

San Francisco, CA

Facility: \NSA 1\Cabrillo Plgd

Attributes:
None

General Information:

Function:	Outdoor Recreation	Year Built:
Gross Area:	44,390 S.F.	Last Renovation:

Facility Description:

This is a mixed use area located between Cabillo St. and 39th Ave, there are tennis and basketball courts, 2 children's play areas, a club house and a Conex box for storage. The club house is a 1,274 sf building and the park is approx. 43,116 sf. The park was constructed in 1930 and updated in 1983.

Current Repair Cost: \$1,453,472.00

Replacement Cost: \$1,649,458.00

FCI: 88.12%



31-Oct-2006

Facility: \NSA 1\Cabrillo Plgd\Cabrillo Park Site

Attributes:

Basketball Court	2	Floor Tile, 9 x 9 (Haz Mat)	1274
Bleacher, Wood w/ Metal Frame	52	Grass areas, mowed often	4000
Building Number	1	Irrigation Systems, Auto	4000
Building sf	1274	Park Size	43116
Chain Link Fence, 10ft	145	Play Structure, Large	1
Chain Link Fence, 16ft	435	Play Structure, Small	1
Chain Link Fence, 6ft	173	Sewer System	43116
Concrete Sidewalks	4000	Tennis Court	2
Connex Box	1	Trash Container, 96	3
Drinking Fountains	1	Walls, Concrete	1000

General Information:

Function:	Outdoor Recreation	Year Built:	1945
Gross Area:	43,116 S.F.	Last Renovation:	1983

Facility Description:

The playgrounds are not ADA compliant but are in generally good condition. There are 2 play areas, the area next the rec. room is smaller and has smaller structures. The majority of the equipment is made of wood and metal all anchored in a sand surface. Surround the play structure are cement steps to the rec. building and asphalt leading to the courts. The asphalt is broken and cracked and there are 2 tree wells missing tree. The courts are in acceptable condition and have a hard coat finish, they are approx. 27,254sft. The chain link fence surrounding the majority of the park is in need of replacement. There is approx. 4,000sft of maintained grass at the park, this includes the grass area along the sidewalks on 38th and 39th Ave.

Plumbing: The site contains one drinking fountain at entrance off 39th Avenue. The fountain is operation, but past useful life and non-ADA compliant.

The limited grass areas are irrigated, largely manual with quick couplers. Piping is believed installed during 1982 playground renovation.

Site drainage is through slope to street or (2) storm drains at South East corner of site. Storm drains appear clogged with stagnant water and past useful life.

Electrical: There is no site lighting.

Current Repair Cost: \$515,028.00

Replacement Cost: \$632,692.00

FCI: 81.40%



29-Aug-2006

Building Condition:

System	Unit Price\$ (Raw)	Unit Price\$	Unit of Meas	Qty	Renewal %	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	CI%	Deficiency\$	Replacement Value	FCI%	Next Inspection
Total	\$7.22	\$14.87	S.F.	43,116	106	\$673,100	49	1952	1970			\$515,027	\$632,690	81	
Building Sitework	\$7.22	\$14.87	S.F.	43,116	106	\$673,100	49	1952	1970			\$515,027	\$632,690	81	
Site Improvements	\$6.97	\$14.16	S.F.	43,116	106	\$648,932	49	1958	1970			\$490,859	\$610,719	80	
Site Development	\$6.48	\$13.17	S.F.	43,116	106	\$602,308	51	1957	1970			\$448,297	\$567,962	79	
16' Chain Link Fence and Gates	\$53.82	\$109.37	L.F.	435	110	\$52,335	25	1945	1970			\$52,335	\$47,577	110	

