

Report Presented to the City of Seal Beach

**Facility Condition Assessment Study
and Strategic Planning Project**

**Facility Condition Assessment
Final Draft Report**

Submitted 18 July 2011



Griffin Structures, Inc.

385 Second Street
Laguna Beach, CA 92651

T: 949-497-9000
F: 949-497-8883

www.griffinholdings.net

California

Nevada

Arizona

Italy

TABLE OF CONTENTS

1. INTRODUCTION	1
SCOPE AND APPROACH.....	1
ASSESSMENT TEAM.....	2
2. ASSUMPTIONS, APPROACH, AND METHODOLOGY	3
APPROACH.....	3
Project Orientation Phase	3
Building Survey Phase.....	3
Analysis Phase	4
Strategic Business Plan Phase.....	4
THE FACILITY CONDITION INDEX (FCI).....	5
Limitations on the Use of the FCI in this Report.....	6
How the FCI is Valuable to this Review	7
COMPUTING COSTS.....	7
Current Replacement Value.....	7
Cost to Remedy Deficiencies	8
DEFERRED MAINTENANCE.....	8
CLARIFICATIONS, QUALIFICATIONS & EXCLUSIONS.....	9
3. RESULTS OF THE ASSESSMENT SURVEYS.....	11
DATES OF SURVEYS.....	11
RENOVATION COSTS	12
Total Renovation Costs by Facility.....	12
Renovation Costs by System Component.....	13
Renovation Costs by System Component by Facility.....	14
REPLACEMENT COSTS.....	15
Total Replacement Costs by Facility.....	15
Replacement Costs Compared to Renovation Costs	16
FCI CALCULATION.....	18
4. STRATEGIC BUSINESS PLAN	21
PRIORITIZING FACILITIES FOR REMEDIATION OF DEFICIENCIES	21
20-YEAR CAPITAL IMPROVEMENT PLAN	25
Strategy for the 20-Year Plan.....	25
Distribution of Renovations in the 20-Year Plan	26
Annual City Maintenance Costs for These Facilities	27
20-Year Plan	29
5. BUILDING SURVEYS.....	31

APPENDIX: A LA CARTE LIST

I. INTRODUCTION

SCOPE AND APPROACH

Recognizing the challenges associated with a number of its current facilities, and provided with results of an earlier building condition survey that did not address strategic and policy planning issues related to improving existing building conditions, the City of Seal Beach contracted with Griffin Structures to provide a facilities assessment of a list of city properties. These facilities represent most of the city-owned properties, and are a diverse variety of structures with an equally wide range in type, mission and design. The facilities examined in this project are as follows.

Exhibit: Facilities Surveyed

No.*	Property Name	Bldg. GSF
1	City Hall	13,000
2	Old City Hall	11,200
3	Police Headquarters	22,000
4	City Yard-Office	3,100
4A	City Yard-Vehicle/Equipment Storage	6,200
4B	City Yard-Vehicle/Equipment Repair	4,900
4C	City Yard-Vehicle/Equipment Garage	4,800
4D	City Yard-Vehicle/Equipment Carport	5,250
4-Site	City Yard-Site	***
5	Library/Senior Center	28,286
6	Fire Station #44	3,500
7	Seal Beach Pier-Restaurant Building	2,679
8	North Seal Beach Community Center	4,550
9	Marina Community Center / Park	4,600
10	Seal Beach Pier-Old Bait Shop	510
10C	Lifeguard Tower	516
10D	Safety Building	842
10E	Lifeguard Headquarters	1,900
10F	Lifeguard Garage	2,250
10H	Seal Beach Pier Restrooms	1,000
13	Beach Facility-Maintenance Building	3,150
13A	Beach Facility-Restaurant Building	1,350
13B	Beach Facility-Storage Bldg.	350
13C	Beach Facility-Restroom Building	850
13D	Beach Parking Lot	***
16	Well & Pump House (Bolsa Chica)	570
17	Well & Pump House (Beverly Manor)	1,040**
29	Zoeter Building (Day Care)	1,500
29B	Zoeter Bleachers	1,600
37	Tennis Center Club House	2,100
37A	Tennis Center Locker/Shower/Restrooms	3,200
37B	Tennis Center Workout Room	1,000
37C	Tennis Center Gate/Site	n/a
38	McGaugh Pool Facility	n/a
39	Seal Beach Pier - Utilities	n/a

* The property names and numbers are mostly provided by the city. We added (a) "4-Site" which we added to account for the site area around the city yard buildings, and (b) "39" which we added to the otherwise unnumbered Seal Beach Pier utilities (the pier itself was excluded). The city also later added the Marina Park site to the project, and we included this with property 9, the Marina Community Center building.

** This is the current size listed, but the city is planning to expand this facility.

*** See the individual assessment reports for site area information.

This project includes the evaluation of the present state of all the indicated facilities, documentation of the deficiencies found, computation of conceptual estimates of probable costs required to remedy these deficiencies, computation of the Facilities Condition Index¹ for each of these properties, a prioritization of the remediation requirements, and a 20-year plan for clearing up the remediation requirements.

This project follows a building condition study undertaken by the city in 2004, referred to as the 2004 FCA report². Many of the facilities overlap with the present study, although new facilities have been added since the earlier report, and some have changed since that time. The 2004 FCA report provided a long list of very specific facility renovation requirements, including many relatively minor items and a number of major ones. The approach was highly "tactical" in regard to fixing a long list of small items, and did not address strategic issues, nor did it view the buildings as holistic elements of such a strategic plan. In regard to the detailed list of repair items—such as specific window frames needing fixing, walls in need of paint, stained ceiling tiles, non-functioning light fixtures, and so on—much of the 2004 report still appears useful except for certain repairs which have been made since then.

The biggest shortcoming of the 2004 report is the lack of a strategic focus, the failure to address certain deficiencies related to seismic and fire risk, and the absence of a "big picture" look at the city's facilities and a long term holistic approach to addressing the overall conditions. We have found significant issues with many buildings, and from a total-building point of view we believe the city should address these needs on a strategic and comprehensive basis.

In our review, we address certain major deficiencies which were not addressed in the same way earlier, such as seismic safety, fire/life safety, essential facility status, health department compliance, treatment of storm runoff, and slope stabilization. As requested by the City, we have looked for and reviewed deficiencies noted in the 2004 FCA Report. Those findings remain useful as a supplement to our assessment. Consequently, unlike the 2004 FCA Report, a detailed deficiencies list is not presented here. As noted in the attached building assessment survey documents, all deficiencies are accounted for and packaged in our assessment of building components, the associated identified costs, and the strategic improvement plan.

ASSESSMENT TEAM

The assessment team includes the following firms and individuals in key roles. Additional resources and support were provided in advisory and technical capacity as required from other individuals and firms.

General:	Griffin Structures, Inc Deryl Robinson Bob Hall Dustin Alamo	Structural:	Thornton Tomasetti, Inc. Young Nam, SE
Architectural:	Steven Gaffney Architecture, Inc. Steven Gaffney, AIA, LEED AP	Mechanical:	Tsuchiyama, Kaino, Sun & Carter Larry Sun, PE, LEED AP
		Electrical:	FBA Engineering, Inc. Bill Zavrnsnick, Principal

¹ The FCI is discussed later in this report. It is essentially the ratio of renovation costs and replacement costs for "an equivalent" facility; or in other terms, the FCI is the percentage that renovation costs make up compared to replacement cost.

² *2004 Facility Condition Assessment, City of Seal Beach*, TEC Engineering, June 10, 2004.

2. ASSUMPTIONS, APPROACH, AND METHODOLOGY

APPROACH

Project Orientation Phase

The Orientation Phase began with an introductory meeting between the project team and key City staff to acquire existing reports and documentation from the City. This phase included a review and validation of the assessment observations reported in the 2004 FCA Report. The City noted that the specific survey, condition findings, and remedial recommendations of the 2004 FCA Report included acceptable usable data where, on our survey, it appeared to be valid. Our team was also able to obtain a limited number of drawings, including some as-built drawings, and other materials provided by the City prior to our field survey, or in certain cases after our survey, for use in our assessments.

Building Survey Phase

As the next step in the assessment, Griffin and its team performed an Architecture Survey to identify issues and criteria, and to review and affirm observations noted in the 2004 FCA Report, where this was appropriate. The assessment team conducted scheduled site visits to examine existing facility conditions and record information found during the inspection. The team also checked the specific condition items noted in the 2004 FCA Report, and affirmed those items still pending. Based on visual observations and discussions with facility occupants and maintenance staff, Griffin evaluated conditions and identified deficiencies existing at the time of our survey, the general conditions of key building systems, and elements requiring secondary survey by our team's specialist engineers, which we scheduled for a follow-up visit.

Upon completion of the architectural aspects of our survey, for those facilities warranting engineering review, a summary report was given to specialist engineers from structural, electrical, and mechanical trades, in preparation for their respective survey activity. The engineers reviewed all project documents and associated City drawings, and addressed questions and concerns that arose during the architecture survey. The engineer's survey was a focused assessment of building systems, and addressed the deficiencies noted from the architecture survey as well as issues noticed in their own visual inspection.

After commencement of the survey, and overlapping with the survey process, all collected information was assembled into a project Building Survey Workbook. This information was checked for consistency and completeness through an established quality control review. As part of this survey, Griffin examined the results of work undertaken by the city since the 2004 FCA Report, and conversely, the team investigated further observable and apparent deteriorations which have occurred in various facility areas since that report. A written description of the facility survey results, including an overview of the facility, building systems and general condition, was then developed, and these appear in Section 5 of this report.

The review is organized around the following component categories of the facilities surveyed (Section 5):

- Site
- Environmental
- Fire/Life Safety
- Disabled Access Compliance
- Architectural Assessment
- Structural Assessment
- Mechanical Systems Assessment
- Electrical Systems Assessment

Analysis Phase

The analysis from the results of the survey began with information which had undergone quality control review and updates as necessary, as noted above. The Building Survey Workbook data was reviewed and assessed by system and building components, and conceptual estimates of probable costs for required remediation and replacement were generated. Remedial actions (and costs) were generated on a facility basis, reflective and cumulative of the categories of work involved.

To compute the Facility Condition Index (FCI) as required for this project, it was necessary to compute replacement costs for each of the facilities surveyed. The computation, meaning, and usefulness of the FCI is discussed later in this section of the report.

The analysis phase provided the team with information regarding each of the properties surveyed, and gave the team information useful in assessing possible alternate ways of prioritizing the required remediation work. This supported the development of strategic options and plans by which the city can address the significant issues and deficiencies which were identified in the survey.

Strategic Business Plan Phase

The final step of this project has been the articulation of a strategic plan for remedying the various issues and conditions related to the city's properties. It is apparent that in the past the city has deferred much of the maintenance work needed to keep properties in best condition, and consequently much of the current maintenance activity is reactive to chronic trouble spots, emergencies, and user reports of specific problems as they occur.

It is the intent of this report that a strategic plan and approach be developed that addresses the true and significant facilities problems present in Seal Beach properties, and that a strategic approach be proposed that provides rationale for sequencing or prioritizing these activities.

A key outcome of our study, which is discussed further in the next section of this document, is that it is not economically feasible to address the problems of any individual property on a piecemeal or component-by-component basis: based on best construction practices, each is recommended to be completed as a single project. This "holistic building approach" is critical to the formulation of the strategic business plan. Second, for various reasons as we discuss later, it is not advisable to use the FCI as the primary measure for prioritizing actions on the current building problems. Third, we do not present a long list of specific repair tasks in this report. While the long list of detailed repairs, as presented in the 2004 FCA report, is useful and valid in developing job assignments for any one building or another, these lists are not useful in addressing the strategic issues and key points of importance related to a long-term remediation program for Seal Beach. Fourth, the annualized routine tasks and continual services for maintaining each property—the preventive maintenance work assignments associated with pre-emptive maintenance policy—are less critical to the master plan than are the holistic upgrades needed to achieve mission critical performance, targeted systems improvement, and long-term fitness of the properties. All this affects the core substance of the strategic business plan and its timetable.

Part of the strategic plan is the development of a model for the city's 20 Year Capital Improvement Plan that progressively attends to these issues. As a consequence of this analysis, there are three key questions we encountered as we addressed a going-forward 20-year plan:

- What is the basis for developing a prioritization of the deficiencies, on which a strategic plan can be formulated?
- What is the budget timetable or fiscal limitation by which the city can act on the list of deficiencies?
- What is the best approach to annual maintenance-related activities for each of the prioritized facilities to be renovated? How should the associated maintenance costs be distributed over the timeframe of the plan, before and after the renovation event?

These points are addressed in our development of a model by which the 20-year plan is formulated, and by the critical criteria we identify, later in the report, on which the prioritization of building remediation is based.

THE FACILITY CONDITION INDEX (FCI)

One of the traditional ways for developing a work plan that upgrades overall facility condition is to use a statistic called "the facility condition index." A requirement of this project is that we compute FCI values for each of the surveyed properties. This number is computed by the formula:

$$\text{FCI} = \frac{\text{Cost to Remedy Deficiencies in a Building}}{\text{Cost to Replace the Build-}}$$

As an index, the number is presented as a percentage. It shows the fractional or percentage part of replacement that is represented by correcting a set of deficiencies. When the set of deficiencies is significant, relative to entire facility replacement, then the fraction is higher. In many cases the FCI is relatively small, and for a new building, needing no remedies, it is zero. In some cases, when deficiencies are defined to include major building systems, and existing conditions are poor, it is technically possible for the FCI to exceed 100%. The meaning of such an FCI value is that the total estimate for the remedy of identified deficiencies is computed numerically to exceed the formula used to compute replacement of an "equivalent" building.

There are two obvious inherent challenges in computing the FCI. First, it is necessary to identify what is to be included as a deficiency and to identify the cost for its remedy. Second, it is necessary to identify what is meant by a replacement facility, and what is the cost for the delivery of such a replacement.

1. In this project, we have identified deficiencies based on surveys and facility assessments as attached in Section 5 of this report. We have been assisted also by comments from Council at our interim meeting seeking guidance on this issue. At that time, it was directed that we include appropriately upgrading buildings essential to the protection of the residents in times of disaster or emergency, and upgrading safety conditions in buildings that house city staff. Among other things, this has meant:
 - a. the inclusion of structural upgrades to meet structural (especially seismic) code requirements that currently constructed buildings of similar function would be required to meet, and
 - b. the inclusion of system upgrades that provide for fire sprinklers and integrated alarm systems in most city owned and occupied facilities that would be required in newly constructed buildings.

2. Costs for a replacement building have been based on replicating the current building size, as identified in the building documentation supplied to us, using standard unit costs per foot for buildings of similar function and use, and assume matching architectural style in all cases. Costs are not reflective of such factors as historical accuracy and value, special site work, or parking. Consequently, the replacement costs are somewhat generic for a given building type and form, and assume delivery on a flat and prepared site, and without land costs included. This is the typical approach in computing FCI.

Limitations on the Use of the FCI in this Report

The FCI is used in as a standard benchmark in facilities management to compare the relative condition of a group of facilities. The general accepted range of Facility Condition Index (FCI) for establishing a buildings condition as adopted by the Building Owners and Managers Association, the Council on Education Facilities, and the American University Planners Association, and a number of other national facilities groups is as follows:

- For an FCI in the range of 0 to 5% the building is rated "good"
- For an FCI in the range of 6 to 10% the building is rated "fair"
- For an FCI over 10% the building is rated "poor"

These ranges are not appropriate in this project for several reasons, and even the use of an FCI as a comparative index across all Seal Beach facilities is questionable.

Inclusion of Major System Upgrades in the Cost Allowances

As noted above, we have included major upgrades to structural and fire safety systems in these buildings, to provide for the level of standards which current building codes call for. This is strongly advised due in part to regional risks of earthquake or similar disaster, and the importance—as recognized by the City Council in our February presentation—of including this level of preparedness in our facilities master planning process. This applies also to the inclusion of new fire sprinkling in the buildings housing city staff and operations, as protection to those staff and provisions of continued city services to the community in the event of a fire condition. The resulting effect on the FCI is a higher value, reflecting the relative added cost of performing these major system upgrades as part of removing a facility's deficiencies.

Little Commonality in the Mission of the Buildings

Generally, the FCI is used to compare a campus or complex of buildings of similar mission. On a school campus, for example, each of the buildings evaluated using the FCI typically has an integrated educational mission, and functions accordingly. In this case of Seal Beach, building missions are extremely diverse, including (a) office functions, (b) public safety functions, (c) rental buildings, (d) individually specialized sports facilities, (e) pier-based structures, (f) a parking lot, and others. This diversity results in a basic difficulty in recognizing the strategic importance of a given FCI value, for example, for an office supplying lifeguard services, a building rented out for commercial uses (the tenant is able to make certain improvements itself), or a beach parking lot in need of reshaping, paving, and striping.

Holistic Building Remedies

As noted above, we take a builder's approach to examining building conditions and to considering the remedies to the deficiencies which are found. Many buildings in the survey require major system up-

grades to address certain key problems, which by their nature imply removal of finished surfaces, opening structure, and disturbing other building components in the process. For example, major seismic upgrades, or sprinkler upgrades, will affect all ceiling systems, ceiling lighting, and other elements of the building, and will require protection of all components, relocation of electronics and other furnishings and equipment, and other activities. If this is undertaken, then it is prudent and responsible to perform the other remediation work identified, at the same time. So, if walls need finishing, if carpet is worn and in need of replacement, or if light fixtures are not functional, then these projects would be much cheaper to accomplish as part of the same construction contract, rather than to do them later under a separate contract. This leads us to the general approach that the building remedies should be undertaken all at once, or else postponed with limited maintenance (a holding pattern), deferring the renovation work to a time when it can be undertaken as a single project. This holistic approach affects the FCI. In the classic analysis, it is possible to reduce a building's FCI by performing some of the remediation work, on a system-by-system basis. The integrated building approach implies that the FCI is reduced completely, by the integrated renovation and remediation activity, and not just marginally reduced.

How the FCI is Valuable to this Review

The above comments explain why the FCI is not the best index in developing a strategic approach to improving Seal Beach facilities³. But it may still be useful in two ways. First, it may be useful to see where the values lie, to understand the relative costs to remedy the identified building deficiencies. Most of the Seal Beach facility FCI values are high, ranging between 11% to over 100%. Second, within a selected, highly similar collection of facilities, very high FCI scores may signify critical concern and warrant special focus; very low scores may indicate relatively lower cost to correct their deficiencies. Generally, the FCI is useful (only) when comparing buildings of very similar function and mission, and of similar size and system design. Two community similar centers might be compared effectively, for example.

Consequently, we have given some care to our calculation of the FCI for the facilities included in the study. As noted earlier, we have computed replacement costs using existing square footages, and using unit costs appropriate for the respective building type. Renovation costs come from the assessment packages by building. We discuss our methodology for identifying these conceptual probable costs below.

COMPUTING COSTS

Current Replacement Value

The replacement cost comparison is primarily driven by the existing form and type of facility (city hall, police headquarters, library, etc.). For most facilities, a set of cost models have been developed that begin with an estimate of the cost per square foot for new construction. These are then multiplied by the size of the building under consideration, and to this we add an allowance for site work integral to the delivery of such a building, and other factors, arriving at a hard-cost figure. Other allowances are then added, including fees, pre-construction services, permits, owner's insurance, and other soft costs as appropriate to this facility. The result is a conceptual estimate of probable costs that reflects the current and local construction market as of March 2011, and which are appropriate for the purposes of this project. In some cases, the facility is uniquely described, or the approach just outlined is not appropriate. These variations are explained in each assessment packet. The reader should review the

³ Note for example that the Mary Wilson Library/Senior Center has a relatively low FCI, but is one of the buildings needing urgent attention. See discussion in Section 4, and the facility assessment packet for this facility included in Section 5.

assessments and the cost models carefully to assure common understanding of the components of the model as it is used.

Cost to Remedy Deficiencies

The deficiencies have been evaluated individually, as discussed and described in the facility condition assessment packets which appear in Section 5 of this document. Each building is discussed separately, using categories and methodologies as noted above. For each deficiency, a component system worksheet (based mainly on CSI⁴ divisions) was developed which formed the basis of the direct construction cost line item. Once computed, this information was then inserted into a summary cost model to compute a total cost allowance. Note that our approach anticipates that all of the deficiencies will be corrected as one package rather than separating into a component basis, and so the cost assumptions are made with the economies of a continuous construction process. Otherwise, total building costs would be overstated, and the sequencing of work could radically affect the system-by-system component cost allowances. An example is the replacement or renovation of a building roof and a renovation of structural systems for seismic upgrade. Cost for performing these renovations as separate projects would require redoing the roof work as part of the seismic upgrade.

DEFERRED MAINTENANCE

Over the years, maintenance and repairs have been deferred and pursued reactively. Almost all building industry and facility management organizations—such as the American Public Works Association, the Building Owners and Managers Association (BOMA) International, and others—agree on the benefits of well-planned and executed preventive maintenance programs. They advocate preventive maintenance for its effects on improving building-mounted equipment operating efficiency, which consequently minimizes premature replacement of components and avoids interruptions to building occupants. Preventive maintenance also improves facility life, reduces the frequency or occurrence of major renovations, and provides the advantage of scheduled rather than reactive work planning. Maintenance practices are generally described on the following continuum, with the first levels representing the lowest degree of maintenance planning and the highest levels representing the highest degree:



Financial benefits of moving along this continuum are difficult to apply in general situations, but some studies have clearly demonstrated specific benefits. The right balance of each level depends on overall financial constraints, tradeoffs between operating and capital budgets, and many internal and external priorities.

⁴ Construction Specifications Institute

CLARIFICATIONS, QUALIFICATIONS & EXCLUSIONS

The following points apply throughout this report. See also caveats and notes appearing with the cost models, in the individual facility assessment documentation, and elsewhere in this report.

1. We have used reasonable efforts to analyze and evaluate this building condition assessment to the best of our professional abilities given the limited as-built drawings provided and visual information readily available, without any physical disturbance of properties or installations.
2. The cost models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project.
3. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.
4. All cost figures shown are based on March 2011 dollars, prevailing wages, Public Contracting Code requirements unless otherwise noted.
5. Needs Assessments are excluded. Space and program needs are based on current existing uses with no changes, and replacement costs assume no changes in space or program requirements.
6. Renovation / construction will be accomplished in a single move-in per building with either the occupants relocating to separate facilities or consolidating / relocating to a portion of the existing facility to remain in a multi-staging/ phasing process TBD.
7. The following items are excluded:
 - Building permit and plan check fees
 - Utility Company connection fees, charges and assessments
 - Payment and performance bonds
 - Off-site / Public Improvements
 - Development or other assessment fees
 - Land cost and/or other associated property real estate or legal fees
 - Relocation costs
 - Financing costs
 - Furniture, Fixtures, and Equipment (FF&E) costs
8. Additional in-depth investigation including destructive testing and engineering/design is necessary to validate our opinions expressed here in the report, prior to taking further action on these recommendations.

3. RESULTS OF THE ASSESSMENT SURVEYS

DATES OF SURVEYS

The following table repeats the list of properties surveyed that was presented in the introduction to this report, and also identifies the address, year built, and survey date. The date listed is the day of our first primary survey at which conditions were recorded. In most cases, we both visited the site prior to this date as part of a reconnaissance activity, and later as part of a follow-up activity, especially in those cases where we deemed it appropriate to add our engineer team to the survey process. The condition surveys are therefore valid as of the indicated date, or very near to it.

No.	Property Name	Address	Yr. Built	Survey Date*
1	City Hall	211 8th Street	1969	26-Aug
2	Old City Hall	201 8th Street	1929	26-Aug
3	Police Headquarters	911 Seal Beach Boulevard	1978	14-Oct
4	City Yard-Office	1776 Adolfo Lopez Drive	1978	30-Sep
4A	City Yard-Vehicle/Equipment Storage	1776 Adolfo Lopez Drive	1978	30-Sep
4B	City Yard-Vehicle/Equipment Repair	1776 Adolfo Lopez Drive	1978	30-Sep
4C	City Yard-Vehicle/Equipment Carport	1776 Adolfo Lopez Drive	1978	30-Sep
4D	City Yard-Vehicle/Equipment Storage	1776 Adolfo Lopez Drive	1978	30-Sep
4-Site	City Yard-Surface Site Area	1776 Adolfo Lopez Drive	1978	30-Sep
5	Library/Senior Center	707 Electric	1976	7-Oct
6	Fire Station #44	718 Central Avenue	1960	26-Aug
7	Seal Beach Pier-Restaurant Building	900A Ocean Avenue	1985	21-Oct
8	North Seal Beach Community Center	3333 St. Cloud	1968	23-Sep
9	Marina Community Center	151 Marina Drive	1974	26-Aug
9	Marina Community Center Park	151 Marina Drive	1974	8-Nov
10	Seal Beach Pier-Old Bait Shop	900 Ocean Avenue	1985	21-Oct
10C	Lifeguard Tower	888 Ocean Avenue	1993	21-Oct
10D	Safety Building	900 Ocean Avenue	1995	21-Oct
10E	Lifeguard Headquarters	888 Ocean Avenue	1983	21-Oct
10F	Lifeguard Garage	888 Ocean Avenue	1990	21-Oct
10H	Seal Beach Pier Restrooms	900 Ocean Avenue	1998	21-Oct
13	Beach Facility-Maintenance Building	1st St. Parking Lot	1976	7-Oct
13A	Beach Facility-Restaurant Building	15 First Street	1976	7-Oct
13B	Beach Facility-Storage Building	1st St. Parking Lot	1976	7-Oct
13C	Beach Facility-Restroom Building	1st St. Parking Lot	1976	7-Oct
13D	Beach Parking Lot	1st St. Parking Lot	1976	7-Oct
16	Well & Pump House (Bolsa Chica)	3333 Bolsa Chica Road	1977	30-Sep
17	Well & Pump House (Beverly Manor)	3101 Beverly Manor Road	1968	30-Sep
29	Zoeter Building (Day Care)	1198 Landing Avenue	1948	19-Aug
29B	Zoeter Bleachers	12th St. & Landing Avenue	1987	19-Aug
37	Tennis Center Club House	3900 Lampson	1970	23-Sep
37A	Tennis Center Locker/Shower/Restrooms	3900 Lampson	1970	23-Sep
37B	Tennis Center Workout Room	3900 Lampson	1970	23-Sep
37C	Tennis Center Gate/Site	3900 Lampson	1970	23-Sep
38	McGaugh Pool Facility	1698 Bolsa Avenue	1964	19-Aug
39	Seal Beach Pier - Utilities	900 Ocean Avenue	1966	21-Oct

*Many buildings were visited on more than one date. This is the date of the initial survey.

RENOVATION COSTS

Total Renovation Costs by Facility

The following table summarizes the conceptual estimates of probable renovation costs as computed for this report, and presented with the facility surveys and assessment packages appearing below in Section 5.

Exhibit
Total Renovation Costs by Facility Surveyed

No.	Property Name	GSF	Renovation \$	\$/GSF
1	City Hall	13,000	\$2,331,400	\$179
2	Old City Hall ¹	11,200	\$1,499,500	\$134
3	Police Headquarters	22,000	\$5,598,800	\$254
4	City Yard-Office	3,100	\$873,100	\$282
4A	City Yard-Vehicle/Equipment Storage	6,200	\$548,700	\$89
4B	City Yard-Vehicle/Equipment Repair	4,900	\$563,100	\$115
4C	City Yard-Vehicle/Equipment Garage	4,800	\$500,100	\$104
4D	City Yard-Vehicle/Equipment Carport	5,250	\$65,900	\$13
4-Site	City Yard-Site Yard		\$1,537,800	
5	Library/Senior Center Phases A and B ⁷	28,286	\$3,418,800	\$121
6	Fire Station #44	3,500	\$1,102,100	\$315
7	Seal Beach Pier-Restaurant Building ¹	2,679	\$357,400	\$133
8	North Seal Beach Community Center	4,550	\$996,500	\$219
9	Marina Community Center / Park ²	4,600	\$1,468,300	\$319
10	Seal Beach Pier-Old Bait Shop ¹	510	\$121,700	\$239
10C	Lifeguard Tower	516	\$91,800	\$178
10D	Safety Building	842	\$294,800	\$350
10E	Lifeguard Headquarters	1,900	\$469,100	\$247
10F	Lifeguard Garage	2,250	\$393,700	\$175
10H	Seal Beach Pier Restrooms ³	1,000	\$90,000	
13	Beach Facility-Maintenance Building	3,150	\$546,700	\$174
13A	Beach Facility-Restaurant Building ¹	1,350	\$228,600	\$169
13B	Beach Facility-Storage Bldg. ¹	350	\$57,700	\$165
13C	Beach Facility-Restroom Building ³	850	\$150,000	
13D	Beach Parking Lot Lot		\$1,083,100	
16	Well & Pump House (Bolsa Chica)	570	\$258,200	\$453
17	Well & Pump House (Beverly Manor) ⁴		\$3,683,500	
29	Zoeter Building (Day Care) ¹	1,500	\$347,500	\$232
29B	Zoeter Bleachers	1,600	\$478,200	\$299
37	Tennis Center Club House	2,100	\$745,500	\$355
37A	Tennis Center Locker/Shower/Restrooms	3,200	\$1,373,300	\$429
37B	Tennis Center Workout Room	1,000	\$514,700	\$515
37C	Tennis Center Gate/Site ⁵		\$275,000	
38	McGaugh Pool Facility		\$2,982,600	
39	Seal Beach Pier - Utilities ⁶		\$531,400	

¹As a tenant-occupied building, this cost estimate covers shell/core work only. Tenant improvement costs would be paid by tenants.

²Combines building and park costs, so cost/sq.ft. may be affected

³Costs were provided by City as rough estimates

⁴Lump sum of \$3.6M was provided by City. Additional cost is proposed scope not currently shown as part of City project

⁵Includes 50 gsf 1-story entry office and gate

⁶Fire line only - other utilities not visible for assessment

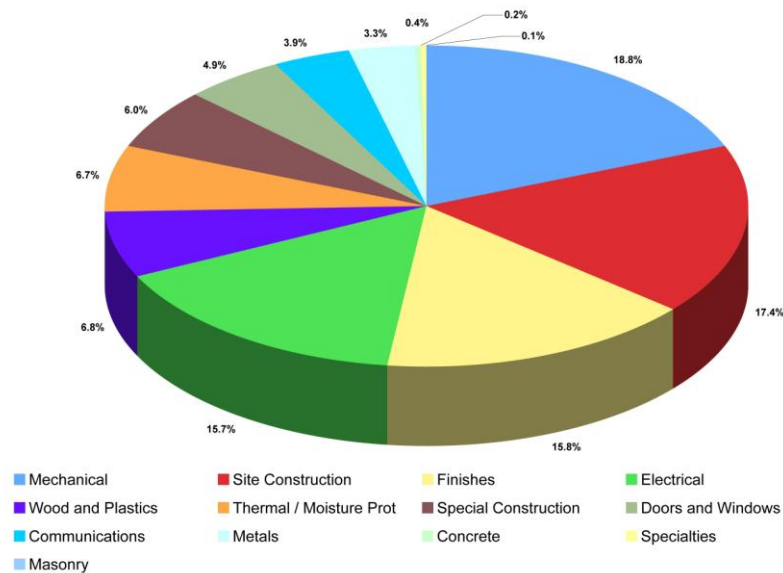
⁷See discussion in Section 4 for definition of these two phases.

Renovation Costs by System Component

The following table summarizes the conceptual estimates of probable renovation costs as distributed into various construction component parts. This information is presented by building in the facility surveys and assessment packages appearing below in Section 5. The information illustrates that mechanical (mainly HVAC) system improvements contribute the highest component of the overall renovation costs.

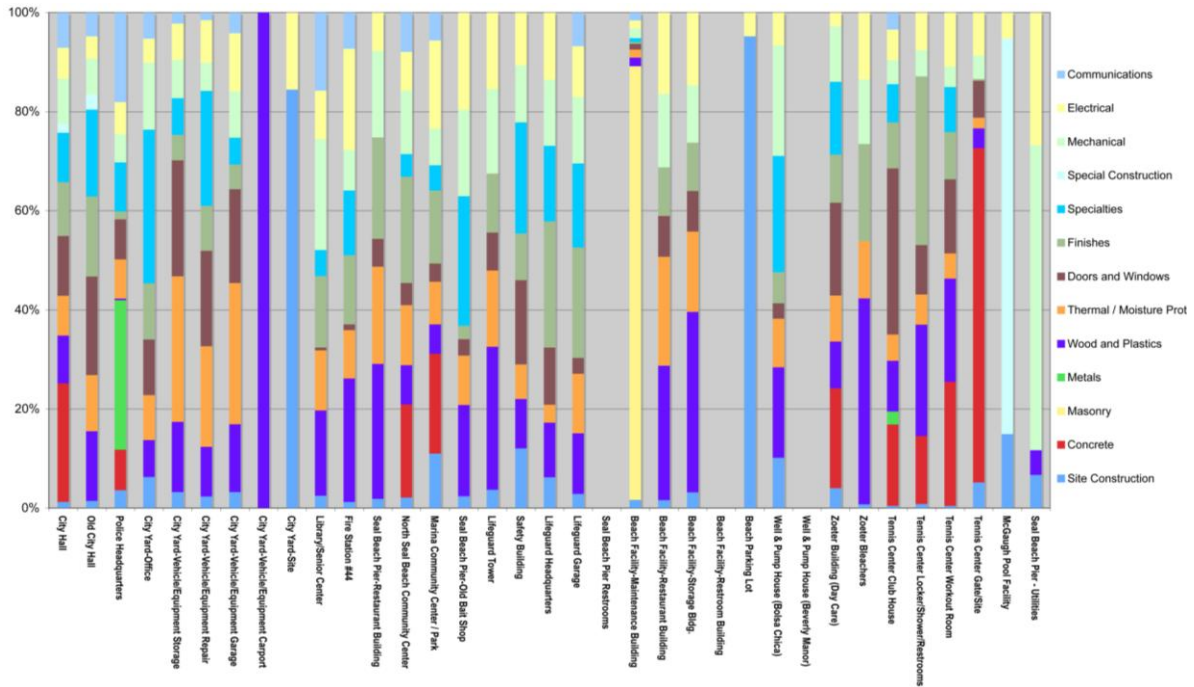
**Exhibit
Total Renovation Costs by Component**

System Component	Direct Cost	Percent
Mechanical	\$3,415,200	18.8%
Site Construction	\$3,159,600	17.4%
Finishes	\$2,870,600	15.8%
Electrical	\$2,861,200	15.7%
Wood and Plastics	\$1,244,000	6.8%
Thermal / Moisture Prot	\$1,210,800	6.6%
Special Construction	\$1,094,000	6.0%
Doors and Windows	\$890,100	4.9%
Communications	\$706,000	3.9%
Metals	\$597,500	3.3%
Concrete	\$70,400	0.4%
Specialties	\$33,800	0.2%
Masonry	\$21,000	0.1%



Renovation Costs by System Component by Facility

The following chart illustrates the conceptual estimates of probable renovation costs as distributed into various construction component parts by facility. This chart further illustrates the variety of construction issues associated with facilities of wide construction type, disperse missions, and integrated remedy requirements. The diversity is clear in the chart, and underscores another reason for presenting these renovations as holistic building requirements, and it further shows limitations in FCI comparisons. Note that three properties are currently in the process of renovation, and are not graphed: Seal Beach Pier Restrooms, Beach Facility Restroom Building, and Beverly Manor Well and Pump House.



REPLACEMENT COSTS

Total Replacement Costs by Facility

The following table summarizes the conceptual estimates of probable replacement costs as computed for this report, and presented with the facility surveys and assessment packages appearing below in Section 5. Note assumptions and qualifications discussed in Section 3 and elsewhere.

Exhibit
Total Replacement Costs by Facility Surveyed

No.	Bldg	GSF	Replacement \$	\$/GSF
1	City Hall	13,000	\$9,395,300	\$723
2	Old City Hall ¹	11,200	\$3,131,900	\$280
3	Police Headquarters	22,000	\$15,521,600	\$706
4	City Yard-Office	3,100	\$1,420,400	\$458
4A	City Yard-Vehicle/Equipment Storage	6,200	\$2,000,600	\$323
4B	City Yard-Vehicle/Equipment Repair	4,900	\$1,635,600	\$334
4C	City Yard-Vehicle/Equipment Garage	4,800	\$1,907,000	\$397
4D	City Yard-Vehicle/Equipment Carport	5,250	\$575,100	\$110
4-Site	City Yard-Site	n/a	\$1,537,800	n/a
5	Library/Senior Center	28,286	\$19,268,300	\$681
6	Fire Station #44	3,500	\$2,573,500	\$735
7	Seal Beach Pier-Restaurant Building ¹	2,679	\$953,100	\$356
8	North Seal Beach Community Center	4,550	\$2,333,700	\$513
9	Marina Community Center / Park ²	4,600	\$2,585,100	\$562
10	Seal Beach Pier-Old Bait Shop ¹	510	\$191,400	\$375
10C	Lifeguard Tower	516	\$214,600	\$416
10D	Safety Building	842	\$504,400	\$599
10E	Lifeguard Headquarters	1,900	\$1,244,100	\$655
10F	Lifeguard Garage	2,250	\$925,300	\$411
10H	Seal Beach Pier Restroom ³	1,000	\$378,000	\$378
14	Beach Facility-Maintenance Building	3,150	\$1,343,400	\$426
13A	Beach Facility-Restaurant Building ¹	1,350	\$1,103,800	\$818
13B	Beach Facility-Storage Bldg. ¹	350	\$165,300	\$472
13C	Beach Facility-Restroom Building ³	850	\$502,800	\$592
13D	Beach Parking Lot	Lot	\$1,187,800	n/a
16	Well & Pump House (Bolsa Chica)	570	\$445,000	\$781
17	Well & Pump House (Beverly Manor) ⁴		\$3,683,500	n/a
29	Zoeter Building (Day Care) ¹	1,500	\$1,021,700	\$681
29B	Zoeter Bleachers	1,600	\$783,600	\$490
38	Tennis Center Club House	2,100	\$1,146,300	\$546
37A	Tennis Center Locker/Shower/Restrooms	3,200	\$1,704,700	\$533
37B	Tennis Center Workout Room	1,000	\$414,300	\$414
37C	Tennis Center Gate/Site ⁵	n/a	\$247,100	n/a
38	McGaugh Pool Facility	n/a	\$4,752,100	n/a
39	Seal Beach Pier - Utilities ^{6,7}			

¹ As a tenant-occupied building, this cost estimate covers shell/core work only. Tenant improvement costs would presumably be paid by tenants.

