216	216	
Deputy Agricultural Commissioner	1	1	1		168	168	
Supervising Agricultural Biologist	1	1	1		120	120	
Senior Agricultural Biologist	2	3	3		64	192	
Agricultural Biologist I/II/III	3	4	4		64	256	
Seasonal Agricultural Technician	8	10	10		64	640	Housed at HHSA
Secretary II	1	1	1		64	64	
Account Clerk II	1	1	1		64	64	Housed at HHSA
Total	18	22					
<b>Support</b>							
Meeting/Training Room		40	1		800	800	Share with UC Co-op Extension
Breakroom			1		150	150	
Secure Storage			1		250	250	
Supply Storage			1		100	100	Shelving
Staff Restroom			2		64	128	
<b>Public Areas</b>							
Public Waiting Area		4	1		100	100	
					0.30	3,248	Subtotal NSF
						974	Department Circulation Factor
						4,222	Subtotal DGsf



## Clerk/Auditor/Recorder/Elections

Clerk/Auditor/Recorder/Elections							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
County Clerk/Auditor/Recorder	1	1	1		216	216	
Assistant Clerk/Auditor/Recorder	1	1	1		168	168	
Staff Analyst	1	1	1		120	120	
CARE Information System Deputy	1	1	1		120	120	
Senior Deputy C/R/E	2	4	4		120	480	
Deputy C/R/E Series I/II/III	5	5	5		64	320	
Deputy C/R/E I	10	12	12		64	768	
Election Coordinator	0	1	1		64	64	New position
Election Rovers	5	5	5		64	320	
Itinerant Office	0	4	4		64	256	Seasonal/part time positions
Inspectors/Election Officers							100-150 volunteers at polling places, trained in the office
Total	26	35					
<b>Support</b>							
Training Room		50	1		1,000	1,000	Available to other Departments also
Voting Equipment/Ballot Counting			1		1,200	1,200	
Conference Room - Medium		12	2		300	600	
Secure Storage (Archives for all dept.)			1		1,600	1,600	High density storage system.
Secure Storage (by dept.)			3		250	750	
Election Warehouse Storage			1		2,000	2,000	
Supply Storage			2		100	200	Shelving
Copier/Workroom			1		100	100	Copier, printer, shredder, fax machine
Break Room			1		200	200	
Staff Restroom			4		64	256	
<b>Public Areas</b>							
Hall of Records/Public Election Records			1		1,500	1,500	
C/R/E Counter Area			1		1,500	1,500	
					0.30	13,738 Subtotal NSF	
						4,121 Department Circulation Factor	
						17,859 Subtotal DGFS	



## Child Support Services

Child Support Services						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
Child Support Deputy Director	1	1	1	168	168	
Child Support Attorney III	1	1	1	120	120	
Child Support Supervisor	2	2	1	120	120	
Child Support Specialist III	1	1	1	64	64	
Child Support Specialist II	5	5	2	64	128	
Child Support Specialist I	3	3	1	64	64	
Child Support Accounting	1	1	1	64	64	
Account Technician	2	2	2	64	128	
Office Assistant III	1	1	2	64	128	
Total	17	17				
<b>Support</b>						
Conference Room - Large		20	1	450	450	
Interview Room			2	120	240	
Training Room		20	1	300	300	
Secure Storage			1	250	250	High density storage system.
Supply Storage			1	100	100	Shelving
Copier/Workroom			1	100	100	Copier, printer, shredder, fax machine
Staff Restroom			2	64	128	
Public Restroom			2	64	128	For family use
<b>Public Areas</b>						
Public Waiting Area		12	1	150	150	Counters with 2 windows
				0.30	2,830 Subtotal NSF	
					849 Department Circulation Factor	
					3,679 Subtotal DGSE	



