



## 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**

Project: San Benito County Master Plan		No. of Stories: 1	
Site: Leased		Year Built: 1994?	
Address: 1131 San Felipe Road		GSF: 12,000	
Facility: Behavioral Health		Date: 6/19/2019	
Distress: B = Beyond Expected Service Life		NSF: Assessor: Rob Nash	
Priority: 1 = Critical		M = Missing N = No Action Required	
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				N				
B20 Exterior Enclosure	B2010	Exterior Walls:								
		Concrete / CMU / Tile	100							
		Brick / Stucco Veneer	100			D	4		Minor patch/repair. Clean and paint	
		Vinyl Siding	30							
		Steel Siding	30			D	4		At gable ends, clean and paint.	
		Wood / Hardi-Board Siding	30							
	B2020	Transite / Other Siding	30							
		Exterior Windows:								
		Metal	30			B	5			
	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							
Built Up			25							
B3020		Asphalt Shingle	20							
		Clay / Concrete / Slate Tile	50							
		Single Ply	15							
		Metal	50			N				
C10 Interior Construction	C1010	Spray-on	10							
		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							
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			
	C3030	VCT/Sheet Vinyl	12			B	4			
		Raised Access Flooring	20							
		Wood/Ceramic Tile	30							
		Terrazzo	50							
		Marble/Stone	75							
		Concrete	100							
Ceiling Finishes:										
Painted Drywall	5									
C3030	Suspended Acoustical Tile	13			D	4		Replace 25%		
	Metal	25								
	Wood	30								

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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			
			Rain Water Drainage:				
			Cast Iron	40			
	D2040		Steel / Aluminum	20			
D2090		PVC	15				
D30 HVAC	D3010	Other Plumbing Systems:					
		Gas/ Pools/ChemWaste/Othr					
	D3010	Energy Supply	30				
	D3020	Heat Generating System:					
		Boilers / Furnaces	30				
	D3030	Cooling Generating Systems:					
		Chillers - Air / Water Cooled	20				
		Cooling Towers/WaterTrmnt	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 / ODC	15					
D40 Fire Protection	D4010	Sprinkler System	25		M	5	Noted some portable heaters and fans in offices
	D4090	Standpipes	30		M	5	Confirm number and location of devices
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	

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G20 Site Improvements	G2020	Parking Lots/Driveways:					
		Driveways	30				
	G2030	Parking Lots	30		B	4	Patch, repair, sealcoat, and stripe
		Pedestrian Paving:					
	G2030	Sidewalks	30		B	4	
		Walkways	30		B	4	
	G2040	Fencing:					
		Chain Link	25				
		Brick	30				
		Metal	30				
G2050	Wood	20					
	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				
G40 Site Electrical Utilities	G3090	Other Site Utilities	30				
	G4010	Electrical Distribution	30				
	G4020	Site Lighting	30				
G90 Other Site Construction	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:

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
	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>	\$	\$ 631,597	\$	\$ 761,079	\$ 424,355	\$ 1,817,031