² Combines building and park costs, so cost/sq.ft. may be affected

³ Costs were provided by City as rough estimates

⁴ Lump sum of \$3.6M was provided by City. Additional cost is proposed scope not currently shown as part of City project

⁵ Includes 50 gsf 1-story entry office and gate

⁶ Fire line only - other utilities not visible for assessment

⁷ New construction replacement cost estimate not provided

Replacement Costs Compared to Renovation Costs

The following table and associated chart summarizes the conceptual estimates of probable replacement vs. renovation costs as computed for this report, and presented with the facility surveys and assessment packages appearing below in Section 5.

Exhibit
Total Replacement Cost vs. Renovation Cost

No.	Bldg	Renovation \$	Replacement \$
5	Library/Senior Center ⁸	\$3,418,800	\$19,268,300
3	Police Headquarters	\$5,598,800	\$15,521,600
1	City Hall	\$2,331,400	\$9,395,300
38	McGaugh Pool Facility	\$2,982,600	\$4,752,100
17	Well & Pump House (Beverly Manor) ⁴	\$3,683,500	\$3,683,500
2	Old City Hall ¹	\$1,499,500	\$3,131,900
9	Marina Community Center / Park ²	\$1,468,300	\$2,585,100
6	Fire Station #44	\$1,102,100	\$2,573,500
8	North Seal Beach Community Center	\$996,500	\$2,333,700
4A	City Yard-Vehicle/Equipment Storage	\$548,700	\$2,000,600
4C	City Yard-Vehicle/Equipment Garage	\$500,100	\$1,907,000
37A	Tennis Center Locker/Shower/Restrooms	\$1,373,300	\$1,704,700
4B	City Yard-Vehicle/Equipment Repair	\$563,100	\$1,635,600
4-Site	City Yard-Site	\$1,537,800	\$1,537,800
4	City Yard-Office	\$873,100	\$1,420,400
13	Beach Facility-Maintenance Building	\$546,700	\$1,343,400
10E	Lifeguard Headquarters	\$469,100	\$1,244,100
13D	Beach Parking Lot	\$1,083,100	\$1,187,800
37	Tennis Center Club House	\$745,500	\$1,146,300
13A	Beach Facility-Restaurant Building ¹	\$228,600	\$1,103,800
29	Zoeter Building (Day Care) ¹	\$347,500	\$1,021,700
7	Seal Beach Pier-Restaurant Building ¹	\$357,400	\$953,100
10F	Lifeguard Garage	\$393,700	\$925,300
29B	Zoeter Bleachers	\$478,200	\$783,600
4D	City Yard-Vehicle/Equipment Carport	\$65,900	\$575,100
10D	Safety Building	\$294,800	\$504,400
13C	Beach Facility-Restroom Building ³	\$150,000	\$502,800
16	Well & Pump House (Bolsa Chica)	\$258,200	\$445,000
37B	Tennis Center Workout Room	\$514,700	\$414,300
10H	Seal Beach Pier Restrooms ³	\$90,000	\$378,000
37C	Tennis Center Gate/Site ⁵	\$275,000	\$247,100
10C	Lifeguard Tower	\$91,800	\$214,600
10	Seal Beach Pier-Old Bait Shop ¹	\$121,700	\$191,400
13B	Beach Facility-Storage Bldg. ¹	\$57,700	\$165,300
39	Seal Beach Pier - Utilities ^{5,6}	\$531,400	n/a

¹ As a tenant-occupied building, this cost estimate covers shell/core work only. Tenant improvement costs would presumably be paid by tenants.

² Combines building and park costs, so cost/sq.ft. may be affected

³ Costs were provided by City as rough estimates

⁴ Lump sum of \$3.6M was provided by City. Additional cost is proposed scope not currently shown as part of City project

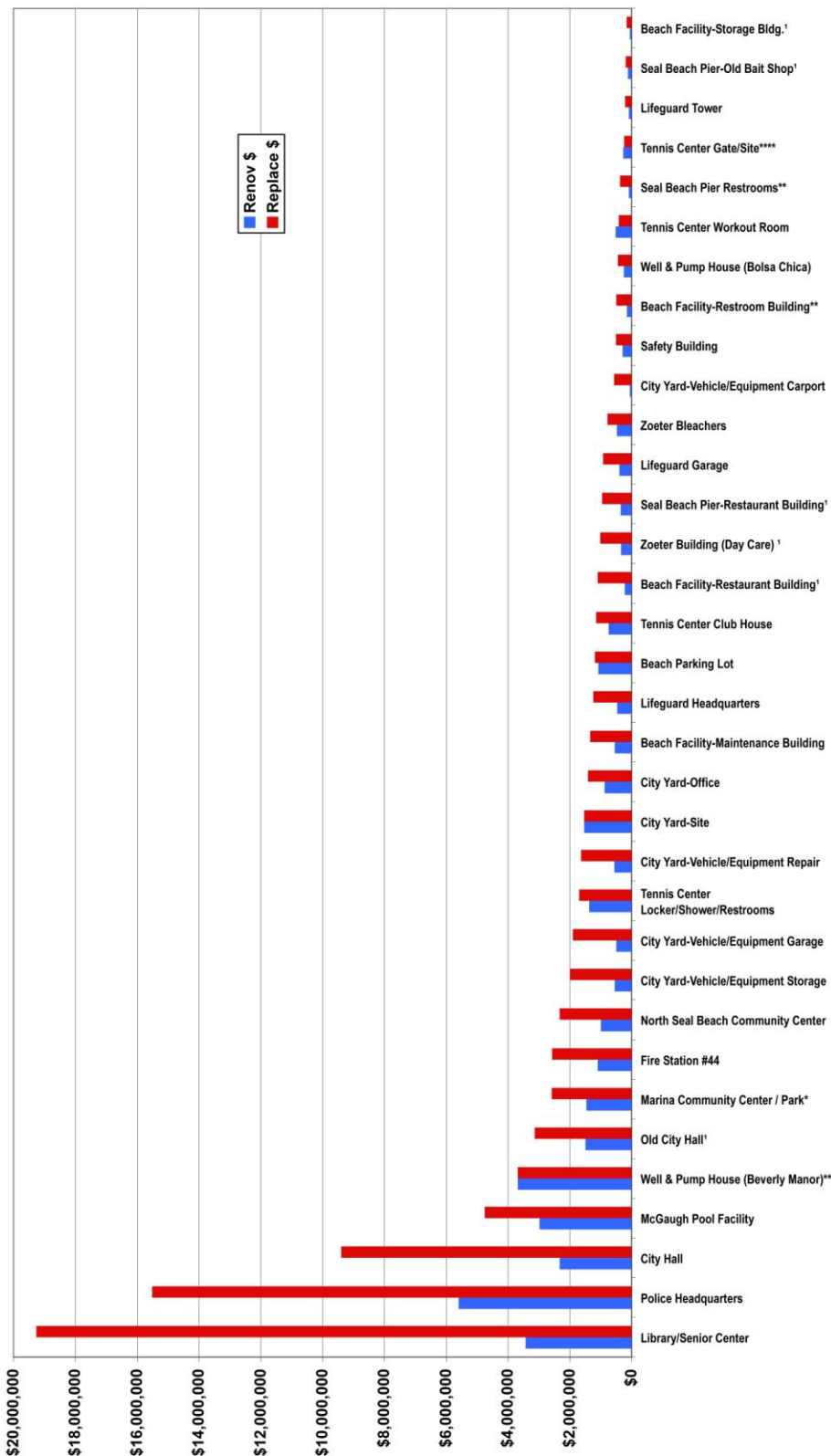
⁵ Includes 50 gsf 1-story entry office and gate

⁶ Fire line only - other utilities not visible for assessment

⁷ New construction replacement cost estimate not provided

⁸ Renovation cost shown here is total of Phase A (\$19,100) + Phase B (\$3,399,700)

**Exhibit
Total Replacement Cost vs. Renovation Cost**



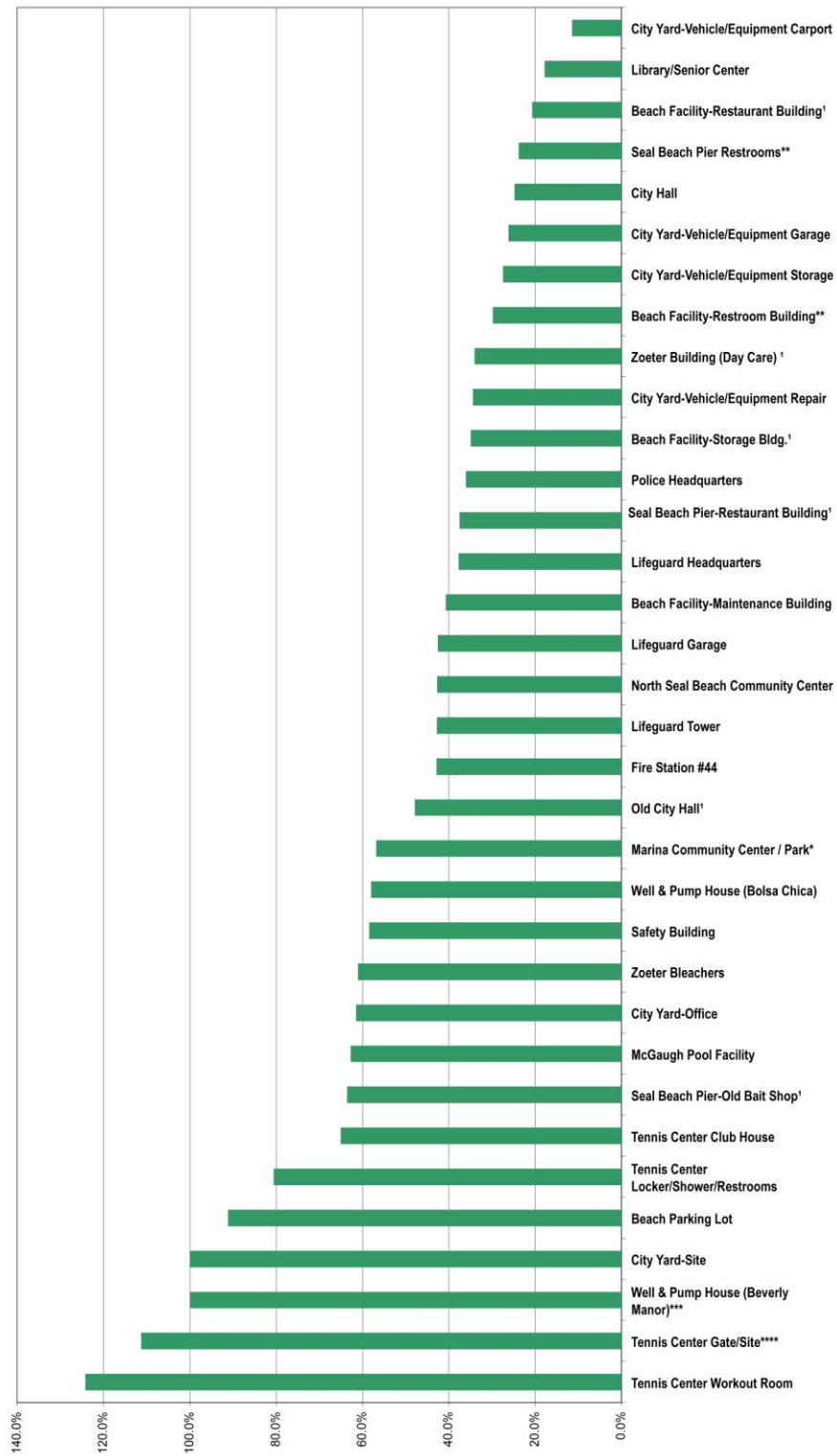
FCI CALCULATION

The following table summarizes the FCI computed for each of the facilities surveyed. This index is based on the ratio of the conceptual estimates of probable replacement and renovation costs as presented above. Note assumptions, qualifications, and notes for each entry as presented elsewhere in this report. Note that the values range from 11% to over 100%. FCI's over 100% occur because the specific facility conditions, requirements, and constraints of the existing facility require more expense to remedy the significant issues than is computed by a hypothetical construction of a replacement facility of similar size and design, assuming a clean and prepared site on which to provide it.

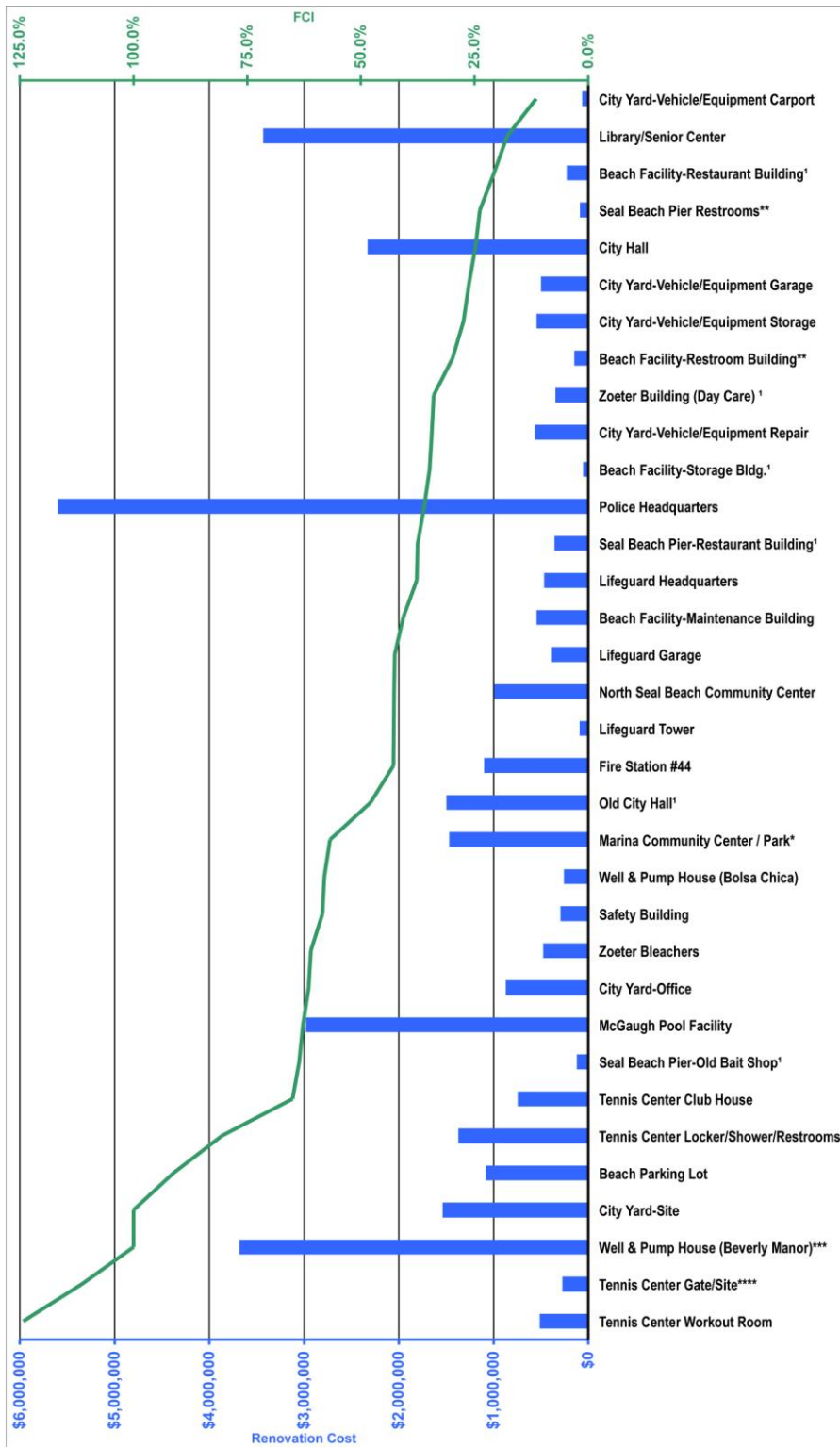
Exhibit
FCI by Facility Surveyed

No.	Bldg	Renov \$	Replace \$	FCI
37B	Tennis Center Workout Room	\$514,700	\$414,300	124.2%
37C	Tennis Center Gate/Site	\$275,000	\$247,100	111.3%
17	Well & Pump House (Beverly Manor)	\$3,683,500	\$3,683,500	100.0%
4-Site	City Yard-Site	\$1,537,800	\$1,537,800	100.0%
13D	Beach Parking Lot	\$1,083,100	\$1,187,800	91.2%
37A	Tennis Center Locker/Shower/Restrooms	\$1,373,300	\$1,704,700	80.6%
37	Tennis Center Club House	\$745,500	\$1,146,300	65.0%
10	Seal Beach Pier-Old Bait Shop	\$121,700	\$191,400	63.6%
38	McGaugh Pool Facility	\$2,982,600	\$4,752,100	62.8%
4	City Yard-Office	\$873,100	\$1,420,400	61.5%
29B	Zoeter Bleachers	\$478,200	\$783,600	61.0%
10D	Safety Building	\$294,800	\$504,400	58.4%
16	Well & Pump House (Bolsa Chica)	\$258,200	\$445,000	58.0%
9	Marina Community Center / Park	\$1,468,300	\$2,585,100	56.8%
2	Old City Hall	\$1,499,500	\$3,131,900	47.9%
6	Fire Station #44	\$1,102,100	\$2,573,500	42.8%
10C	Lifeguard Tower	\$91,800	\$214,600	42.8%
8	North Seal Beach Community Center	\$996,500	\$2,333,700	42.7%
10F	Lifeguard Garage	\$393,700	\$925,300	42.5%
13	Beach Facility-Maintenance Building	\$546,700	\$1,343,400	40.7%
10E	Lifeguard Headquarters	\$469,100	\$1,244,100	37.7%
7	Seal Beach Pier-Restaurant Building	\$357,400	\$953,100	37.5%
3	Police Headquarters	\$5,598,800	\$15,521,600	36.1%
13B	Beach Facility-Storage Bldg.	\$57,700	\$165,300	34.9%
4B	City Yard-Vehicle/Equipment Repair	\$563,100	\$1,635,600	34.4%
29	Zoeter Building (Day Care)	\$347,500	\$1,021,700	34.0%
13C	Beach Facility-Restroom Building	\$150,000	\$502,800	29.8%
4A	City Yard-Vehicle/Equipment Storage	\$548,700	\$2,000,600	27.4%
4C	City Yard-Vehicle/Equipment Garage	\$500,100	\$1,907,000	26.2%
1	City Hall	\$2,331,400	\$9,395,300	24.8%
10H	Seal Beach Pier Restrooms	\$90,000	\$378,000	23.8%
13A	Beach Facility-Restaurant Building	\$228,600	\$1,103,800	20.7%
5	Library/Senior Center	\$3,418,800	\$19,268,300	17.7%
4D	City Yard-Vehicle/Equipment Carport	\$65,900	\$575,100	11.5%

**Exhibit
Graph of FCI by Facility Surveyed**



**Exhibit
Graph of FCI by Showing Also the Associated Renovation Cost**



4. STRATEGIC BUSINESS PLAN

PRIORITIZING FACILITIES FOR REMEDIATION OF DEFICIENCIES

This project has as one key mission the identification of a strategic approach by which the city should address its current (and future) facilities requirements. The main findings leading to the development of such a plan, as outlined in the foregoing sections of this report, and in the individual survey assessments included in Section 5, are summarized as follows:

- Our recommendation for addressing the problems of the surveyed building inventory is to renovate each building in its turn but to the full extent of its needs⁵. It is more expensive to address problems (such as installing sprinkler systems, or upgrading the seismic structural rating) one at a time. This is especially critical given the Council directive to include (a) improvement of seismic deficiencies, up to current code requirements for new buildings, and (b) providing fire sprinkling in all city buildings, as part of the life-safety objectives for main city buildings.
- The FCI value is useful in understanding the relative extent of improvement needed in some cases, especially where the mission, scale, type, and character of the comparison facilities are similar. As explained in Section 1, it is our opinion that the FCI is not useful in deciding upon a strategic prioritization of improvements across the facilities included in this project.
- Some of the facilities surveyed have extremely critical missions that they perform in the delivery of city services, whereas some do not.
- A few of the facilities surveyed appear to have deficiencies which are of high risk, pose significant liability potential, and threaten the delivery of the current missions of those facilities.

We believe that a prioritization should be based on functional groupings of the facilities and the effect the identified deficiencies have on the execution of these functions. This brings buildings with a public safety mission to a high position on the prioritization list. Of most critical importance, however, is the remediation of deficiencies which are imminent threats to life safety or the facility's functional capability. In summary, we identified the following six potential strategic prioritization categories:

- Tier 1. Urgent repair or renovation needed for imminent problems
- Tier 2. Renovation of critical conditions to provide city services of an essential nature in event of disaster
- Tier 3. Renovations to provide protection to City staff, and preservation of city services in event of disaster.
- Tier 4. Renovations of facilities that serve the public and provide community service
- Tier 5. Renovations of facilities serving basic city functions which are of lower urgency
- Tier 6. Renovations of buildings owned by the city but leased to others.

To these six tiers we have added, as a convenience of nomenclature, **Tier 0**: Projects underway or in current planning stages by the City.

Tier 1. Two deficient conditions fall into this most critical category. We consider these two facilities to lie in the highest tier of priority for city remediation of the conditions found in this project.

- The Senior Center / Library (Mary Wilson Library) has a structural deficiency that needs immediate attention⁶. Further engineering examination of the conditions, using methods beyond

⁵ With one exception which is discussed below (See Tier 1 discussion).

⁶ Our survey approach has been to observe conditions as are readily accessible and available to visual inspection, without destructive measures or dismantling any assemblies. In response to our observations, the City has undertaken a specific engineering survey of the truss system of this building.

the scope of our survey approach, was performed by the City⁷. See the Building 5 survey for details of our preliminary observation. Based on the City assessment (and results of its independent engineers), we have split off the truss repair portion (Phase A): \$19,100, including an allowance for insurance, GC overhead, etc. The remaining portion (Phase B, \$3,399,700) is included with the Building 5 improvements that are listed in Tier 4. Note that this is the one exception to the rule that all work in one facility should be done as one project. The total of these two phase costs is used in computing the FCI.

- The fire suppression water line on the Seal Beach Pier is observably deteriorated, to a point that appears beyond repair. Fresh leaks were discovered during our site survey. The consequence of a failed system may be inability to suppress a fire in the event one occurs. The high cost of pier replacement suggests further that this condition should be corrected in order to reduce risks of loss in that event. See the assessment package for this facility in Section 5 for further details.

In both cases, it is important at least to examine and correct these critical conditions even if the city elects not to perform all the recommended renovations noted in the respective facility assessments.

Tier 2. Functionally, we believe that public safety and protection of the community in times of disaster places buildings of that mission into the second priority tier for remediation of facility deficiencies. There are three classes of buildings in this category, and we single out the first of these as having highest ranking among the group:

1. Facilities providing central police and fire services
2. Facilities providing emergency services related to city public works, as may be needed to clear streets, repair mains, maintain traffic control and systems, and others in times of emergency or disaster.
3. Facilities providing public safety services to the beach area, or in support of central public safety resources.

The inclusion of items 2 and 3 on the list above is a matter of city policy. Since an increasing amount of public works services are provided through outside contracts, it may be considered policy by the city that the maintenance and upgrade of public works yard facilities is not critical to the maintenance of city infrastructure during such an event. This assumes that the vendors themselves are in suitably protected facilities and are able to respond in Seal Beach. In this case, these public works facilities would not be in this Tier, and might be moved to Tier 5. If the beach security forces can function effectively outside of the existing facilities during a time of disaster or, for example, their existing facilities are rendered unusable after a significant earthquake or some other event, then these facilities would not be in this tier, and they might be moved to Tier 5 or to Tier 3.

Tier 3. After Tier 1 and Tier 2, we believe the next priority is providing fire and seismic protection to those city buildings which have large numbers of city staff who provide services to the public, and which would be of significant functional loss in the event of a fire. Upgrading fire protection systems is also critical to assuring provision of employee safety and protection of critical city property, records, and equipment. This conclusion is also supported by advice of City Council in this regard at the February meeting where we asked for guidance on this issue. The facilities which fall into this Tier 3 category include City Hall, but depending on the policy issues noted regarding facilities listed in Tier 2, some of those buildings might be listed in Tier 3.

⁷ *Structural Review for Roof Trusses, Mary Wilson Library/Senior Center*, Dale Christian, S.E., Inc.; 6 July 2011

Tier 4. We place facilities that serve the public and provide community service into Tier 4. These buildings are of key importance to the delivery of city services of value to the residents, and furthermore include some structures which are significantly deteriorated and in need of repair and renovation.

Facilities in this group might be prioritized in various ways,⁸ including programmatic considerations and developing a consensus ranking of these services by council policy. In the following chart, we have ranked facilities by their respective FCI number. Based on FCI, the tennis center buildings rank very high. Note that McGaugh Pool is also in this category, and although it technically has a lower FCI score, it is in need of significant upgrades, and has notable programmatic limitations. The physical upgrade requirements are detailed in the respective assessment report (included in Section 5). Other buildings also have relatively critical needs, and prioritizing the renovations between the facilities of this tier ultimately will depend on city determination of which public services have operational priority.

Tier 5. Tier 5 is a category of less critical repair requirements and may include certain beach safety and public works yard facilities (see discussion above with the tier 2 group), if they are deemed non-critical in the event of a disaster condition.

At present, Tier 5 contains only the Beach Maintenance Building. Originally, it also contained the Beach Parking Lot, and the Bolsa Chica Well and Pump House, but these have been placed into Tier 0 due to current city opportunities to address these facilities. The high costs which we associated with the parking lot are largely due to upgrades to meet NPDES requirements, which may be required if any integrated improvements are made. As noted in its associated evaluation assessment report, the physical needs for the Well and Pump House structure are in general not central to the pumping functions of the building, which might raise the facility to a higher Tier, and more to the conditions of the housing and support elements.

Tier 6. The final tier of facilities on our functional priority list is the facilities which are currently leased by the city to other tenants. The decision to perform repairs in this category depends on a business economic analysis, opportunity for return, available tenant market, status of current reserves, and other such factors which are not in the scope of this project. Our renovation costs are based only on shell and core elements, and omit tenant areas. It is possible to recapture some of the improvement costs as a pass-through of rent, or to allow tenants to make improvements as required, including sprinkling if required by code for their usage, or others.

Summary

In summary, the prioritized list of building renovations is summarized in the following exhibit. See notes with Tier 2 regarding possible candidates for Tier 5, depending upon city policy.

Recall also that to these six tiers we have added, as a convenience of nomenclature, **Tier 0:** Projects underway or in current planning stages by the City.

⁸ This report does not address programmatic requirements of the functions housed in these buildings, or the adequacy of these facilities in regard to these requirements. Program issues, numbers of public users, approaches to achieve program requirements, and similar considerations might be used to identify a priority between these buildings.

Exhibit: Strategic Prioritization of Required Renovations

Tier*	Bldg No	Bldg Name	FCI⁹	Renovation \$
Tier 0	17	Well & Pump House (Beverly Manor)	100.0%	\$3,683,500
Tier 0	13D	Beach Parking Lot	91.2%	\$1,083,100
Tier 0	13C	Beach Facility-Restroom Building	29.8%	\$150,000
Tier 0	10H	Seal Beach Pier Restrooms	23.8%	\$90,000
Tier 0	16	Well & Pump House (Bolsa Chica)	58.0%	\$258,200
Tier 1	5-Ph A	Library/Senior Center – Phase A: conditions related to truss beam	17.74%	\$19,100
Tier 1	39	Seal Beach Pier - Utilities	n/a	\$531,400
Tier 2a	3	Police Headquarters	36.1%	\$5,598,800
Tier 2a	6	Fire Station #44	42.8%	\$1,102,100
Tier 2b	4	City Yard-Office	61.5%	\$873,100
Tier 2b	4B	City Yard-Vehicle/Equipment Repair	34.4%	\$563,100
Tier 2b	4A	City Yard-Vehicle/Equipment Storage	27.4%	\$548,700
Tier 2b	4C	City Yard-Vehicle/Equipment Garage	26.2%	\$500,100
Tier 2b	4D	City Yard-Vehicle/Equipment Carport	11.5%	\$65,900
Tier 2b	4-Site	City Yard-Site	100.0%	\$1,537,800
Tier 2c	10D	Safety Building	58.4%	\$294,800
Tier 2c	10C	Lifeguard Tower	42.8%	\$91,800
Tier 2c	10F	Lifeguard Garage	42.5%	\$393,700
Tier 2c	10E	Lifeguard Headquarters	37.7%	\$469,100
Tier 3	1	City Hall	24.8%	\$2,331,400
Tier 4	37B	Tennis Center Workout Room	124.2%	\$514,700
Tier 4	37C	Tennis Center Gate/Site	111.3%	\$275,000
Tier 4	37A	Tennis Center Locker/Shower/Restrooms	80.6%	\$1,373,300
Tier 4	37	Tennis Center Club House	65.0%	\$745,500
Tier 4	38	McGaugh Pool Facility	62.8%	\$2,982,600
Tier 4	29B	Zoeter Bleachers	61.0%	\$478,200
Tier 4	9	Marina Community Center / Park	56.8%	\$1,468,300
Tier 4	8	North Seal Beach Community Center	42.7%	\$996,500
Tier 4	5-Ph B	Library/Senior Center – remaining required Phase B improvements	17.74%	\$3,399,700
Tier 5	13	Beach Facility-Maintenance Building	40.7%	\$546,700
Tier 6	10	Seal Beach Pier-Old Bait Shop	63.6%	\$121,700
Tier 6	2	Old City Hall	47.9%	\$1,499,500
Tier 6	7	Seal Beach Pier-Restaurant Building	37.5%	\$357,400
Tier 6	13B	Beach Facility-Storage Bldg.	34.9%	\$57,700
Tier 6	29	Zoeter Building (Day Care)	34.0%	\$347,500
Tier 6	13A	Beach Facility-Restaurant Building	20.7%	\$228,600

- Tier 0. In progress or scheduled to be in progress
- Tier 1. Urgent repair or renovation needed for imminent problems
- Tier 2. Renovation of critical conditions to provide city services of an essential nature in event of disaster
- Tier 3. Renovations to provide protection to City staff, and preservation of city services in event of fire
- Tier 4. Renovations of facilities that serve the public and provide community service
- Tier 5. Renovations of facilities serving basic city functions which are of lower urgency
- Tier 6. Renovations of buildings which are leased to others

⁹ Library/Senior Center FCI is computed using total of Phase A and Phase B renovation allowances

20-YEAR CAPITAL IMPROVEMENT PLAN

Strategy for the 20-Year Plan

As noted in Section 1, there are two key questions we considered in the formulation of a 20-year plan. These are:

- What is the basis for developing a prioritization of the deficiencies, on which a strategic plan can be formulated?
- What is the best approach to annual maintenance-related activities for each of the prioritized facilities to be renovated? How should the associated maintenance costs be distributed over the timeframe of the plan, before and after the renovation event?

In addition, the following question must be addressed by the city in its review of the 20-year plan: What is the budget timetable or fiscal limitation by which the city can act on the list of deficiencies? We do not know the city's capacity for financing or undertaking these expenses over this time frame. We have assumed, for the purposes of this plan, that all buildings will be renovated in this 20-year span, which, at least hypothetically, includes the total \$35,578,600 estimate, although, a few of these projects are in initial planning stages, and \$2,612,400, Tier 6, applies to buildings now leased out to others. Renovation costs by tier (see previous section for discussion) total as follows:

Tier 0	\$5,264,800
Tier 1	\$550,500
Tier 2	\$12,039,000
Tier 3	\$2,331,400
Tier 4	\$12,233,800
Tier 5	\$546,700
Tier 6	\$2,612,400

In the following plan, we have distributed the projects on the basis of meeting requirements in Tier order, and using project management principals. The city can redistribute the plan based on its specific financial constraints.

The twenty-year plan which we have formulated here is based on sequencing the renovations for these city facilities based on the prioritization discussed above, with Tier 1 renovations assumed immediately, due to their critical status. The remaining renovations are timed in order to allow for expected typical construction project time requirements, and to allow for a tractable management timeframe. This is explained below.

As noted in the discussions presented in the previous Section to this report, some of the renovations of Tier 2 might be placed into Tier 5, depending on city policy regarding the essential nature of life-guard services and services based at the city public works yard, in time of emergency or disaster. If they are deemed essential, then they remain in tier 2, and this is how we have treated their renovations for the purposes of the 20-year plan.

Additionally, it's important to note that this facility improvement plan addresses, at a macro level, the need for ADA improvements citywide. Many of the deficiencies noted will require additional study. ADA does not require that all of these improvements be renovated immediately, but rather the City have a plan to bring the facilities in compliance with ADA. This facility master plan is the first step in that process.

Distribution of Renovations in the 20-Year Plan

The result of the above is the following set of guidelines which we use to arrive at the 20-year plan:

1. We assume the five projects which are "on the books" are done in year 0. These are (a) improvements to the Beverly Manor Well and Pump House, (b) improvements to the First Street beach public bathrooms, (c) improvements to the Seal Beach pier public bathrooms, (d) renovation of the beach parking lot, and (e) renovation of the Bolsa Chica well and pump house. These budgets, primarily supplied by the city, total \$5,264,800, with the major part of this required for the well and pump house improvements.
2. The remaining renovations (Tiers 1-6) total \$30,313,800 using the conceptual estimates of probable costs which we have provided in this report, and including the Tier 6 Leased facilities. If buildings leased to others are excluded (Tiers 1-5), the total is \$27,701,400. Adding Tier 0 to this (Tiers 0-5) gives the total amount of the master plan, which is \$32,966,200.
3. The 20-year plan addresses each facility in the order as given in the previous table of renovations by tier. We use the associated priority order as given.
4. Allocations are made in priority sequence, with year-of-renovation chosen upon the completion of the previous renovation, and the duration of each renovation is based on typical construction processes and duration for the work as discussed in respective the assessment report.
5. The following table illustrates the results of this outlined approach. Buildings 10H, 13C, and 17 (the Beverly Manor pump house, the beach restrooms, and the pier restrooms) are listed in year 0, since they are already in some stage of execution. Some renovations are shown over a 2-year period; we divide costs with pre-construction and design in the first year, and construction activities in the second year. The columns are as follows:

Year Year of the 20-year plan.
 Bldg. No..... The facilities proposed for renovation in the indicated year.
 Expenditure..... The renovation costs associated with the indicated facilities.
 Notes..... Comments related to the timing or other aspects of the renovation in this 20-year plan.

Exhibit
20-Year Master Plan
Distributing Maintenance Costs by Year

Year	Bldg. No.	Expenditure	Note
0	10H; 13C-D 17; 16	\$5,264,800	

1	5 (part A), 39	\$550,500	Pier water line, and Library truss & related corrections
2	3	\$579,600	Renovations (pre-con and design) for Police Facility
3	3	\$5,019,200	Renovations (construction phase) for Police Facility
4	6	\$1,102,100	Fire Station renovations
5	4, 4A-D, 4-site	\$561,300	Renovations (pre-con and design) for City Yard (all)
6	4, 4A-D, 4-site	\$3,527,400	Renovations (construction phase) for City Yard (all)
7	Lifeguard & related	1,249,400	Lifeguard facilities, Tower, and Safety Building
8	1	\$277,100	Renovations (pre-con and design) for City Hall
9	1	\$2,054,300	Renovations (construction phase) for City Hall
10	37, 37A-B-C	\$2,908,500	Includes all 4 buildings listed at the Tennis Center
11	38	\$2,982,600	Based on renovation estimate*
12	9, 29B	\$1,946,500	Marina Community Center. May also include bleachers.**
13	8	\$996,500	North seal Beach Community Center.
14	5 (part B)	\$3,399,700	Remaining renovations identified for Library/Sr. Center
15	13	\$546,700	Remaining non-leased buildings
16	—	—	***
17	—	—	***
18	—	—	***
19	—	—	***
20	—	—	***

* Program requirements are not taken into account in this physical assessment. City has discussed replacement of the pool in order to achieve added functionality and public usage opportunities.

** Timing of Zoeter Bleachers, based on Tier order, is in year 12. Can be in year 13 to average costs.

*** This timeframe would accommodate the remaining leased buildings, but timing for them will probably be linked to lease terms and tenant requirements. The total probable cost estimate is \$2,612,400.

Annual City Maintenance Costs for These Facilities

The 20-year master plan also includes maintenance costs for these facilities. Prior to each renovation event, the maintenance "run rate" that the City is currently experiencing is assumed to continue, but once the renovation is done, then a reduced maintenance rate is expected. In order to estimate a reasonable maintenance rate for the future, we have examined various published experience reports, such as the BOMA experience documentation, and have made assumptions that lead us to assumptions of annual expense costs going forward.

Current maintenance costs for these buildings is reported by the city as follows.