## County Office of Education

County Office of Education						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
Superintendent	1	1	1	216	216	
General Office	5	7	7	120	840	
Open Work Space	6	8	8	64	512	
Total	12	16				
<b>Support</b>						
Conference Room - Medium		12	1	350	350	
Workroom			1	120	120	
Boardroom			1	500	500	
Breakroom			1	200	200	
Secure Storage			1	250	250	
Supply Storage			1	100	100	Shelving
Staff Restroom			2	64	128	
<b>Public Areas</b>						
Public Waiting Area		8	1	200	200	
				0.30	3,416 Subtotal NSF	
					1,025 Department Circulation Factor	
					4,441 Subtotal DGFS	

Draft  
01312



# County Counsel

County Counsel							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
County Counsel	1	1	1		216	216	
Assistant County Counsel	1	1	1		168	168	
Deputy County Counsel	2	4	4		120	480	
Deputy County Counsel - HHSA	1	1	1		120	120	Housed at HHSA
Paralegal/Assistant	2	4	4		64	256	1 part time
Total	7	11					
<b>Support</b>							
Attorney Itinerant Office Work Area			1		64	64	For visiting attorneys
Conference Room - Medium		15	1		350	350	
Secure Storage			1		250	250	High density storage system.
Supply Storage			1		100	100	Shelving
Copier/Workroom			1		100	100	Copier, printer, shredder, fax machine
Staff Restroom			2		64	128	
<b>Public Areas</b>							
Reception			0		64	0	
Public Waiting Area		4	1		80	80	Counter to Reception. Chairs for visitors. Drinking Fountain.
					0.30	2,312 Subtotal NSF	
						694 Departmental Circulation Factor	
						3,006 Subtotal DGSF	



## District Attorney

District Attorney							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
District Attorney	1	1	1		216	216	
Assistant District Attorney	1	1	1		168	168	
Deputy District Attorney	4	4	4		120	480	
Office Assistant	3	3	3		64	192	
Investigator	3	3	3		120	360	
Investigator Aide	0	1	1		64	64	
Account Clerk	1	1	1		64	64	
Victim Witness Coordinator	1	1	1		64	64	
Victim Witness Advocate	2	3	3		120	360	
Victim Witness Intern	1	1	1		64	64	
Cal Works ESE Intern	1	1	1		64	64	
Total	18	20					
<b>Support</b>							
Defense Attorney Itinerant Office Work Area			1		64	64	
Witness Waiting Room		8	1		150	150	Share as small conference room
Grand Jury Room		20	1		600	600	Includes 2 restrooms, kitchenette and coat closet. Enter through DA Suite or from public.
Conference Room - Large		20	1		450	450	
Secure Storage			1		250	250	High density storage system.
Supply Storage			1		100	100	Shelving
Copier/Workroom			1		100	100	Copier, printer, shredder, fax machine
Staff Restroom			2		64	128	
<b>Public Areas</b>							
Reception			0		64	0	
Public Waiting Area		8	1		120	120	Counter to Reception. Chairs for visitors. Drinking Fountain.
					0.30	4,058 Subtotal NSF	
						1,217 Department Circulation Factor	
						5,275 Subtotal DGsf	





# Environmental Health

Environmental Health							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
Environmental Health Manager	1	1	1	168	168		
Environmental Health Special III	3	4	3	120	360		
Environmental Health Special I-III	1	2	1	120	120		
Accounting Technician	1	1	1	64	64		
Total	6	8					
<b>Support</b>							
Conference Room - Medium		12	1	300	300		
Secure Storage			1	250	250	High density storage system.	
Supply Storage			1	100	100	Shelving	
Copier/Workroom			1	100	100	Copier, printer, shredder, fax machine	
Staff Restroom			2	64	128		
<b>Public Areas</b>							
Public Waiting Area		8	1	160	160	Counters with 1-2 windows for Treasurer and 3-4 windows for tax payments	
				0.30	1,750 Subtotal NSF		
					525 Department Circulation Factor		
					2,275 Subtotal DGsf		