San Francisco, CA

System	Unit Price\$ (Raw)	Unit Price\$	Unit of Meas	Qty	Renewal %	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	CI%	Deficiency\$	Replacement Value	FCI%	Next Inspection
Paved Courts	\$4.75	\$9.65	S.F.	27,254	110	\$289,388	50	1945	1995			\$289,388	\$283,080	110	
90 Gal. City Trash Can	\$100.00	\$203.22	Each	3	100	\$610	10	1982	1992			\$610	\$610	100	
Metal Frame/Wood Benches	\$110.00	\$223.54	L.F.	52	110	\$12,787	20	1982	2002			\$12,787	\$11,624	110	
Resurface Tennis Court	\$2.50	\$5.08	S.F.	2,850	100	\$14,479	10	1982	1992			\$14,479	\$14,479	100	
Resurface Basketball Court 1	\$1.50	\$3.05	S.F.	4,688	100	\$14,290	15	1982	1997			\$14,290	\$14,290	100	
Retaining Walls	\$89.00	\$180.86	S.F.	1,000	100	\$180,865	75	1982				\$26,856	\$180,865	15	
Resurface Basketball Court 2	\$1.50	\$3.05	S.F.	4,688	100	\$14,290	15	1982	1997			\$14,290	\$14,290	100	
Picnic Tables	\$650.00	\$1,320.92	Each	2	110	\$2,906	25	1982	2007			\$2,906	\$2,642	110	
10' Chain Link Fence and Gates	\$35.36	\$71.86	L.F.	145	110	\$11,461	25	1945	1970			\$11,461	\$10,419	110	
6' Chain Link Fence and Gates	\$23.00	\$46.74	L.F.	173	110	\$8,895	25	1945	1970			\$8,895	\$8,086	110	
Landscaping	\$0.06	\$0.11	S.F.	43,116	102	\$4,958	10	1972	1975			\$894	\$4,877	18	
Mowed Grass Areas	\$0.50	\$1.02	S.F.	4,000	100	\$4,064	5	1999	2004				\$4,064		
Irrigation Systems	\$0.10	\$0.20	S.F.	4,000	110	\$894	30	1945	1975			\$894	\$813	110	
Pedestrian Paving	\$0.43	\$0.88	S.F.	43,116	110	\$41,668	30	1945	1975			\$41,668	\$37,880	110	
Concrete Roads & Walkways	\$4.66	\$9.47	S.F.	4,000	110	\$41,668	30	1945	1975			\$41,668	\$37,880	110	
Site Mechanical Utilities	\$0.25	\$0.51	S.F.	43,116	110	\$24,168	27	1945	1970			\$24,168	\$21,971	110	
Storm Sewer	\$0.10	\$0.20	S.F.	43,116	110	\$9,638	30	1945	1975			\$9,638	\$8,762	110	
Water Supply	\$0.15	\$0.31	S.F.	43,116	110	\$14,530	25	1945	1970			\$14,530	\$13,209	110	
Drinking Fountains	\$6,500.00	\$13,209.24	Each	1	110	\$14,530	25	1945	1970			\$14,530	\$13,209	110	

San Francisco, CA

Facility: \NSA 1\Cabrillo Plgd\Play Structure (Small)

Attributes:
 None

General Information:

Function: Year Built: 1960
 Gross Area: 5,200 S.F. Last Renovation:

Facility Description:

Small is considered less than 10,000 SF.

Play Structure: The play structures are wood frame with metal and wood elements. The ground surface is entirely sand. Estimate play area dated around 1960. While the play structures are in fair condition, they are currently non-ADA compliant. There is reasonable ADA access from the street provided minor improvements are made.

Current Repair Cost: \$697,448.00

Replacement Cost: \$581,207.00

FCI: 120.00%



05-Apr-2007

05-Apr-2007

Building Condition:

System	Unit Price\$ (Raw)	Unit Price\$	Unit of Meas	Qty	Renewal %	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	C/I%	Deficiency\$	Replacement Value	FCI%	Next Inspection
Total	\$55.00	\$111.77	S.F.	5,200	120	\$697,448	24	1960	1970			\$697,448	\$581,207	120	
Substructure	\$16.50	\$33.53	S.F.	5,200	120	\$209,234	10	1960	1970			\$209,234	\$174,362	120	
Foundations	\$16.50	\$33.53	S.F.	5,200	120	\$209,234	10	1960	1970			\$209,234	\$174,362	120	
Soft Play Surface	\$16.50	\$33.53	S.F.	5,200	120	\$209,234	10	1960	1970			\$209,234	\$174,362	120	
Shell	\$38.50	\$78.24	S.F.	5,200	120	\$488,214	30	1960	1990			\$488,214	\$406,845	120	
Superstructure	\$38.50	\$78.24	S.F.	5,200	120	\$488,214	30	1960	1990			\$488,214	\$406,845	120	
Floor Construction	\$38.50	\$78.24	S.F.	5,200	120	\$488,214	30	1960	1990			\$488,214	\$406,845	120	
Play Structures & Improvements	\$38.50	\$78.24	S.F.	5,200	120	\$488,214	30	1960	1990			\$488,214	\$406,845	120	

Facility: \NSA 1\Cabrillo Plgd\Recreation Building

Attributes:
None

General Information:

Function: Recreation Center Year Built: 1945
Gross Area: 1,274 S.F. Last Renovation: 1983

Facility Description:

The exterior is a wood frame stucco building with a pitched roof and wood gutters, the exterior is in need of painting. Wood around bay window show signs of water damage and should be sanded down or replaced. Interior consist of a main room, kitchen, office and restroom in the building and a restroom on each side. The main room has cork floor with wood panels covering the walls and an exposed ceiling. The wood panels are in need of refinishing and the kitchen requires the cabinets to be refinished.

Mechanical: The building is heated by vertical gas fired furnace unit with distribution ductwork and local thermostatic control. We could not get the unit to operate, and grilles are very dirty. We did not have access to view the unit, so we are assuming past useful life. There is no mechanical cooling. Ventilation is provided by (2) wall mounted exhaust fans, appearing within 10 years of age. Clubhouse kitchen has gas stove with residential type hood. Stove, hood, and gas piping are past life.

Plumbing: Plumbing fixtures and piping are operational, but past useful life and non-ADA compliant. Gutters drain to storm drainage pipe, which is also past life.

Electrical: Power is fed from overhead lines to 100 amp main panel, 120/240 volt, which is dated 1989. Distribution assumed renovated at same time – 1989. Lighting is typically T-12 fluorescent with adequate illumination.

Life Safety: The building has no fire sprinklers or alarms systems.

Current Repair Cost: \$239,588.00

Replacement Cost: \$434,151.00

FCI: 55.19%



29-Aug-2006

Building Condition:

System	Unit Price\$ (Raw)	Unit Price\$	Unit of Meas	Qty	Renewal %	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	CI%	Deficiency\$	Replacement Value	FCI%	Next Inspection
Total	\$167.69	\$340.78	S.F.	1,274	100	\$434,152	46	1952	1955		90	\$239,587	\$434,152	55	
Substructure	\$15.82	\$32.15	S.F.	1,274	100	\$40,958	100	1945					\$40,958		
Foundations	\$15.82	\$32.15	S.F.	1,274	100	\$40,958	100	1945					\$40,958		
Slab on Grade	\$15.82	\$32.15	S.F.	1,274	100	\$40,958	100	1945					\$40,958		
Shell	\$71.50	\$145.30	S.F.	1,274	100	\$185,115	57	1957	1985		90	\$31,144	\$185,115	17	
Superstructure	\$25.69	\$52.21	S.F.	1,274	100	\$66,512	100	1945					\$66,512		
Wood Roof Construction	\$25.69	\$52.21	S.F.	1,274	100	\$66,512	100	1945					\$66,512		
Exterior Enclosure	\$40.31	\$81.92	S.F.	1,274	100	\$104,363	34	1945	1985			\$31,144	\$104,363	30	