**Exhibit
20-Year Master Plan
Distributing Maintenance Costs by Year**

Facility	Annual \$
City Hall	\$35,000
Old City Hall	\$3,000
Police Headquarters	\$40,000
City Yard	\$10,000
Library/Senior Center	\$5,000
Fire Station #44	\$15,000
Pier Restaurant	n/a*
North Seal Beach Community Center	\$10,000
Marina Community Center	\$10,000
Old Bait Shop	n/a*
Lifeguards	\$20,000
Beach Facility	\$5,000
Beach Parking Lot	\$10,000
Bolsa Chica Well	\$5,000
Beverly Manor Well	\$5,000
Zoeter Day Care	n/a*
Zoeter Bleachers	\$100
Seal Beach Tennis Center	\$20,000
Pier Utilities	\$1,000
McGaugh Pool	\$35,000

* These city buildings are leased to other tenants

For buildings in this chart, for which there are corresponding annual costs, the average across all building types is \$1.36 per sq. ft.

For future maintenance costs, after the proposed renovation event, we have used an aggregate average maintenance cost per square foot (across all building types, as an average), as obtained after review of various national experience reports. In particular, maintenance experience over a 50-year building life is reported to average about \$3.12 per gross sq. ft.¹⁰ This is broken down as follows:

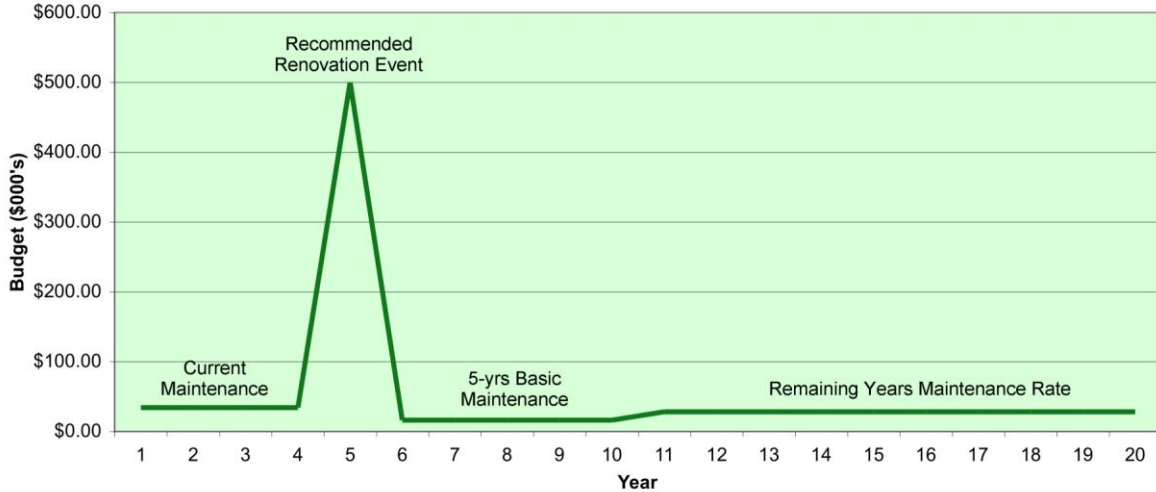
Preventive Maintenance and Minor Repair Average =\$0.65/gross sq. ft.
 Unscheduled Maintenance Average =\$0.48/gross sq. ft.
 Renewal and Replacement Maintenance =\$1.96/gross sq. ft.

We have assumed that, for the five years following a major renovation, an annual average maintenance allowance of \$0.65 per gsf, which is equal to the preventive maintenance and minor repair average figure above. After the five-year mark, we add \$0.48 to this annual allowance per gsf, to accommodate possible unscheduled maintenance requirements, a total of \$1.13 per sq. ft.

¹⁰ The Whitestone Facility Maintenance and Repair Cost Reference, 2010-2011. This is referenced by The Whole Building Design Guide, a program of the National Institute of Building Sciences, which has made extensive study of building life-cycle costs. The reader should also consider R.S.Means reports of building experience, and similar experience reports of the Building Owners and Managers Association (BOMA).

20-Year Plan

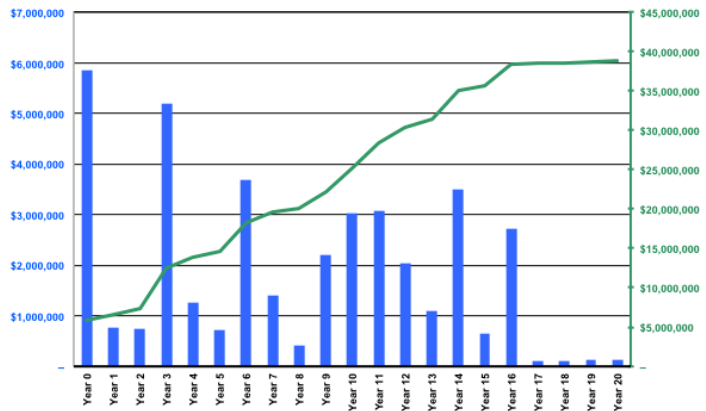
The 20-year plan is based on assembly of the proposed renovation costs and the maintenance costs noted above. On a building-by-building basis is conceptually shown as follows. Note that this concept sketch shows the renovation in the 5th year, but the year changes with each facility.



This approach has been applied to the facilities listed in the above tiers, and is tabulated in the following worksheet. In summary, the annual expense plan per year is shown in the following exhibit. In the associated chart, the green line and numbers refer to the cumulated total, and the blue bars and numbers refer to the annual figures.

Exhibit
20-Year Master Plan Summary
of All Costs as Described

Year	Total Per Year	Cumulated Total
Year 0	\$5,859,100	\$5,859,100
Year 1	\$755,173	\$6,614,273
Year 2	\$749,273	\$7,363,546
Year 3	\$5,188,873	\$12,552,419
Year 4	\$1,271,073	\$13,823,492
Year 5	\$722,548	\$14,546,040
Year 6	\$3,689,810	\$18,235,850
Year 7	\$1,407,572	\$19,643,422
Year 8	\$403,852	\$20,047,274
Year 9	\$2,191,612	\$22,238,886
Year 10	\$3,035,942	\$25,274,829
Year 11	\$3,079,137	\$28,353,966
Year 12	\$2,044,577	\$30,398,543
Year 13	\$1,091,251	\$31,489,794
Year 14	\$3,492,409	\$34,982,203
Year 15	\$659,035	\$35,641,238
Year 16	\$2,726,806	\$38,368,044
Year 17	\$114,406	\$38,482,450
Year 18	\$117,382	\$38,599,832
Year 19	\$119,566	\$38,719,398
Year 20	\$133,143	\$38,852,541



MASTER PLAN WORKSHEET
 SHOWING RENOVATION EVENTS AND MAINTENANCE COSTS BY BUILDING.
 ALL FIGURES IN \$000'S

Bldg	Sq. Ft.	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
01	13,000	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$277.1	\$2,054.3	\$8.5	\$8.5	\$8.5	\$8.5	\$8.5	\$14.7	\$14.7	\$14.7	\$14.7	\$14.7	\$14.7	\$14.7
02	11,200	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$1,499.5	n/a	n/a	n/a	n/a	n/a
03	22,000	\$40.0	\$579.6	\$5,019.2	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$14.3	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9	\$24.9
04	3,100	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$128.9	\$744.2	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0	\$3.5	\$3.5	\$3.5	\$3.5	\$3.5	\$3.5	\$3.5	\$3.5	\$3.5
04A	6,200	ind	incl	incl	incl	incl	\$90.6	\$458.1	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0
04B	4,900	ind	incl	incl	incl	incl	\$92.3	\$470.8	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5
04C	4,800	ind	incl	incl	incl	incl	\$87.7	\$412.4	\$3.1	\$3.1	\$3.1	\$3.1	\$3.1	\$3.1	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4	\$5.4
04D	5,250	ind	incl	incl	incl	incl	\$17.3	\$48.6	\$3.4	\$3.4	\$3.4	\$3.4	\$3.4	\$3.4	\$5.9	\$5.9	\$5.9	\$5.9	\$5.9	\$5.9	\$5.9	\$5.9	\$5.9
04-Site	n/a	ind	incl	incl	incl	incl	\$144.5	\$1,393.3	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
05	28,286	\$5.0	\$19.1	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$3,399.7	\$18.4	\$18.4	\$18.4	\$18.4	\$18.4	\$18.4	\$32.0
06	3,500	\$15.0	\$15.0	\$15.0	\$15.0	\$11,102.1	\$2.3	\$2.3	\$2.3	\$2.3	\$2.3	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0	\$4.0
07	2,679	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$357.4	n/a	n/a	n/a	n/a	n/a
08	4,550	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$996.5	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$5.1	\$5.1
09	4,600	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$10.0	\$1,468.3	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$3.0	\$5.2	\$5.2
10	510	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$121.7	n/a	n/a	n/a	n/a	n/a
10C	516	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$91.8	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6
10D	842	ind	incl	incl	incl	incl	incl	incl	\$294.8	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0
10E	1,900	ind	incl	incl	incl	incl	incl	incl	\$469.1	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$2.1	\$2.1	\$2.1	\$2.1	\$2.1	\$2.1	\$2.1	\$2.1	\$2.1
10F	2,250	ind	incl	incl	incl	incl	incl	incl	\$393.7	\$1.5	\$1.5	\$1.5	\$1.5	\$1.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5
10H	1,000	\$90.0	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1
13	3,150	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$546.7	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0	\$2.0
13A	1,350	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$228.6	n/a	n/a	n/a	n/a	n/a
13B	350	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$57.7	n/a	n/a	n/a	n/a	n/a
13C	850	\$150.0	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0
13D	n/a	\$1,468.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
16	570	\$258.2	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6
17	n/a	\$3,683.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
29	1,500	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$347.5	n/a	n/a	n/a	n/a	n/a
29B	1,600	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
37	2,100	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$745.5	\$1.4	\$1.4	\$1.4	\$1.4	\$1.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4
37A	3,200	ind	incl	incl	incl	incl	incl	incl	incl	incl	incl	\$1,373.3	\$2.1	\$2.1	\$2.1	\$2.1	\$2.1	\$3.6	\$3.6	\$3.6	\$3.6	\$3.6	\$3.6
37B	1,000	ind	incl	incl	incl	incl	incl	incl	incl	incl	incl	\$514.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7
37C	n/a	ind	incl	incl	incl	incl	incl	incl	incl	incl	incl	\$275.0	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
38	n/a	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$35.0	\$2,982.6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
39	n/a	\$11.0	\$531.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total per Year		\$5,859.1	\$755.2	\$749.3	\$5,188.9	\$1,271.1	\$725.2	\$3,689.8	\$1,407.6	\$403.9	\$2,191.6	\$3,035.9	\$3,079.1	\$2,044.6	\$1,091.3	\$3,492.4	\$659.0	\$2,726.8	\$114.4	\$117.4	\$119.6	\$133.1	\$133.1
Cumulated		\$5,859.1	\$6,614.3	\$7,363.5	\$12,552.4	\$13,823.5	\$14,546.0	\$18,235.8	\$19,643.4	\$20,047.3	\$22,238.9	\$25,274.8	\$28,354.0	\$30,398.5	\$31,489.8	\$34,982.2	\$35,641.2	\$38,368.0	\$38,482.4	\$38,598.8	\$38,719.4	\$38,862.5	\$38,862.5

5. BUILDING SURVEYS

The following pages present the surveys for each of the buildings in the scope of this project. The surveys generally are divided into the following pieces, and are presented in the indicated order.

Assessments Include These Elements

General Information

Summary Analysis

- Site Logistics
- Environmental
- Fire & Life Safety
- Disabled Access Compliance
- Architectural Assessment
- Structural Assessment
- Mechanical Systems Assessment
- Electrical Systems Assessment

Assessment Findings

- General

Cost Models

- Renovation Costs Tabulation
- Replacement Costs Tabulation
- FCI Computation
- Summary Work Packages

Images

Buildings are Presented in This Order

No.	Property Name
1	City Hall
2	Old City Hall
3	Police Headquarters
4	City Yard-Office
4A	City Yard-Vehicle/Equipment Storage
4B	City Yard-Vehicle/Equipment Repair
4C	City Yard-Vehicle/Equipment Garage
4D	City Yard-Vehicle/Equipment Carport
4-Site	City Yard-Site
5	Library/Senior Center
6	Fire Station #44
7	Seal Beach Pier-Restaurant Building
8	North Seal Beach Community Center
9	Marina Community Center / Park
10	Seal Beach Pier-Old Bait Shop
10C	Lifeguard Tower
10D	Safety Building
10E	Lifeguard Headquarters
10F	Lifeguard Garage
10H	Seal Beach Pier Restrooms
13	Beach Facility-Maintenance Building
13A	Beach Facility-Restaurant Building
13B	Beach Facility-Storage Bldg.
13C	Beach Facility-Restroom Building
13D	Beach Parking Lot
16	Well & Pump House (Bolsa Chica)
17	Well & Pump House (Beverly Manor)
29	Zoeter Building (Day Care)
29B	Zoeter Bleachers
37	Tennis Center Club House
37A	Tennis Center Locker / Shower / Restrooms
37B	Tennis Center Workout Room
37C	Tennis Center Gate/Site
38	McGaugh Pool Facility
39	Seal Beach Pier - Utilities

Building #1

CITY OF SEAL BEACH ADMINISTRATION BUILDING (CITY HALL)

211 8th Street
Assessment date: August 26, 2010



GENERAL INFORMATION

The City of Seal Beach Administration Building (City Hall) was built in 1968 / 1969 and has had several modifications since. In 1989 part of the second floor arcade that connects the main building to the Council Chambers was enclosed to become a conference room which now serves as office space. The majority of the original steel sash single glazed windows have been replaced (only the upper tower windows and doors remain). Restrooms located off the ground level courtyards adjacent to the Council Chambers have received recent upgrades and a single disabled access compliant uni-sex restroom was recently added.

The facility is approximately 13,000 square feet, two-story structure with masonry walls and wood framing. The design is Spanish Revival with cement plaster exterior, exposed wood beams, clay tile roof and a dominant clock tower feature. The building has two distinct parts. The first consists of a two-story main Administration building with offices on both floors housing various City departments and functions along with services to the public. The second part is the Council Chambers. This is an open two-story volume public meeting room with auditorium style fixed seating and public official and staff area dais. Separating the two is a courtyard arcade on the ground floor and an open balcony on the second floor accessed by an exterior stair.

The arcade is fronted by three arches facing 8th Street which forms the formal entry into the facility. To one side of the courtyard is the main entry to the Council Chambers and to the other is the entry into the Administrative building. The Administration building has a single hydraulic elevator and an interior stair serving the ground floor and the second level.

The Administration portion of the facility has a distinctive clock tower and is accessed only by stairs that continue up from the second level. The tower contains several rooms at intermediate levels including a storage room, Team Mobile cellular site equipment room and tower clock motors and terminates in a single un-used open room with a 360-degree exterior balcony. The tower also provides access to a mechanical roof area.

At the south end of the building there is another larger arched covered exterior walkway on the first level with a conference room above on the second level that connects the Administration Building to the original "Old City Hall".

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located adjacent to the original Old City Hall on the north side of 8th Street and continues from the street frontage to an alley at the rear. The public sidewalk fronting the facility is in general good condition. The facility has 14 parking spaces off the alley which are perpendicular to the alley. There is a small parking lot that lies between the Administration Building and the Old City Hall with 7 parking spaces. The parking surface is in generally marginal condition. There is not disabled access parking in either of these two locations. There is metered street parking on the surrounding streets for the public. There is a single disabled access parking space denoted at the street parking stall closets to the corner of 8th and Central Ave. where a recently constructed curb ramp has been located. The sidewalk in front of the Administration Building is made of paver units.

Through the main entry arches there is a courtyard that is bounded by the Administration Building, Council Chambers and a masonry wall adjacent to the alley parking. This courtyard has a combination of paving materials including paver tiles and concrete along with a small landscape area behind the Council Chambers. There is a rear gate from the courtyard to the alley. The entry courtyard includes a small central fountain that appears to weep some water to the surrounding surface. Access to the upper level is provided by an exterior stair connecting the courtyard with

an open second floor balcony above. The exterior stair and landings are paved with tiles. Both the courtyard and the balcony above provide access to the facilities on either side.

There is a second exterior stair at the rear of the Administration Building which egresses parallel to the alley. Electrical gear has taken over the space below this stair and was enclosed at some later date. A recent emergency generator hook-up was also added adjacent to the electrical gear.

Noted deficiencies are as follows:

1. Disabled Access parking, signage & graphics and accessible path of travel to the facility are not compliant with current codes and local regulations
2. General concrete walkway cracking and displacement and general cracking and missing paver tile grout
3. Fountain waterproofing
4. The exterior courtyard stair and the rear alley stair do not have the code required contrasting strip at each tread, the handrail/guardrails are too low and the handrails do not meet disabled access requirements
5. The auto doors to the Council Chambers do not have the required barriers
6. Courtyard gate is rusted

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team noted several locations of water damage and wood rot. The team also noted moisture in the north Council Chambers wall as it appears the floor level is below the adjacent exterior grade or the wall has been subject to irrigation water or a combination of both. In addition, City staff reported that there have been numerous water leaks from the roof and that it has been an on-going issue.

In the event that it is determined to demolish or renovate the existing building it is recommended that the following detailed studies be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system. There appears to be a basic fire alarm system with smoke detectors and pull station however, it does not appear to be in complete compliance with current code requirements for public buildings / areas. Previous reports indicated that the smoke detectors were not completely functional and should be replaced. The existing exit signs are either non-illuminated or not functioning properly and should be replaced as noted in

previous reports. The building is equipped with fire extinguishers. Emergency exit lighting appears to be adequate to meet current code requirements. There is no emergency generator as part of this facility but there is a hook-up for connection to a portable emergency generator. Emergency lighting and fire alarm system must rely on battery back-up type fixtures.

Egress from the building appears to be through a main non-rated corridor at both levels. The second level corridor has access to an interior open non-rated main stair (Tower stair) at one end and the non-rated exterior balcony to an open non-rated exterior stair. There is a second non-rated exterior stair at the rear of the Administration Building from the second floor staff area. It appears that a second means of egress for the Old City Hall passes into the second floor corridor to access the tower stair creating a horizontal exit from the adjacent building. The non-rated nature of the existing building and the path of egress should be further reviewed by the building official to determine any required corrective measures. The emergency egress lighting system was not obvious to determine if the required level of lighting could be achieved. Further photometric studies are necessary to verify compliance.

Noted deficiencies are as follows:

1. No exit signs or non-illuminated exit signs or non-operating illuminated exit signs where illuminated exit signs are required. No low-level exit signs at public areas.
2. Marginal fire-alarm system which requires upgrades or replacement.
3. No fire-sprinkler system.
4. Non-compliant door hardware at egress doors
5. Emergency egress lighting needs to be verified
6. Non-rated egress construction

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility serves both City staff and the public at large.

As noted above, the facility does not contain any on-site disabled access parking for staff or the public.

The main entry to the Council Chambers is through a set of double doors with door leafs less than 36-inches wide. The path of travel and seating location for the disabled is generally accessible given the restrictions of the existing conditions but the slope / length of the ramp appears to be non-compliant. A portable assisted listening device system is required. The Council dais is raised making it inaccessible to the disabled.

There are existing restrooms at the ground floor courtyard which have undergone recent upgrades to comply with provisions for the disabled. The existing restrooms at the second level have not received upgrades for compliance. As long as there is an accessible path of travel access made available via the elevator to the ground floor restrooms, disabled access compliance is not required at these restrooms.

Door hardware (older style door knobs) and signage / graphics throughout the facility are not compliant with current code and disabled access requirements.

There are several public counters throughout the facility that do not provide the required disabled access counter height. The drinking fountain in the main corridor is non-compliant.

There are numerous other minor barriers to the disabled throughout the facility. A detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify

each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Door hardware is not compliant
2. Disabled access parking, signage & graphics and accessible path of travel to the facility are not compliant
3. Drinking fountain not compliant
4. Signage and Graphics are not compliant
5. Stair and handrails are not compliant
6. Council Dais is not compliant
7. Public counters not compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility appears to have been well maintained given its overall age. There were some isolated areas of wood rot and termite damage that should be treated or replaced. Several of the exterior lights are discolored and have broken lenses that should be replaced. Most of the original windows have been replaced with the exception of the upper tower and several of the smaller openings. These windows and glass doors should be replaced to match the existing replacement windows. This will also correct some minor water intrusion issues noted at the interior of the upper tower openings. It was noted that there is a small leak at one of the replacement windows in the Finance office that needs to be addressed.

It was noted that recent painting of some of the exterior doors and trim has resulted in a build-up of paint causing several of the doors to bind and stick. Future painting should include the removal of the old paint.

The overall tile roofing was noted to be in marginal condition. City Staff noted numerous leaks and that it have been an on-going issue. Staff noted that the City contracts with Long Beach Roofing for annual visual inspection and repair and indicated that as of the last inspection they had recommended a full replacement of the tile roofing and flashings. In addition, the roof area above the courtyard is captured by a gutter with a downspout that discharges onto the tiled area of the courtyard floor. A sign of stagnant water is evident. The roof drainage / downspout should be re-routed.

There is a section of built-up flat roofing at the mechanical equipment well. The condition of the roofing including the drainage and flashings were noted to be in generally poor condition. Mechanical and electrical equipment has been added / modified over the years creating multiple water intrusion issues. A complete renovation of this built-up roof is in order including roof and wall flashings and penetration sealant.

The general interior physical appearance of the facility appears to be maintained. It appears that some of the interior finishes are relatively new including paint and carpet. Most of the ceiling tiles and many of the surface mounted light fixtures appear to be relatively new. The remaining ceiling tiles and lights should be replaced to match. The 2004 survey noted multiple interior issues that appear to have been corrected. It was noted that there is past evidence of water intrusion around the roof penetrations for mechanical equipment at the second floor Council Chambers mechanical room that should be further investigated and corrected as required.

During the assessment, the contracted elevator maintenance company was on-site and indicated that the elevator had a useful life expectancy for another 25-years. The elevator is a hydraulic elevator and with a control valve that was recently replaced. They noted that GLA upgrades

should be performed within the next 6-8 years which involves changing the operating system, linkage and doors. These upgrades will be necessary to preserve the 25-year useful life expectancy. The elevator signage is not in compliance with current codes and disabled access requirements.

Noted deficiencies are as follows:

1. Miscellaneous exterior wood damage
2. Damaged exterior lighting
3. Roofing and flashings
4. Miscellaneous interior finishes
5. Original steel exterior windows and doors need to be replaced
6. Interior water damage at openings, penetrations and north wall of Council Chambers

STRUCTURAL ASSESSMENT

This one and two-story structure appears to have Concrete Masonry (CMU) walls finished with plaster. The roof is clay tiles on wood framing. The second floor appears to be wood framed. The clock tower walls are wood framed above the main roof level. The structure appears to be in reasonable condition for its age.

Seismically this is a high vulnerability structure due to the method of construction using a combination of masonry and wood framing. Although plans were not made available for review, based on the buildings pre-1974 vintage, roof-to-wall and floor-to-wall ties may not have been provided in the original construction and it did not appear that any retrofit has been previously performed.

The team did not notice any obvious or visible structural discrepancies. However, in order to provide a useful remaining life of at least 20-years it is recommended that the building be further evaluated seismically. In particular, the roof-to-wall and floor-to-wall ties should be evaluated to determine if the building represents a life safety concern. If it does, then consideration should be given to seismically retrofitting the building.

MECHANICAL SYSTEMS ASSESSMENT

A. Council Chambers:

A split-system air conditioning unit serves this area of the building. A fan coil unit and gas-furnace are suspended in the 2nd floor Storage Room with supply air ductwork extended to grilles in the back wall of the Chambers. Return air appears to be ducted down to buried ductwork and connected to floor grills at the front of the chambers. An airside economizer is incorporated with gravity relief through exterior louvers. The condensing unit for this system is located on the City Hall roof. The equipment was installed in 2001 and is in good operating condition, replacement would not be anticipated for 8-10 years. There is significant noise from supply air grilles at the back of the space. It is recommended that an acoustical evaluation be performed to determine specific source of noise so that proper acoustical treatment, likely duct lining or sound attenuators can be appropriately applied.

Noted deficiencies are as follows:

1. Acoustical issues at the Chambers

B. Administrative portion:

A rooftop packaged variable air volume unit serves the whole building. The unit was installed in 2001 and is located on the roof. The unit is in good operating condition and replacement would not be anticipated for 8-10 years, however service life of this type of equipment can be extended with replacement of unit components when required. It is unclear from field observations how zone control is accomplished. This should be verified, and if temperature control conditions are not optimal, a zone control retrofit could be considered.

Noted deficiencies are as follows:

1. Possible zone control issues

ELECTRICAL SYSTEMS ASSESSMENT

The existing facility is served by main switch gear located at the rear of the facility below the egress stair. There are several service panels including a 1200 amp motor control center, an 800 amp meter center and a 600 amp panel with disconnect. There is also a 200 amp transfer switch used to tie-in a portable emergency generator when needed. The panel boards appear to be in reasonably good condition with the exception of the 800 amp section which is aging and corroded and should be replaced. Many of the panels have lighting contactor compartments. These compartments contain exposed contactors and were not locked. These compartments should be locked to limit access to exposed live parts by other authorized / qualified personnel. There is a series of distribution panels located throughout the facility, some of which are aging and should be replaced. In some cases the panels lack proper code required clearances including ingress and egress and there are missing dead-front components exposing live parts. Panel schedules are missing throughout.

Most incandescent light bulbs have been replaced with screw-in compact fluorescent lamps. Some of the exterior lights show signs of aging. The Council Chambers lighting remains incandescent and should be changed to a more energy efficient system with proper lighting controls and dimming options.

The general office area lighting is provided by newer surface mounted energy efficient T8 fluorescent fixtures. It did not appear they were controlled by a lighting control system including the use of motion sensors. The emergency egress lighting system was not evident that it will meet the current code required light levels.

There is a computer IDF room located in the tower in a room also used for general storage. This is not a clean environment and is not suitable for proper function of the IDF.

ASSESSMENT FINDINGS

GENERAL

The existing facility is in generally good condition. There appears to have been several past minor renovation efforts to correct various issues and provide general upgraded finish materials both at the exterior and the interior. On-going non-routine maintenance and repairs will continue to be required at an accelerated rate as the building continues to age. The facility would benefit from a more comprehensive one time renovation to resolve the deficiencies noted below rather than take an item by item approach spanning over time. The proposed renovation should include, but not be limited to the following:

The courtyard concrete issues and the fountain waterproofing have been corrected by the City since the assessment. Disabled access parking / path of travel including signage and graphics should be addressed including refurbishment and disabled access compliance for the rear entry gate. The exterior stair handrails and contrasting nosing along with minor tile repairs should be addressed. The auto doors to the facility needs to have the required protective barriers added.

The exterior finishes appear to have recently been renovated (paint and window replacement) however there were signs of wood decay at several locations where the wood is exposed to the exterior. The damaged wood should be removed and replace and then re-finished. Most of the exterior windows have been retrofitted. The remaining openings with the original steel sash doors and windows should likewise be replaced (Tower). The aging exterior lights should be repaired / replaced. Doors with a build-up of paint should be sanded down and repainted for proper function. The moisture problem at the north wall of the Chambers should be further investigated and repaired as required.

The exterior tile roof and the mechanical area build-up roof and flashings should be replaced. Drainage issues onto the courtyard should be corrected. Noted areas of visible water intrusion should be further researched and resolved as part of the roofing and window replacements.

Illuminated exit signs should be installed along with a new fully compliant fire alarm system and consideration should be made to incorporate a fire sprinkler system all of which should be reviewed and approved by the Building and Fire Authority. Elevator upgrades should be implemented to extend the useful life of the elevator. Security, Data, Telecom and Audio/Visual systems should be further reviewed and programmed for possible upgrades. The IDF room should be organized and miscellaneous storage of combustible materials should be removed from areas of electrical or electronic equipment.

Miscellaneous interior upgrades should be done to integrate the entire facility with the recent general upgrades. Public counter should be made accessible to the disabled. The millwork at the Council Chambers should be upgraded and incorporate access to the disabled. Light fixtures in the Chambers should be replaced including new programmable controls. Lighting controls should be added to the general lighting systems. Consideration should be given to upgrading the second level restrooms including compliance with disabled access requirements. Additional disabled access upgrades should be implemented to avoid associated non-compliant ADA risk to the City including, but not limited to, door hardware, path of travel and accessories such as drinking fountains, signage / graphics and handrails.

Due to the important nature of this facility, consideration should be given for a complete seismic upgrade such as roof-to-wall and floor to wall ties. A more detailed analysis is required to determine the extent of any required seismic upgrade.

The roof top mechanical units will require replacement in 8-10 years. The acoustical issues of the chambers needs to be researched and solutions implemented to reduce the HVAC noise

associated with the existing system. Zone controls for the overall facility should be researched for overall performance and energy efficiency.

The entire electrical distribution system components should be further evaluated and correct as required. Older light fixtures should be replaced with energy efficient fixtures. Emergency egress lighting should be evaluated and corrected as required.

While the facility in its current state appears to perform well, to mitigate the risk associated with the above noted deficiencies, a comprehensive renovation should be considered as soon as possible to bring the facility up to current industry standards for newly renovated municipal administration office buildings. Any delay would increase the risk and cost of resolving the deficiencies noted including the more important issues of disabled access, structural integrity and fire/life safety. Until such time as a renovation is begun, the facility will continue to experience on-going repairs and increasingly higher levels of maintenance and operation that should be resolved on an as needed basis.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a new approximately 13,000 SF two-story (equal to existing facility) City Administration Facility (City Hall) on a separate hypothetical site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #1
City of Seal Beach Administration Building (City Hall)

Renovate 13,000 GSF 2-story City Hall

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	165,800	
	Program Manager Pre-construction Services	49,700	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	16,600	
	CASP Disabled Access Report	5,000	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 13,000 GSF Building	1,658,200	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	100,000	Allowance
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	165,800	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	12,400	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	82,900	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	2,331,400	

Building #1
City of Seal Beach Administration Building (City Hall)

Construct new 13,000 GSF City Hall

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports CEQA Reimbursable Expenses	577,400 224,000 20,000 5,000 0 0 20,000	Allowance: City to Contract Allowance: City to Contract NIC Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 13,000 GSF Building	0 250,000 7,217,100	NIC - See Qualifications Allowance \$550/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	0	Will remain in existing facilities
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	577,400	
7	TESTING & INSPECTION Soils Materials Roofing / WP	20,000 50,000 5,000	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	56,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	373,400	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	9,395,300	

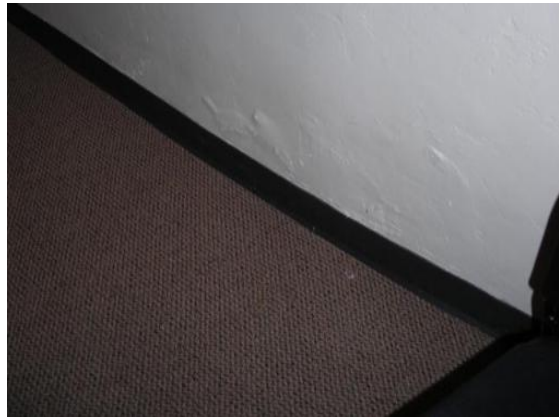
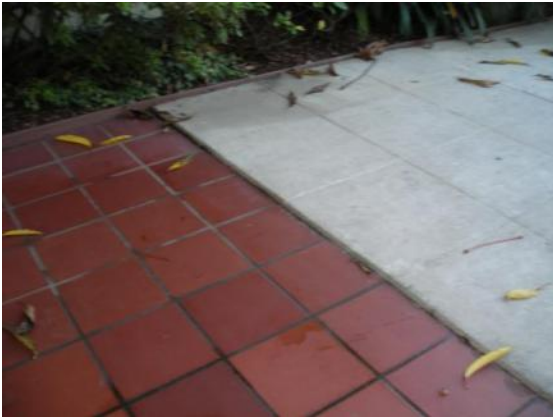
Building #1
City of Seal Beach Administration Building (City Hall)

Renovation / Repair	Replacement	FCI %
\$2,331,400	\$9,395,300	25%

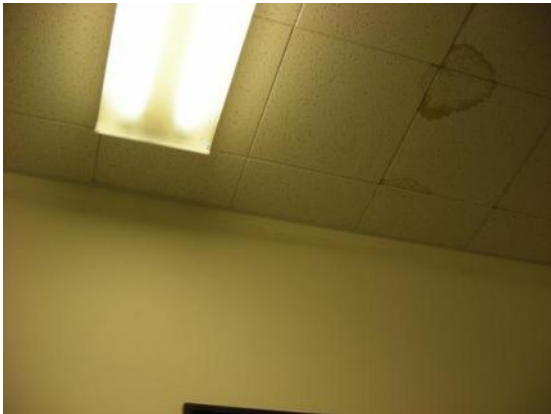
Building #1
City of Seal Beach Administration Building (City Hall)
Renovation Budget Opinion of Probable Cost

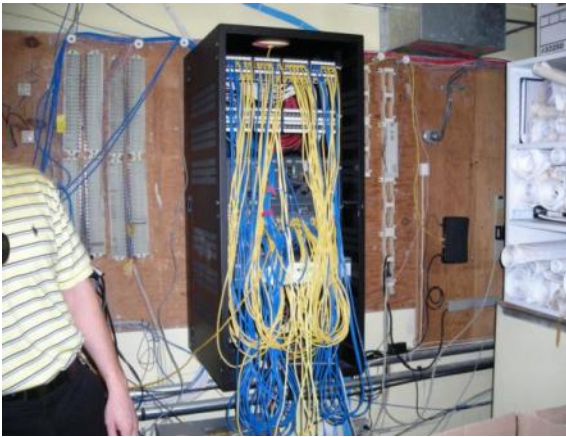
Area (sf) 13,000

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	13,000	sf	2.00	26,000
2	Repair paving at courtyard	1,000	sf	9.50	9,500
2	Remodel handicap parking and signage	1	ls	5,000.00	5,000
3	ADA accessibility retrofits to council chambers	1	ls	17,500.00	17,500
6	Seismic retrofit main structure	13,000	sf	7.00	91,000
6	Modify stair and rails to compliance	1	ls	15,000	15,000
6	Revise public transaction counters for ADA compliance	1	ls	2,500.00	2,500
6	Repair misc areas of dry rot and termite damage	13,000	sf	1.50	19,500
7	Replace all roofing	6,500	sf	14.50	94,300
7	Waterproof fountain	1	ls	5,000	5,000
7	Reroute downspout from courtyard	1	ls	1,500	1,500
8	Replace door hardware with compliant	40	ea	650.00	26,000
8	Revise doors to council chambers for compliance	1	ls	10,000.00	10,000
8	Replace balance of windows	20	ea	2,500	50,000
8	Replace glass door assemblies	4	ea	5,000	20,000
8	Repair window leak at finance office	1	ls	5,000	5,000
9	Refinish courtyard gate	1	ls	1,500	1,500
9	Upgrade fire ratings in egress corridors	1	ls	40,000	40,000
9	Misc interior re-finishing	13,000	sf	20.00	260,000
9	Repaint exterior including misc patching	8,125	sf	2.70	21,900
10	Replace all signage for ADA compliance	20	ea	175.00	3,500
13	Elevator upgrades	1	ls	20,000	20,000
15	Retrofit fire sprinklers	13,000	sf	13.00	169,000
15	Replace drinking fountain for ADA compliance	1	ls	3,500	3,500
15	AC air noise corrections at Council Chambers	13,000	ls	5.50	71,500
15	Replace AC controls at Admin building with DDC	1	ls	80,000	80,000
16	Retrofit fire alarm system with horn/strobes	1	ls	30,000	30,000
16	Replace exit signs	20	ea	450	9,000
16	Replace 800 A panel	1	ls	10,000.00	10,000
16	Repair or replace exterior light fixtures	20	ea	600.00	12,000
16	Replace distribution panels throughout building	4	ea	5,000.00	20,000
16	Replace interior lighting and controls throughout building including Council Chambers, and provide emergency egress	13,000	sf	8.00	104,000
17	New data/tele cabling infrastructure	13,000	sf	4.00	52,000
	Subtotal				1,305,700
	GC's, bonds, insurance, Fee, and 15% contingency	27%			352,500
	Total				<u>1,658,200</u>











Building #2

OLD CITY HALL

201 8th Street
Assessment date: August 26, 2010



GENERAL INFORMATION

The original City Hall for the City of Seal Beach was built in 1929. It appears to have been a police and fire facility as well as the original City Hall prior to the construction of the new City Administration Building and separate police and fire facilities. The building has had several additions and many interior modifications over the years. It received a significant seismic retrofit / renovation in 1984. The building is of historical importance and is a registered historic landmark.

The facility is approximately 11,150 square feet, two-story structure with masonry walls and wood framing. The design is Spanish Revival with cement plaster exterior, exposed wood beams and tile roof. The current building includes a main body with several additions located at the rear of the facility that maintain the original façade and window materials. The building currently houses offices and retail businesses on the ground floor and a cable TV studio with supporting functions on the second floor. The building is attached to the City of Seal Beach Administration Building at the second level and serves as one of the floors path of exit. The ground floor has several different finish floor elevations interconnected with ramps. Portions of the original lobby with the dominant arched entry and characteristic open stone stairway are still functional. An elevator (added at a later date) serves both levels.

The building is leased out by the City and the maintenance is provided by an outside contractor (Bancap). As such the assessment is limited to the site, shell and core of the building excluding any tenant improvements and tenant maintenance issues.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located adjacent to the City of Seal Beach Administration Building at the corner of 8th and Central Avenue. The main entry faces 8th street and is articulated with a dominant recessed raised arched entry. This entry is non-accessible to persons with disabilities. A second entry that interconnects via interior corridors to the main Lobby and elevator is located off Central Avenue. An accessible ramp has been added to this entry to provide access for the disabled from the public way. An additional entry is provided at the rear parking court accessed via the alley.