Draft  
01312



# Health & Human Services Agency

Health and Human Services Agency						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
<b>Administration</b>						
Director	1	1	1	216	216	
Deputy Director	1	1	1	168	168	
Fiscal Officer	1	1	1	120	120	
Sr. System Support Analyst	1	1	1	120	120	
Staff Services Manager	1	1	1	120	120	
Account Clerk II	3	4	4	64	256	
Accountant II	1	1	1	64	64	
Accounting Technician	3	4	4	64	256	
Information Systems Support Tech	1	1	1	64	64	
Office Assistant	1	1	1	64	64	
Screeener	3	4	4	64	256	
Secretary II	1	2	2	64	128	
Services Support Assistant I/II	1	1	1	64	64	
Staff Services Specialist	1	1	1	64	64	
System Support Analyst	1	1	1	64	64	
Total	21	25				
<b>Public Assistance</b>						
Deputy Director	1	1	1	168	168	
Program Manager	1	1	1	120	120	
Staff Analyst	1	1	1	120	120	
Staff Services Analyst I/II	1	1	1	120	120	
Social Worker I-IV	6	8	8	64	512	
Social Worker Supervisor	1	1	1	120	120	
CalWork Supervisor I-II	1	1	1	120	120	
Employment Training Worker I/II	1	1	1	64	64	
Integrated Case Worker	8	10	10	64	640	
Office Assistant	13	16	16	64	1,024	
Public Authority Emp. Coordinator	1	1	1	64	64	
Eligibility Specialist	38	46	46	64	2,944	
Eligibility Specialist III	3	4	4	64	256	6 part time positions
Eligibility Supervisor	5	6	6	120	720	
Office Services Supervisor	1	1	1	120	120	
Total	82	99				
<b>Child Protective Services</b>						
Deputy Director	1	1	1	168	168	
Staff Analyst	1	1	1	120	120	
Staff Services Analyst I/II	1	1	1	120	120	
Social Worker I-IV	15	18	18	64	1,152	
Social Worker Supervisor I/II	3	4	3	120	360	
Office Assistant	1	1	1	64	64	
Legal Secretary II	1	1	1	64	64	
Vocational Assistant	3	3	3	64	192	
Total	26	30				

Continued on next page

San Benito County  
Facilities Master Plan



## HHSA – continued

Community Services and Workforce Development					
Deputy Director	1	1	1	168	168
Program Manager	1	1	1	120	120
Eligibility Specialist	1	1	1	64	64
Employment & Training Services Counselor	3	4	4	64	256
Employment & Training Services Supervisor	3	4	4	120	480
Integrated Case Worker	2	3	3	64	192
Social Worker I-IV	1	1	1	120	120
Staff Services Specialist	1	1	1	64	64
Vocational Assistant	1	1	1	64	64
Total	14	17			
Support Staff - Other Departments					
Information Technology Technician	2	2	2	120	240
Deputy County Counsel	1	1	1	120	120
EDD Staff	5	5	5	120	600
Department of Rehabilitation	1	1	1	120	120
Peninsula Family Services	1	1	1	120	120
Gavilan College	1	1	1	120	120
Health Care Options	1	1	1	64	64
Consultants/Contractors	2	4	4	64	256
Temporary Employees	3	5	5	64	320
Support					
				0	
Conference Room - Large		50	1	1,300	1,300
Conference Room - Medium		12	4	450	1,800
Training Room		20	1	900	900
Secure Storage			4	250	1,000 High density storage system.
Supply Storage			4	100	400 Shelving
Copier/Workroom			4	100	400 Copier, printer, shredder, fax machine
Staff Restroom			8	64	512
Public Areas					
Reception			4	128	512 Secure counter for check in
Public Waiting Area		12	4	200	800 Counter to Reception. Chairs for visitors. Drinking Fountain.
				22,488	Subtotal NSF
	0.30			6,746	Department Circulation Factor
				29,234	Subtotal DGsf



