

CITY OF WATSONVILLE

# CITY BUILDING FACILITY ASSESSMENT STUDY

February 2023

**KPA**  
the KPA GROUP

# **BUILDING FACILITY ASSESSMENT STUDY**

- **CITY INVESTMENT PRIORITIZATION – FACILITIES (CAPITAL REQUESTS)**
- **2022 CITY HIRED KPA GROUP**
- **2023 STUDY COMPLETED**
- **18 FACILITIES**



# BUILDING FACILITY ASSESSMENT STUDY

## CITY FACILITIES EVALUATED

- **Beach Street Parking Garage**
- **Callaghan Park Cultural Center**
- **City Hall**
- **Fire Station 1**
- **Fire Station 2**
- **Hoularis Youth Center**
- **Marinovich Community Center**
- **Municipal Service Center**
- **PCS One Stop**
- **Pinto Lake City Park**
- **Police Activities League**
- **Ramsay Park Family Center**
- **Watsonville Senior**
- **YWCA Daycare**



# BUILDING FACILITY ASSESSMENT STUDY

**PURPOSE: COMPREHENSIVE EVALUATION OF FACILITY CONDITIONS**

- **SITE**
- **BUILDING EXTERIOR /INTERIOR/STRUCTURE**
- **ADA**
- **MECHANICAL**
- **ELECTRICAL & PLUMBING (MEP)**



# BUILDING FACILITY ASSESSMENT STUDY

## PROCESS

- MEETINGS WITH STAFF/MANAGEMENT
- SITE VISITS
- CHECKLIST
- PHOTOS
- SPACE SURVEYS
- COST ESTIMATES



# BUILDING FACILITY ASSESSMENT STUDY

## FINDINGS

- EVIDENCE OF AGE & WEAR OF INTERIOR
- UPDATE OF MECHANICAL, ELECTRICAL & PLUMBING (MEP)
- MOST PARKING LOTS REQUIRE RESURFACING & STRIPING
- MINOR STRUCTURAL CRACKING AT SOME FACILITIES
- ALL CITY BUILDING REQUIRE MODERATE IMPROVEMENTS TO MAINTAIN VALUE, OPERATION & MEET PUBLIC NEEDS



# BUILDING FACILITY ASSESSMENT STUDY

## COST ESTIMATE OVERVIEW 2023



Facility Name	Deferred Maintenance
Beach Street Parking Garage	\$ 3,038,875
Callaghan Park Cultural Center	\$ 2,042,400
City Hall	\$ 8,375,450
Fire Station 1	\$ 5,808,650
Fire Station 2	\$ 6,290,500
Gene Hoularis & Waldo Rodriguez Youth Center	\$ 4,899,575
Marinovich Community Center	\$ 3,290,725
Municipal Service Center	\$ 18,927,850
Pinto Lake City Park	\$ 3,642,625
Police Activities League	\$ 1,132,750
Police Station	\$ 8,029,300
Ramsay Park Family Center	\$ 2,591,525
Rec Department One Stop	\$ 3,047,500
Watsonville Senior Center	\$ 4,160,700
YWCA State Preschool	\$ 1,177,025
<b>TOTAL</b>	<b>\$ 76,455,450</b>