There is a shared parking court located between the Old City Hall and the City Administration Building that passes under a second floor addition with pedestrian access to the 8th Street Right-of-Way.

The parking surface is in generally good condition. Disabled access parking is provided in the nearest stall to the entry however, the current configuration, curb ramp, signage and graphics are non-compliant.

Noted deficiencies are as follows:

1. Disabled Access signage & graphics and accessible path of travel to the facility are not compliant with current codes and local regulations
2. Damaged quarry tile at building entry.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team noted several locations of water damage and wood rot. In the event a recent report was not prepared, any proposed demolition or renovation that would disturb the existing conditions would be subject to a full inspection, testing, containments, removal and discharge (Abatement) program to mitigate the harmful effects of these hazardous materials.

In the event that it is determined to demolish or renovate the existing building it is recommended that the following detailed studies be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. There did not appear to be any illuminated exit signs in the non-tenant core areas. The building is equipped with fire extinguishers. Emergency exit lighting appears to be adequate to meet current code requirements. There is no emergency generator as part of this facility. Emergency lighting and fire alarm system must rely on battery back-up type fixtures.

Egress from the building appears to be through a main non-rated corridor at both levels. The second level corridor has access to the interior open non-rated main stair (Lobby stair) at one end and a second means of egress into the adjacent City Administration Buildings second floor corridor with access to the buildings main Tower stairway creating a horizontal exit to the adjacent building. The non-rated nature of the existing building and the path of egress should be further reviewed by the building official to determine any required corrective measures. Noted deficiencies are as follows:

1. No exit signs or non-illuminated exit signs
2. No fire-alarm system
3. No fire-sprinkler system.
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting
6. Non-rated egress construction

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility serves both City staff and the public at large.

The main entry to the building from 8th Street is non-accessible. Given the historic nature of the building a secondary access with an accessible ramp is located on the side fronting Central Avenue with access to the main interior corridor system is accessible. The floor level slopes in various locations. The degree of floor slope may warrant the inclusion of handrails and would require further more detailed assessment.

There are existing restrooms at the ground floor that generally meet the requirements for the disabled but still require some minor modifications. The upper level restrooms are part of the upper level tenant improvements. Their current use appears to be as storage room rather than restrooms.

The main Lobby stair treads and handrails are non-compliant but have significant historical characteristics. Any modifications or upgrades would need to be reviewed by the Building Official.

Door hardware (older style door knobs) and signage / graphics throughout the building common core areas are not compliant with current code and disabled access requirements.

No drinking fountain was located.

There are numerous other minor barriers to the disabled throughout the facility. A detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

The elevator is currently non-compliant and may be exempt. Further review by the Building Official is required.

Noted deficiencies are as follows:

1. Door hardware is not compliant
2. Disabled access parking signage & graphics and accessible path of travel to the facility are not compliant
3. Signage and Graphics are not compliant
4. Stair and handrails are not compliant
5. Minor restroom deficiencies at the ground floor restrooms
6. Elevator is not compliant

ARCHITECTURAL ASSESSMENT

As this is a multi-tenant office / mercantile building owned by the City but managed and maintained by a third party vender, the assessment is limited to the exterior and common area interior areas. The general exterior physical appearance of the facility is good and appears to have been well maintained given its overall age and history of additions and modifications. There were some isolated areas of wood rot and termite damage that should be treated or replaced. Most of the original steel sash windows are still installed but do not open as originally intended. These windows should be repaired or replaced to match the replacement windows at the City Administration Building. This will also correct potential water intrusion issue.

Painting of the exterior plaster and wood trim will continue to be an ongoing maintenance issue as the age of the building further extends the life of the underlying surfaces. The back parking court area and building access from the parking court has numerous areas of damage and shows signs of old age.

City staff indicated that the roof areas were replaced by Long Beach Roofing Company two years ago. Both the tile roof and the built-up roof areas appear to be in generally good condition.

The general common area interior physical appearance of the facility is very minimal and is in generally good condition with the exception of the rear corridor and door to the parking court. It appears that some of the interior common area finishes are relatively new including paint and carpet. Most of the common areas ceiling tiles appear to be in acceptable condition with the exception of a few damaged tiles. The upper level restroom is in poor condition but in the current tenant configuration, this appears to be for the exclusive use of the single upper level tenant and as such it is their responsibility. In the event that the upper floor is divided into multi-tenants at some future date, the restrooms will need to be renovated and upgraded to meet current disabled access requirements.

The assessment team did not have access to any elevator information. The elevator maintenance provider should be consulted for further analysis.

Noted deficiencies are as follows:

1. Miscellaneous exterior wood damage
2. Miscellaneous minor interior finishes deficiencies
3. Original steel exterior windows should be replaced
4. Upper level restrooms not operable and non-compliant for disabled

STRUCTURAL ASSESSMENT

This one- and two-story structure with multiple additions and is assumed to have un-reinforced masonry (URM) walls (finished with plaster) and a wood framed roof and second floor. It has been seismically retrofitted, most likely during the 1984 renovations.

The structure is in reasonable condition for its age. No significant structural deterioration was noted during our assessment.

Seismically, this is a moderately high vulnerability structure. We assume that the seismic retrofit addressed the major life safety issues; however significant damage could still occur to this building in a large earthquake.

In order to provide a useful remaining life of at least 20 years, we recommend that the building be further evaluated seismically, to verify that the previous seismic retrofit adequately addressed life safety issues.

MECHANICAL SYSTEMS ASSESSMENT

This facility is leased to multiple tenants, and the air conditioning systems consist of multiple rooftop and split-system air conditioning units serving various suites. The various units all appear to be of recent manufacture and are in good operating condition. Equipment replacement would not be required in the near future and could be evaluated as tenant turnover occurs. The gas meter is located on the alley side of the building and does not include a seismic shut-off valve.

Noted deficiencies are as follows:

1. The gas meter does not have a seismic shut-off valve.

ELECTRICAL SYSTEMS ASSESSMENT

Power to the building is supplied by a 1,000A switchboard with two 400A distribution panels. The main switchboard appears to be in generally good condition. The 400A distribution panel located on the roof is corroded and should be replaced.

Noted deficiencies are as follows:

1. General area lighting is provided by older technology T12 fluorescent fixtures
2. Exit signs are not illuminated
3. No emergency egress lighting
4. 400A roof panel is corroded and should be replaced

ASSESSMENT FINDINGS

GENERAL

The existing facility has been generally maintained in overall good condition. On-going maintenance will continue to be required at an accelerated rate as the building continues to age. A minor renovation to correct the noted deficiencies would suffice to extend the useful life of the building for another 20+ years. Renovation needs are not immediate but the disabled access and life safety issues pose risks that need to be mitigated as soon as possible. Consideration must be given to the preservation nature of the building in the form of a seismic evaluation / upgrades and a fire sprinkler system.

Disabled access upgrades should be implemented including parking, graphics and path of travel to avoid associated non-compliant ADA risk. Illuminated exit signs and emergency egress lighting should be installed along with a new fire alarm system and consideration should be made to incorporate a fire sprinkler system all of which should be reviewed and approved by the Building and Fire Authority. Elevator condition should be reviewed by the elevator maintenance provider for any upgrades that may be required to extend the useful life of the elevator. Miscellaneous interior upgrades should be done to integrate with the recent general upgrades. The steel sash doors and windows should be repaired including surrounding sealant (preferred due to the historic nature of the building) or replaced to match the recent replacement windows at the adjacent City of Seal Beach Administration Building. Consideration should be given to upgrading the second level restrooms.

Due to the overall age of the building and the previous general structural upgrades, we recommend that the building be further evaluated seismically to verify that the previous seismic retrofit adequately addressed life safety issues.

The gas meter should have a seismic shut-off valve. General lighting should be replaced with newer energy efficient fixtures. The 400A distribution panel on the roof should be replaced.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 11, 200 sf two-story (equal to existing facility) office building on a hypothetical site. This would be for comparative purposes only as the existing building is an historic structure and would not be demolished under any circumstance other than if it became totally structurally unsound and un-restorable.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #2
Old City Hall

Renovate 11,200 GSF 2-story Office Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	109,000	
	Program Manager Pre-construction Services	32,700	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	16,400	
	CASP Disabled Access Report	9,300	
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 11,200 GSF Building	1,090,400	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	NIC - Terminate Existing Leases
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	109,000	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	20,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	8,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	54,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	1,499,500	

Building #2
Old City Hall

Construct new 11,200 GSF 2-story Office Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports CEQA Reimbursable Expenses	179,200 73,200 20,000 5,000 0 0 20,000	Allowance: City to Contract Allowance: City to Contract NIC Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 11,200 GSF Building	0 200,000 2,240,000	NIC - See Qualifications Allowance \$200/GSF - Excludes interior tenant improvements
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	0	NIC - Tenant facility
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	179,200	
7	TESTING & INSPECTION Soils Materials Roofing / WP	20,000 50,000 5,000	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	18,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	122,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	3,131,900	

Building #2
Old City Hall

Renovation / Repair	Replacement	FCI %
\$1,499,500	\$3,131,900	48%

Building #2
Old City Hall
Renovation Budget Opinion of Probable Cost

Area (sf) 11,200

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	11,200	sf	2.00	22,400
2	Remodel handicap parking and signage	1	ls	5,000.00	5,000
6	Seismic retrofit main structure	11,200	sf	8.00	89,600
6	Repair misc areas of dry rot and termite damage	11,200	ls	1.50	16,800
7	Replace all roofing	5,600	sf	14.50	81,200
8	Replace door hardware with compliant	30	ea	650.00	19,500
8	Replace all windows with dual pane	30	ea	2,500.00	75,000
8	Replace glass door assemblies	2	ea	5,000.00	10,000
9	Upgrade fire ratings in egress corridors	1	ls	30,000.00	30,000
9	Misc interior Core and Shell re-finishing	11,200	sf	20.00	224,000
9	Repaint exterior including misc patching	7,500	sf	2.70	20,300
10	Replace all signage for ADA compliance	20	ea	175.00	3,500
13	Elevator upgrades	1	ls	20,000.00	20,000
15	Retrofit fire sprinklers	11,200	sf	13.00	145,600
16	Retrofit fire alarm system	1	ls	20,000.00	20,000
16	Replace all exit signs	10	ea	450.00	4,500
16	Repair or replace exterior light fixtures	16	ea	600.00	9,600
16	Replace distribution panels throughout building	4	ea	5,000.00	20,000
16	Replace interior lighting and controls in main corridors, provide	1,800	sf	12.00	21,600
17	New data/tele infrastructure (core only)	1	LS	20,000.00	20,000
Subtotal					858,600
GC's, bonds, insurance, Fee, and 15% contingency					27%
Total					<u>1,090,400</u>

Excludes demolition of existing tenant improvements and construction of new tenant improvements.







Building #3

POLICE HEADQUARTERS

911 Seal Beach Boulevard
Assessment date: October 14, 2010



GENERAL INFORMATION

The City of Seal Beach Police Headquarters was built in 1978 and has had several modifications and additions since. The most recent renovation was done in 2009 / 2010. This latest scope of work included minor site work; new exterior lockers; renovation to the lower level evidence storage room, lockers, showers and restrooms; and renovation to the upper level restrooms; Chiefs restroom; storage room and kitchen / balcony. Previous renovations included the addition of the communications center, renovation of the security "Sally Port" to administrative office area, upgrades to the upper level multi-purpose room including provisions for an Emergency Operations Center (EOC), new emergency generator and associated electrical renovations, general overall interior finish upgrades and miscellaneous revisions to the detention facility.

The facility is approximately 22,000 square feet, two-story tilt-up / concrete structure. The lower level is partially subterranean and contains a detention facility for up to 18 individuals.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the south west corner of the signalized intersection of Seal Beach Blvd. and Adolfo Lopez Drive. The main entry to the facility is from Adolfo Lopez Drive. There is a somewhat steep grade along this section of Adolfo Lopez Drive accounting for the partial split level subterranean design. The entry is accessed from the sidewalk at the middle of the north elevation via a series of exterior steps. There is also a generally level access from the sidewalk directly from the corner of the street intersection along a walkway to the top of the main entry steps.

There is a surface parking lot to the west of the building that is secured via a fence. The police facility accounts for approximately 57 spaces for both private and police vehicles. There are two secured vehicular access / egress driveways into the secured lot and a single secured man-gate all of which are accessed via Adolfo Lopez Drive. All public parking is street parallel and diagonal parking located on each side of Adolfo Lopez Drive.

Disabled access parking is denoted as the first three parallel parking spaces at the south eastern end of Adolfo Lopez Drive. The intersection crosswalk curb ramp serves as the access point to the public sidewalk with access then to the walkway at the north east corner of the site. As indicated above, there is a slope to the street grade at this point. Overall, the public disabled access to the facility is compromised. These existing conditions were noted in the 2009 approved renovation / plans without further requirements to modify the access.

The main entry steps do not contain compliant handrails and tread nosing markings. The walkway pavement is uneven in places. There is a non-compliant pay phone at the main entry and a barren landscape planter. The landscape surrounding the north, east and west sides of the building appear to be in good overall condition.

The surface parking lot to the west of the building is in marginal condition. In the center of the lot is a secured satellite yard. The south edge of the parking lot abuts a steep slope which shows past signs and repairs due to erosion of the earth into the parking lot. The repairs appear to be temporary in nature and include "K" rails, wood piers and steel plates. As noted above, the surface lot is for Police and City personnel only. There are no provisions for disabled access parking with the secured parking area. There are no on-site provisions for public parking including disabled access parking. The secured parking aspect was not a part of the original design and was added in 2005. Consideration should be given to re-arrange the parking and security

features to allow for on-site public parking including and especially for the disabled along with staff parking for the disabled. Path of travel and signage/graphics would need to be included.

The south east corner of the lot adjacent to the building serves as the detention facility secured outdoor yard / visitor area and doubles as a secured "sally port" vehicular entry as the original sally port is now office space. The renovated evidence room has a roll-up door access to the parking area.

Noted deficiencies are as follows:

1. Not public on-site parking
2. Disabled Access parking, signage & graphics and accessible path of travel to the facility are not compliant with current codes and local regulations
3. General concrete walkway cracking and displacement
4. Non-compliant entry steps
5. Geotechnical stability of southern slope adjacent to the parking and detention yard requires investigation and permanent resolve.
6. Disposition of the satellite yard to be determined

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential for hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. Given the recent renovations, it is likely that a hazardous materials survey has previously been performed however, City staff was not aware of any hazardous material reports for the facility.

In the event that it is determined to renovate portions of the existing building the following detailed studies (if not previously done) would be required to be performed prior to the commencement of any work within a proposed renovation area:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system. The building is equipped with a Silent Knight fire alarm system. The system appears to be mostly manual initiation (pull stations) rather than automatic (smoke and heat detectors). Indicating devices (horns and strobes) are installed throughout the facility, although appears inadequate for current codes. The system appears to be a retrofit with exposed surface mounted conduit used for the installation rather than concealed conduit creating a poor aesthetic and an obvious looking retrofit. The facility recently installed a new emergency generator along with associated electrical upgrades.

Emergency egress lighting appears to be provided via older twin beam egress lights. These lights appear to be marginal as to the ability to comply with current code requirements if needed to. A

detailed analysis of the egress lighting and associated improvements with the new generator should be conducted to determine if corrective action is required. It appears that all the lighting and power is now connected to the new generator. If that is the case then the additional existing egress lights would not be required.

There is a mix of old and new illuminated exit signs. All exit signs should be tested and replaced as necessary.

Of particular concern is that all Police facilities built after 1986 are required by the State to be built in accordance with the Essential Services Buildings Seismic Safety Act. In 1986, the California Legislature determined that buildings providing essential services should be capable of providing those services to the public after a disaster. This includes, but is not limited to, requirements that such buildings shall be "...designed and constructed to minimize fire hazards and to resist the forces of earthquakes, gravity and winds."

Responsibility for enforcement of the act falls to the local building jurisdiction for locally owned and leased facilities including the disposition of essential services facilities built prior to 1986. The Police Headquarters is an essential services building and even contains an EOC. As such, the structural design (discussed later) and the fire/live safety features of the building should be to the standards required by this Act.

Noted deficiencies are as follows:

1. No fire-sprinkler system.
2. Retrofit fire alarm system to be upgraded
3. Emergency egress lighting needs to be verified
4. Older Illuminated exit signs to be replaced
5. Facility is not in compliance with the Essential Services Buildings Seismic Safety Act

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility serves both Police staff and the public at large.

As previously noted there are significant issues with on-site disabled access parking for the public and staff including the lack of actual parking spaces, an accessible path of travel and signage / graphics. The current configuration is non-conforming or non-existent.

The upper level public restrooms of the Foyer are non-compliant and may require enlarged spatial area to make them compliant. The main upper level staff restrooms were recently remodeled and appear to be in general compliance. The Chief's private restroom was also recently remodeled however, it was not done so to disabled access requirements presumable based on spatial hardship and the fact that the remodel of the other restrooms provides for alternative facilities in accordance with allowable exceptions to the code. The lower level lockers, showers and restrooms were also remodeled recently and generally comply with disabled access requirements.

Access for the disabled between floors is via a #2000 existing hydraulic elevator. The interior cab clearances do not comply with current requirements but given the hoistway hardship, an exception would be in order. Access to controls and proper signage and graphics however, are required. Interior stair handrails do not comply with current requirements.

The outside pay telephone and the interior drinking fountains do not comply with current requirements. Many of the existing doors are not equipped with complying lever style hardware and proper room identification signage and graphics. The front counter height does not accommodate access compliant requirements.

There are other barriers to the disabled throughout the facility. A detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies include, but are not limited to the follow:

1. Disabled access parking, signage & graphics and accessible path of travel to the facility are not compliant
2. Upper level public restrooms are non-compliant
3. Drinking fountain and pay phone are not compliant
4. Signage and Graphics are not compliant
5. Stair and handrails are not compliant
6. Entry counter is not compliant
7. Public counters not compliant

ARCHITECTURAL ASSESSMENT

The general physical appearance of the facility is good and has benefited from the recent remodels. The exterior concrete wall surfaces are painted and will continue to require re-painting on a regular basis. The sealant at the concrete tilt-up panel joints is failing in areas and should be replaced. The windows are older style aluminum glazed unit that are in moderate condition. Some windows have a film that has been applied and several are showing signs of peeling and deteriorating. Consideration should be given to replacing the windows with more energy efficient windows.

The roof appears to be near the end of its service life. There were numerous areas of deterioration with the roofing membrane, flashing and sealants. There were many areas of noticeable ceiling tile moisture damage. There have been past roof leaks during rains. There are many exposed cables for communication and other equipment that appears to be abandoned. Other cables are unprotected and disorganized throughout the roof. The door leading to the roof is in poor condition. The mechanical equipment and exposed ductwork appear to be at the end of their service life.

The general interior areas of the facility are a mix of original layout and older finishes and the recently remodeled areas. The main entry lobby appears to be mostly original including lighting, millwork, and the public restrooms. Much of the remaining administration areas of the upper level have received updated finishes. The staff restrooms, kitchen and multi-purpose room all have newer finishes. The communications area was a later addition and appears to be in good condition. The detention facility has had several minor renovations over the years. The current interior finishes are in good condition. The converted sally port appears to have been a hasty renovation and shows signs of overall deterioration. The balance of the lower level was recently remodeled and is in good condition.

There were several noted ceiling tiles that were damaged due to roof leaks.

Noted deficiencies are as follows:

1. Panel joint sealant failing
2. Windows in moderate condition with deteriorating film coating in some locations
3. Roofing, flashing and sealants in poor condition
4. Roof access door in poor condition
5. Older lighting, millwork and restrooms at the Lobby and entry corridor.
6. Interior doors in marginal condition with non-compliant hardware in most cases.
7. Detention office area (converted sally port) in poor to moderate condition.

STRUCTURAL ASSESSMENT

The Police building is a two-story concrete tilt-up structure built circa 1978 with a flat steel-framed roof and a steel-framed second floor. The roof has Vermiculite fill on metal deck and the second floor has concrete fill on metal deck. The lateral (seismic) force-resisting system is tilt-up shear walls with metal deck roof and floor diaphragms.

Seismically, this is a moderate-to-high vulnerability structure. The facility does not have adequate roof-to-wall ties, per current standards. The roof relies on the perimeter walls for bearing. The use of steel framing for the roof inherently provides somewhat better connectivity with the walls than a wood framed building however the building may still be vulnerable to separation between the walls and the roof. The east exterior wall was noticeably separating from the interior walls at the top of the upper level.

As noted above, the Police Headquarters serves as an essential services facility and as such should be in compliance with the Essential Services Buildings Seismic Safety Act.

Noted deficiencies are as follows:

1. At the east end of the building, relatively minor cracking was observed in the tilt-up panels, particularly at the south-east corner. Some cracks have been repaired in the past; however some additional movement has since occurred. This east section of the building is actually only a single story high; the lower floor ("basement") stops approximately 30 feet short of the east end wall. Therefore this east section of the building where the cracking is occurring is supported on grade at the upper level. The cracks observed are most likely the result of minor differential movement of the shallow foundations.
2. Some of the sealants at the panel joints are deteriorated.
3. Areas of ponding or debris build-up were observed on the roof
4. A number of rooftop mechanical units were inadequately anchored
5. A detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic retrofit is most likely warranted, particularly if a higher performance level than just life safety is desired (e.g. essential services facility).

MECHANICAL SYSTEMS ASSESSMENT

The facility is served by eighteen (18) rooftop packaged gas-electric air conditioning units and one split-system heat pump. The units range from 9-14 years old. While the units are in operating condition many are near the end of their expected service life. Based on the average age of the equipment, complete unit replacement should be considered in the near future. If this is pursued, new air conditioning units should incorporate high-efficiency features such as economizers for cooling with outdoor air, as well as coated or copper fin coils for extended

equipment life. Zone control and distribution should be verified at the same time. Any mechanical retrofit at the roof should be coordinated with proposed seismic retrofit upgrades and roofing upgrades to insure efficient sequencing of construction.

Another item to address is condensate drainage. These currently spill to roof overflow drains, which results in nuisance water around the building and is a violation of current code. Consideration should be given to connection to appropriate sanitary sewer systems.

The majority of the plumbing fixtures and finishes have recently been replaced as part of the remodels with the exception of drinking fountains, upper level public restrooms and the detention area. The Police Chief did note issues with some of the new plumbing and the discovery of deteriorating underground piping during the recent remodel.

Noted deficiencies are as follows:

1. Roof top mechanical units nearing the end of their useful life expectancy.
2. Condensate drainage not code compliant.
3. Older plumbing fixtures at Lobby restrooms
4. Older non-compliant drinking fountains

ELECTRICAL SYSTEMS ASSESSMENT

The main electrical service is an 800A 120/208V switchboard that appears to have been recently replaced in conjunction with the installation of a 200KW generator. The entire facility appears to be backed up by the generator through a single 800A transfer switch. The generator should not be relied on as a replacement for critical loads (egress lighting, security). For these critical loads, a smaller dedicated ATS with priority over the overall ATS should be installed. This would allow the non-essential loads to be shed if necessary. Additionally, a fault in the non-essential distribution would not impact the critical loads.

There does not appear to be a load bank associated with the generator. It was uncertain, though doubtful, that building loads are transferred when the generator is exercised. Exercising the generator without a load may adversely affect the generator's ability to operate efficiently. The generator manufacturer should be consulted for recommendations.

Egress lighting is provided by "bug-eye" battery lights. The lights are old and require regular monthly and annual testing. City should verify proper testing procedures and documentation are in place. Batteries have limited useful life and testing ensures proper function on loss of power.

Light fixtures are a mixture of more efficient T8 and older technology T12 fluorescent. The facility would likely benefit (energy savings) from an advanced lighting controls system.

There is an existing security system that, according to the Police Chief, is currently planned for an upgrade.

Roof AC unit disconnects are not independently supported. They are supported by conduit only. There are no convenience outlets for AC service. The panel boards at top of the roof access stairs are not rated for exterior use, are rusty, and are in generally poor condition.

Lights in parking lot and wall packs on building exterior have considerable distribution above 90 degrees, effectively wasting useable light and associated power.

Noted deficiencies are as follows:

1. No automatic transfer switch for the generator (ATS).
2. No load bank associated with the generator.

3. Emergency egress lighting to be tested and verified.
4. No lighting control system
5. Older security system
6. Non-functional pneumatic tube system
7. Older non-efficient lighting still in some areas
8. Poor parking lot lighting
9. Roof located panel boards are in poor condition
10. Roof mechanical equipment disconnects not properly supported

ASSESSMENT FINDINGS

GENERAL

The overall Police Headquarters facility has the appearance of being in good overall physical condition however, it lacks several vital physical attributes that all Police facilities constructed since 1986 are required to have. The building functions as an essential services facility and as such should have a higher standard of fire life safety capability. This would include, but is not limited to, higher levels of seismic design and higher levels of fire protection including a fire sprinkler system.

While the recent remodels have provided other benefits to the overall facility to satisfy several function needs and to generally upgrade the aesthetic finishes due to past deferred maintenance, the upgrades did not address the requirements of an essential services facility with the exception of the emergency generator upgrade. This combined with the condition of the noted structural issue and the roofing and mechanical deficiencies warrants an immediate need for additional renovations.

It is the assessment team's opinion that the essential facility needs are of paramount importance. Considering the need for a new roof and roof mounted HVAC equipment in the near future, it would be prudent to initiate a seismic retrofit at the same time the roofing and HVAC are replaced. A detailed seismic analysis should be performed and should also address the cracking in the east wall of the building. Detailed costs for the retrofit can also be calculated at that time. Until such time as a retrofit is initiated, this condition should continue to be monitored on a regular basis. Additional minor cracking can be expected which can be addressed by localized repairs until a more permanent solution is determined. The drainage and landscape watering in the area to the east of the building should be investigated. In addition it is possible but unlikely that remedial foundation work could be required. Additional testing and analysis is required to determine the extent of any proposed structural / seismic retrofit.

At the same time as the seismic retrofit, a retrofit fire sprinkler system and upgraded fire alarm system and security system should be implemented. This would require interior modifications and would provide the opportunity to efficiently address the interior deficiencies noted above that were not treated as part of the recent remodels. This would include, but not be limited to, general ceiling, lighting, lighting controls, egress lighting and exit sign upgrades where necessary; Lobby renovations to correct disabled access issues and general overall finishes; Lobby restroom and Lobby counter disabled access and finish deficiencies. The lower level converted office should be renovated with new finishes in keeping with the rest of the facility. Remaining minor interior upgrades should also be implemented including replacement of non complying drinking fountains, doors and door hardware. New disabled access compliant signage is needed throughout the facility.

The exterior of the building is in good overall condition. The wall sealant needs to be removed and replaced and the window film removed and replaced with consideration given to replacement of all the exterior windows with a more energy efficient aluminum and glass system.

The roof, flashing and roof mounted HVAC replacement should also include replacement of the electrical service on the roof and removal of non-functional equipment and cabling. Generator issues noted above should be further reviewed and resolved as necessary to ensure proper function and maintenance operation.

A general program needs to be prepared for the use of the surface parking lot. He indicated the possibility of reducing the satellite antenna yard to create additional parking. The southern slope needs to be evaluated and a permanent retaining wall needs to be constructed. The issue of no on-site public parking and disabled access parking needs to be addressed and resolved. Parking lot lighting should be removed and replaced with more efficient lighting. Entry steps and walkways should be repaired and provided with proper handrails and signage.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 22,000 SF two-story (equal to existing facility) Police Headquarters (with detention facility) on a separate hypothetical site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #3
Police Headquarters

Renovate 22,000 GSF 2-story Police Headquarters

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	342,600	
	Program Manager Pre-construction Services	128,500	
	Geotechnical Services	10,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	42,800	
	CASP Disabled Access Report	10,700	
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 22,000 GSF Building	4,282,900	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	100,000	Allowance
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	342,600	
7	TESTING & INSPECTION		
	Soils	10,000	Allowance: City to Contract
	Materials	30,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	32,100	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	214,100	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	5,598,800	

Building #3
Police Headquarters

Construct new 22,000 GSF 2-story Police Headquarters

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports CEQA Reimbursable Expenses	968,000 370,500 20,000 5,000 0 0 25,000	Allowance: City to Contract Allowance: City to Contract NIC Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 22,000 GSF Building	0 250,000 12,100,000	NIC - See Qualifications Allowance \$550/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	0	Will remain in existing facility
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	968,000	
7	TESTING & INSPECTION Soils Materials Roofing / WP	20,000 80,000 5,000	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	92,600	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	617,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	15,521,600	

Building #3
Police Headquarters

Renovation / Repair	Replacement	FCI %
\$5,598,800	\$15,521,600	36%

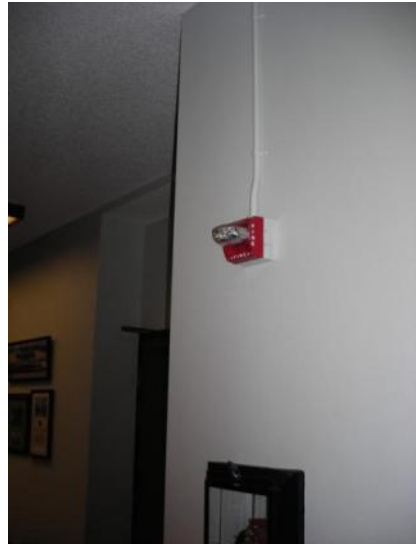
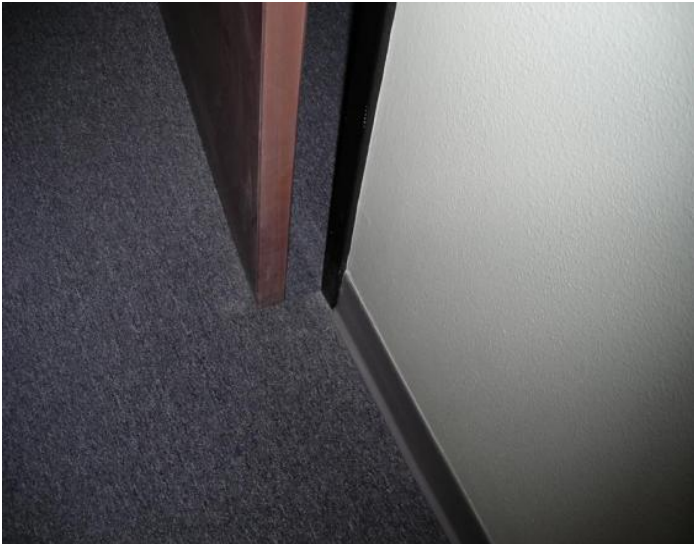
Building #3
Police Headquarters
Renovation Budget Opinion of Probable Cost

Area (sf) 22,000

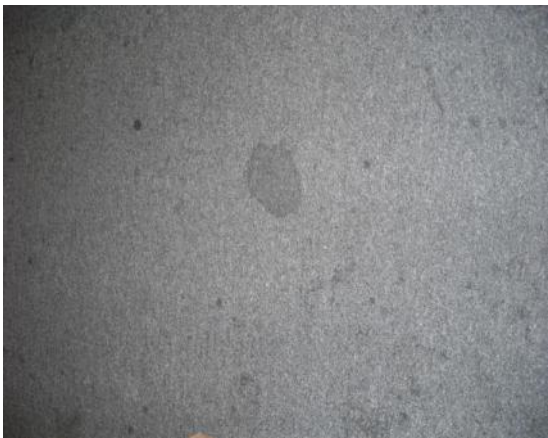
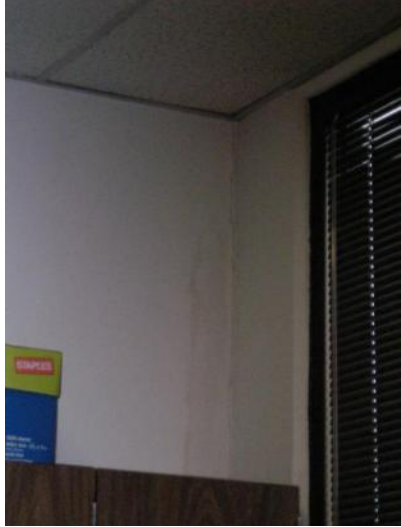
Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	22,000	LS	2.00	44,000
2	Slope stabilization	1	LS	196,000	196,000
2	Slurry and re-stripe parking lot	41,400	sf	2.00	82,800
2	NPDES compliance	1	ls	50,000	50,000
3	Replace cracked sidewalks	1,800	sf	5.00	9,000
3	Remove and replace entry steps and rails	1	LS	10,000	10,000
5	Seismic retrofit, including roof/wall connections and added deck attachments - to 2010 IBC basic minimum standards	22,000	sf	5.91	130,000
5	Additional seismic strengthening to make best efforts at 1.5 safety factor based on Essential Facility standards	22,000	sf	21.00	462,000
6	Provide new entry counter	1	LS	8,000.00	8,000
6	Provide new public counters	1	LS	5,000.00	5,000
7	New white PVC single ply roof, all new flashing	22,000	sf	13.50	297,000
7	Reseal tilt panel joints throughout	880	lf	7.50	6,600
7	Epoxy inject cracks at SE corner	1	LS	10,000	10,000
8	Provide new front entrance with powered operators	1	LS	20,000	20,000
8	Retrofit energy efficient dual pane low-E windows	50	ea	3,600.00	180,000
8	Replace roof access door	1	LS	1,800.00	1,800
8	Replace all interior door locks and latches	100	ea	350.00	35,000
9	Remove and replace acoustic ceilings throughout	22,000	sf	5.00	110,000
9	Remodel upper level public restrooms for accessibility	120	sf	300.00	36,000
10	Replace signage throughout	1	LS	11,000	11,000
15	Retrofit fire sprinkler system complete with new service from street	22,000	sf	10.00	220,000
15	Replace all rooftop mechanical units	22,000	sf	18.50	407,000
15	Replace condensate drain piping on roof	1	LS	7,500.00	7,500
15	Remove and cap off wall mounted drinking fountains	4	ea	350.00	1,400
15	Abandon pneumatic tube system and remove exposed portions	1	LS	3,000.00	3,000
16	Retrofit fire alarm system	22,000	sf	4.00	88,000
16	New lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	22,000	sf	8.00	176,000
16	Replace exit signs throughout, put on generator circuit	35	ea	450.00	15,800
16	Provide new ATS and load bank for generator	1	LS	140,000	140,000
16	Re-circuit critical loads to generator	22,000	sf	4.00	88,000
16	Replace parking lighting standards and bases	15	ea	3,700.00	55,500
16	Replace electrical panel at roof	1	ea	10,000	10,000
16	Re-support HVAC disconnects on roof	19	ea	2,000.00	38,000
17	New data/tele cabling infrastructure	22,000	sf	4.00	88,000
17	Provide new CCTV security system	22,000	sf	15.00	330,000
Subtotal					3,372,400
GC's, bonds, insurance, Fee, and 15% contingency					27% 910,500
Total					<u>4,282,900</u>

















Building #4

CITY YARD – ADMINISTRATION BUILDING

1776 Adolfo Lopez Drive
Assessment date: September 30, 2010



GENERAL INFORMATION

The City Yard complex with the adjacent Police Headquarters was originally constructed in 1978. The City yard complex includes a main administration building with three separate vehicular and general storage shop buildings, a large canopy carport structure and associated site storage areas. The facility is accessed via two secured entries off of Adolfo Lopez Drive.

The Administration Building (Building #4) is a single level office building of approximately 3,100 square feet. The facility includes a reception area, general offices, restrooms with lockers and showers and a lunch room with an exterior patio.

There is employee parking that is shared with the secured police employee parking to the east of the building. Public parking is provided only in the adjacent street.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located to the west of the Police Headquarters which is at the intersection of Seal Beach Blvd. and Adolfo Lopez Drive. There is a surface parking lot to the east of the building that is secured via a fence and is shared with the adjacent Police Headquarters. There are two secured vehicular access / egress driveways into the secured lot and a secured man-gate all of which are accessed via Adolfo Lopez Drive. All public parking is street parallel and diagonal parking located on each side of Adolfo Lopez Drive.

Public disabled access parking is denoted as the first three parallel parking spaces at the south eastern end of Adolfo Lopez Drive. The intersection crosswalk curb ramp serves as the access point to the public sidewalk. Access to the main entry of the Administration Building for the public is via the sidewalk which steps down into a depressed entry walk to the building. The entry is protected by a metal entry canopy however, surface drainage is directed towards the building and main entry. There is a small landscape section between the entry and the sidewalk with an uneven transition to pavers. Overall, public disabled access to the facility does not currently meet ADA standards.

There did not appear to be any employee disabled access parking and the only entry from the employee parking area is accessed via a series of steps with non-compliant handrails and nosing identification.

The employee parking surface parking lot to the east of the building is in marginal condition. In the center of the lot is a secured satellite yard. The south edge of the parking lot abuts a steep slope which shows past signs and repairs due to erosion of the earth into the parking lot. The repairs appear to be temporary in nature and include "K" rails, wood piers and steel plates. At the rear patio area the slope continues to drain towards the building and has caused earth to build-up against the back wall of one of the adjacent storage buildings.

As noted above, the surface lot is for Police and City personnel only. There are no provisions for disabled access parking within the secured parking area. There are no on-site provisions for public parking including disabled access parking. The secured parking aspect was not a part of the original design and was added in 2003.

Also located within the secured parking is a City vehicle washing station constructed in 2004 that is need of maintenance.

Much of the site to the west of the building is asphalt with some concrete paving providing vehicular access to the remaining adjacent buildings and yard areas. The general condition of the paving is marginal to poor and in need of repair. The current configuration of the east parking lot and the service yard paving areas do not appear to follow current best practices for waste / storm water management. Currently, we noted temporary filter measures have been implemented at one of the main surface drains.