# Information Technology

Information Technology						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
IT Manager	1	1	1	168	168	
Network Administrator	1	1	1	120	120	
Database Administrator	1	2	2	120	240	
Desktop/Server Administrator	1	1	1	64	64	
IS Technology Support Technician II	2	4	4	64	256	
IT Support Technician I - HHSA	1	1	0	64	0	Housed at HHSA
<b>Total</b>	<b>7</b>	<b>10</b>				
<b>Support</b>						
Conference Room - Medium Workroom		10	1	300	300	
			1	500	500	Benches for computer setup/repair. Additional electrical and data connections at bench height.
Computer Equipment Data Center			1	200	200	
Secure Storage			1	250	250	
Supply Storage			1	100	100	Shelving
Staff Restroom			1	64	64	
<b>Public Areas</b>						
Public Waiting Area		4	1	100	100	
					2,362 Subtotal NSF	
					0.30	709 Department Circulation Factor
					3,071 Subtotal DGFS	

Draft  
013

San Benito County  
Facilities Master Plan



# Library

Library							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
County Librarian	1	1	1		216	216	
Librarian I	0.5	2	2		120	240	
Librarian II	1.5	3	3		168	504	
Librarian Temporary	0.5	1	1		64	64	
Library Technical Assistant	3	4	4		64	256	
Library Technical Assistant (Temp)	0.5	1	1		64	64	
Library Assistant	1	2	2		64	128	
Library Assistant Temporary	1	1	1		64	64	
Office Assistant II Temporary	3	4	4		64	256	
Total	12	19					
<b>Entry/Welcome Area</b>							
Checkout/Service Point			1		300	300	Includes book return, catalog computers, Self Check In/Out, book carts and bins
Bookstore/Local History Room			1		450	450	
<b>Community Meeting Areas</b>							
Casual Community Room			1		800	800	
Game Zone			1		150	150	
Tech Zone			1		500	500	
Program Space/Storytelling Lab			1		1,200	1,200	Includes small stage, tables and chairs, catering kitchen, AV room
Semi-Private Meeting Room			1		200	200	
Study Room			5		120	600	
Messy Program Room			1		900	900	
Program Storage			1		250	250	
Early Literacy			1		900	900	Includes activity tables, reading nooks, lounge seating
Children's Interactive Play Area			1		400	400	Includes storage
Teen Hang Out			1		400	400	Includes storage
<b>Collections</b>							
Adult Collection			1		2,500	2,500	
Juvenile Collection			1		1,500	1,500	
Early Literacy			1		800	800	
Young Adult Collection			1		200	200	
<b>Staff Areas</b>							
Work Area			1		250	250	
Materials Processing			1		700	700	
Break Room			1		250	250	
Staff Restrooms/Lockers			2		150	300	
					15,342 Subtotal NSF		
0.30					4,603 Department Circulation Factor		
					19,945 Subtotal DGFS		



## Office of Emergency Services

Office of Emergency Services						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
Emergency Service Specialist	1	2	2	64	128	
Emergency Medical Services	1	1	1	64	64	
Secretary	1	1	1	64	64	
Emergency Services Manager	1	1	1	168	168	
Medical Director	1	1	1	168	168	Contract position
Total	5	6				
<b>Support</b>						
Secure Storage			1	100	100	High density storage system.
Supply Storage			1	50	50	Shelving
Copier/Workroom			1	100	100	Copier, printer, shredder, fax machine
Staff Restroom			1	64	64	
<b>Public Areas</b>						
Reception			0	64	0	
Public Waiting Area		4	1	80	80	Counter to Reception. Chairs for visitors. Drinking Fountain.
				0.30	986 Subtotal NSF	
					296 Department Circulation Factor	
					1,282 Subtotal DGsf	