## FACILITIES INVESTMENTS TO DATE

**SENIOR CENTER IMPROVEMENTS**

~ \$450K

**FIRE STATION 1 IMPROVEMENTS**

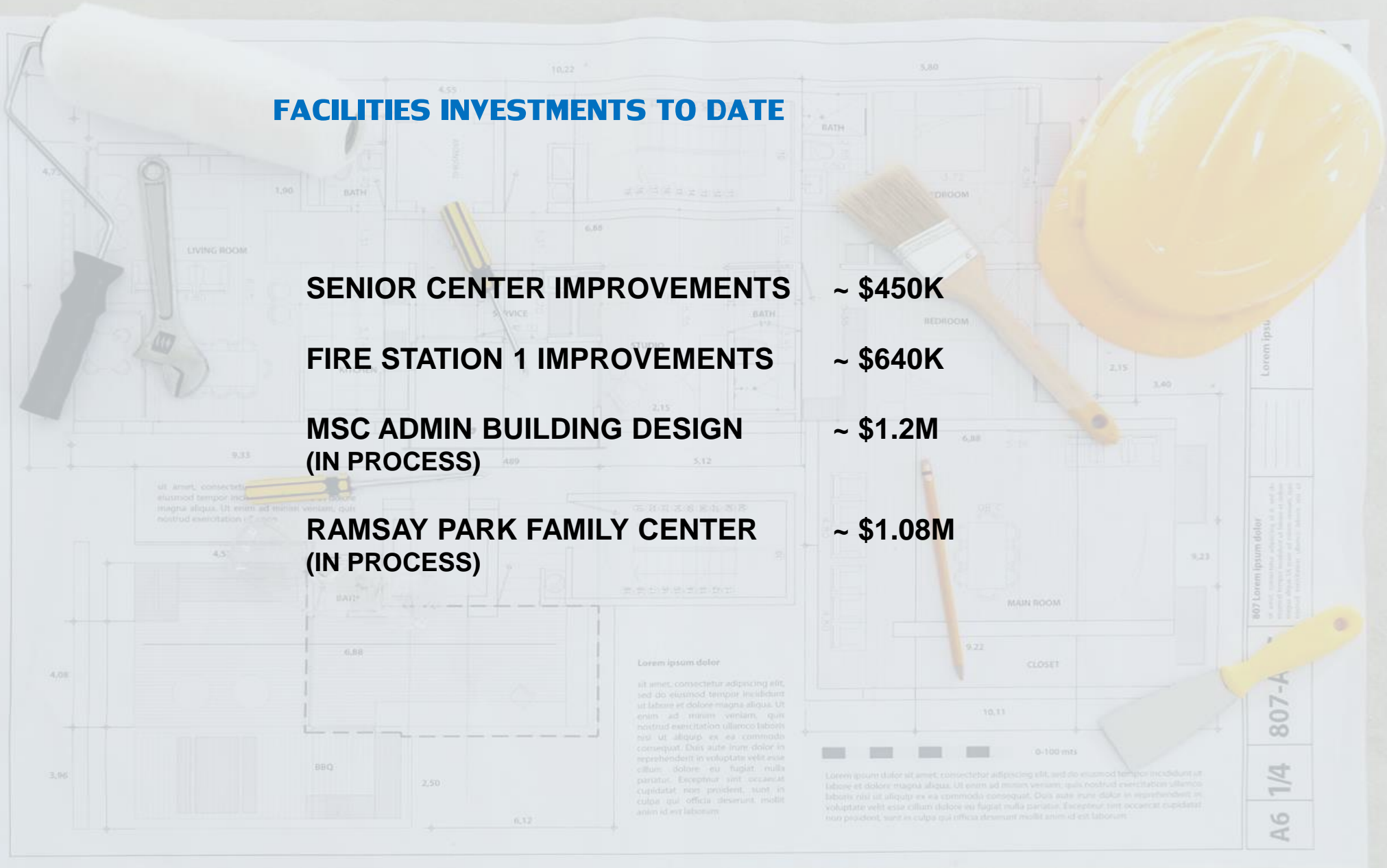
~ \$640K

**MSC ADMIN BUILDING DESIGN  
(IN PROCESS)**

~ \$1.2M

**RAMSAY PARK FAMILY CENTER  
(IN PROCESS)**

~ \$1.08M



## **FUTURE PLANNING/FUNDING PURSUITS**

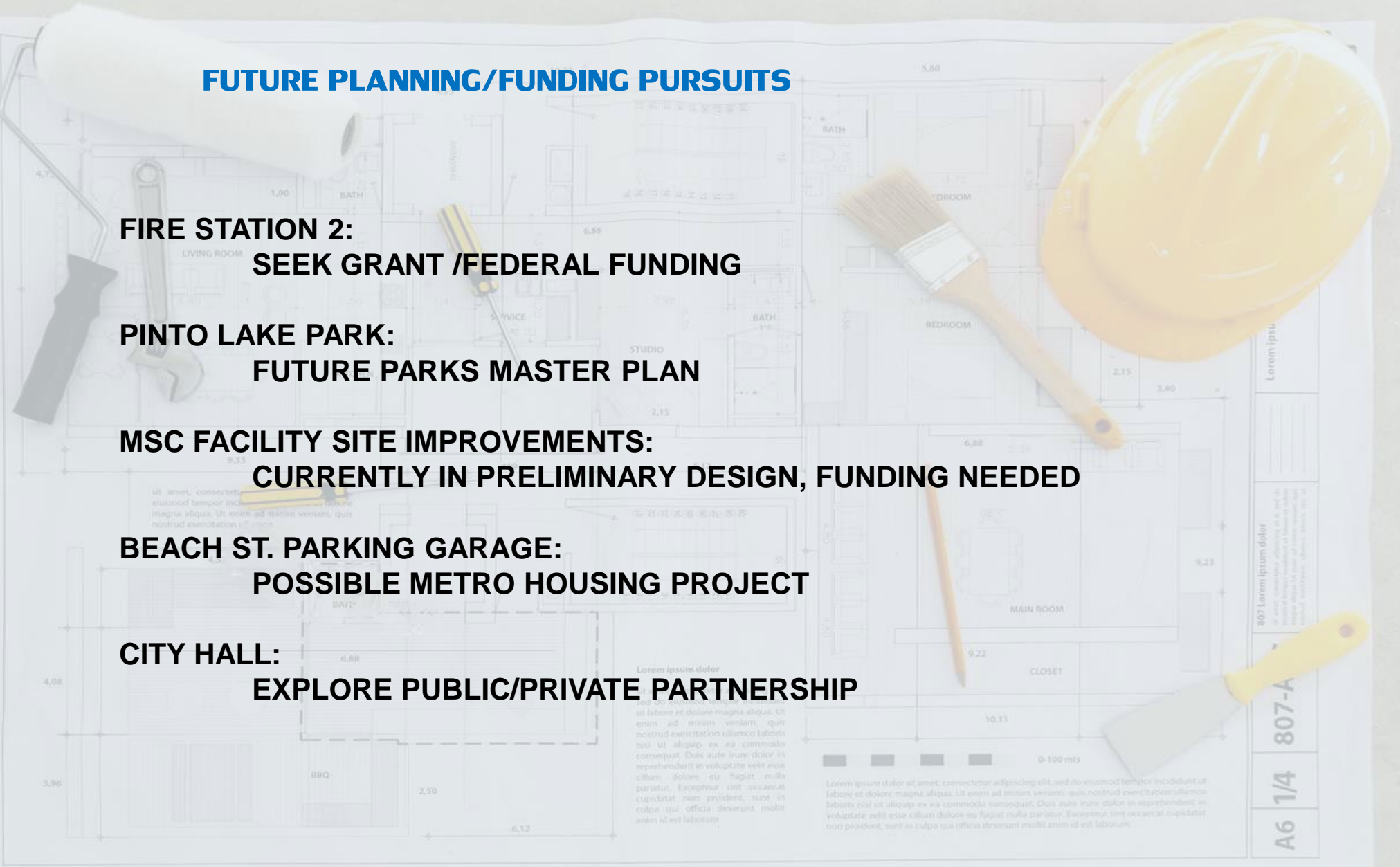
**FIRE STATION 2:  
SEEK GRANT /FEDERAL FUNDING**

**PINTO LAKE PARK:  
FUTURE PARKS MASTER PLAN**

**MSC FACILITY SITE IMPROVEMENTS:  
CURRENTLY IN PRELIMINARY DESIGN, FUNDING NEEDED**

**BEACH ST. PARKING GARAGE:  
POSSIBLE METRO HOUSING PROJECT**

**CITY HALL:  
EXPLORE PUBLIC/PRIVATE PARTNERSHIP**



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