Noted deficiencies are as follows:

1. No public on-site parking
2. Disabled Access parking, signage & graphics and accessible path of travel to the facility are not compliant with current codes and local regulations
3. General grading and drainage issues at main entry and rear patio area
4. Non-compliant entry steps and handrails
5. Geotechnical stability of southern slope adjacent to the parking and patio area requires investigation and permanent resolve.
6. Disposition of the satellite yard to be determined
7. Asphalt at yard area is deteriorating
8. Paving areas not compliant with storm water management practices.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team did not notice any obvious signs of hazardous materials. City staff indicated that a portion of the east parking lot had previous sub-surface contamination due to an old fuel facility. Monitoring station is still present but not active. Some testing samples are still being obtained and analyzed.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. There are no illuminated exit signs. The building is equipped with a single fire extinguisher. Emergency egress lighting appears to be non-existent. Door hardware from several rooms is not compliant. The building does not have an emergency generator. The lunch Room is equipped with a large gas range without proper ventilation.

Noted deficiencies are as follows:

1. No fire-alarm system.
2. No fire-sprinkler system.
3. No illuminated exit signs
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting
6. Open flame range without proper ventilation
7. The facility is not equipped with an emergency generator although portable generators are stored at the complex.

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This facility is primarily occupied by City staff but is visited at time by the public at large.

As indicated above, the disabled parking and path of travel to the main entry from the public sidewalk are non-compliant. The secured employee parking area has no provisions for the disabled including parking spaces, path of travel or required signage. Path of travel and interior room signage and graphics within the building are either non-existent or non-compliant. Exterior steps from the employee parking area are non-compliant including handrails. The west side building entry could possibly be used to provide compliant access to the building provided the required site access issues of parking and path of travel can be accommodated. Otherwise, the construction of accessible ramps will be required.

There are existing non-compliant restrooms with lockers and showers which were remodeled in 1994, however no attempt appears to have been made to make them compliant. In addition, the general overall appearance of the finishes is poor. A significant renovation is required to meet all disabled access requirements and address the overall finishes for sanitation and general appearance purposes.

The existing drinking fountain is non-compliant. The lunch room has built-in millwork with countertops and a sink area that are non-compliant

There is a sliding glass patio doors that access the exterior patio. The operation and thresholds of this door is non-compliant preventing access to the patio area. Typical door hardware is non-compliant.

Noted deficiencies are as follows:

1. In general this facility fails to meet almost all required accessibility requirements rendering completely un-accessible. A more detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is marginal. The main structure of the building is tilt-up concrete and as such requires only paint which appears to be in relatively good

condition. The window openings are original anodized aluminum with single pane glazing and solid base panels. Several of the base panels have been modified to fit through the wall unit air conditioners which do not appear to function. There appears to have been water intrusion at several of these locations due to the modifications. Consideration should be given to replacement of all exterior windows and glass doors with more efficient units. Otherwise, the existing windows will require repair and re-sealant. At the rear patio sliding glass door it appears that an original metal awning has been removed exposing the door to the elements. A new awning should be installed to protect the door and prevent water intrusion. The metal awnings at the main entry and the east and west entries are in marginal condition.

The overall roofing was noted to be in poor to marginal condition. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Staff noted that there have been numerous leaks into the building particularly adjacent to the mechanical units. The assessment team noted a great deal of debris on the roof blocking drainage.

The general interior physical appearance of the facility is marginal. Carpet was recently replaced in the front office area only. Resilient (VCT) flooring was replaced more than 5-years ago and is showing signs of wear and de-lamination adjacent to windows. This is possible caused by water intrusion from the window lower panels. The restroom, locker and shower facilities are in poor overall finish. Coupled with the disabled access issues, these facilities will require extensive renovation.

The open gas range in the Lunch Room is a building, fire and health code violation. The millwork within the Lunch Room is in poor condition (painted plywood) and as noted above is not disabled access compliant.

Noted deficiencies are as follows:

1. Aluminum windows and doors are marginal condition particularly with respect to the infill base panels
2. Door awning missing at rear patio
3. Roofing in marginal to poor condition
4. Miscellaneous interior finishes in marginal condition
5. Interior ceiling and lighting in poor condition
6. Restroom finishes and fixtures in very poor condition
7. Lunch Room range and cabinets in poor condition with Building, Fire and Health Department issues

STRUCTURAL ASSESSMENT

There are three one-story concrete tilt-up buildings used primarily for offices, workshops and storage. The interior side of the Administration Building has been finished with paint. The remaining structures have unfinished interiors. The roofs are wood-framed and form generally flat-low sloping roofs. The structures are in reasonable condition for their age. Seismically, this is a moderate-to-high vulnerability structures. As would be expected for buildings of this age, the roof-to-wall ties appear inadequate by current standards.

Noted deficiencies are as follows:

1. The concrete tilt-up wall panels have cracks; this was particularly noticeable in the south side building. Several of these cracks have been repaired in the past. The cause of these cracks is unknown; they may simply be shrinkage cracks.
2. Roof-to-wall ties were observed. However as was common for structures of this

vintage, the ties are one-sided only.

3. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades such as roof-to-wall ties could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There are two (2) terminal air conditioning units that serve the offices on the north side of the building. Four (4) rooftop package gas-electric units retrofitted in 1999 serve the balance of the building. The units are in good repair and should not require replacement for another 4-6 years. However, the associated ductwork and mechanical pads attached to the 1999 units appear to be original and are in poor repair and require attention. There is a roof mounted exhaust fan which has surpassed its life expectancy. There are several non-operational through the wall air conditioners which have been added into the lower window panels.

Plumbing fixtures appear to be original and due to the other restroom issues noted above, are in need of replacement. There is a gas fired water heater located in a closet off the hallway that appears to be in fair condition.

There is not proper ventilation for the open gas range in the Lunch Room.

Noted deficiencies are as follows:

1. Mechanical units will require replacement in 4-6 years however ductwork and mechanical pads are currently failing along with the underlying roofing.
2. Exhaust fan is in poor condition
3. Non-operational through the wall air conditioners should be removed
4. Proper make-up air and an exhaust ventilation system needs to be installed if the open gas range is to remain in the Lunch Room.
5. Restroom fixtures require complete renovation
6. Drinking fountain is non-compliant
7. Water heater is in marginal condition.

ELECTRICAL SYSTEMS ASSESSMENT

The City Yard complex is served by an old Square D switchboard rated at 600A located adjacent to Building 4A. It is a Nema 3R enclosure installed outside the building. Exposure to the elements generally lessens the useful life of such equipment. Breakers likely have not been operated or tested regularly and their ability to function properly is questionable. This board is near the end of its useful life.

The Administration Building is served by a 225A distribution panel. Generally throughout the City Yard complex the panel boards are old, in marginal condition and the ability of these circuit breakers to function properly is questionable.

In general all the fixtures throughout the complex are older T12 Fluorescent fixtures. Many are in poor condition and should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to have been replaced at some previous date and appears to be adequate.

Noted deficiencies are as follows:

1. Main switchboard is old and should be replaced
2. Distribution panel is old and should be replaced
3. General lighting for the most part is inefficient and shows general signs of age and wear
4. No passive lighting controls (occupancy sensors)
5. No emergency exit signs or emergency egress lighting

ASSESSMENT FINDINGS

GENERAL

The existing facility is in marginal condition overall. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. Both the exterior and the interior are in need of a significant renovation. Renovation should include, but would not be limited to, the following:

A general program needs to be prepared for the use of the shared eastern surface parking lot. The southern slope needs to be evaluated and a permanent retaining wall needs to be constructed. The issue of no on-site public parking and disabled access parking needs to be addressed and resolved. Parking lot lighting should be removed and replaced with more efficient lighting (noted in the assessment for the Police Headquarters). Entry steps and walkways should be repaired and provided with proper handrails and signage. Accessible ramps may be required to provide disabled access to the building.

Exterior entry and patio paving should all be renovated and the drainage issues including waste / storm water management should be resolved. Asphalt paving should be up-graded.

Disabled access upgrades should be implemented to avoid associated non-compliant ADA risk to the City. This would include parking and exterior path of travel issues as well as doors, hardware, signage, restrooms, lockers, showers, Lunch Room and drinking fountain upgrades.

A new roof should be installed. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added. The cracks in the tilt-up panels should be repaired. A more detailed analysis is required to determine the extent of any required seismic upgrade.

The exterior aluminum doors and windows should be replaced or repaired. Exterior awning should be added to the rear patio door.

The interior is in need of a complete renovation and modernization. The non-compliant restrooms, lockers and showers will require floor space and plumbing modifications. All floor, wall, ceiling and millwork finishes should be replaced. All interior lighting should be replaced. Life safety features such as illuminated exit signs; emergency egress lighting and a fire alarm system need to be incorporated.

Consideration should be made to incorporate a fire sprinkler system. Consideration should also be made to incorporate a permanent emergency generator system throughout the complex.

The roof top mechanical units will require replacement in 4-6 years. Plumbing fixtures should be replaced with water saving fixtures as part of the restroom renovation.

Electrical panels and breakers should be replaced and occupancy sensors should be added for lighting control.

To mitigate the risk associated with the above noted deficiencies, a complete renovation should be considered as soon as possible to bring the facility up to current industry standards for newly renovated office administration buildings. Any delay would increase the risk and cost of resolving the deficiencies noted including the more important issues of disabled access, structural integrity and the deteriorating condition of the roof and interior finishes.

Given the current condition of the facility and the need to replace the roof, the renovation of this facility should be considered in the very near future. Until such time as a renovation is begun, the facility will continue to experience on-going repairs and increasingly higher levels of maintenance and operation.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 3,100 (equal to existing facility) administrative office building at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #4
City Yard - Administration Building

Renovate 3,100 GSF 1-story Office Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	62,600	
	Program Manager Pre-construction Services	18,800	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	12,500	
	CASP Disabled Access Report	5,000	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 3,100 GSF Building	625,600	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	62,600	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	15,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	4,700	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	31,300	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	873,100	

Building #4
City Yard - Administration Building

Construct new 3,100 GSF 1-story Office Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports Environmental Hazardous Material Abatement Procedures CEQA Reimbursable Expenses	74,400 32,400 15,000 5,000 5,000 5,000 0 15,000	Allowance: City to Contract Allowance: City to Contract Allowance: City of contract Allowance: City to contract Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 3,100 GSF Building	50,000 100,000 930,000	Allowance - Demolition of Existing Building Allowance \$300/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	74,400	
7	TESTING & INSPECTION Soils Materials Roofing / WP	15,000 35,000 5,000	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	7,700	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	51,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,420,400	

Building #4
City Yard - Administration Building

Renovation / Repair	Replacement	FCI %
\$873,100	\$1,420,400	61%

Building #4

City Yard - Administration Building

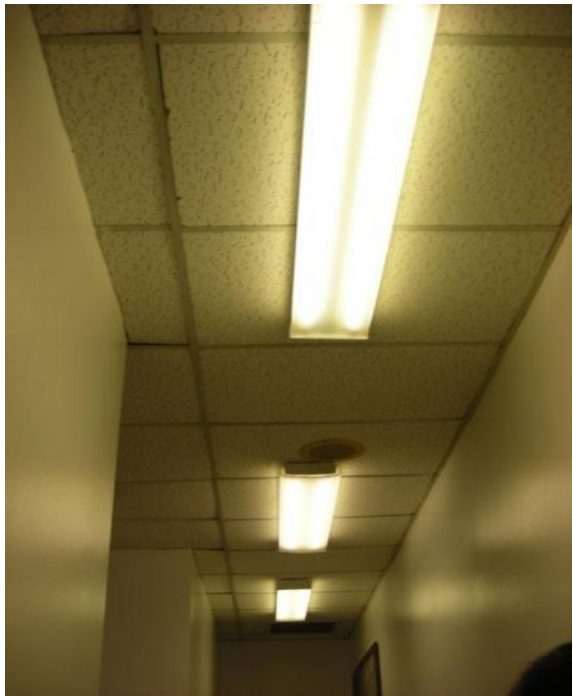
Renovation Budget Opinion of Probable Cost

Area (sf) 3,100

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	3,100	sf	2.00	6,200
2	Remodel handicap parking, path of travel, and signage for ADA compliance	1	ls	5,000.00	5,000
2	Remodel parking lot to provide off-street visitor parking	1	ls	25,000.00	25,000
2	Add area drains and re-grade to address drainage problems	1	ls	20,000.00	20,000
2	Remodel entry steps and rails to comply with code	1	ls	10,000.00	10,000
6	Seismic retrofit main structure	3,100	sf	10.25	31,800
7	Replace all roofing and correct ponding	3,100	sf	11.50	35,700
7	Install awning over rear exit door	1	ls	1,000.00	1,000
8	Replace door hardware with compliant	10	ea	350.00	3,500
8	Replace all exterior windows with energy efficient	12	ea	2,500.00	30,000
9	Remodel restroom for ADA compliance and water efficiency	100	sf	300.00	30,000
9	New interior finishes incl ceiling	3,100	sf	20.00	62,000
9	Repaint exterior	7,616	sf	2.15	16,400
10	Replace all signage for ADA compliance	20	ea	175.00	3,500
15	Retrofit compliant kitchen/cooking facility	1	LS	50,000.00	50,000
15	Retrofit fire sprinklers	3,100	sf	15.50	48,100
15	Replace drinking fountain for ADA compliance	1	ea	3,500.00	3,500
15	Replace water heater	1	ea	4,500.00	4,500
15	Replace rooftop AC units	3,100	sf	15.50	48,100
16	Retrofit fire alarm system with horn/strobes	3,100	sf	5.00	15,500
16	Replace exit signs	4	ea	450.00	1,800
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	3,100	sf	8.00	24,800
16	Replace main switchboard and distribution board	1	ls	4,000	4,000
17	New data/tele cabling infrastructure	3,100	sf	4.00	12,400
19	Subtotal				492,800
	GC's, bonds, insurance, Fee, and 15% contingency	27%			133,100
	Total				625,900











Building #4A

CITY YARD – VEHICLE / EQUIPMENT STORAGE (SOUTH SIDE SHOPS)

1776 Adolfo Lopez Drive
Assessment date: September 30, 2010



GENERAL INFORMATION

The City Yard complex with the adjacent Police Headquarters was originally constructed in 1978. The City yard complex includes a main administration building with three separate vehicular and general storage shop buildings, a large canopy carport structure and associated site storage areas. The facility is accessed via two secured entries off of Adolfo Lopez Drive.

The Vehicle / Equipment Storage (South Side Shops) (Building #4A) is a single level tilt-up open bay warehouse type building of approximately 6,200 square feet. The facility includes several individually divided shops for use by different City Departments.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located to the south west of the City Yard Administration Building. The building is located within a secured paved open vehicular access and general service yard storage area. There is a single security controlled vehicular access at the east end of the complex adjacent to the Administration Building and a secured vehicular exit at the west end of the complex. The general public is typically not allowed into this building or within the secured service yard area. There did not appear to be any designated employee or disabled access parking within the maintenance yard area.

The general condition of the paving is marginal to poor and in need of repair. The current configuration of the service yard paving areas does not appear to follow current best practices for waste / storm water management. Currently, we noted temporary filter measures have been implemented at one of the main surface drains.

The south end of the building a slope which shows past signs of failure and repairs due to erosion of the earth onto the south wall of the building. The repairs appear to be temporary in nature and include "K" rails, wood piers and steel plates.

Noted deficiencies are as follows:

1. Geotechnical stability of southern slope adjacent to the building requires investigation and permanent resolve.
2. Asphalt at yard area is deteriorating
3. Paving areas not compliant with current storm water management practices.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the possible likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not

aware of any recent hazardous material reports for the facility. The general observations of the assessment team did not notice any obvious signs of hazardous materials.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. There are no illuminated exit signs. The building is equipped with fire extinguisher. Emergency egress lighting appears to be non-existent. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-alarm system.
2. No fire-sprinkler system.
3. No illuminated exit signs
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting
6. The facility is not equipped with an emergency generator although portable generators are stored at the complex.

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is primarily non-occupied and as such has very limited facilities that would require disabled access compliance.

The service yard currently does not provide parking for employees. In general, access must be provided for disabled employees to the primary access points of this building. An accessible parking space and accessible path of travel with required signage needs to be provided to this and the other buildings forming the complex.

The building is divided into multiple bays with access provided via a roll-up vehicular door and an adjacent man door. The man door is required to be accessible from the path of travel. Once inside each of the individual bays there were no further accessible requirements necessary due to the nature and function of the facility.

A more detailed accessibility survey should be conducted for the entire complex by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Accessible parking, signage, path of travel and entry access needs to be addressed.

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the building is good. The main structure of the building is tilt-up concrete and as such requires only paint which appears to be in relatively good condition. The rollup doors are in various stages of being replaced with newer doors (2-new / 11-yet to be replaced). The exterior man doors (3-total) are of wood construction and should be replaced with hollow metal doors for greater long-term maintenance. Hardware is non-compliant and should be replaced.

The overall roofing was noted to be in marginal condition. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Based on the general appearance, the roof will need replacement in the near future.

The general interior physical appearance of the facility is good for its intended use. Given the nature of the facility there are minimal finishes and improvements.

Noted deficiencies are as follows:

1. Older roll-up doors in poor condition and are being replaced
2. Wood man doors are in marginal condition and should be replaced with hollow metal doors and frames with new compliant hardware.
3. Roofing appears to have reached its life expectancy

STRUCTURAL ASSESSMENT

The Storage buildings are one-story concrete tilt-up buildings used primarily for workshops and storage. The interior side of the structures have unfinished interiors. The roofs are wood-framed and form generally flat-low sloping roofs. The structures are in reasonable condition for their age. Seismically, this is a moderate-to-high vulnerability structures. As would be expected for buildings of this age, the roof-to-wall ties appear inadequate by current standards.

Noted deficiencies are as follows:

1. The concrete tilt-up wall panels have cracks; this was particularly noticeable in the south side building. Several of these cracks have been repaired in the past. The cause of these cracks is unknown; they may simply be shrinkage cracks.
2. Roof-to-wall ties were observed. However as was common for structures of this vintage, the ties are one-sided only.
3. Further detailed seismic evaluation is required to verify the preliminary opinion of the

vulnerability. Seismic upgrades such as roof-to-wall ties could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There are nine roof mounted exhaust vents (some with powered fans) to provide general ventilation. These vent show signs of rust but appear to be in working order. There are no other mechanical HVAC systems at this building. There are no plumbing facilities associated with this building.

ELECTRICAL SYSTEMS ASSESSMENT

The City Yard complex is served by an old Square D switchboard rated at 600A located adjacent to Building 4A. It is a Nema 3R enclosure installed outside the building. Exposure to the elements generally lessens the useful life of such equipment. Breakers likely have not been operated or tested regularly and their ability to function properly is questionable. This board is near the end of its useful life. An electrical sub-panel serving this building appears to have been recently installed.

In general all the fixtures throughout the complex are older T12 Fluorescent fixtures. Although they appear to be in good condition they lack protective wire guards and should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to have been replaced at some previous date and appears to be adequate.

Noted deficiencies are as follows:

1. Main switchboard is old and should be replaced
2. General lighting for the most part is inefficient and should be equipped with protective guards.
3. No passive lighting controls (occupancy sensors)
4. No emergency exit signs or emergency egress lighting

ASSESSMENT FINDINGS

GENERAL

The existing building is in good condition overall. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. At this time, only minor upgrades (some of which are on-going) need to be addressed with the exception of the items noted below.

The southern slope needs to be evaluated and a permanent retaining wall needs to be constructed. The issue of no on-site parking and disabled access parking needs to be addressed and resolved.

A new roof should be installed. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added. The cracks in the tilt-up panels should be repaired. A more detailed analysis is required to determine the extent of any required seismic upgrade.

The exterior wood doors and remaining non-replaced roll-up doors should be replaced. All interior lighting should be replaced.

Life safety features such as illuminated exit signs; emergency egress lighting and a fire alarm system need to be incorporated. Consideration should be made to incorporate a fire sprinkler system. Consideration should also be made to incorporate a permanent emergency generator system throughout the complex.

Main Electrical panels and breakers should be replaced and occupancy sensors should be added for lighting control. Existing Sub-panels should be tested for compliance.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for a minimal renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 6,200 (equal to existing facility) warehouse storage building at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #4A
City Yard - Vehicle / Equipment Storage (South Side Shops)

Renovate 6,200 GSF 1-story Maintenance / Storage Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	37,800	
	Program Manager Pre-construction Services	11,400	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	7,600	
	CASP Disabled Access Report	3,800	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 6,200 GSF Building	378,500	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	37,900	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	15,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,800	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	18,900	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	548,700	

Building #4A
City Yard - Vehicle / Equipment Storage (South Side Shops)

Construct new 6,200 GSF 1-story Maintenance / Storage Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports Environmental Hazardous Material Abatement Procedures CEQA Reimbursable Expenses	111,600 46,400 15,000 5,000 5,000 5,000 0 15,000	Allowance: City to Contract Allowance: City to Contract Allowance: City of contract Allowance: City to contract Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 6,200 GSF Building	50,000 100,000 1,395,000	Allowance - Demolition of Existing Building Allowance \$225/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	111,600	
7	TESTING & INSPECTION Soils Materials Roofing / WP	15,000 35,000 5,000	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	11,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	74,800	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	2,000,600	

Building #4A

City Yard - Vehicle / Equipment Storage (South Side Shops)

Renovation / Repair	Replacement	FCI %
\$548,700	\$2,000,600	27%

Building #4A

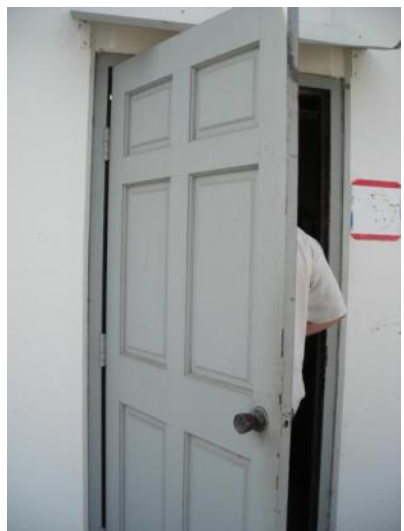
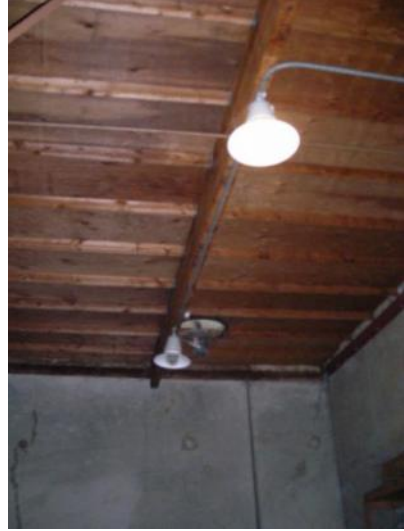
City Yard - Vehicle / Equipment Storage (South Side Shops)

Renovation Budget Opinion of Probable Cost

Area (sf) 6,200

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	6,200	sf	2.50	15,500
2	Remodel handicap parking, path of travel, and signage for ADA compliance	1	ls	5,000.00	5,000
6	Seismic retrofit main structure	6,200	ls	5.85	36,300
7	Replace all roofing and correct ponding	6,200	sf	11.50	71,300
8	Replace door hardware with ADA compliant	8	ea	350.00	2,800
8	Replace remaining old roll-up doors	3	ea	10,500.00	31,500
8	Replace remaining old wood man doors with metal	3	ea	2,500.00	7,500
9	Repaint exterior	13,776	sf	2.15	29,600
10	Replace all signage for ADA compliance	3	ea	175.00	500
15	Retrofit fire sprinklers	6,200	sf	8.50	52,700
16	Retrofit fire alarm system with horn/strobes	6,200	sf	2.00	12,400
16	Replace exit signs	2	ea	500.00	1,000
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	6,200	sf	4.00	24,800
16	Replace main switchboard	1	ls	4,000.00	4,000
17	New data/tele cabling infrastructure	6,200	sf	0.50	3,100
19					
	Subtotal				298,000
	GC's, bonds, insurance, Fee, and 15% contingency	27%			80,500
	Total				<u>378,500</u>

=====
=====







Building #4B

CITY YARD – VEHICLE / EQUIPMENT STORAGE (NORTH SIDE SHOPS)

1776 Adolfo Lopez Drive
Assessment date: September 30, 2010



GENERAL INFORMATION

The City Yard complex with the adjacent Police Headquarters was originally constructed in 1978. The City yard complex includes a main administration building with three separate vehicular and general storage shop buildings, a large canopy carport structure and associated site storage areas. The facility is accessed via two secured entries off of Adolfo Lopez Drive.

The Vehicle / Equipment Storage (North Side Shops) (Building #4B) is a single level tilt-up open bay warehouse type building of approximately 4,900 square feet. The facility includes several individually divided shops for use by different City departments. Several of these functions are now out-sourced by the City so the spaces are relatively vacant. The building is generally non-occupied.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located to the north west of the City Yard Administration Building. The building is located within a secured paved open vehicular access and general service yard storage area. There is a single security controlled vehicular access at the east end of the complex adjacent to the Administration Building and a secured vehicular exit at the west end of the complex. The general public is typically not allowed into this building or within the secured service yard area. There did not appear to be any designated employee or disabled access parking within the maintenance yard area.

The general condition of the paving is marginal to poor and in need of repair. The current configuration of the service yard paving areas does not appear to follow current best practices for waste / storm water management. Currently, we noted temporary filter measures have been implemented at one of the main surface drains.

Noted deficiencies are as follows:

1. Asphalt at yard area is deteriorating
2. Paving areas not compliant with current storm water management practices.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the possible likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team did not notice any obvious signs of hazardous materials.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.

- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. There are no illuminated exit signs. The building is equipped with fire extinguisher. Emergency egress lighting appears to be non-existent. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-alarm system.
2. No fire-sprinkler system.
3. No illuminated exit signs
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting
6. The facility is not equipped with an emergency generator although portable generators are stored at the complex.

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is primarily non-occupied and as such has very limited facilities that would require disabled access compliance.

The service yard currently does not provide parking for employees. In general, access must be provided for disabled employees to the primary access points of this building. An accessible parking space and accessible path of travel with required signage needs to be provided to this and the other buildings forming the complex.

The building is divided into multiple bays with access provided via a roll-up vehicular door and an adjacent man door. The man door is required to be accessible from the path of travel. Once inside each of the individual bays there were no further accessible requirements necessary due to the nature and function of the facility.

A more detailed accessibility survey should be conducted for the entire complex by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Accessible parking, signage, path of travel and entry access needs to be addressed.

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the building is good. The main structure of the building is tilt-up concrete and as such requires only paint which appears to be in relatively good condition. The rollup doors are in various stages of being replaced with newer doors (7-new / 3-yet to be replaced). The exterior man doors (5-total) are of wood construction and should be replaced with hollow metal doors for greater long-term maintenance. Hardware is non-compliant and should be replaced.

The overall roofing was noted to be in marginal condition. There were visible gaps between the roof membrane and the perimeter tilt-up concrete parapet. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Based on the general appearance, the roof will need replacement in the near future.

The general interior physical appearance of the facility is good for its intended use. Given the nature of the facility there are minimal finishes and improvements. There was evidence of some water damage to the gypsum board walls in the "Brass Room". Interior doors and hardware should be replaced with compliant hardware.

Noted deficiencies are as follows:

1. Older roll-up doors in poor condition and are being replaced
2. Wood man doors are in marginal condition and should be replaced with hollow metal doors and frames with new compliant hardware.
3. Roofing appears to have reached its life expectancy
4. Minimal gypsum board, door and hardware repairs / replacement are required

STRUCTURAL ASSESSMENT

The Storage buildings are one-story concrete tilt-up buildings used primarily for workshops and storage. The interior side of the structures have unfinished interiors. The roofs are wood-framed and form generally flat-low sloping roofs. The structures are in reasonable condition for their age. Seismically, this is a moderate-to-high vulnerability structures. As would be expected for buildings of this age, the roof-to-wall ties appear inadequate by current standards.

Noted deficiencies are as follows:

1. The concrete tilt-up wall panels have cracks. Several of these cracks have been repaired in the past. The cause of these cracks is unknown; they may simply be shrinkage cracks.
2. Roof-to-wall ties were observed. However as was common for structures of this vintage, the ties are one-sided only.
3. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades such as roof-to-wall ties could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There are eight roof mounted exhaust vents (some with powered fans) to provide general ventilation. These vent show signs of rust but appear to be in working order. There are no plumbing

facilities associated with this building.

ELECTRICAL SYSTEMS ASSESSMENT

The City Yard complex is served by an old Square D switchboard rated at 600A located adjacent to Building 4A. It is a Nema 3R enclosure installed outside the building. Exposure to the elements generally lessens the useful life of such equipment. Breakers likely have not been operated or tested regularly and their ability to function properly is questionable. This board is near the end of its useful life. An electrical sub-panel serving this building appears to be in generally good condition.

There is a phone / data board that has been modified multiple times of the years and should be modernized.

In general all the fixtures throughout the complex are older T12 Fluorescent fixtures. Although they appear to be in good condition they lack protective wire guards and should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to have been replaced at some previous date and appears to be adequate.

Noted deficiencies are as follows:

1. Main switchboard is old and should be replaced
2. General lighting for the most part is inefficient and should be equipped with protective guards.
3. No passive lighting controls (occupancy sensors)
4. No emergency exit signs or emergency egress lighting
5. Phone / Data equipment to be modernized

ASSESSMENT FINDINGS

GENERAL

The existing building is in good condition overall. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. Due to the limited nature of the building only minor upgrades (some of which are on-going) need to be addressed with the exception of the items noted below.

The issue of no on-site parking and disabled access parking needs to be addressed and resolved.

A new roof should be installed. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added. The cracks in the tilt-up panels should be repaired. A more detailed analysis is required to determine the extent of any required seismic upgrade.

The exterior wood doors and remaining non-replaced roll-up doors should be replaced. All interior lighting should be replaced.

There are minimal interior improvements required to walls, doors and hardware.

Life safety features such as illuminated exit signs, emergency egress lighting and a fire alarm system need to be incorporated. Consideration should be made to incorporate a fire sprinkler

system. Consideration should also be made to incorporate a permanent emergency generator system throughout the complex.

Main Electrical panels and breakers should be replaced and occupancy sensors should be added for lighting control. Existing Sub-panels should be tested for compliance.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for a minimal renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 4,900 (equal to existing facility) warehouse storage building at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #4B
City Yard - Vehicle / Equipment Storage (North Side Shops)

Renovate 4,900 GSF 1-story Maintenance / Storage Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	38,900	
	Program Manager Pre-construction Services	11,700	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	7,800	
	CASP Disabled Access Report	3,900	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 4,900 GSF Building	389,500	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	38,900	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	15,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,900	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	19,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	563,100	

Building #4B
City Yard - Vehicle / Equipment Storage (North Side Shops)

Construct new 4,900 GSF 1-story Maintenance / Storage Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	88,200	
	Program Manager Services	37,600	
	Geotechnical Services	15,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	50,000	Allowance - Demolition of Existing Building
	Site Work	100,000	Allowance
	Construct New 4,900 GSF Building	1,102,500	\$225/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	88,200	
7	TESTING & INSPECTION		
	Soils	15,000	Allowance: City to Contract
	Materials	35,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	9,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	60,100	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,635,600	

Building #4B

City Yard - Vehicle / Equipment Storage (North Side Shops)

Renovation / Repair	Replacement	FCI %
\$563,100	\$1,635,600	34%

Building #4B

City Yard - Vehicle / Equipment Storage (North Side Shops)

Renovation Budget Opinion of Probable Cost

Area (sf) 4,900

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	4,900	sf	2.50	12,300
2	Remodel handicap parking, path of travel, and signage for ADA compliance	1	ls	5,000.00	5,000
6	Seismic retrofit main structure	4,900	ls	6.00	29,400
7	Replace all roofing and correct ponding	4,900	sf	11.50	56,400
8	Replace door hardware with ADA compliant	8	ea	350.00	2,800
8	Replace remaining old roll-up doors	3	ea	10,500.00	31,500
8	Replace remaining old wood man doors with metal	2	ea	2,500.00	5,000
9	Repaint exterior	10,640	sf	2.15	22,900
9	Misc interior finish repairs	4,900	sf	7.50	36,800
10	Replace all signage for ADA compliance	10	ea	175.00	1,800
15	Retrofit fire sprinklers	4,900	sf	9.00	44,100
16	Retrofit fire alarm system	4,900	sf	2.50	12,300
16	Replace exit signs	2	ea	500.00	1,000
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	4,900	sf	8.00	39,200
16	Replace main switchboard	1	ls	4,000.00	4,000
17	New data/tele cabling infrastructure	4,900	sf	0.50	2,500
19					
	Subtotal				307,000
	GC's, bonds, insurance, Fee, and 15% contingency	27%			82,900
	Total				<u><u>389,900</u></u>



Building #4C

CITY YARD – VEHICLE / EQUIPMENT REPAIR (GARAGE)

1776 Adolfo Lopez Drive
Assessment date: September 30, 2010



GENERAL INFORMATION

The City Yard complex with the adjacent Police Headquarters was originally constructed in 1978. The City yard complex includes a main administration building with three separate vehicular and general storage shop buildings, a large canopy carport structure and associated site storage areas. The facility is accessed via two secured entries off of Adolfo Lopez Drive.

The Vehicle / Equipment Repair (Garage) (Building #4D) is a single level tilt-up open bay maintenance and repair garage building of approximately 4,800 square feet. The facility includes a multi-bay vehicular repair area with a portion of the east end built out to include a secured office / parts storage room and restroom. Outside of this room is a stair providing access to mezzanine storage above the office / parts storage room. There is usually at least one full-time mechanic on duty at the facility during normal business hours.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located to the west of the City Yard Building 4B. The building is located within a secured paved open vehicular access and general service yard storage area. There is a single security controlled vehicular access at the east end of the complex adjacent to the Administration Building and a secured vehicular exit at the west end of the complex. The general public is typically not allowed into this building or within the secured service yard area. There did not appear to be any designated employee or disabled access parking within the maintenance yard area.

The general condition of the paving is marginal to poor and in need of repair. The current configuration of the service yard paving areas does not appear to follow current best practices for waste / storm water management. Currently, we noted temporary filter measures have been implemented at one of the main surface drains.

Noted deficiencies are as follows:

1. Asphalt at yard area is deteriorating
2. Paving areas not compliant with current storm water management practices.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the possible likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team did not notice any obvious signs of hazardous materials. The team did note the presents of water damage at the roof / ceiling members and evidence of termites also coming from the roof / ceiling members.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. There are no illuminated exit signs. The building is equipped with fire extinguishers. Emergency egress lighting appears to be non-existent. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-alarm system.
2. No fire-sprinkler system.
3. No illuminated exit signs
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting
6. The facility is not equipped with an emergency generator although portable generators are stored at the complex.

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is occupied by City staff. As a result, it would be required to provide access for the disabled.

The service yard currently does not provide parking for employees. In general, access must be provided for disabled employees to the primary access points of this building. An accessible parking space and accessible path of travel with required signage needs to be provided to this and the other buildings forming the complex.

There is currently a uni-sex restroom that does not meet the spatial requirements for disabled access nor does it provide the required facilities and accessories. The restroom needs to be enlarged and modified for conformance. Door hardware needs to be replaced with accessible hardware.

A more detailed accessibility survey should be conducted for the entire complex by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Accessible parking, signage, path of travel and entry access needs to be addressed.
2. Restroom is non-compliant.
3. Interior doors / hardware are non-compliant.
4. Drinking fountain is non-compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is good. The main structure of the building is tilt-up concrete and as such requires only paint which appears to be in relatively good condition. The rollup doors are in various stages of being replaced with newer doors (1-new / 4-yet to be replaced). The exterior man doors (2-total) are of wood construction and should be replaced with hollow metal doors for greater long-term maintenance. Hardware is non-compliant and should be replaced.

The overall roofing was noted to be in poor condition. There were visible gaps between the roof membrane and the perimeter tilt-up concrete parapet. There was also evidence of potential water ponding due to inadequate drainage. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Based on the general appearance, the roof will need replacement with corrective slope improvements in the near future.

There is a metal canopy connecting Buildings 4B and 4C creating an exterior carport for covered storage. This canopy appears to be in good condition.

At the west end of the building there is a small metal awning and chain link fence storage area adjacent to the building housing an air compressor and fuel / oil storage. The fence and canopy appear to be in generally good condition. To the west of this is a concrete trash ramp facility for loading large dumpsters. This facility appears to be in good condition for its intended use.

The general interior physical appearance of the building is good for its intended use. Given the nature of the facility there are minimal finishes and improvements. There is evidence of water damage and termite damage to the exposed wood roof / ceiling members. Interior doors and hardware should be replaced with compliant hardware. As noted above, restroom modifications are required for disabled access.

Noted deficiencies are as follows:

1. Older roll-up doors in poor condition and are being replaced
2. Wood man door is in marginal condition and should be replaced with hollow metal doors and frames with new compliant hardware.
3. Roofing appears to have reached its life expectancy
4. Interior door and hardware repairs / replacement are required
5. Restroom modifications required

STRUCTURAL ASSESSMENT

The Storage buildings are one-story concrete tilt-up buildings used primarily for workshops and storage. The interior side of the structures have unfinished interiors. The roofs are wood-framed and form generally flat-low sloping roofs. The structures are in reasonable condition for their age. Seismically, this is a moderate-to-high vulnerability structures. As would be expected for buildings of this age, the roof-to-wall ties appear inadequate by current standards.