San Benito County  
Facilities Master Plan



# Probation

Probation							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
Chief Probation Office	1	1	1		216	216	
Assistant Chief Probation Officer	1	1	1		168	168	
Sup. Dep. Probation Officer, Adult	1	1	1		120	120	
Sup. Dep. Probation Officer, Juv	1	1	1		120	120	
Sr. Dep. Probation Officer, Adult	1	1	1		120	120	
Sr. Dep. Probation Officer, Juv	1	1	1		120	120	
Deputy Probation Officer, Adult	4	4	4		108	432	
Deputy Probation Officer, Juvenile	4	4	4		108	432	
Deputy Probation Officer	3	7	7		108	756	Currently vacant
Probation Aide	3	5	5		64	320	
Staff Analyst	1	1	1		64	64	
Administrative Services Specialist	1	2	2		64	128	
Office Assistant	1	1	1		64	64	Currently vacant
Secretary	1	1	1		64	64	
Extra Help Probation Officer (Court)	1	1	1		120	120	
Extra Help Admin. Services Manager	1	1	1		120	120	
Gang Prevention Coordinator	1	1	1		108	108	Currently vacant
Gang Prevention Secretary	1	1	1		64	64	Currently vacant
Re-Entry Case Manager, CTC	2	2	2		108	216	1 currently vacant
Office Assistant, CTC	1	1	1		64	64	Currently vacant
Peer Mentor, Temporary, CTC	1	1	1		64	64	Currently vacant
<b>Total</b>	<b>32</b>	<b>39</b>					
<b>Support</b>							
Conference Room - Large		30	1		600	600	
Secure Storage			1		250	250	High density storage system.
Supply Storage			1		100	100	Shelving
Copier/Workroom			1		100	100	Copier, printer, shredder, fax machine
Staff Restroom			2		64	128	
Drug Testing Restroom			2		64	128	
<b>Public Areas</b>							
Reception			0		64	0	
Public Waiting Area		8	1		120	120	Counter to Reception. Chairs for visitors. Drinking Fountain.
					0.30	5,306 Subtotal NSF	
						1,592 Department Circulation Factor	
						6,898 Subtotal DGsf	



# Psychiatric Health Facility

Psychiatric Health Facility						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Patient Housing</b>						
Single Room	0	1	12	150	1,800	Includes shared restroom
Total	0	12				
<b>Housing Support</b>						
Conference - Medium			1	300	300	
Conference - Small			1	225	225	
Staff Room			1	220	220	
Patient Administration			1	120	120	
Seclusion Room			1	260	260	Includes restrooms
Office			3	120	360	
Office			2	160	320	
Consultation Room			1	130	130	
Exam Room			1	130	130	
Serving Kitchen			1	275	275	
Great Room			1	1,600	1,600	
Multi-Purpose Room			1	125	125	
Laundry Room			1	140	140	
Medication Room			1	100	100	
Staff Breakroom			1	230	230	
Staff Restroom			1	64	64	
Sallyport			1	135	135	
<b>Public Support</b>						
Waiting			1	250	250	
Vestibule			1	150	150	
Office - Reception			1	125	125	
Office			1	140	140	
Medical Records			1	175	175	
Public Restrooms			2	64	128	
<b>Building Support</b>						
Electrical			1	180	180	
Mechanical			1	150	150	
Data Closets			2	50	100	
Clean Linen			1	95	95	
Dirty Linen			1	60	60	
Locker Room			1	100	100	
Shower			2	50	100	
Staff Restroom			6	64	384	
					8,671 Subtotal NSF	
0.30					2,601 Department Circulation Factor	
					11,272 Subtotal DGSF	





# Public Health

Public Health							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
Administrative Services Specialist	1	1	1		64	64	
Community Health Nurse IV	1	1	1		64	64	
Eligibility Specialist	1	1	1		64	64	
Emergency Services Specialist	1	1	1		64	64	
Epidemiologist	1	1	1		168	168	
Health Assistant	2	3	2		64	128	
Health Education Associate II	4	5	4		64	256	
Occupational Therapist I/II	1	1	1		64	64	
Office Assistant	3	4	3		64	192	
Physical Therapist II	1	1	1		64	64	
Program Manager	1	1	1		168	168	
Public Health Admin/Dir. Of Nursing	1	1	1		216	216	
Public Health Nurse III	1	1	1		120	120	
Public Health Nurse IV	2	3	2		120	240	
Public Health Officer	1	1	1		168	168	
Staff Analyst	1	1	1		64	64	
Supervising PH Nurse	1	1	1		168	168	
Total	24	28					
<b>Support</b>							
Training Lab/Conference Room		20	1		450	450	Available to other Departments also
Secure Storage			1		250	250	
Training Room		50	0		1,000	0	Share with C/A/R/E
Supply Storage			1		100	100	Shelving
Vaccine Storage			1		250	250	Shelving
Copier/Workroom			1		100	100	Copier, printer, shredder, fax machine
Break Room			1		200	200	
Staff Restroom			4		64	256	
<b>Public Areas</b>							
Public Waiting Area		12	1		150	150	Counters with 2 windows
					0.30	4,028 Subtotal NSF	
						1,208 Department Circulation Factor	
						5,236 Subtotal DGSF	