San Francisco, CA

System	Unit Price\$ (Raw)	Unit Price\$	Unit of Meas	Qty	Renewal %	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	C1%	Deficiency\$	Replacement Value	FCI%	Next Inspection
Wood Frame/Siding	\$29.00	\$58.93	S.F.	1,274	100	\$75,081	30	1945				\$1,778	\$75,081	2	
Exterior Windows	\$4.72	\$9.59	S.F.	1,274	100	\$12,220	50	1945	1995			\$12,220	\$12,220	100	
Exterior Doors	\$6.59	\$13.39	S.F.	1,274	100	\$17,062	40	1945	1985			\$17,146	\$17,062	100	
Roofing	\$5.50	\$11.18	S.F.	1,274	100	\$14,240	20	2005	2025		90		\$14,240		
Roof Coverings	\$5.50	\$11.18	S.F.	1,274	100	\$14,240	20	2005	2025		90		\$14,240		
Roll Roofing	\$5.50	\$11.18	S.F.	1,274	100	\$14,240	20	2005	2025		90		\$14,240		
Interiors	\$20.81	\$42.29	S.F.	1,274	100	\$53,877	20	1960	1955			\$54,241	\$53,877	101	
Interior Construction	\$12.31	\$25.02	S.F.	1,274	100	\$31,871	16	1945	1955			\$31,871	\$31,871	100	
Wood Frame/Gyp Partitions	\$8.57	\$17.42	S.F.	1,274	100	\$22,188	10	1945	1955			\$22,188	\$22,188	100	
Interior Doors	\$3.74	\$7.60	S.F.	1,274	100	\$9,683	30	1945	1975			\$9,683	\$9,683	100	
Interior Finishes	\$8.50	\$17.27	S.F.	1,274	100	\$22,006	25	1970	1975			\$22,370	\$22,006	102	
Wood wall Finish	\$1.00	\$2.03	S.F.	1,274	100	\$2,589	10	1982	1992			\$2,953	\$2,589	114	
9x9 Floor Finishes	\$6.35	\$12.90	S.F.	1,274	100	\$16,440	30	1945	1975			\$16,440	\$16,440	100	
Painted Open Ceiling	\$1.15	\$2.34	S.F.	1,274	100	\$2,977	10	1982	1992			\$2,977	\$2,977	100	
Services	\$59.56	\$121.04	S.F.	1,274	100	\$154,202	29	1945	1970			\$154,202	\$154,202	100	
Plumbing	\$33.90	\$68.89	S.F.	1,274	100	\$87,768	30	1945	1975			\$87,768	\$87,768	100	
Plumbing Fixtures	\$25.50	\$51.82	S.F.	1,274	100	\$66,020	30	1945	1975			\$66,020	\$66,020	100	
Domestic Water Distribution	\$3.75	\$7.62	S.F.	1,274	100	\$9,709	30	1945	1975			\$9,709	\$9,709	100	
Sanitary Waste	\$3.45	\$7.01	S.F.	1,274	100	\$8,932	30	1945	1975			\$8,932	\$8,932	100	
Rain Water Drainage	\$1.20	\$2.44	S.F.	1,274	100	\$3,107	30	1945	1975			\$3,107	\$3,107	100	
Electrical	\$13.26	\$26.95	S.F.	1,274	100	\$34,331	30	1945	1975			\$34,331	\$34,331	100	
Electrical Service/Distribution	\$5.76	\$11.71	S.F.	1,274	100	\$14,913	30	1945	1975			\$14,913	\$14,913	100	
Lighting and Branch Wiring	\$7.50	\$15.24	S.F.	1,274	100	\$19,418	30	1945	1975			\$19,418	\$19,418	100	
HVAC	\$12.40	\$25.20	S.F.	1,274	100	\$32,103	27	1945	1970			\$32,103	\$32,103	100	
Energy Supply	\$1.90	\$3.86	S.F.	1,274	100	\$4,919	30	1945	1975			\$4,919	\$4,919	100	
Natural Gas: Pipe & Fittings, Steel/Iron	\$1.90	\$3.86	S.F.	1,274	100	\$4,919	30	1945	1975			\$4,919	\$4,919	100	
Distribution Systems	\$3.60	\$7.32	S.F.	1,274	100	\$9,320	30	1945	1975			\$9,320	\$9,320	100	
Ductwork	\$3.60	\$7.32	S.F.	1,274	100	\$9,320	30	1945	1975			\$9,320	\$9,320	100	
Terminal & Package Units	\$6.90	\$14.02	S.F.	1,274	100	\$17,864	25	1945	1970			\$17,864	\$17,864	100	
Residential Furnace, Gas	\$6.90	\$14.02	S.F.	1,274	100	\$17,864	25	1945	1970			\$17,864	\$17,864	100	

San Francisco, CA

Facility: \NSA 1\Cabrillo Plgd\Storage Shed

Attributes:
 None

General Information:

Function:

Year Built:

Gross Area: 80 S.F.