Noted deficiencies are as follows:

1. The concrete tilt-up wall panels have cracks. Several of these cracks have been repaired in the past. The cause of these cracks is unknown; they may simply be shrinkage cracks.
2. Roof-to-wall ties were observed. However as was common for structures of this vintage, the ties are one-sided only.
3. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades such as roof-to-wall ties could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There are roof mounted gravity exhaust vents to provide general ventilation. These vent show signs of rust and water penetrations. Due to the visible damage, the vents should be removed and new vents installed as part of the roof replacement. There is an older ceiling hung electric space heater that appears to have reached its life expectancy and should be replaced with a more energy efficient heating system. There is a powered exhaust fan and a restroom exhaust fan both of which appears to have reached their life expectancy and should be replaced as part of the roof replacement.

Plumbing fixtures consist of the restroom fixtures in the non-compliant restroom, a drinking fountain and a small water heater located on the mezzanine. The drinking fountain and the restroom fixtures should be replaced for disabled access compliance. The water heater appears to be in generally good condition however it is not properly installed for seismic restraint.

Noted deficiencies are as follows:

1. Gravity and exhaust vents show signs of wear and have reached their life expectancy and should be replaced.
2. Space heater has reached their life expectancy and should be replaced.
3. Water heater should be relocated and properly installed and braced.
4. Plumbing fixtures are non-compliant for the disabled.

ELECTRICAL SYSTEMS ASSESSMENT

The City Yard complex is served by an old Square D switchboard rated at 600A located adjacent to Building 4A. It is a Nema 3R enclosure installed outside the building. Exposure to the elements generally lessens the useful life of such equipment. Breakers likely have not been operated or tested regularly and their ability to function properly is questionable. This board is near the end of its useful life. An electrical sub-panel serving this building appears to be in generally good condition.

In general all the fixtures throughout the complex are older T12 Fluorescent fixtures. Although they appear to be in good condition they lack protective wire guards and should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to have been replaced at some previous date and appears to be adequate.

Noted deficiencies are as follows:

1. Main switchboard is old and should be replaced
2. General lighting for the most part is inefficient and should be equipped with protective guards.
3. No passive lighting controls (occupancy sensors)
4. No emergency exit signs or emergency egress lighting

ASSESSMENT FINDINGS

GENERAL

The existing building is in good condition overall. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. Due to the limited nature of the building only minor upgrades (some of which are on-going) need to be addressed with the exception of the items noted below.

The issue of no on-site parking and disabled access parking needs to be addressed and resolved.

A new roof should be installed. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added. The cracks in the tilt-up panels should be repaired. A more detailed analysis is required to determine the extent of any required seismic upgrade.

The restroom and drinking fountain require renovation to comply with disabled access requirements. Doors and hardware need to be replaced and made compliant.

The exterior wood doors and remaining non-replaced roll-up doors should be replaced. All interior lighting should be replaced.

Life safety features such as illuminated exit signs; emergency egress lighting and a fire alarm system need to be incorporated. Consideration should be made to incorporate a fire sprinkler system. Consideration should also be made to incorporate a permanent emergency generator system throughout the complex.

Main Electrical panels and breakers should be replaced and occupancy sensors should be added for lighting control. Existing Sub-panels should be tested for compliance.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for a minimal renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 4,800 (equal to existing facility) maintenance garage building at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #4C
City Yard - Vehicle / Equipment Repair (Garage)

Renovate 4,800 GSF 1-story Maintenance / Storage Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	33,900	
	Program Manager Pre-construction Services	10,200	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	10,200	
	CASP Disabled Access Report	3,400	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 4,800 GSF Building	339,000	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	33,900	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	15,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,500	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	17,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	500,100	

Building #4C
City Yard - Vehicle / Equipment Repair (Garage)

Construct new 4,800 GSF 1-story Maintenance Repair Garage

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports Environmental Hazardous Material Abatement Procedures CEQA Reimbursable Expenses	105,600 44,100 15,000 5,000 5,000 5,000 0 15,000	Allowance: City to Contract Allowance: City to Contract Allowance: City of contract Allowance: City to contract Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 4,800 GSF Building	50,000 100,000 1,320,000	Allowance - Demolition of Existing Building Allowance \$275/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	105,600	
7	TESTING & INSPECTION Soils Materials Roofing / WP	15,000 35,000 5,000	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	10,700	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	71,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,907,000	

Building #4C
City Yard - Vehicle / Equipment Repair (Garage)

Renovation / Repair	Replacement	FCI %
\$500,100	\$1,907,000	26%

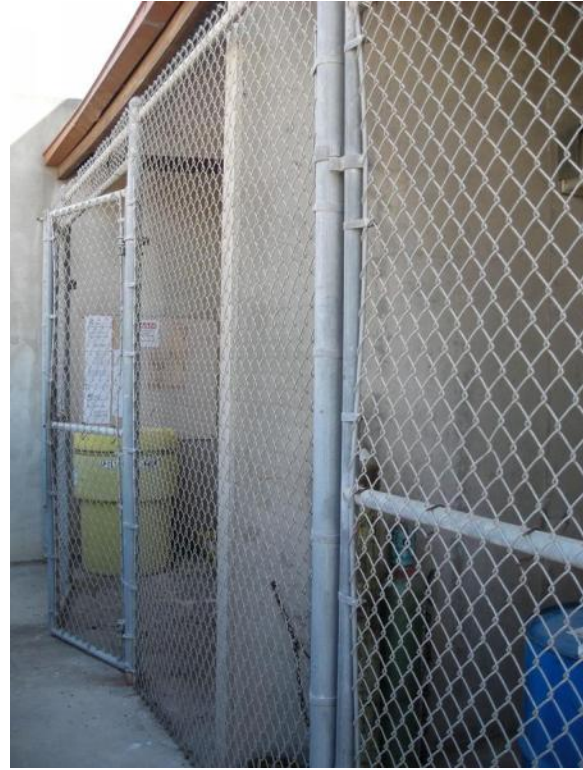
Building #4C**City Yard - Vehicle / Equipment Repair (Garage)****Renovation Budget Opinion of Probable Cost**

Area (sf) 4,800

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	4,800	sf	2.50	12,000
2	Remodel handicap parking, path of travel, and signage for ADA compliance	1	ls	5,000.00	5,000
6	Seismic retrofit main structure	4,800	ls	6.00	28,800
7	Replace all roofing and correct ponding	4,800	sf	11.50	55,200
7	Replace rooftop gravity vents	2	ea	775.00	1,600
8	Replace door hardware with compliant	5	ea	350.00	1,800
8	Replace remaining old roll-up doors	2	ea	10,500.00	21,000
8	Replace remaining old wood man doors with metal	2	ea	2,500.00	5,000
9	Remodel restroom for ADA compliance and water efficiency	1	ls	5,000.00	5,000
9	Repaint exterior	8,568	sf	2.15	18,400
10	Replace all signage for ADA compliance	2	ea	150.00	300
15	Retrofit fire sprinklers	4,800	sf	9.00	43,200
15	Replace drinking fountain for ADA compliance	1	ea	3,500.00	3,500
15	Replace space heater	1	ls	6,000.00	6,000
16	Retrofit fire alarm system	4,800	sf	2.50	12,000
16	Replace exit signs	2	ea	500.00	1,000
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	4,800	ea	8.00	38,400
16	Replace main switchboard	1	ls	4,000.00	4,000
17	New data/tele cabling infrastructure	4,800	sf	1.00	4,800
20	Subtotal				267,000
	GC's, bonds, insurance, Fee, and 15% contingency	27%			72,100
	Total				<u>339,100</u>







Building #4D

CITY YARD – VEHICLE / EQUIPMENT STORAGE (CARPORT)

1776 Adolfo Lopez Drive
Assessment date: September 30, 2010



GENERAL INFORMATION

The City Yard complex with the adjacent Police Headquarters was originally constructed in 1978. The City yard complex includes a main administration building with three separate vehicular and general storage shop buildings, a large canopy carport structure and associated site storage areas. The facility is accessed via two secured entries off of Adolfo Lopez Drive.

The Vehicle / Equipment Storage (Carport) (Building #4D) is a single level open sided high-bay carport of approximately 5,250 square feet. The facility includes multi-bay vehicular storage.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located to the west of the City Yard Building 4A. The building is located within a secured paved open vehicular access and general service yard storage area. There is a single security controlled vehicular access at the east end of the complex adjacent to the Administration Building and a secured vehicular exit at the west end of the complex. The general public is typically not allowed into this building or within the secured service yard area. There did not appear to be any designated employee or disabled access parking within the maintenance yard area.

The general condition of the paving is marginal to poor and in need of repair. The current configuration of the service yard paving areas does not appear to follow current best practices for waste / storm water management. Currently, we noted temporary filter measures have been implemented at one of the main surface drains.

Noted deficiencies are as follows:

1. Asphalt at yard area is deteriorating
2. Paving areas not compliant with current storm water management practices.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the nature of the existing building and their associated improvements, it is unlikely that this building contains any hazardous materials within the facilities. City staff was not aware of any recent hazardous material reports for the building. The general observations of the assessment team did not notice any obvious signs of hazardous materials. There was some evidence of minor water damage to some unprotected wood roof / ceiling members that require repair. Staff noted that the roof was replaced within the last 2-years.

FIRE LIFE SAFETY

Given this is an open to the exterior structure, there a few requirements associated with fire life safety. However, due to the nature of its use and the type of construction consideration should be made to provide fire extinguishers at each bay.

Noted deficiencies are as follows:

1. No fire-sprinkler system.
2. No fire extinguishers.

DISABLED ACCESS COMPLIANCE

Given the nature and use of this structure, there does not appear to be any disabled access issues other than the general issue of access within the overall complex.

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the structure is good. Staff indicated the roof had been replaced within the last 2-years and it appears the exterior paint was done at a similar time. Due to the nature of the exposed painted wood members, painting of these members for weather protection will be an on-going maintenance issue. Failure to do so will lead to wood rot and potential structural damage.

STRUCTURAL ASSESSMENT

This canopy structure has a flat low-sloping wood-framed roof supported on steel posts. The structure is in reasonable condition for its age. No deterioration was observed during the assessment.

Seismically, this is a moderate-to-high vulnerability structure. For lateral resistance, it appears to rely on frame action between the roof beams and the steel columns; this system is poorly defined and detailed. As a result, the building appears very flexible.

Noted deficiencies are as follows:

1. Lateral resistance is poorly defined and detailed.
2. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades could be implemented for a relatively modest cost if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There are no mechanical systems associated with this building.

ELECTRICAL SYSTEMS ASSESSMENT

There are no electrical systems associated with this building.

ASSESSMENT FINDINGS

GENERAL

The existing building is in good condition overall. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. Due to the limited nature of the building there are no immediate issues that need to be addressed with the exception of the item noted below.

In order to provide a useful remaining life of at least 20 years, we recommend that the structure be further evaluated seismically. A more positive lateral system could be introduced for a modest cost, if the existing level of seismic risk is not acceptable.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for a minimal renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 5,250 (equal to existing facility) Carport structure at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #4D
City Yard - Vehicle / Equipment Storage (Carport)

Renovate 5,250 GSF 1-story Maintenance / Storage Carport

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	8,300	
	Program Manager Pre-construction Services	1,000	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	0	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	0	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	5,000	
	CASP Disabled Access Report	0	
	Reimbursable Expenses	3,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 5,250 GSF Building	33,300	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	8,300	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	0	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	1,700	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	65,900	

Building #4D
City Yard - Vehicle / Equipment Storage (Carport)

Construct new 5,250 GSF 1-story Maintenance / Storage Carport

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports CEQA Reimbursable Expenses	31,500 13,300 5,000 5,000 0 0 5,000	Allowance: City to Contract Allowance: City to Contract NIC Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 5,250 GSF Building	25,000 25,000 393,800	Allowance - Demolition of Existing Building Allowance \$75/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	31,500	
7	TESTING & INSPECTION Soils Materials Roofing / WP	5,000 7,500 3,500	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	3,100	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	20,900	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	575,100	

Building #4D
City Yard - Vehicle / Equipment Storage (Carport)

Renovation / Repair	Replacement	FCI %
\$65,900	\$575,100	11%

Building #4D

City Yard - Vehicle / Equipment Storage (Carport)

Renovation Budget Opinion of Probable Cost

Area (sf) 5,250

Div	Work Package	Qty	Unit	Unit price	Ext
6	Seismic retrofit main structure	5,250	sf	5.00	26,300
	Subtotal				26,300
	GC's, bonds, insurance, Fee, and 15% contingency	27%			7,100
	Total				<u>33,400</u>



Building #4 - Site

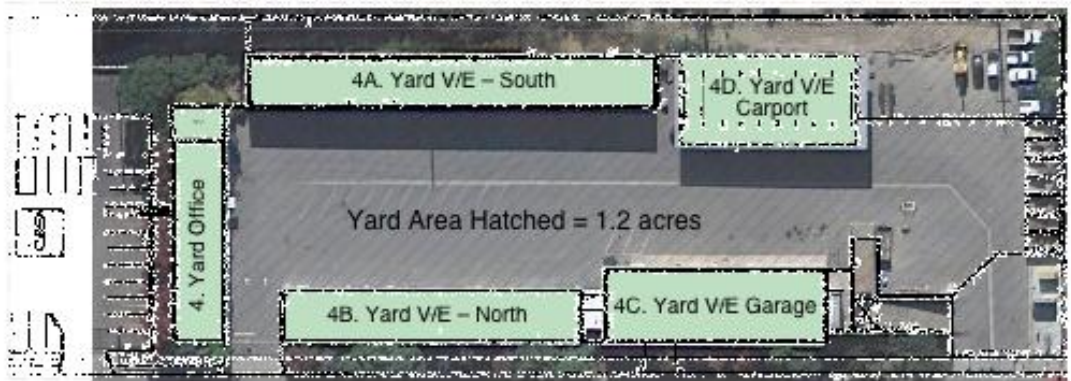
CITY YARD – SITE

1776 Adolfo Lopez Drive
Assessment date: September 30, 2010



GENERAL INFORMATION

The City Yard Site has been divided into pieces and included as separate elements in greater detail among the reports for Buildings 4, 4A, 4B, 4C, and 4D. See the noted reports for details of deficiencies.



For purposes of costing, we've included the sum of all separate elements and provided in the following probable costs pages.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

**Building #4 - Site
City Yard - Vehicle / Equipment Storage (Yard)**

Renovate open paved outdoor maintenance storage Yard

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	62,200	
	Program Manager Pre-construction Services	37,300	
	Geotechnical Services	15,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	0	
	CASP Disabled Access Report	0	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate Yard	1,244,600	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Done in Stages
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	62,200	
7	TESTING & INSPECTION		
	Soils	10,000	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	0	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	9,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	62,200	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	1,537,800	

**Building #4 - Site
City Yard - Vehicle / Equipment Storage (Yard)**

Construct new open paved outdoor maintenance storage Yard

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	62,200	
	Program Manager Services	37,300	
	Geotechnical Services	15,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	incl	
	Site Work	Incl	
	Construct New Yard	1,244,600	Same as Renovation
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	Temporary relocation to adjacent City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	62,200	
7	TESTING & INSPECTION		
	Soils	10,000	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	0	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	9,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	62,200	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,537,800	

Building #4 - Site
City Yard - Vehicle / Equipment Storage (Yard)

Renovation / Repair	Replacement	FCI %
\$1,537,800	\$1,537,800	100%

Building #4 - Site
City Yard - Vehicle / Equipment Storage (Yard)
Renovation Budget of Probable Cost

Div	Work Package	Qty	Unit	Unit price	Ext
2	Repave entire yard, NPDES compliance	1	ls	500,000	500,000
2	Stabilize slope along south property line	1	ls	340,000	340,000
16	New 600A main distribution board for entire complex	1	ls	10,000	10,000
16	Install new emergency generator and ATS for entire facility	1	ls	130,000	130,000
	Subtotal				980,000
	GC's, bonds, insurance, Fee, and 15% contingency	27%			264,600
	Total				<u>1,244,600</u>





Building #5

LIBRARY / SENIOR CENTER (MARY WILSON LIBRARY)

707 Electric Avenue
Assessment date: October 7, 2010



GENERAL INFORMATION

The Library / Senior Center is a single joint-use building originally constructed in 1976. It does not appear to have been significantly altered since originally constructed with the exception of improvements to the entry doors and minor modifications in the Senior Center. The facility is approximately 28,286 square feet and consists of a through building entry lobby with access to both north and south bound Electric Avenue with common restrooms; to the south of the lobby is the entry to a multi-purpose library room with circulation desk and office / workroom area; to the north of the lobby are a janitor room, electrical room, an office (book shop) and a multi-purpose senior (community) room. The senior room has a kitchen; storage rooms and access to a private exterior patio.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located in the Electric Greenbelt between 7th and 8th Streets. Vehicular access is via a drive way into a small parking are from the south bound lane. Entry to the building is via the public sidewalk which connects to the parking from the public sidewalk. At the north entry access is via a set of steps from the sidewalk.

The public sidewalk and surrounding landscaping is in generally good condition. The public curb ramp at the north cross walk to 7th street is not per current code requirements. The parking area includes a single disabled access parking space. The surface of the parking appears to be in relatively good condition. Painted stall stripping needs to be re-painted. The disabled access parking is provided in the nearest stalls to the entry south however the signage and graphics are non-compliant.

There is a brick masonry screen structure adjacent to the parking to the north of the building which houses an electrical transformer, trash dumpster and a small storage shed. The metal door to the trash area requires repair to straighten out the frame.

Noted deficiencies are as follows:

1. Disabled access parking and accessible path of travel signage & graphics are not compliant
2. Parking spaces need to be re-stripped.
3. Public curb ramp not compliant
4. Trash area door requires minor repairs

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not

aware of any recent hazardous material reports for the facility. There was evidence of moisture at the interior face of some of the brick and the presents of efflorescent. There was also evidence of termites which appears to be coming from the exposed wood roof / ceiling members. Additional inspection should be commenced to determine the nature and extent of these observations.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building contains a limited fire sprinkler system. The system appears to be a code modification to allow non-rated (glass) doors between the library room and the common lobby. In addition, there is a gas suppression system in the book deposit closet of questionable application. There is an existing fire alarm system however, the system appears old and of questionable function. The system is not compliant with current requirements for facilities of this use. The existing exit signs not illuminated. The building is equipped with fire extinguishers. Emergency egress lighting appears to be non-existent. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-sprinkler system.
2. Non-compliant fire-alarm system.
3. Non-compliant exit signs
4. No emergency egress lighting

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is a public facility and is used by the public at large. There is permanent full-time City staff located at this facility.

As indicated above, the disabled parking and path of travel to the main entry are generally compliant with the exception of proper signage and graphics. Interior room signage and graphics are either non-existent or non-compliant.

There are existing restrooms which have undergone previous modifications and appear to be in general compliance for the disabled. While these renovations appear to meet full compliance there are remaining minor issues that need to be addressed. In addition, the general overall appearance of the finishes is marginal as it appears some of the tile wall and floor finishes are original and show signs of age. A renovation would be appropriate to meet all disabled access requirements and address the overall finishes for sanitation and general appearance purposes.

The Senior Center kitchen appears to have been remodeled at some point and is in a residential style with regards to appliances and finishes. The current kitchen does not meet disabled access compliance for access to the sink and proper work surfaces and is not compliant with health department requirements for food service facilities.

Given the type of use and this general overall assessment, a more detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Disabled access parking signage & graphics and interior signage and graphics are not compliant
2. Restrooms not fully compliant
3. Kitchen not compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is good. The building is of brick masonry construction with a Spanish tile roof. There was a current on-going repair being done at the south east end adjacent to the chimney where it appears the flashing against the chimney failed allowing moisture to enter the interior over the fire place. It was also noted that the south west facing painted wood fascia was showing signs of weather damage due to the direct sun exposure.

The overall tile roofing appeared to be in good condition. There is mechanical equipment well with a built-up roof located over the library administration and circulation area. The configuration of this well is very congested and appears to be the source of several leaks in the past. There is evidence of improper drainage around the mechanical equipment resulting in ponding of water. In addition, the wall flashings in this well appear to be separating. The overall roofing membrane is in marginal condition and there was a great deal of landscape debris adding to the deficiencies and drainage issues.

There is evidence that this area of the structure has deflected in the past. This could be the source of the flashing separations noted in the well. Structural retrofit repairs were implemented to control the deficiency.

The general interior physical appearance of the facility is relatively good. The perimeter walls are typically exposed brick. In some areas moisture from the brick has caused efflorescent particularly along the base of the interior. Some moisture damage was noted above the fireplace in the library and above the doors at the senior room. The carpet is in marginal condition. Other floor finishes appear to be in generally good condition. There is noticeable cracking in the wall above the circulation desk that abuts the mechanical roof well. This appears to be the result of the deflection of the structure at this location.

The general overall appearance of the restroom finishes is marginal. Though previously renovated at some point, a more significant renovation is required to meet all disabled access requirements and address the overall finishes for sanitation and general appearance purposes.

The ceilings throughout the facility are in generally good condition. The Kitchen appears to have been previously renovated however, the current configuration of materials and finishes are not in keeping with Health Department standards for food preparation facilities.

Noted deficiencies are as follows:

1. Miscellaneous exterior wood repairs required
2. Roofing and flashings at roof well in poor condition
3. Miscellaneous interior finishes / repairs required
4. Interior lighting in questionable condition
5. Restroom finishes and fixtures in marginal condition
6. Kitchen and cabinets may have Health Department issues

STRUCTURAL ASSESSMENT

This is a one-story structure with exposed perimeter brick walls and a pitched wood-framed roof with clearstory windows and a tile roof. The structure is in reasonable condition for its age.

One of the exposed wood trusses that spans across the building in the library area has been retrofitted, using steel cables and brackets. This appears to be the result of past deflection in this area associates with the mechanical roof well, however there is evidence of ongoing movement of this truss. In addition, a split was observed along the bolt line in one of the truss members.

It was note that this retrofitted truss has additional loading relative to the typical trusses. It picks up a transfer beam that supports the adjacent truss where it is truncated at the rooftop mechanical well. Evidence of ponding was noted at the rooftop mechanical well, which may be adding to the loads on the retrofitted truss.

A split was also observed at another of the exposed wood trusses, along the bolt line in one of the members. A split was observed at one of the wood beams above the door on the north side of the senior center.

Seismically, this is a moderate-to-high vulnerability structure. Although we have not reviewed drawings, based on its vintage it probably does not have adequate roof-to-wall ties. In particular, the tall gable end walls may be vulnerable to out-of-plane damage at the roof.

Noted deficiencies are as follows:

1. The exposed wood truss adjacent to the mechanical well should be further investigated and further strengthened as needed.
2. The roof ponding should be addressed.
3. Splits observed on the exposed wood truss and the wood beam at the senior center should be further investigated and repaired as needed.
4. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic retrofit may be warranted, depending on the level of risk that is acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There are two (2) 12.5 ton rooftop gas electric AC units serving the Library areas with a third 12.5 ton AC unit serving the Senior Center and Lobby areas. All units were installed in 2001 and are located in a roof equipment well above the Library circulation desk area. While the units are in

operating condition, the condenser coil fins showed significant corrosion. In addition there was condensate leakage observed from the cabinet of the northern unit through the gas connection opening. Staff indicated that there have been complaints associated with indoor air temperature. Given the age of these units and the associated deficiencies, the units should be replaced in the near future. There is also an exhaust fan located in the roof well that is rusted and in questionable condition.

Due to the structural concerns at the roof well and the general disposition of the roof well mechanical equipment and overall distribution consideration should be given to replacing the air conditioning systems with split-systems to reduce structural loads.

Plumbing fixtures throughout the facility appear to be generally in good condition.

Noted deficiencies are as follows:

1. Mechanical units showing signs of deterioration and will require replacement within 2-4 years.
2. Exhaust fan in poor condition and requires replacement

ELECTRICAL SYSTEMS ASSESSMENT

Power to the existing facility is distributed by a Westinghouse, 600A main switchboard and a series of subpanels all of which appears to be in generally good condition. It was noted however that these panels have reached their maximum circuit capacity. There is a disconnect switch for the roof well mechanical equipment that is corroded and needs to be replaced.

The building is equipped with a Radionics Fire Control Panel. There are a few smoke detectors at the peak of the roof only that appear to be of questionable condition. Automatic initiating device coverage is incomplete. No notification devices (horns or strobes) were observed.

The general lighting is provided by a combination of recessed and flush mounted 2 x 4 fluorescent fixtures, recessed down-lights and decorative hanging fixtures all of which appears to be the original lighting. Some of the decorative exposed lamps have been changed out with screw-in compact fluorescent lamps. Some of the lamps are fully enclosed by glass globes, which will considerably shorten the life of the lamp. Upper lamps are ineffective, as they direct light entirely upward to a ceiling with limited reflectance. It was not known if the fluorescent lights have been upgraded with new ballasts and lamps. Many of the prism lenses were showing signs of age.

Noted deficiencies are as follows:

1. Non-compliant fire alarm system
2. General lighting for the most part appears to be inefficient and shows general signs of age and wear
3. No passive lighting controls (occupancy sensors)
4. Roof well mechanical equipment disconnect switch needs to be addressed based on disposition of mechanical equipment.
5. Receptacles in the kitchen are not GFCI protected

ASSESSMENT FINDINGS

GENERAL

The existing facility is in generally good condition overall. The facility would benefit from a one time renovation to modernize some of the deficiencies noted. Of greatest concern are the deficiencies noted that relate to the mechanical roof well and the deflecting structure. Further structural evaluation is needed to confirm measure to correct any on-going deficiency. The roof well itself should be completely renovated and re-roofed including the removal and replacement of the mechanical equipment with consideration given to alternative systems.

The general moisture and termite issues should be further investigated and recommendations implemented to resolve these issue. Minor interior improvements should be implemented including new carpet, hardware upgrades and general restroom remodel. Interior lighting should be further evaluated and replaced with more energy efficient systems including illuminated exit signs and emergency egress lighting. Minor exterior repairs should be completed and the parking area stripping should be re-painted. Disabled access compliant signage should be installed throughout the facility.

A compliant fire alarm system and a fire sprinkler system should be installed in accordance with all current code and local Building and Fire Authority requirements. The kitchen should be renovated to local Health Department and disabled access requirements.

To mitigate the risk associated with the above noted deficiencies, a renovation should be considered as soon as possible to bring the facility up to current industry standards for newly renovated libraries and community center buildings. Any delay would increase the risk and cost of resolving the deficiencies noted including the more important issues of structural integrity and the disposition of the roof well and its associated mechanical equipment.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 28,286 square foot (equal to existing facility) Library / Senior Community Center on the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #5
Library / Senior Center

Renovate 28,286 GSF Library / Senior Center

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	204,400	
	Program Manager Pre-construction Services	76,600	
	Geotechnical Services	10,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	20,400	
	CASP Disabled Access Report	5,100	
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 28,286 GSF Building	2,554,400	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	100,000	Allowance
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	204,400	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	19,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	127,700	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A - PHASE B	3,399,700	

Building #5
Library / Senior Center

Construct new 28,286 GSF Library / Senior Center

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES A/E Services Program Manager Services Geotechnical Services ALTA Survey / Topographic Maps Environmental Hazardous Material Reports Environmental Hazardous Material Abatement Procedures CEQA Reimbursable Expenses	933,400 473,500 20,000 5,000 10,000 10,000 0 20,000	Allowance: City to Contract Allowance: City to Contract Allowance: City of contract Allowance: City to contract Assumption is the Project will be exempt from CEQA Allowance
3	DIRECT COSTS (Construction Costs) Demolition / Land Cost Site Work Construct New 28,286 GSF Building	75,000 150,000 15,557,300	Allowance - Demolition of existing building Allowance \$550/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION Temporary Modular Trailers or other Facility	100,000	Allowance
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E) Furniture (Desk, Chairs, File Cabinets, etc.) Electronic Systems and Special Equipment	0 0	NIC - See Qualifications NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	933,400	
7	TESTING & INSPECTION Soils Materials Roofing / WP	20,000 50,000 7,500	Allowance: City to Contract Allowance: City to Contract Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	117,800	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	785,400	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	19,268,300	

Building #5
Library / Senior Center

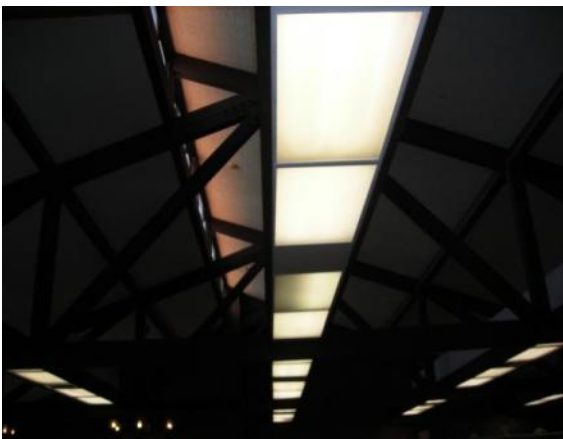
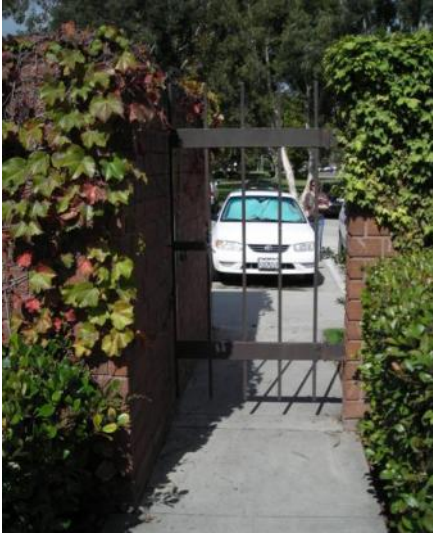
Renovation / Repair	Replacement	FCI %
\$3,418,800	\$19,268,300	18%

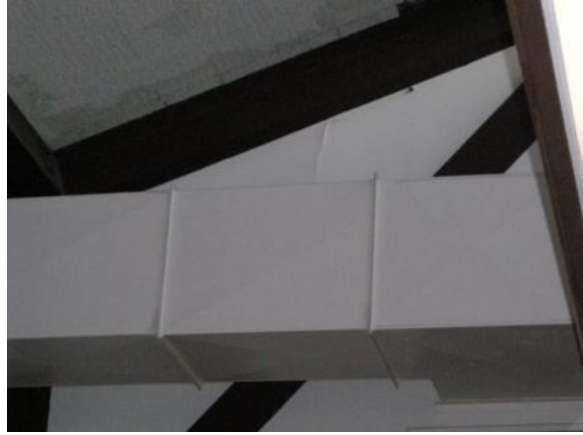
Building #5**Library / Senior Center****Renovation Budget Opinion of Probable Cost**

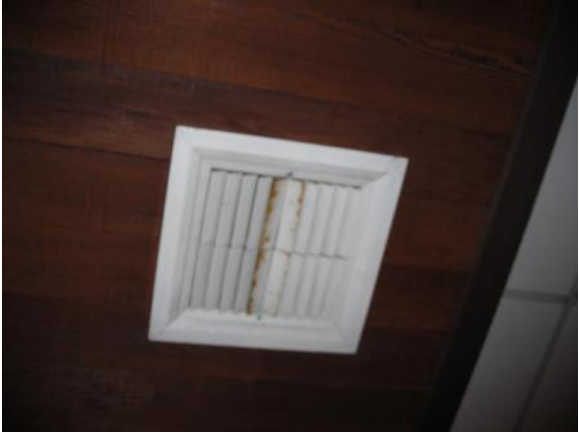
Area (sf) 28,286

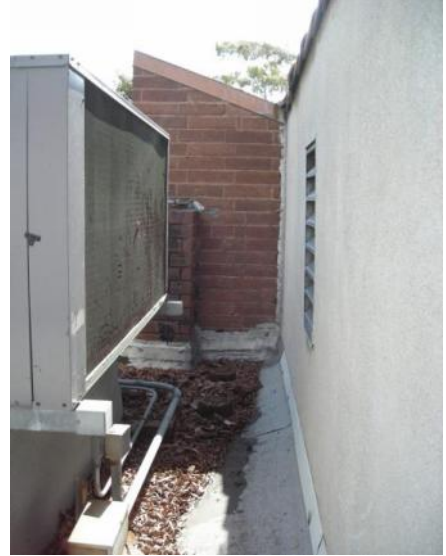
Div	Work Package	Qty	Unit	Unit price	Ext Phase A	Phase B	
2	Asbestos abatement/encapsulation	28,286	sf	2.50	70,700	70,700	
2	Remodel handicap parking and path of travel and signage	1	ls	10,000	10,000	10,000	
2	Repair trash enclosure gate	1	ls	500	500	500	
6	Structural repairs to main exposed truss that is sagging	1	ls	15,000	15,000	15,000	
6	Seismic retrofit entire structure	28,286	sf	5.00	141,400	141,400	
6	Revise public transaction counter for ADA compliance	1	ls	2,500	2,500	2,500	
6	Repair misc areas of dry rot and termite damage	1	ls	30,000	30,000	30,000	
7	Replace built-up roofing, address ponding	1	ls	150,000	150,000	150,000	
8	Replace door hardware with compliant	14	ea	350	4,900	4,900	
9	Misc interior re-finishing	28,286	sf	7.50	212,100	212,100	
9	Remodel restrooms for ADA compliance	400	sf	350	140,000	140,000	
9	Remodel kitchen for ADA and Health Dept compliance	1	ls	70,000	70,000	70,000	
10	Replace all signage for ADA compliance	10	ea	175	1,800	1,800	
15	Retrofit fire sprinklers	28,286	sf	10	282,900	282,900	
15	Replace rooftop package AC units and EF with controls	28,286	sf	17.50	495,000	495,000	
16	Retrofit fire alarm system with horn/strobes	28,286	sf	1.75	49,500	49,500	
16	Replace all exit signs	6	ea	450	2,700	2,700	
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	28,286	sf	8.00	226,300	226,300	
16	Replace rooftop mechanical disconnects	4	ea	2,000	8,000	8,000	
17	New data/tele cabling infrastructure	28,286	sf	4.00	113,100	113,100	
19							
	Subtotal				2,026,400	15,000	2,011,400
	GC's, bonds, insurance, Fee, and 15% contingency	27%			547,100	4,100	543,000
	Total				<u>2,573,500</u>	<u>19,100</u>	<u>2,554,400</u>













Building #6

FIRE STATION #44 (OLD TOWN)

718 Central Avenue
Assessment date: August 26, 2010



GENERAL INFORMATION

Fire Station #44 was originally constructed in 1960. It has been significantly altered several times since. The original fire station was approximately 1,950 square feet with one large equipment room for the fire engines. The building was enlarged in 1972 by approximately 1,000 square feet. The equipment room was expanded to create three new equipment bays. The remaining equipment room was converted into a multi-purpose room. The original dormitories were not significantly altered. The original office became the captain's dormitory. A new office was built. After the 1972 expansion another expansion extended the north truck bay and added the hose tower. The current facility is approximately 3,500 square feet, one-story exterior cement plaster over wood framed building with sloping and flat roofs.

The facility houses a 3-bay garage for fire engines and equipment, hose tower (used for storage) administrative office, living quarters with lockers and restroom, separate captains quarters with locker and restroom, kitchen / lounge / dining room, outdoor patio with washer and dryer, emergency generator shed and remote storage shed.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the north west corner of the intersection of Central Avenue and 8th Street directly across from Old City Hall. The public sidewalk is in general good condition and the intersection crosswalk has recently been upgraded to comply with general disabled access requirements for curb ramps. The facility has limited parking (4-cars) which is located in front of the facility off the main driveway entry from 8th Street. The parking surface is concrete and is in generally good condition. There is no disabled access parking provided.

Entry to the administrative office is from Central Avenue. An attempt has been made to incorporate a ramp for disabled access but the current configuration is not in compliance with current codes.

The hardscape and landscape surrounding the facility are in generally good condition.

Noted deficiencies are as follows:

1. No disabled access parking on-site or immediately adjacent
2. Disabled Access signage & graphics and accessible path of travel to the facility are not compliant with current codes

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. In the event a recent report was not prepared, any proposed demolition or renovation that would disturb the existing conditions would be subject to a full inspection,

testing, containments, removal and discharge (Abatement) program to mitigate the harmful effects of these hazardous materials.

In the event that it is determined to demolish or renovate the existing building it is recommended that the following detailed studies be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system. There is a minimal fire alarm system consisting of smoke detectors, a manual pull station and exterior bell. The system is aging and deteriorating and should be replaced given the nature of the facility. The existing exit signs are non-illuminated and are not placed at all exits. All emergency exit paths and exit doors are required to have illuminated exit signs. The building is equipped with a fire extinguisher. There is an emergency generator for lighting and power however, the existing generator is very old and has outlived its life expectancy. The fire fighting staff noted that the generator has failed on several occasions. They also noted that when it fails, the equipment bay doors will not function thus trapping the fire engines in the garage.

Noted deficiencies are as follows:

1. Non-illuminated exit signs where illuminated exit signs are required.
2. Deteriorating fire alarm system.
3. No fire-sprinkler system.
4. Non-compliant door hardware at egress doors
5. Deteriorating emergency generator

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is mainly an emergency response facility housing primarily fire fighting personnel which allows for certain exceptions. However, depending on the facility functions, the administrative functions may be staffed by disabled persons and therefore must provide access and facilities for disabled staff in addition to the public that may come to the facility as may be required. It may be possible to justify that all non-technical staff and all public access is directed to the City's new Fire Station #48. As a result it may be possible to exclude many of the current code and ADA requirements. Even though the code may not require it, we did notice that an ADA restroom for guests is not provided. A detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify the possible deficiency along with proposed measures to remove or mitigate any barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows (without using Fire Station #48 as a mitigating facility):

1. Disabled access parking signage & graphics and accessible path of travel to the facility are not compliant
2. Signage and Graphics are not compliant
3. Entry ramp and administration entry not compliant
4. Door hardware is not compliant
5. Restrooms not compliant
6. Kitchen not compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is marginal and appears to have been generally maintained given its overall age and multiple expansions. The majority of the facility is exterior cement plaster with wood trim more in keeping with a residential construction grade rather than a commercial facility. There is a pre-fabricated metal patio cover (again residential in construction grade), a make-shift emergency generator shed and a separate wood framed storage shed. The washer and dryer are located outside under the patio cover exposed to the elements.