# Sheriff's Tactical Training Center

Sheriff's Tactical Training Facility						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
Range Master Office	0	1	1	120	120	
Total	0	1				
<b>Support</b>						
Conference - Medium		12	1	200	200	
Instructional Storage			1	150	150	
Armory			1	200	200	
Simulated Training Room			1	400	400	
Weapons Cleaning Room			1	120	120	
Range Control Room			1	150	150	
Range Observation Area			1	200	200	
25-Yard Range			1	9,600	9,600	Overall 120' x 80', vehicle drive through
Range Storage			1	1,000	1,000	
Divisible Classroom			1	1,800	1,800	
Supply Storage			1	100	100	Shelving
<b>Public Areas</b>						
Public Waiting Area		8	1	200	200	
Public Restrooms			2	160	320	
				0.20	14,560 Subtotal NSF	
					2,912 Department Circulation Factor	
					17,472 Subtotal DGsf	

Draft  
013121

San Benito County  
Facilities Master Plan



# Sheriff's Office

Sheriff's Office						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Operations &amp; Administration Staff</b>						
Sheriff/Coroner	1	1	1	216	216	
Captain - Operations	1	1	1	168	168	
Director of Administrative Services	1	1	1	120	120	
Sheriff's Technician	2	3	3	64	192	1 part time
Civil Clerk	1	2	2	64	128	
Multi-Service Officer	1	2	2	120	240	
Administrative Services Specialist	2	3	3	64	192	1 part time
Sheriff's Sergeant	5	7	7	120	840	
Deputy Sheriff	17	24	24	64	1,536	1 part time, 3 extended leave
Court Security			0	0	0	18 retired annuitants/2.5 = 7FIE's, not housed at the Sheriff's Office
Total	31	44				
<b>Support</b>						
Back-up Dispatch			1	500	500	
Back-up Dispatch Office			1	120	120	
Briefing/Training Room			1	800	800	
Conference - Medium			1	350	350	
Morgue			1	1,000	1,000	
Interview Room			2	100	200	
Property/Evidence Storage			4	1,000	4,000	
CLEIS Room			1	100	100	
Secure Radio Room			1	300	300	
Secure Server Room			1	300	300	
IT Technician			1	120	120	
Breakroom			1	200	200	
Copier/Workroom			1	150	150	
Secure Storage			1	250	250	
Supply Storage			1	100	100	Shelving
Armory			1	500	500	Ventilation and humidity control. Workbench with fume hood.
Fitness Room			1	1,000	1,000	
<b>Men's Locker Room</b>						
Toilet Room			1	200	200	Assumes five fixtures
Locker Room			1	250	250	48 half height lockers (18wx24d), bench
Shower			4	50	200	Includes dressing area
<b>Women's Locker Room</b>						
Toilet Room			1	160	160	Assumes four fixtures
Locker Room			1	100	100	16 half height lockers (18wx24d), bench
Shower			2	50	100	Includes dressing area
Staff Restroom			6	64	384	
<b>Public Areas</b>						
Public Waiting Area		8	1	200	200	
Public Restrooms			2	160	320	
				15,536 Subtotal NSF		
0.30				4,661 Department Circulation Factor		
				20,197 Subtotal DGFSF		