Last Renovation:

Facility Description:

Connex Box

Current Repair Cost: \$1,408.00

Replacement Cost: \$1,408.00

FCI: 100.00%

Building Condition:

System	Unit Price\$ (Raw)	Unit Price\$	Unit of Meas	Qty	Renewal %	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	C/F%	Deficiency\$	Replacement Value	FCI%	Next Inspection
Total	\$16.00	\$17.60	S.F.	80	100	\$1,408	40	1964	2004			\$1,408	\$1,408	100	
Substructure	\$16.00	\$17.60	S.F.	80	100	\$1,408	40	1964	2004			\$1,408	\$1,408	100	
Foundations	\$16.00	\$17.60	S.F.	80	100	\$1,408	40	1964	2004			\$1,408	\$1,408	100	
Slab on Grade	\$16.00	\$17.60	S.F.	80	100	\$1,408	40	1964	2004			\$1,408	\$1,408	100	
Metal Shed	\$16.00	\$17.60	S.F.	80	0	\$1,408	40	1964	2004			\$1,408	\$1,408	100	

Comet Data Summary

March 6, 2007 PROSAC Meeting

	Capital Need	FCI score*	% of Total COMET Repair	% of SubCat COMET Repair
Special Properties				
Camp Mather	\$36,592,325	0.37	2%	4%
Golden Gate Park	\$572,110,747	0.35	34%	70%
Golf	\$59,243,062	0.25	4%	7%
Library Grounds	\$1,624,501	0.35	0%	0%
Sharp Park	\$54,283,394	0.41	3%	7%
Yacht Harbor	\$98,692,506	0.84	6%	12%
Special Properties Total	\$822,546,536		49%	100%
Local Properties				
Building				
Clubhouse	\$47,376,511	0.41	3%	5%
Infrastructure	\$1,715,333	0.46	0%	0%
Legacy Properties	\$81,727,092	0.32	5%	9%
Other Recreation Facilites	\$5,408,284	0.25	0%	1%
Pool	\$83,066,599	0.54	5%	10%
Recreation Center	\$102,660,307	0.36	6%	12%
Restrooms	\$12,846,989	0.43	1%	1%
Storage	\$1,034,477	0.32	0%	0%
SubTOTAL	\$335,835,591	0.37	20%	39%
Open Space				
Mini Park	\$12,425,226	0.43	1%	1%
Other Recreation Facilites	\$23,733,297	0.44	1%	3%
Park Site	\$281,348,018	0.40	17%	33%
Playgrounds	\$150,898,054	0.47	9%	17%
Recreation Center	\$294,343	0.00	0%	0%
Squares & Plazas	\$57,783,274	0.42	3%	7%
SubTOTAL	\$526,482,210	0.42	31%	61%
Local Properties Total	\$862,317,801	0.39	51%	100%
ALL PROPERTIES TOTAL	\$1,684,864,336		100%	

This table is a high-level summary of the COMET data. While these figures may change somewhat as we continue to scrub the data, a few major points emerge:

***RPD has about \$1.7 billion in capital needs.**

***Golden Gate Park represents over 30% of the system's needs.**

***Local Properties account for about 50% of the system's needs**

***Within local properties, general park site improvements constitute 33% of the total need.**

What other themes emerge? Are you surprised by any of this data?

NOTE: FCI score refers to "Facility Condition Index". It is the ratio of the total cost of repairs for an asset to the total cost of replacing that asset. Therefore, a very high FCI score -- especially any scores that exceed 100% -- generally indicates that it would be more effecient to replace the asset rather than fix everything that is broken. For this worksheet, it is important to understand that these are average FCI scores -- within each category, there are specific assets that score very low and very high.