The overall roofing was noted to be in generally good condition. Fire fighting personal did not indicate any recent water or moisture leaks.

The general interior physical appearance of the facility varies from area to area. The engine bays are in generally good condition however the adjacent storage functions are deteriorating. One part of the extended bay is used as a work-out space. The kitchen / lounge / dining area is of a residential nature but it is in generally good condition however, the refrigerator is placed directly in front of the electrical panel making it inaccessible. The washer and dryer are located outside on the patio with exposed plumbing. The administrative office is in marginal condition and has been modified and expanded multiple times creating ineffective furniture placement and an overall inefficient layout. The dormitory, restroom and locker facilities are small and in poor condition with multiple deficiencies and not to current standards for facilities of this nature.

Noted deficiencies are as follows:

1. Miscellaneous minor exterior deficiencies
2. Miscellaneous interior finishes deficiencies
3. Administrative office deficiencies
4. Dormitory, restroom and locker facilities deficiencies
5. Emergency generator housing
6. Outdoor washer and dryer

STRUCTURAL ASSESSMENT

The structure is basically a single-level masonry building with a wood framed roof system. The team did not notice and obvious or visible structural discrepancies. Seismically, this is a moderate-to-high vulnerability structure. Although wood-framed structures generally perform reasonably well in an earthquake, there are large openings on the east side of the building, which may result in significant displacements. This could render the truck doors inoperable. Given the age of the building and the type of construction, it would be expected that minor seismic upgrades would be required to comply with current codes. Given its importance, some additional strengthening may be warranted, such as adding plywood shear walls or steel braces on the east side of the building, or improving the connection between the east side and the tower walls. A full seismic retrofit due diligence testing and inspection report should be conducted to determine the

specific upgrades required.

Noted deficiencies are as follows:

1. Further testing and inspection is required to determine the specific seismic upgrades required

MECHANICAL SYSTEMS ASSESSMENT

A single split-system cooling/gas furnace air conditioning unit serves the living quarter areas. A vehicle exhaust system for truck service is provided with filtration located in side the truck bay and fan on roof. All systems are in good serviceable condition.

The restroom plumbing fixtures and piping appear to be in poor condition and consideration should be given to replacing the fixtures and associated piping to avoid future on-going maintenance issues,

Noted deficiencies are as follows:

1. Restroom plumbing fixtures and associated piping should be replaced.

ELECTRICAL SYSTEMS ASSESSMENT

There are two main services serving the building. A 120/240V, single phase service serves all loads except an air compressor. The panel is old in poor condition with breakers of questionable ability to function properly. The second service is a 240V three phase service for an air compressor only and appears to be in generally good condition.

The facility has a small 1500W generator which is in marginal condition. The generator is estimated to power 10-15% of this facility, and is gravity fed from a 1-2 gallon wall mounted gas tank within the generator room resulting in a potential fire hazard. The transfer switch feeds the FPE panel-board with "stab-loc" breakers. These breakers lost their UL listing years ago and failures of these components are fairly well documented. Fire authority staff expressed great concern with the reliability of the generator and the need for a complete replacement in the very near future.

While the existing lighting throughout the facility appears to provide adequate lighting, it is older T12 fluorescent technology and should be replaced with newer energy efficient lamps, ballast and/or fixtures throughout. Motion sensor controls should be incorporated per current energy code requirements.

There were no noted electrical deficiencies.

1. Main distribution panel is corroded with questionable breakers
2. Emergency generator is of marginal condition with various associated electrical deficiencies
2. General lighting is inefficient and shows general signs of age and wear

ASSESSMENT FINDINGS

GENERAL

The existing facility has served its purpose over the years but the needs associated with modern emergency response facilities are not currently being met. This relates both to an operational function and the actual physical condition of the facility. In general the building is in good to marginal condition with the exception of the emergency generator functions, dormitory, restroom and locker facilities which are in poor condition and in need of extensive renovation to bring them up to current standards for similar facilities.

The building functions as an essential services facility and as such should have a higher standard of fire life safety capability. It currently lacks several vital physical attributes that all fire station facilities constructed since 1986 are required to have in accordance with the 1986 California Essential Services Building Act. This would include, but is not limited to, higher levels of seismic design and higher levels of fire protection including a fire sprinkler system. As such it is expected that the current facility would need to undergo a significant structural and seismic upgrade, the extent of which needs to be determined through additional testing and inspection.

On-going maintenance will continue to be required at an accelerated rate as the building continues to age. Disabled access upgrades need to be determined based on the overall function of the facility and then should be implemented to avoid associated non-compliant ADA risk to the City. Illuminated exit signs should be installed along with a new fire alarm system.

The conditions of the electrical issues, in particularly the emergency generator issues, are in need of immediate attention if the facility is to continue to operate.

A Facility Use Assessment needs be conducted to determine the role of this facility as it relates to the recently constructed Fire Station #48 to determine the need and the nature of any proposed new improvements or modifications. This Facility Use Assessment should be done immediately. If it is determined that Fire Station #44 is to remain at it's current location then the noted deficiencies should be correct including a full seismic evaluation / retrofit at the earliest possible date to minimize the associated risk of the current conditions.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 3,500 (equal to existing facility) emergency response facility on the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #6
Fire Station 44

Renovate 3,500 GSF Fire Station

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	78,300	
	Program Manager Pre-construction Services	23,500	
	Geotechnical Services	10,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	7,800	
	CASP Disabled Access Report	6,700	
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 3,500 GSF Building	782,500	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Relocate to Station #48
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	78,300	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	5,900	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	39,100	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	1,102,100	

Building #6
Fire Station 44

Construct new 3,500 GSF Fire Station

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	110,300	
	Program Manager Services	61,100	
	Geotechnical Services	25,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	50,000	Allowance - Demolition of Existing Building
	Site Work	150,000	Allowance
	Construct New 3,500 GSF Building	1,837,500	\$525/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	Relocate to Station #48
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	110,300	
7	TESTING & INSPECTION		
	Soils	15,000	Allowance: City to Contract
	Materials	55,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	14,900	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	99,400	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	2,573,500	

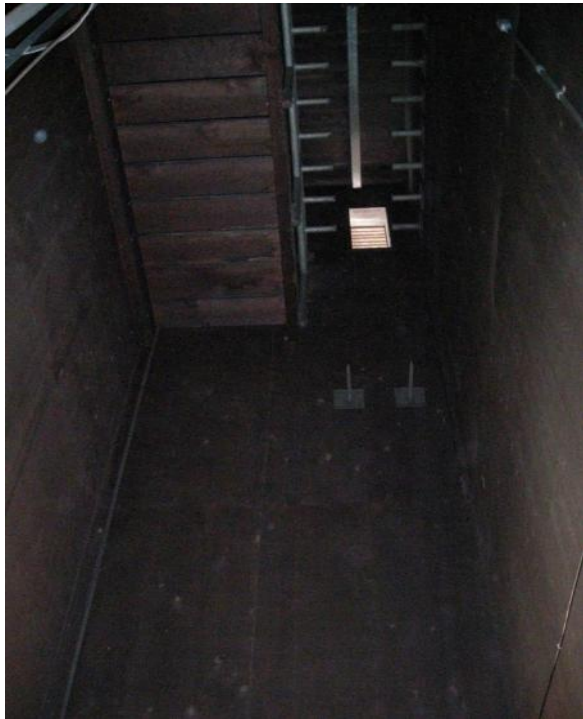
Building #6
Fire Station 44

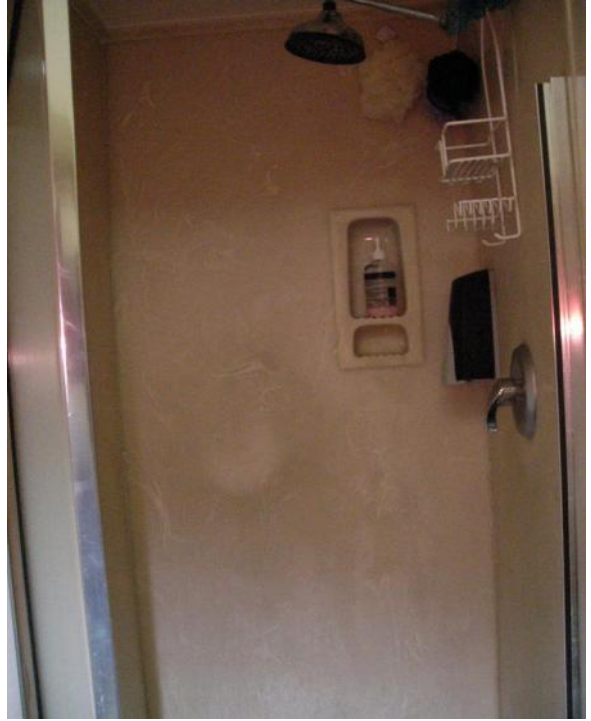
Renovation / Repair	Replacement	FCI %
\$1,102,100	\$2,573,500	43%

Building #6
Fire Station 44
Renovation Budget Opinion of Probable Cost

Area (sf) 3,500

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	3,500	sf	2.50	8,800
2	Remodel handicap parking and path of travel and signage	1	ls	5000.00	5,000
6	Seismic retrofit entire structure - to 2010 IBC minimum requirements	3,500	sf	5.25	18,400
	Additional seismic strengthening to make best efforts at 1.5 safety factor based on Essential Facility standards	3,500	sf	20.00	70,000
6	Repair misc areas of dry rot and termite damage	1	ls	20000	20,000
7	Replace all roofing	3,500	sf	11.50	40,300
8	Replace door hardware with ADA compliant	10	ea	350.00	3,500
9	Misc interior re-finishing	3,500	sf	20.00	70,000
9	Remodel restrooms for ADA compliance and water efficiency	1	ls	32000	32,000
9	Remodel kitchen	1	sf	25000	25,000
9	Repaint exterior incl misc patching	3,600	sf	2.70	9,700
10	Replace all signage for ADA compliance	10	ea	150	1,500
15	Retrofit fire sprinklers	3,500	sf	22.00	77,000
15	Replace drinking fountain for ADA compliance	1	ls	3500.00	3,500
15	Replace restroom plumbing fixtures	1	ls	15000.00	15,000
16	Retrofit fire alarm system with horn/strobes	3,500	sf	8.50	29,800
16	Replace emergency generator and ATS	1	ls	125,000	125,000
16	Replace all exit signs	6	ea	450.00	2,700
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	3,500	sf	8.00	28,000
16	Replace main switch and panel board	1	ls	10,000	10,000
16	Repair and renew exterior light fixtures	6	ea	600.00	3,600
17	New data/tele cabling infrastructure	3,500	sf	5.00	17,500
19	Subtotal				616,300
	GC's, bonds, insurance, Fee, and 15% contingency	27%			166,400
	Total				<u>782,700</u>





Building #7

SEAL BEACH PIER – RESTAURANT BUILDING (RUBY'S)

900A Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Pier was originally built in 1938. A portion of the Pier collapsed in the winter of 1983 and was subsequently rebuilt. In 1992 and again in 1994 fire damaged the Pier. Repairs were made as a result of the fire and then additional repairs were made in 2003/2004.

The current restaurant building was constructed in 1985. The building is a single level wood framed structure of approximately 2,679 square feet. The building is currently under lease to a restaurant vender (Ruby's) and the conditions of the lease require the tenant to provide for on-going maintenance.

SUMMARY ANALYSIS

As this is a leased building with the tenant responsible for on-going maintenance and operating expense, the Assessment team did not perform a detailed review of the building. Obvious observations noted some minor deficiencies with regards to the exterior façade. The building did not appear to have a fire sprinkler system or an up to date fire alarm system. The main electrical service has obvious signs of corrosion. The restrooms that are open to the public are in marginal condition but are generally accessible for the disabled. Given the age of the building, it is likely that some level of seismic upgrading would be required in the event of a significant renovation or change in use. Otherwise, there is no requirement to upgrade the building at this time. If an upgrade were to be performed, it would most likely require the removal and replacement of the roofing.

ASSESSMENT FINDINGS

The overall structure of the building is in relatively good condition. Given the age of the facility and the type of construction a structural analysis should be performed to determine if any structural upgrades would be required. It should also be noted that this building is located in an ocean marine environment.

Minor roof repairs, wood fascia and trim repairs and exterior siding repairs should be made to prevent any interior or structural water damage.

The interior improvements are not necessarily the responsibility of the City.

Given a new lease extension, there is no need for the City to commit to any further maintenance or renovation at least until the lease term is up. A new assessment should be conducted if the lease is terminated at that time and the City takes possession of the facility.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar replacement structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #7 Seal Beach Pier - Restaurant Building (Ruby's)

Renovate 2,679 GSF Restaurant (Shell and Restrooms Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	24,000	
	Program Manager Pre-construction Services	7,200	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	6,000	
	CASP Disabled Access Report	2,000	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 2,679 GSF Building	240,400	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	NIC - Terminate Existing Leases
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	24,000	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,800	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	12,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	357,400	

Building #7 Seal Beach Pier - Restaurant Building (Ruby's)

Construct new 2,679 GSF Restaurant (Shell and Restrooms Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	53,600	
	Program Manager Services	21,400	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	25,000	Allowance - Demolition of Existing Building
	Site Work	20,000	Allowance
	Construct New 2,679 GSF Building	669,800	\$250/GSF - Excludes interior tenant improvements
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	NIC - Tenant facility
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	53,600	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	5,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	34,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	953,100	

Building #7
Seal Beach Pier - Restaurant Building (Ruby's)

Renovation / Repair	Replacement	FCI %
\$357,400	\$953,100	37%

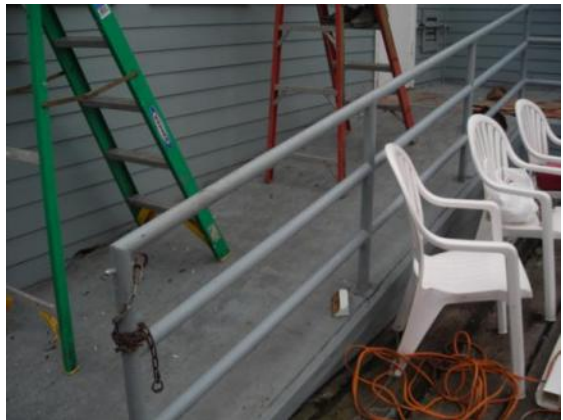
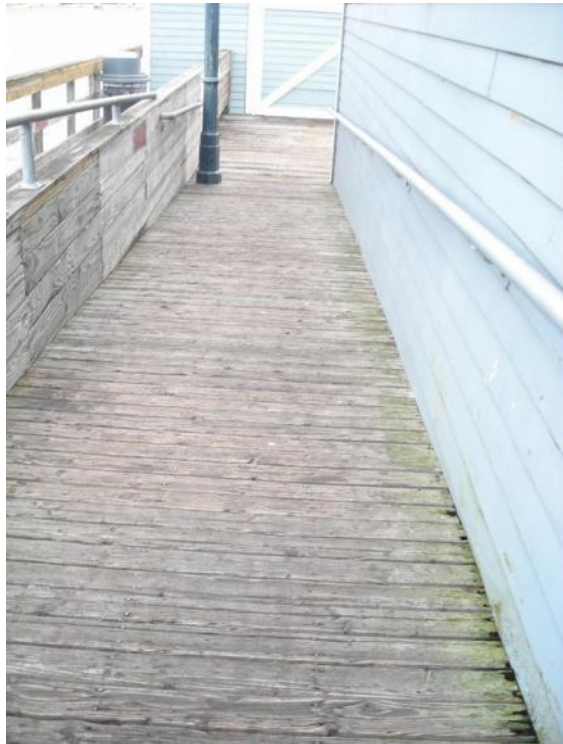
Building #7
Seal Beach Pier - Restaurant Building (Ruby's)
Renovation Budget Opinion of Probable Cost

Area (sf) 2,679

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	2,679	sf	2.00	5,400
6	Seismic retrofit main structure	2,679	sf	8.00	21,400
6	Repair misc areas of dry rot	1	ls	10,000.00	10,000
7	Replace all roofing	2,679	sf	8.00	21,400
8	Replace door hardware with compliant	9	ea	500.00	4,500
9	Repaint exterior incl misc door, window and patching	1	ls	15,000.00	15,000
9	Remodel restrooms	1	ls	38,000.00	38,000
15	Retrofit fire sprinklers	2,679	sf	20.00	53,600
16	Renovate main electrical service	1	ls	15,000.00	15,000
16	Retrofit fire alarm system	1	ls	5,000.00	5,000
	Subtotal				189,300
	GC's, bonds, insurance, Fee, and 15% contingency	27%			51,100
	Total				<u>240,400</u>

Excludes demolition of existing tenant improvements and construction of new tenant improvements.







Building #8

NORTH SEAL BEACH COMMUNITY CENTER

3333 St. Cloud Drive
Assessment date: September 23, 2010



GENERAL INFORMATION

The North Seal Beach Community Center was originally constructed in 1968. It has had several renovations and additions over the years. The facility is approximately 4,600 square feet and consists of an entry foyer; a large multi-purpose room; kitchen; restrooms; miscellaneous storage rooms and office. A large storage area accessed from the exterior was added to the rear of the facility. The facility is located adjacent to the Los Alamitos Rossmoor Library and shares common parking.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the north east corner of St. Cloud Drive and Montecito Road. The site is accessed via a driveway off of St. Cloud that is shared by a small retail project to the east of the Community Center and provides additional access to the Library and a regional retail center to the north. The public sidewalk is in general good condition and includes a low decorative brick screen wall. The facility has several parallel disabled access parking spaces directly in front of the entry to the center. The remaining parking appears to be shared with the Library further to the north. The asphalt surfaces of the parking at the driveway entry, the adjacent retail center parking, and the Library parking have all recently received a new slurry coat and stripping, which are in good condition. The disabled access parking is provided in the nearest stalls to the entry however, the current configuration, curb ramp, signage and graphics are non-compliant.

To the north of the Center there is a concrete walkway between the Center and the Library that is in marginal condition. An asphalt berm / drainage swale is in poor condition. Several planters between the berm and the center's exterior wall are void of any planting while the one that is planted is in poor condition. The irrigation to these planters is in poor condition or non-functional. The paving surface is very uneven and forms a low-point adjacent to the rear exit from the facility indicating a drainage problem. The rear exit has a small non-conforming step, non-conforming handrail and non-conforming threshold.

The landscape and hardscape are in poor to marginal condition to the east of the main entry. The flagpole does not appear to be operational. The wood bench is in poor condition. The hardscape to the south of the center is in poor condition

Noted deficiencies are as follows:

1. Disabled Access parking, curb ramp, signage & graphics and accessible path of travel to the facility are not compliant with current codes and local regulations
2. General walkway cracking and up-heaving
3. Drainage issue at northern walkway along with walkway cracking and deteriorating asphalt berm / swale
4. Landscape and irrigation deficiencies
5. Flagpole not operational

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team noted several locations of water damage and wood rot.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. The existing exit signs are illuminated and appear to be relatively new but are a mixture of battery back-up and non battery back-up. The building is equipped with fire extinguishers. Emergency egress lighting appears to be non-existent. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-alarm system.
2. No fire-sprinkler system.
3. Some non-compliant exit signs
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is a public facility and is used by the public at large. There is no permanent full-time City staff located at this facility.

As indicated above, the disabled parking and path of travel to the main entry are non-compliant. The force required to open the entry doors is excessive. Consideration for a new door with an automatic activated door opening device should be considered especially given the use of the facility by seniors on a regular basis. Path of travel and interior room signage and graphics are either non-existent or non-compliant.

There are existing restrooms which have undergone a previous attempt to comply with provisions for the disabled. While these renovations attempted to meet full compliance there are remaining issues that need to be addressed. In addition, the general overall appearance of the finishes is

poor. A more significant renovation is required to meet all disabled access requirements and address the overall finishes for sanitation and general appearance purposes.

The existing drinking fountain is non-compliant. The kitchen was remodeled at some point and is in a residential style with regards to appliances and finishes. The current kitchen does not meet disabled access compliance for access to the sink and proper work surfaces.

There are several sliding glass patio doors that access the exterior patio to the south. The operation and thresholds of these doors in non-compliant.

Given the type of use and this general overall assessment, a more detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Disabled access parking signage & graphics, accessible path of travel to the facility and interior signage and graphics are not compliant
2. Restrooms not fully compliant
3. Kitchen not compliant
4. Drinking fountain not compliant
5. Sliding glass patio doors and entry door are non-compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is marginal. The exposed painted wood structural laminated timbers and fascia are in very poor condition. The paint needs to be removed and the top of the timbers need to be flashed for future protection. The wood fascia appears to be in need of replacement in some areas due to water and exposure damage. The exterior cement plaster soffits appear to be in good condition. The exterior soffit lighting however is in poor condition and should be replaced.

The painted exterior masonry walls appear to be in marginal condition although the masonry itself appears to be sound with only the paint needing attention. The aluminum sliding doors and storefronts are pitted and in poor condition with aging sealant all of which are in need of replacement or refurbishment. The added rear storage room is in good overall condition with only the exterior lighting needing replacement.

The overall roofing was noted to be in good to marginal condition. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Of concern is the method of drainage. The roof drainage is via small scuppers through the roof overhang which simple dump to the ground surface below. Overflow in the event the primary drain is blocked is not provided. In some cases this is directly onto the patio or walkway areas. Also, the perimeter curb is minimal and in some cases the high point of the roof is nearly level with the perimeter flashing. The flashing conditions and the roof drainage need to be addressed to comply with current codes and standards.

The general interior physical appearance of the facility is good to marginal. New laminate flooring was recently installed at the main assembly room however it was installed over the original VCT tiles. In general it appears to be holding up but the longevity of this installation is compromised by the substrate. The original VCT tiles remain in the storage areas and should be replaced. It is likely that these tiles contain hazardous materials given the original date of the building and assuming these are original floor tiles.

The interior walls appear to be of plaster throughout and show signs of wear in many places. A small portion of the main assembly room adjacent to the back of the restrooms is flaking off which may be a sign of moisture. There is a perimeter painted wood chair rail that has received numerous coats of paint over the years to hide the wear. This element should be replaced with a more durable material. The interior doors and frames have also seen much wear and many coats of paint. They too should be replaced.

The general overall appearance of the restroom finishes is poor. Though previously renovated at some point, a more significant renovation is required to meet all disabled access requirements and address the overall finishes for sanitation and general appearance purposes. In addition, the current plumbing fixtures / valves do not meet current low water consumption requirements.

The ceiling tiles throughout the facility are aged and are generally in poor to marginal condition. The general lighting in the main room is surface mounted fluorescent which appears to be a replacement of whatever the original lighting was. The facility would be better served with a new suspended acoustical ceiling with more modern energy efficient lighting and HVAC distribution.

The Kitchen appears to have been previously renovated however the residential quality wood cabinets are in marginal condition. The current configuration of materials and finishes are not in keeping with Health Department standards for food preparation facilities. The cabinets can be refinished but given this type of facility, a more commercial grade cabinet / kitchen is appropriate.

The overall energy efficiency of the facility is poor given the type of construction and the amount of single glazed openings. The walls are solid masonry with no insulation and the roof insulation is minimal.

Noted deficiencies are as follows:

1. Miscellaneous exterior wood repairs required
2. Aluminum storefronts and doors in poor condition
3. Exterior lighting in poor condition
4. Exterior paint in marginal condition
5. Roofing and flashings in marginal condition in areas with drainage issues
6. Miscellaneous interior finishes / repairs required
7. Interior ceiling and lighting in marginal to poor condition
8. Drinking fountain is non-compliant
9. Restroom finishes and fixtures in marginal condition
10. Kitchen and cabinets in marginal condition with Health Department issues
11. Poor overall energy efficiency

STRUCTURAL ASSESSMENT

The structure is a single-level masonry building with a wood framed roof system. The main glulam beams at the roof span north-to-south and extend through the north and south end walls. The lateral (seismic) force-resisting system is CMU shear walls and presumably a plywood roof diaphragm. The team did not notice any obvious or visible structural discrepancies other than the exterior damaged of the exposed wood members and some localized ponding of water observed on the roof which could be the result of the structural members deflecting.

Seismically this is a moderately vulnerable structure. Based on its vintage, it likely does not have adequate roof-to-wall ties per current standards. However, the layout of the CMU walls with frequent 90 degree turns means that the walls are somewhat buttressed and self-supporting. This creates less demand on the roof-to-wall connections than if they were long uninterrupted walls.

Noted deficiencies are as follows:

1. The deterioration in the wood framing needs to be addressed. Damaged wood should be removed and replaced.
2. The roof ponding should be addressed, either by adding drains or locally addressing the slope with built-up roofing underlayment such as tapered foam.
3. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. If our opinion is confirmed, the building probably does not warrant seismic retrofit until it is being considered for remodeled, at which time seismic upgrades such as roof-to-wall ties can be included for a relatively modest additional cost.

MECHANICAL SYSTEMS ASSESSMENT

There are two (2) rooftop packaged heat pump units that were installed in 2001 and appear to have replaced original equipment and utilize original air distribution in ceiling soffit areas. A third unit also installed in 2001 appears to have been added to increase cooling capacity. This unit serves minimal exposed ductwork located at the front of the Main Community Center Space. The units are in good repair and should not require replacement for another 5-8 years.

Plumbing fixtures appear to have been replaced at some previous point however they do not meet current low-consumption requirements. The roof does not contain any proper roof or overflow drains. The water heater located in the kitchen area appears to be new.

Noted deficiencies are as follows:

1. Plumbing fixtures do not meet current requirements for low-consumption
2. No roof or overflow drains or downspouts

ELECTRICAL SYSTEMS ASSESSMENT

The existing facility is served by a 200 amp distribution panel. There is one 60 amp and two 30 amp disconnects for the HVAC units. The panelboards are older model Zinsco with old circuit breakers of questionable ability to function properly. Original recessed exterior down lights have been replaced by surface mounted 100W HPS fixtures that are in marginal aesthetic condition. The 60-amp disconnect is aging and corroded and should be replaced. With the exception of the main room, the existing lighting throughout the facility appears to provide adequate lighting however it is old and not efficient and should be replaced with newer energy efficient lamps, ballast and/or fixtures throughout. The main room lighting appears to be a more modern vintage should be retrofitted to a more efficient type and incorporate back-up emergency egress power. Motion sensor controls should be incorporated per current energy code requirements.

Noted deficiencies are as follows:

1. Panel boards and breakers are old and should be replaced
2. General lighting for the most part is inefficient and shows general signs of age and wear
3. No passive lighting controls (occupancy sensors)

ASSESSMENT FINDINGS

GENERAL

The existing facility is in marginal condition overall. Over the past several years there has been a significant amount of on-call maintenance required as evident from records provided by staff. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. Both the exterior and the interior are in need of a renovation. Renovation should include, but would not be limited to, the following:

Exterior paving, landscape and irrigation should all be renovated and the drainage issues should be resolved. Disabled access upgrades should be implemented. This would include parking and exterior path of travel issues as well as doors, hardware, restroom, kitchen and drinking fountain upgrades.

The exterior exposed wood should be repaired / replaced and protected with flashing and painted. The exterior CMU should be re-painted. The exterior doors and windows should be replaced with energy efficient dual glazed units with disabled access compliant thresholds and hardware. Interior walls should be repaired and re-painted. The ceiling should be removed and a new suspended ceiling with energy efficient lighting incorporating required emergency egress requirements and HVAC distribution added. Interior doors, frames and hardware should be replaced. The restroom finishes, fixtures and accessories should all be renovated and made fully compliant with disabled access. The kitchen should be renovated to local Health Department requirements. The flooring would most likely need replacement with another 5-8 years of use.

A compliant fire alarm system and a fire sprinkler system should be installed in accordance with all current code and local Building and Fire Authority requirements. The kitchen should be renovated to local Health Department requirements.

A new roof should be installed and modification made to accommodate proper flashings and drainage including tapered roof insulation for drainage and energy savings. Roof and overflow drainage should be added. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added. A more detailed analysis is required to determine the extent of any required seismic upgrade. The roof top mechanical units will require replacement in 5-8 years. Plumbing fixtures should be replaced with water saving fixtures as part of the restroom renovation.

Electrical panels and breakers should be replaced and occupancy sensors should be added for lighting control.

To mitigate the risk associated with the above noted deficiencies, a complete renovation should be considered as soon as possible to bring the facility up to current industry standards for newly renovated community center buildings. Any delay would increase the risk and cost of resolving the deficiencies noted including the more important issues of disabled access, structural integrity and the deteriorating condition of the exposed wood members and trim.

Given the current condition of the facility and the need to replace the HVAC units within the next 5-8 years, the renovation of this facility should be considered no later than 2016. Until such time as a renovation is begun, the facility will continue to experience on-going repairs and increasingly higher levels of maintenance and operation that should be resolved on an as needed basis.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 4,600 (equal to existing facility) Community Center on the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #8
 North Seal Beach Community Center

Renovate 4,550 GSF 1-story Community Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	70,200	
	Program Manager Pre-construction Services	21,000	
	Geotechnical Services	7,500	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	7,000	
	CASP Disabled Access Report	5,300	
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 4,550 GSF Building	702,400	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Close operations
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	70,200	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	5,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	35,100	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	996,500	

Building #8
North Seal Beach Community Center

Construct new 4,550 GSF 1-story Community Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	127,400	
	Program Manager Services	53,800	
	Geotechnical Services	25,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	50,000	Allowance - Demolition of Existing Building
	Site Work	150,000	Allowance
	Construct New 4,550 GSF Building	1,592,500	\$350/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	Close operations
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	127,400	
7	TESTING & INSPECTION		
	Soils	20,000	Allowance: City to Contract
	Materials	35,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	13,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	87,100	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	2,333,700	

Building #8
North Seal Beach Community Center

Renovation / Repair	Replacement	FCI %
\$996,500	\$2,333,700	43%

Building #8
North Seal Beach Community Center
Renovation Budget Opinion of Probable Cost

Area (sf) 4,550

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	4,550	ls	2.50	11,400
2	Remodel handicap parking and path of travel and signage	1	ls	5000.00	5,000
2	Install area drain to correct drainage problem at north walk	1	ls	5000.00	5,000
2	Repair flagpole mechanism	1	ls	500.00	500
3	Replace sidewalk that is cracking and heaving	720	sf	6.00	4,300
6	Seismic retrofit entire structure	4,550	sf	5.00	22,800
6	Repair misc areas of dry rot and termite damage	1	ls	10000.00	10,000
7	Replace all roofing, address ponding	4,550	sf	10.50	47,800
8	Replace door hardware with ADA compliant	8	ea	350.00	2,800
8	Replace glass doors for ADA compliance	1	ea	10000.00	10,000
9	Misc interior re-finishing	4,550	sf	15.50	70,500
9	Remodel restrooms for ADA compliance and water efficiency	1	ls	38000.00	38,000
9	Remodel kitchen for ADA and Health Dept compliance and wat	1	LS	70000.00	70,000
9	Repaint exterior	8,064	sf	2.70	21,800
10	Replace all signage for ADA compliance	3	ea	150.00	500
15	Retrofit fire sprinklers	4,550	sf	19.00	86,500
15	Replace rooftop package AC units and controls	4,550	sf	8.50	38,700
15	Replace drinking fountain for ADA compliance	1	ls	3500.00	3,500
15	Install roof overflow drains or scuppers	4,550	sf	3.00	13,700
16	Retrofit fire alarm system with horn/strobes	4,550	sf	4.25	19,300
16	Replace all exit signs	4	ea	450.00	1,800
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	4,550	sf	8.00	36,400
16	Replace main switch and panel board	1	ls	10,000	10,000
16	Repair and renew exterior light fixtures	8	ea	600.00	4,800
17	New data/tele A/V cabling infrastructure	4,550	sf	4.00	18,200
19	Subtotal				553,300
	GC's, bonds, insurance, Fee, and 15% contingency	27%			149,400
	Total				<u>702,700</u>

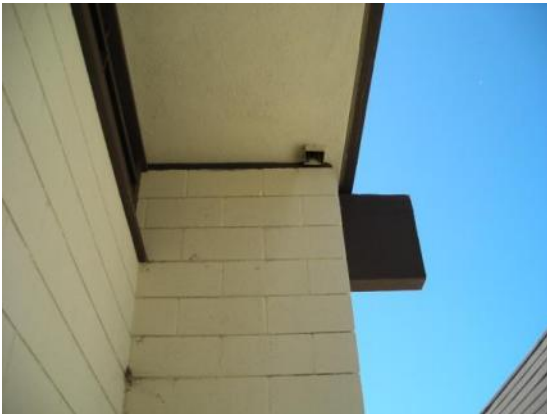














Building #9

MARINA COMMUNITY CENTER & PARK

151 Marina Drive
Assessment date: August 26, 2010



GENERAL INFORMATION

The Marina Community Center was constructed in 1974. It has had several minor renovations and additions over the years. The facility is approximately 4,600 square feet and consists of an entry foyer; a large multi-purpose room; an activity room used for daycare; kitchen; restrooms; miscellaneous storage rooms and a separate exterior storage building (later addition). The facility houses a pre-school co-op (Seal Beach Playgroup), and is located within the Marina Park with adjacent surface parking, play area, basketball court, and tennis courts.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the south west corner of Marina Community Park at the intersection of Marina Drive and Caravel Way. The public sidewalk is in general good condition and the intersection crosswalk has recently been upgraded to comply with general disabled access requirements for curb ramps. The facility has parking which is perpendicular off of Caravel Way. The parking surface is in generally good condition and staff noted it was slurry coated in 2008 / 2009. Disabled access parking is provided in the nearest stall to the entry however, the current configuration, curb ramp, signage and graphics are non-compliant.

A recently added disabled access ramp was installed from the walkway surrounding the parking to the building entry lobby that is in general compliance with current codes and regulations. There is a second access walk from the public sidewalk adjacent to Marina Drive to a second entry to the building lobby that is non-compliant due to steps. The public sidewalk connects to the walkway surrounding the parking providing thus providing access from the public way to the building entry lobby via the ramp.

The surrounding concrete walkways have several cracks with past evidence of repairs. Rebar is exposed and causing concrete damage adjacent to the building entry.

The adjacent tennis courts, lighting and fencing appear to be in generally good condition. The adjacent Gazebo structure is in generally good condition with some minor termite damage at the rafter tails.

Noted deficiencies are as follows:

1. Disabled Access signage & graphics and accessible path of travel to the facility are not compliant with current codes and local regulations
2. General walkway cracking
3. Exterior drinking fountain is non-compliant and plugged with sand
4. With the addition of the storage room, the roof drainage causes ponding of the adjacent concrete service area
5. Minor landscape and irrigation deficiencies
6. Minor termite damage at the Gazebo structure

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team noted several locations of water damage and wood rot. In the event a recent report was not prepared, any proposed demolition or renovation that would disturb the existing conditions would be subject to a full inspection, testing, containments, removal and discharge (Abatement) program to mitigate the harmful effects of these hazardous materials.

In the event that it is determined to demolish or renovate the existing building it is recommended that the following detailed studies be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. The existing exit signs are non-illuminated. The building is equipped with fire extinguishers. Emergency exit lighting appears to be inadequate to meet code requirements. There is no emergency generator as part of this facility.

Noted deficiencies are as follows:

1. Non-illuminated exit signs where illuminated exit signs are required.
2. No fire-alarm system.
3. No fire-sprinkler system.
4. Non-compliant door hardware at egress doors
5. No fire suppression system at kitchen range hood
6. No wall protection at kitchen range hood

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is a public facility and is used by the public at large. There is no permanent full-time City staff located at this facility.

The entry door serviced by the ramp from the surrounding grade is non-compliant with regards to pull force and size. In addition the entry door itself is in poor condition. A new door with an automatic activated door opening device should be considered especially given the use of the facility by seniors on a regular basis.

There are existing restrooms which have undergone a previous attempt to comply with provisions for the disabled. While these renovations attempted to meet compliance there are remaining issues that need to be addressed. In addition, the general overall appearance of the finishes is poor. A more significant renovation is required to meet all disabled access requirements and address the overall finishes for sanitation and general appearance purposes.

Noted deficiencies are as follows:

1. Door hardware is not compliant
2. Restrooms not fully compliant
3. Disabled access parking signage & graphics and accessible path of travel to the facility are not compliant
4. Exterior drinking fountain not compliant
5. Interior drinking fountain is partially in compliance
6. Sliding glass patio doors and entry door are non-compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is good and appears to have been well maintained given its overall age. There were some isolated areas of wood rot and termite damage that should be treated or replaced. Several of the exterior lights are discolored and have broken lenses that should be replaced. The glass clerestory window in the lobby is cracked and one of the four skylights has a different lens. The lower exterior walls do not have proper sheet metal cap flashing resulting in dirt run-off and potential water intrusion.

The overall roofing was noted to be in marginal condition. Staff noted water intrusion issues particularly at the lower roof areas. It was noted that the flashing was damaged in several areas. Of greatest concern was the limited height between the roof surface and any raised curbs particularly at the lobby clerestory windows and perimeter parapet. These areas have insignificant dimension to properly flash the condition and as a result are subject to on-going water intrusion. In addition, the primary drains are in poor condition and the overflow is provided via through the wall scuppers which are located too high. The roof slope does not appear to have adequate slope or drainage. As noted above, the lower roof parapets do not have proper cap flashing. A complete renovation of the roof is in order including raising the parapet, correcting the slope / drainage deficiencies and replacing the clerestory windows to allow proper flashing.