# Tax Assessor

Tax Assessor						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
Tax Assessor	1	1	1	216	216	
Assistant Tax Assessor	1	1	1	168	168	
Assessor Office Manager	1	1	1	120	120	
Chief Appraiser	1	1	1	120	120	
Appraiser I	1	1	1	120	120	
Appraiser II	6	7	7	64	448	
Appraiser III	1.5	3	3	64	192	3 part time, one currently vacant
Auditor-Appraiser II	2	2	2	64	128	
Accounting Appraiser Technician	1	1	1	64	64	
Property Transfer Assessment Tech	1	1	1	64	64	
Assessment Clerk I	2	2	2	64	128	1 currently vacant
Assessment Clerk II	1	1	1	64	64	
Sup. Computer Mapping Specialist	1	1	1	120	120	
Computer Mapping Specialist III	1.5	2	2	64	128	2 positions - 1 full time, 1 part time
Total	22	25				
<b>Support</b>						
Conference Room - Medium		12	1	300	300	
Secure Storage			1	250	250	High density storage system.
Supply Storage			1	100	100	Shelving
Copier/Workroom			1	100	100	Copier, printer, shredder, fax machine
Staff Breakroom			1	200	200	
Staff Restroom			2	64	128	
<b>Public Areas</b>						
Public Lobby/Waiting		8	1	300	300	Counter with 2-3 windows
Public Restrooms			2	64	128	
				0.30	3,586 Subtotal NSF	
					1,076 Department Circulation Factor	
					4,662 Subtotal DGsf	



## Treasurer / Tax Collector

Treasurer / Tax Collector							
Space Name	Now	20-year Projections			Net Area	Total Area	Comments
	Positions	Positions	# Areas				
<b>Staff</b>							
Treasurer/Tax Collector/PA	1	1	1		216	216	
Office Manager - Treasurer/PA	1	1	1		168	168	
Office Manager - Tax Collector	1	1	1		168	168	
Deputy Treasurer/PA I/II/III	1	2	1		64	64	
Deputy Tax Collector I/II/III	2	2	2		64	128	1 vacant
Accounting Technician	1	1	1		64	64	
Office Manager - Revenue	0	1	1		168	168	New position
Deputy Revenue Collection I/II/III	0	2	2		64	128	New position
Deputy Public Administrator I/II/III	0	2	2		64	128	New position
<b>Total</b>	<b>7</b>	<b>13</b>					
<b>Support</b>							
Conference Room - Medium		12	1		300	300	
Secure Storage			1		250	250	High density storage system.
Safe			1		120	120	
Supply Storage			1		100	100	Shelving
Copier/Workroom			1		100	100	Copier, printer, shredder, fax machine
Staff Restroom			2		64	128	
<b>Public Areas</b>							
Public Waiting Area		50	1		500	500	Counters with 1-2 windows for Treasurer and 3-4 windows for tax payments
					2,730	Subtotal NSF	
0.30						819	Department Circulation Factor
					3,549	Subtotal DGSF	



## UC Cooperative Extension

University of California Cooperative Extension						
Space Name	Now	20-year Projections			Total Area	Comments
	Positions	Positions	# Areas	Net Area		
<b>Staff</b>						
Department Head/Youth Development Faculty	1	1	1	216	216	
Livestock and Natural Resources	1	2	2	120	240	
4-H Youth Development Staff	1	2	2	120	240	
Administrative Assistant	1	3	3	64	192	
Volunteer/Itinerant Work Space	0	3	3	64	192	
Total	4	11				
<b>Support</b>						
Meeting/Training Room		40	0	800	0	Share with Agricultural Commissioner
Breakroom			0	150	0	Share with Agricultural Commissioner
Secure Storage			1	100	100	
Supply Storage			1	1,000	1,000	Shelving; consider additional storage
Staff Restroom			1	64	64	
<b>Public Areas</b>						
Public Waiting Area		4	1	100	100	
				0.30	2,344	Subtotal NSF
					703	Department Circulation Factor
					3,047	Subtotal DGsf