The general interior physical appearance of the facility is marginal to good. New flooring was recently installed although the team noted several locations where the flooring is not bonded to the substrate. The original trim and millwork has been maintained over the years with new additional paint. Eventually they will need replacement simply due to age and the build-up of paint. The original millwork in the kitchen is in similar condition but it has the added issue that it is not in compliance with County health code requirements for a public kitchen. The overall finishes in the restroom is poor and is showing signs of age and in need of refurbishment.

Noted deficiencies are as follows:

1. Miscellaneous exterior wood repairs
2. Damaged Exterior lighting
3. Roofing and flashings
4. Miscellaneous interior finishes repairs
5. Non-compliant kitchen
6. Restrooms in poor condition

STRUCTURAL ASSESSMENT

The structure is basically a single-level masonry building with a wood framed roof system. The structure is in reasonable condition for its age. The team did not notice any obvious or visible structural discrepancies.

Seismically, this is a moderately vulnerable structure. The assessment could not verify if it has plywood shear panels on the walls, and there are large openings in some walls. Given the age of the building and the type of construction, it would be expected that minor seismic upgrades would be required to comply with current codes. The structure is however a relatively light structure and as such, it may perform adequately from a life safety perspective in a major earthquake.

The Gazebo is a wood-framed canopy structure that is in reasonable condition.

Noted deficiencies are as follows:

1. The lack of roof slope particularly at the lower roof must be addressed to avoid ponding of rain water that could result in an unexpected additional roof loads.
2. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. If our opinion is confirmed, the building probably does not warrant seismic retrofit until it is being considered for remodeled, at which time seismic upgrades such as roof-to-wall ties can be included for a relatively modest additional cost.
3. Minor termite damage needs to be addressed at the Gazebo rafter tails.

MECHANICAL SYSTEMS ASSESSMENT

Two (2) rooftop packaged gas-electric units installed in 2001 appear to have replaced original equipment and utilize original air distribution. The units are in good repair and should not require replacement for another 5-8 years. Operation of the kitchen hood exhaust fan could not be confirmed. There is a portion of the building to the south of the Entry Lobby that appears to be "conditioned" by an exhaust fan that draws air through transfer ducts from the Entry Lobby. Consideration should be given to providing separate air conditioning to this space with appropriate ventilation associated to Daycare function. This would likely be a split-system heat pump unit with a fan coil unit in the space and outdoor heat pump unit on the roof.

Noted deficiencies are as follows:

1. Inefficient HVAC at the southern activity room used for daycare
2. Possible issue with the commercial kitchen exhaust hood and required make-up air requiring further review pending Health Department assessment.

ELECTRICAL SYSTEMS ASSESSMENT

The existing facility is served by a 225 amp distribution panel which is corroded and missing its cover and should be replaced. The panel off the Kitchen is an old Square D panel board in poor condition. The circuit breakers are old and of questionable ability to function properly.

Light fixtures appear to have been retrofitted with newer technology T8 lamps and ballasts. Lenses on the fixtures do not appear to have been replaced and are in need of replacement / cleaning. The exterior lights appear to have been replaced with more efficient HPS or MH fixtures in relatively good condition.

While the existing lighting throughout the facility appears to provide adequate lighting, it is old and not efficient and should be replaced with newer energy efficient lamps, ballast and/or fixtures throughout. Motion sensor controls should be incorporated per current energy code requirements.

The adjacent tennis courts are lit by 250W MH flood lights that are in average to good condition. Conduit feeding these fixtures however is rusting and should be replaced. The court lights appear to be controlled by a push button at one of the courts that illuminates all courts. Consideration should be given to a more energy efficient system by the use of more advanced controls.

There were no noted electrical deficiencies.

1. Main distribution panel is in poor condition and should be replaced.
2. Distribution panel at Kitchen is in poor condition and should be replaced.
3. Tennis court conduit, wire and controls should be replaced.

ASSESSMENT FINDINGS

GENERAL

The existing facility has been adequately maintained to be able to continue to provide the intended building services however the facility is showing its age. On-going maintenance will continue to be required at an accelerated rate as the building continues to age. A complete renovation is recommended to address the deficiencies noted above and includes but is not limited to, the following recommendations. The exterior painted trim, windows and doors will need to be removed and replaced. The interior trim, millwork, countertops and finishes should be removed and replaced. Disabled access upgrades should be implemented to avoid associated non-compliant ADA risk to the City. Illuminated exit signs should be installed along with a fire alarm system and consideration should be made to incorporate a fire sprinkler system all of which should be reviewed and approved by the Building and Fire Authority.

The kitchen should be renovated to local Health Department requirements and a new fire suppression exhaust system and make-up air system should be added. A new roof should be installed and modification made to accommodate proper drainage and flashings. This would include modifications to the surrounding parapets and the replacement of the Lobby clerestory windows. In addition the skylights should be replaced with newer more energy efficient units. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added. A more detailed analysis is required to determine the extent of any required seismic upgrade. The roof top mechanical units will require replacement in 5-8 years.

A separate HVAC unit should be added to the daycare room. The main electrical panel and distribution panel at the Kitchen should be replaced as well as all general lighting lenses should be upgraded. The conduit, wiring and controls to the tennis court lights should be replaced. Plumbing fixtures should be replaced with water saving fixtures as part of the restroom renovation.

Given the current condition of the facility and the need to replace the HVAC units within the next 5-8 years, renovation of this facility should be considered no later than 2016. Until such time as a

renovation is begun, the facility will continue to experience on-going repairs and increasingly higher levels of maintenance and operation that should be resolved on an as needed basis.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 4,600 (equal to existing facility) Community Center located on the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #9
Marina Community Center

Renovate 4,600 GSF 1-story Community Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	106,600	
	Program Manager Pre-construction Services	32,000	
	Geotechnical Services	7,500	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	10,700	
	CASP Disabled Access Report	5,300	
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 4,600 GSF Building	1,065,800	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Close operations
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	106,600	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	8,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	53,300	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	1,468,300	

Building #9
Marina Community Center

Construct new 4,600 GSF 1-story Community Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	143,500	
	Program Manager Services	59,800	
	Geotechnical Services	25,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	50,000	Allowance - Demolition of Existing Building
	Site Work	150,000	Allowance
	Construct New 4,600 GSF Building	1,794,000	\$390/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	Close operations
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	143,500	
7	TESTING & INSPECTION		
	Soils	20,000	Allowance: City to Contract
	Materials	35,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	14,600	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	97,200	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	2,585,100	

Building #9
Marina Community Center

Renovation / Repair	Replacement	FCI %
\$1,468,300	\$2,585,100	57%

Building #9
Marina Community Center
Renovation Budget Opinion of Probable Cost

Area (sf) 4,600

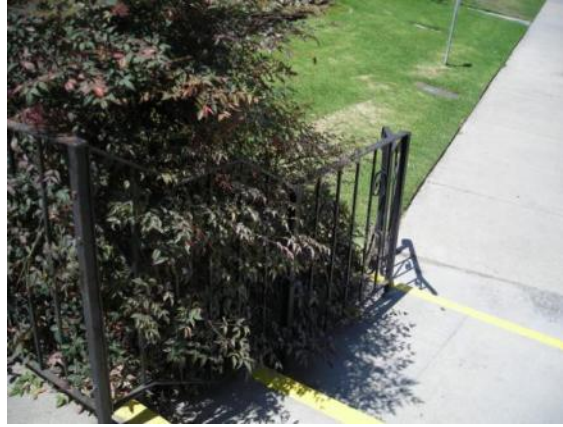
Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	4,600	ls	2.50	11,500
2	Remodel handicap parking and path of travel and signage	1	ls	6,000.00	6,000
2	Install area drain to correct drainage problem at concrete service a	1	ls	5,000.00	5,000
2	General landscape and irrigation repairs and replacement	31,050	sf	4.50	139,700
3	Replace sidewalk that is cracking and heaving	1,100	sf	6.00	6,600
6	Seismic retrofit entire structure	4,600	sf	5.00	23,000
6	Repair misc areas of dry rot and termite damage	1	ls	10,000.00	10,000
6	Repair termite damage at gazebo structure	1	ls	2,500.00	2,500
7	Replace all roofing, address ponding	4,600	sf	10.50	48,300
8	Replace door hardware with ADA compliant	8	ea	650.00	5,200
8	Replace glass doors for ADA compliance	1	ea	10,000.00	10,000
9	Misc interior re-finishing	4,600	sf	15.00	69,000
9	Remodel restrooms for ADA compliance and water efficiency	1	ls	38,000.00	38,000
9	Remodel kitchen for ADA and Health Dept compliance and water e	1	ls	70,000.00	70,000
9	Repaint exterior	7,616	sf	2.70	20,600
10	Replace all signage for ADA compliance	5	ea	150.00	800
15	Retrofit fire sprinklers	4,600	sf	16.35	75,200
15	Replace rooftop package AC units and controls	4,600	sf	8.50	39,100
15	Replace drinking fountain for ADA compliance	1	ls	3,500.00	3,500
16	Retrofit fire alarm system with horn/strobes	4,600	sf	4.25	19,600
16	Replace all exit signs	3	ea	450.00	1,400
16	Replace and re-wire all tennis and BB court lighting (use existing conduit)	16	ea	10,000.00	160,000
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	4,600	sf	8.00	36,800
16	Replace distribution panel at kitchen	1	ea	4,000.00	4,000
16	Replace main switch and panel board	1	ls	10,000.00	10,000
16	Repair and renew exterior light fixtures	8	ea	650.00	5,200
17	New data/tele cabling infrastructure	4,600	sf	4.00	18,400
19					
	Subtotal				839,400
	GC's, bonds, insurance, Fee, and 15% contingency	27%			226,600
	Total				<u>1,066,000</u>











Building #10

SEAL BEACH PIER – OLD BAIT SHOP

900 Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Pier was originally built in 1938. It was later re-built in 1983. In 1992 and again in 1994 fire damaged the Pier. Repairs were made as a result of the fire and then additional repairs were made in 2003/2004.

The current Old Bait Shop building was completely renovated in 1985 as part of the restaurant building. The building is a single level wood framed structure of approximately 510 square feet. The building is currently under lease to a restaurant vender (Ruby's) and the conditions of the lease require the tenant to provide for on-going maintenance.

SUMMARY ANALYSIS

As this is a leased building with the tenant responsible for on-going maintenance and operating expense, the Assessment team did not perform a detailed review of the building. Obvious observations noted some minor deficiencies with regards to the exterior façade. The interior is basically a large open room that is currently being used as restaurant storage. The building did not appear to have a fire sprinkler system or a fire alarm system. There are minor accessibility issues associated with the main entry that would require a new door, hardware and ramp if the facility was to be used for any occupied purpose. The electrical service appears to come from the main restaurant service. Given the age of the building, it is likely that some level of seismic upgrading would be required in the event of a significant renovation or change in use. Otherwise, there is no requirement to upgrade the building at this time. If an upgrade were to be performed, it would most likely require the removal and replacement of the roofing.

ASSESSMENT FINDINGS

The overall structure of the building is in relatively good condition. Given the age of the facility and the type of construction a structural analysis should be performed to determine if any structural upgrades would be required. It should also be noted that this building is located in an ocean marine environment.

Minor roof repairs, wood fascia and trim repairs and exterior siding repairs should be made to prevent any interior or structural water damage.

The interior improvements are not necessarily the responsibility of the City.

Given a new lease extension, there is no need for the City to commit to any further maintenance or renovation at least until the lease term is up. A new assessment should be conducted if the lease is terminated at that time and the City takes possession of the facility.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar replacement structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #10

Seal Beach Pier - Old Bait Shop

Renovate 510 GSF Restaurant (Shell Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	7,400	
	Program Manager Pre-construction Services	2,200	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	2,600	
	CASP Disabled Access Report	600	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 510 GSF Building	73,700	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	NIC - Terminate Existing Leases
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	7,400	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	600	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	3,700	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	121,700	

Building #10

Seal Beach Pier - Old Bait Shop

Construct new 510 GSF Restaurant (Shell Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	13,400	
	Program Manager Services	3,600	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	20,000	Allowance - Demolition of Existing Building
	Site Work	10,000	Allowance
	Construct New 2,679 GSF Building	89,300	\$175/GSF - Excludes interior tenant improvements
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	NIC - Tenant facility
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	13,400	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	7,500	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	700	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	5,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	191,400	

Building #10
Seal Beach Pier - Old Bait Shop

Renovation / Repair	Replacement	FCI %
\$121,700	\$191,400	64%

Building #10**Seal Beach Pier - Old Bait Shop****Renovation Budget Opinion of Probable Cost (Shell Only)**

Area (sf) 510

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	510	ls	5.00	2,600
6	Seismic retrofit entire structure	510	sf	6.00	3,000
6	Repair misc areas of dry rot and termite damage	1	ls	5,000	5,000
7	Replace all roofing	510	sf	8.00	4,100
8	Replace door hardware with ADA compliant	2	ea	500.00	1,000
9	Repaint exterior	1,084	sf	2.50	2,700
10	Replace all signage for ADA compliance	2	ea	150.00	300
15	Retrofit fire sprinklers	510	sf	20.00	10,200
15	Replace AC units and controls	1	sf	10,000.00	10,000
16	Retrofit fire alarm system	1	ls	12,000.00	12,000
16	New interior lighting	510	sf	10.00	5,100
16	Repair and renew exterior light fixtures	4	ea	500.00	2,000
19					
	Subtotal				58,000
	GC's, bonds, insurance, Fee, and 15% contingency	27%			15,700
	Total				<u>73,700</u>

Excludes demolition of existing tenant improvements and construction of new tenant improvements.





Building #10C

SEAL BEACH PIER – LIFE GUARD TOWER

888 Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Pier was originally built in 1938. It was later re-built in 1983. In 1992 fire damaged the Pier. Repairs were made as a result of the fire and then additional repairs were made in 2003/2004.

The Life Guard Tower was damaged in the fire and rebuilt in 1993 and has basically gone unchanged since. The building is a multi level wood framed structure of approximately 516 square feet. The building has a main access level from the pier, a mid-level communications room with exterior perimeter catwalk and an upper level observation level. Access to the upper levels is by means of an internal ladder.

According to the Life Guard Chief, the Tower is manned as needed.

SUMMARY ANALYSIS

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building, the location of the building within the ocean/marine environment, and associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. The general observations of the assessment team noted several locations of water damage and wood rot. This was particularly evident at the exterior exposed wood timbers, trim and door / window frames.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The Tower does not contain a fire sprinkler system or a fire alarm system. There were no exit signs found. The facility did have a fire extinguisher. It did not appear that the lighting had any emergency back-up. Emergency exit lighting at the pier appears to be adequate to meet code requirements however further testing would need to be done to confirm this assessment. There is no emergency generator as part of this facility.

Noted deficiencies are as follows:

1. No fire-alarm system
2. No fire-sprinkler system
3. No exit signs
4. Verification of emergency egress lighting required

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The Tower is a specialty use facility and as such only the pier level would be required to be accessible. There is no permanent full-time staff located at the Tower.

Noted deficiencies are as follows:

1. Minor hardware issues associated with the main entry door

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the Tower is good. There are some minor repairs needed to along with on-going painting given the harsh location of the facility. The exterior catwalk waterproofing deck was replaced within the last two years. The roofing appears aged and shows evidence of small cracking.

The interior walls and ceiling of the Tower is minimalist but for the most part it is in good condition. Minor painting issues were noted and the door to the catwalk shows signs of water damage and intrusion that should be addressed.

Noted deficiencies are as follows:

1. Exterior wood siding, trim and door/window repair and paint
2. Roofing and flashings in poor condition

STRUCTURAL ASSESSMENT

The structure appears to be in good condition overall.

Seismically, this is a moderately vulnerable structure. However, as it is a relatively light structure. The building may perform adequately from a life safety perspective in a major earthquake.

Noted deficiencies are as follows:

1. Limited shear walls and connection to roof
2. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. If confirmed, seismic upgrades can be included for a relatively modest additional cost as part of an overall renovation.

MECHANICAL SYSTEMS ASSESSMENT

There is a single exhaust fan is located on the roof that is in poor condition. Heating is provided by means of an electric strip heater that did not appear to be in working order. There is a sink and water heater at the lowest level which appears to be in generally good condition.

Noted deficiencies are as follows:

1. Exhaust fan is in poor condition
2. Heater not functioning

ELECTRICAL SYSTEMS ASSESSMENT

The Tower is served by a 105 amp distribution panel which appears to be in generally good condition. Interior lights are older model fluorescent fixtures. There are no exterior lights other than the Pier lights. There does not appear to be any emergency egress lighting.

Noted deficiencies are as follows:

1. Interior lighting is inefficient and shows general signs of age and wear

ASSESSMENT FINDINGS

The overall Tower is in relatively good condition. Given the age of the facility and the type of construction a structural analysis should be performed to determine if any structural upgrades would be required.

Minor roof repairs, wood fascia and trim repairs and exterior siding repairs should be made to prevent any interior or structural water damage. Roofing and flashings should be replaced. The main entry door should be repaired and painted and equipped with accessible hardware. Minor interior repairs should be made.

Consideration should be made to incorporating a fire sprinkler system and a fire alarm system.

A new exhaust fan and heater should be provided. Lighting should be upgraded to newer energy efficient fixtures with emergency power source. Exterior fixtures should be added with emergency power source.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar replacement structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #10C

Seal Beach Pier - Life Guard Tower

Renovate 516 GSF Tower

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	5,900	
	Program Manager Pre-construction Services	1,800	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	3,500	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	3,500	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	2,100	
	CASP Disabled Access Report	500	
	Reimbursable Expenses	2,500	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 516 GSF Tower	58,800	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	5,900	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	2,500	Allowance: City to Contract
	Roofing / WP	1,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	400	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	2,900	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	91,800	

Building #10C

Seal Beach Pier - Life Guard Tower

Construct new 516 GSF Tower

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	12,900	
	Program Manager Services	4,800	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City to Contract
	Environmental Hazardous Material Reports	3,500	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	3,500	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	20,000	Allowance - Demolition of Existing Tower
	Site Work	10,000	Allowance
	Construct New 516 GSF Tower	129,000	\$250/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	12,900	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	3,500	Allowance: City to Contract
	Roofing / WP	1,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	7,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	214,600	

Building #10C
Seal Beach Pier - Life Guard Tower

Renovation / Repair	Replacement	FCI %
\$91,800	\$214,600	43%

Building #10C
Seal Beach Pier Life Guard Tower
Renovation Budget Opinion of Probable Cost

Area (sf) 516

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	516	ls	5.00	2,600
6	Seismic retrofit entire structure	516	sf	6.00	3,100
6	Repair misc areas of dry rot	1	ls	5,000	5,000
7	Replace all roofing	516	sf	8.00	4,100
8	Replace door hardware	3	ea	500.00	1,500
9	Misc interior re-finishing	516	sf	7.50	3,900
9	Repaint exterior	1,817	sf	2.00	3,600
15	Retrofit fire sprinklers	516	sf	20.00	10,300
15	Replace heating units and controls	1	sf	2,500.00	2,500
16	Retrofit fire alarm system	1	ls	2,500.00	2,500
16	New interior lighting / misc elec	516	sf	10.00	5,200
16	Repair and renew exterior light fixtures	4	ea	500.00	2,000
Subtotal					46,300
GC's, bonds, insurance, Fee, and 15% contingency					27% 12,500
Total					<u>58,800</u>





Building #10D

SEAL BEACH PIER – POLICE SAFETY BUILDING

820 Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Pier was originally built in 1938. It was later re-built in 1983. In 1992 and again in 1994 fire damaged the Pier. Repairs were made as a result of the fire and then additional repairs were made in 2003/2004.

The Police Safety Building sits to the north of the entry onto the pier and above / adjacent to the Life Guard Headquarters. The building was established in 1995 and has basically gone unchanged since. The building is a single level wood framed structure of approximately 842 square feet sitting on-top of the original Life Guard garage. The entry to the facility is at street level with no direct access or communication with the Life Guard Headquarters. There is a single open office area divided by a public counter, a restroom and a small coffee bar.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the entry to the pier directly adjacent to Ocean Avenue. There is a small concrete parking area for official vehicles that is supported by a concrete retaining wall adjacent to the beach access ramp. There is a steel perimeter guardrail surrounding the parking area. A ramp has been provided to provide disabled access from the parking area to the main entry to the facility but there is no disabled access parking associated with this facility. Access by the disabled would be from the public sidewalk.

The paving shows signs of wear and settlement cracks. The retaining wall has several areas that are cracking and falling off. The steel railing shows signs of wear and the spacing of the balusters is not in compliance with current codes. There is drinking fountain located in front of the facility but it is not accessible for the disabled.

Noted deficiencies are as follows:

1. Disabled Access parking, signage & graphics and accessible path of travel to the facility are not compliant with current codes and local regulations
2. General paving cracking
3. Drinking fountain not accessible

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building, the location of the building within the ocean/marine environment, and associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.

- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system. There is a security and fire alarm system that is linked directly to the Seal Beach Police Department. Staff indicated that the system was operational with no significant issues. There were no exit signs found. The facility did have a fire extinguisher. Emergency lighting is provided by an illuminated exit sign with emergency lighting. There is no emergency generator as part of this facility.

Noted deficiencies are as follows:

1. No fire-sprinkler system

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is used by both the public and full-time staff.

As indicated above, the disabled parking and path of travel to the main entry are non-compliant. The door hardware is non-compliant. The public counter does not have a space that is lowered for disabled compliance.

There is a generally compliant uni-sex restroom that requires only minor corrective action. The existing drinking fountain is non-compliant.

Given the general overall assessment, a more detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Disabled access parking signage & graphics, accessible path of travel to the facility and interior signage and graphics are not compliant
2. Drinking fountain not compliant
3. Minor door and hardware non-compliant issues
4. Counter is non-compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the building is good. There are some minor repairs needed as part of on-going maintenance and painting. The roofing and flashings appear to be in generally good condition. Staff noted issues with water intrusion at the windows. Additional destructive inspection is required to determine the nature of the intrusion and recommendations for repair.

The interior finishes are in generally good condition with the exception that the carpet is worn and stained in several locations. The counter millwork is old but in generally good condition but will require renovation to incorporate disabled access requirements.

Noted deficiencies are as follows:

1. Minor exterior wood siding, trim and door/window repair and paint
2. Carpet worn and stained
3. Water intrusion at windows

STRUCTURAL ASSESSMENT

The structure appears to be in good condition overall. Seismically, this is a moderately vulnerable structure. However, as it is a relatively light structure. The building may perform adequately from a life safety perspective in a major earthquake. Of concern are the multiple interfaces with previous adjacent structures over many years of remodel and renovations. What started out as a single level garage type building is now a multi-level structure. It is uncertain how the structural interface was designed.

Noted deficiencies are as follows:

1. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. If confirmed, seismic upgrades can be included for a relatively modest additional cost as part of an overall renovation.

MECHANICAL SYSTEMS ASSESSMENT

The building is equipped with a single forced air unit located in a closet which the team was not able to access. There is a new thermostat for the heater. The return air grilles and the supply grilles show significant signs of dirt and rust and should be replaced along with new filters. The FAU should be fully tested and inspected to determine the remaining live expectancy.

Noted deficiencies are as follows:

1. HVAC in unknown condition.

ELECTRICAL SYSTEMS ASSESSMENT

The building is served by a 100 amp distribution panel which appears to be in generally good condition. Interior lights are older model fluorescent fixtures

Noted deficiencies are as follows:

1. Interior lighting is inefficient and shows general signs of age and wear

ASSESSMENT FINDINGS

The overall building is in relatively good condition. Given the age of the facility and the type of construction a structural analysis should be performed to determine if any structural upgrades

would be required. Of concern is the way in which the overall facility has grown and expanded from the initial Life Guard garage that was started in the 1930's.

Minor wood fascia and trim repairs and exterior siding repairs should be made to prevent any interior or structural water damage. Window issues should be further inspected and intrusion issues corrected. Roofing and flashings should be replaced. The main entry door should be repaired and painted and equipped with accessible hardware. Minor interior repairs and upgrades should be made.

Consideration should be made to incorporating a fire sprinkler system and a updating the fire alarm system.

A new FAU should be provided. Lighting should be upgraded to newer energy efficient fixtures. Exterior fixtures should be replaced

To mitigate the risk associated with the above noted deficiencies, a renovation should be considered to bring the facility up to current industry standards for newly renovated public service buildings. Any delay would increase the risk and cost of resolving the deficiencies noted including the more important issues of disabled access and structural integrity. Of special concern is the relationship of this structure with that of the Life Guard Headquarters. The disposition of the Life Guard structure would have an equal disposition for this facility.

Until such time as a renovation is begun, the facility will continue to experience on-going repairs and increasingly higher levels of maintenance and operation that should be resolved on an as needed basis.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar replacement structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #10D
Seal Beach Pier - Police Safety Building

Renovate 842 GSF Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	17,300	
	Program Manager Pre-construction Services	5,200	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	4,300	
	CASP Disabled Access Report	1,500	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 842 GSF Building	173,200	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	25,000	Temp Trailer
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	17,300	
7	TESTING & INSPECTION		
	Soils	2,500	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	8,700	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	294,800	

Building #10D
Seal Beach Pier - Police Safety Building

Construct new 842 GSF Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	21,100	
	Program Manager Services	9,300	
	Geotechnical Services	7,500	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	25,000	Allowance - Demolition of Existing Building
	Site Work	75,000	Allowance
	Construct New 842 GSF Building	210,500	\$250/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	50,000	Temp Trailer
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	21,100	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	20,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,100	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	14,300	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	504,400	

Building #10D
Seal Beach Pier - Police Safety Building

Renovation / Repair	Replacement	FCI %
\$294,800	\$504,400	58%

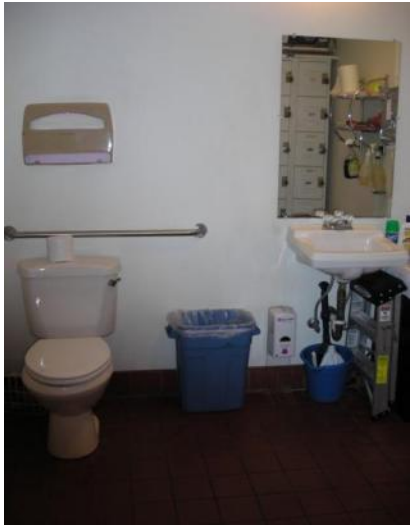
Building #10D
Seal Beach Pier - Police Safety Building
Renovation Budget Opinion of Probable Cost

Area (sf) 842

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	842	ls	5.00	4,200
2	Repair exterior paving, railing and retaining wall conc	1	ls	20,000.00	20,000
2	Provide handicap parking and path of travel and signage	1	ls	6,000.00	6,000
6	Seismic retrofit entire structure	842	sf	6.00	5,100
6	Repair misc areas of dry rot	1	ls	5,000	5,000
7	Replace all roofing	842	sf	8.00	6,700
8	Replace door hardware with ADA compliant	4	ea	500.00	2,000
8	Repair exterior doors and windows	1	ls	10,000.00	10,000
9	Misc interior re-finishing	842	sf	20.00	16,800
9	Repaint exterior	2,321	sf	2.00	4,600
10	Replace all signage for ADA compliance	4	ea	150.00	600
15	Retrofit fire sprinklers	842	sf	25.00	21,100
15	Replace HVAC units and controls	1	sf	10,000.00	10,000
16	Retrofit fire alarm system	1	ls	7,500.00	7,500
16	New interior lighting	842	sf	8.00	6,700
16	Repair and renew exterior light fixtures	10	ea	500.00	5,000
16	Renovate electrical, power and data	1	ls	5,000.00	5,000
	Subtotal				136,300
	GC's, bonds, insurance, Fee, and 15% contingency	27%			36,800
	Total				<u>173,100</u>









Building #10E

SEAL BEACH PIER – LIFE GUARD HEADQUARTERS

888 Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Life Guard Headquarters facility has gone through several major modifications over the years. The original site was constructed in the 1930's as part of the Seal Beach Pier, and has grown over the years with buildings approximately in the same location as originally intended. A garage building was originally built some time in the late 60's early 70' as a single level at beach level, one story below street level. The building abutted a retaining wall (still present today). Later in the 1970's the garage was then converted into a Life Guard Headquarters by closing off the large vehicle garage doors and adding approximately 200 square feet to the south. This addition added two small offices and a storage room. In 1983, a three story tower was added over the first addition. In 1995, the Police Safety Building was added over the original garage abutting the Life Guard's tower addition.

Currently, the Life Guards Headquarters is an approximately 1,900 square foot, three-story, wood-framed structure. The lowest level includes the original garage which has been converted into a first-aid room and meeting area. The first lower level addition now houses the main entry office, men's and women's restroom with lockers and access to a spiral stair that leads to the upper tower. The second level of the tower (which is approximately at street level) houses office area (very crowded) with large observation windows. The spiral stair then leads to the upper observation room with access to an exterior three sided observation deck.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located within the beach parking lot. The general public is typically not allowed into this building except for the administration of first aid in the lower level first aid room (former garage). There is designated employee parking within the general area of the building however there is no disabled access spaces at this location. There is a single disabled access space located in the public parking area at the south east end of the parking lot.

Access to the Headquarters is through a secured courtyard between the Garage and the Life Guard Headquarters building. Refer to the Building Number 10F for assessment of site issues associated with the Life Guard facility.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building, the location of the building within the ocean/marine environment, and associated improvements, there is the possible likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team noticed numerous areas of water damage which is not surprising given the close proximity to the ocean.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.

- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.
- Above the retaining wall lies the Eisenhower Park. The amount of landscaping has drastically increased over the past 20 years. The City should perform a study to assess water intrusion through the retaining wall into the lifeguard building.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system with the exception of smoke detectors which appeared to be in working order. There was an illuminated exit signs with emergency lighting in limited areas. The building is equipped with fire extinguishers. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-alarm system other than local smoke detectors.
2. No fire-sprinkler system.
3. Non-compliant door hardware at egress doors
4. Insufficient emergency egress lighting and illuminated exit signs

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is occupied by City staff and is not intended for access by the public other than the lowest beach level first aid room. Further review of the Cities policies for employment would be required to determine the level of disabled access that may be required to accommodate the potential for disabled staff to access the facility in accordance with ADA requirements.

The first aid room must be accessible to the public and this should include access to a restroom within the facility regardless of the provisions for live guard staff.

The staff parking area immediately adjacent to the building does not provide designated parking for the disabled. In general, access must be provided for disabled employees to the primary access points of this building. An accessible parking space and accessible path of travel with required signage needs to be provided. The entry door from the secured courtyard would be able to be an accessible entry provided threshold and hardware changes were made. There is a public disabled access parking space located in the south east corner of the public parking lot. There does not however appear to be an accessible path of travel nor compliant graphics and signage to provide access directly to the Life Guard Headquarters.

There are currently men's and women's restroom that do not met the spatial requirements for disabled access nor does it provide the required facilities and accessories at the lower beach level. The restrooms are currently intended for use by life guard staff. The restrooms need to be enlarged and modified for compliance or a new compliant uni-sex restroom could be added.

A more detailed accessibility survey should be conducted for the building by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Accessible parking, signage, path of travel and entry access needs to be addressed.
2. Restrooms are non-compliant.
3. Interior doors / hardware are non-compliant.

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is marginal. The main structure of the building is exterior cement plaster over wood framing. There are several cracks in the plaster. The exterior has been painted and on-going paint maintenance at an accelerated rate is required due to the location adjacent to the ocean. Under the eaves at the lower level there is notable damage to the soffit due to moisture entering into the cavity through soffit vents. Exterior wood trim is in need of repair and paint. The exterior doors are in poor condition including the surrounding frames and trim and are in need of repair or replacement, paint and new hardware. The exterior windows themselves appear to be in generally good condition however there were noted water intrusion problems associates with the perimeters.

The overall roofing was noted to be in good condition however the perimeter flashings showed signs of rust. Staff indicated the roof was re-roofed approximately 4-years ago. Staff also noted that new waterproofing was added to the exterior observation deck in 2009. There is a skylight above the stairwell that shows past signs of leaks based on interior stains. It was not apparent if this is a new condition or one that was present prior to the last re-roofing. Further testing and inspection is required to determine if this is of issue. Asphalt singles on the lower level eaves need appear to have outlived their useful life and should be replaced – see Police Safety Building. Portions of the exterior railing have rusted and come un-attached.

Exterior lighting appears to be functional but is corroded and in marginal overall condition and should be replaced.

The general interior physical appearance is in marginal condition showing general wear and tear in a hostile climate given the daily use and proximity to the ocean. Miscellaneous repairs and replacement of flooring, base and paint are required and will continue to be an on-going maintenance issue at an accelerated rate. The overall space is very over-crowded with the exception of the meeting / first aid room.

Lighting for the most part is provided in surface mounted fluorescent fixtures that are of a non-energy efficient vintage and should be replaced.

Noted deficiencies are as follows:

1. Exterior damage at cement plaster walls and eave soffits
2. Exterior wood trim in marginal condition
3. Roof flashings are rusting
4. Asphalt roofing is deteriorating
5. Exterior and Interior doors and hardware repairs / replacement are required
6. Exterior railing repairs required
7. Restroom finishes accessories and modifications required
8. Exterior lighting in poor condition

9. Miscellaneous interior finish issues
10. Inefficient interior lighting

STRUCTURAL ASSESSMENT

This three-story wood–framed structure was first built as a one-story building and the second and third stories were then added at a later date. The structure is in reasonable condition for its age. No structural deterioration was observed, however surface corrosion was noted on the metal trim and rails in some locations.

Seismically, this is a moderate-to-high vulnerability structure. There are large areas of windows at the second and third stories, and we do not know if there are any steel posts or other measures to compensate for the flexibility created by these windows.

In addition, there is significant concern based on the various additions that have occurred over the years including the later addition of the Police Safety Building. It is unknown whether the original foundations were ever designed to accommodate the additions.

Further detailed geotechnical and seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades will be required if the existing level of seismic risk is not acceptable. Although this is not an essential facility, it does serve the City in the event of an emergency.

MECHANICAL SYSTEMS ASSESSMENT

The lower beach level Office is not air conditioned. The meeting / first aid room have electric space heaters that are in poor to marginal condition. A split-system unit serves the adjacent street level Police Safety Building. The stair leading to the Tower Observation Level is unconditioned except for some transfer air from the Police facility. A small RV style air conditioning unit located on the roof conditions the Tower Observation space. Based upon ambient conditions during the visit (i.e. clear mild weather) and observed conditions in the space additional air-conditioning capacity should be considered at the Tower Observation space, this would likely be a split-system heat pump unit.

Noted deficiencies are as follows:

1. HVAC not adequate for current facility

ELECTRICAL SYSTEMS ASSESSMENT

The building is served by a Square D 100A panel that is old and likely near the end of its useful life. Panels lack panel schedules. A manual transfer switch has been installed to allow the connection of a portable generator.

In general all the fixtures throughout the building are older fluorescent fixtures. Although they appear to be in working condition they should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to be in poor overall condition and should be replaced.

Noted deficiencies are as follows:

1. Main panels and other electrical components should be further tested and inspected and replaced as necessary

2. General lighting for the most part is inefficient and should be replaced.
3. No passive lighting controls (occupancy sensors)
4. No backup power for this facility.

ASSESSMENT FINDINGS

GENERAL

The existing building is in marginal to good condition overall. On-going maintenance will continue to be required at an even more accelerated rate due to the proximity to the beach environment. Of greatest concern is the fact that the existing facility has been an on-going collection of additions and remodels along with the addition of the Police Safety Building. The current facility appears inefficient from a space function standpoint and may not meet the current spatial needs for the life guard facility to function efficiently. There is also considerable structural concerns given the nature of the past alterations and additions. A detailed space needs assessment and program should be conducted in association with the garage and Police Safety Building to determine the feasibility of any further renovations.

The issue of disabled access parking needs to be addressed and resolved. Accessibility requirements need to be reviewed and analyzed with City policy. All public areas need to be made fully compliant for the disabled including restrooms within the facility.

Miscellaneous exterior repairs and painting are required. Exterior doors, frames and hardware should be replaced. Roof and roof flashings need to be addressed. Seismic upgrades should be analyzed and incorporated as required which may necessitate the need for roofing and exterior siding modifications. A more detailed analysis is required to determine the extent of any required structural upgrade.

Miscellaneous interior finishes need to be upgraded.

Life safety features including a fire alarm system and fire sprinklers should be incorporated.

A completely new HVAC system is required. Electrical panels need to be tested and inspected or replaced. All interior and exterior lighting should be replaced and occupancy sensors should be added for lighting control.

To determine the FCI for this facility two Alternative cost models were established. Alternative Approach A provides for a renovation of the existing facility as compared to Alternative Approach B which provides for a new approximately 1,900 (equal to existing facility) square foot Life Guard building and tower at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #10E
Seal Beach Pier - Life Guard Headquarters

Renovate 1,900 GSF 1-Story building with tower

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	30,500	
	Program Manager Pre-construction Services	9,200	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	7,600	
	CASP Disabled Access Report	2,600	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 1,900 GSF Building	305,100	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	25,000	Temp Trailer
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	30,500	
7	TESTING & INSPECTION		
	Soils	2,500	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	15,300	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	469,100	

Building #10E
Seal Beach Pier - Life Guard Headquarters

Construct new 1,900 GSF 1-Story building with tower

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	76,000	
	Program Manager Services	26,600	
	Geotechnical Services	7,500	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	25,000	Allowance - Demolition of Existing Building
	Site Work	100,000	Allowance
	Construct New 1,900 GSF Building	760,000	\$400/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	50,000	Temp Trailer
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	76,000	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	6,500	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	43,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,244,100	

Building #10E

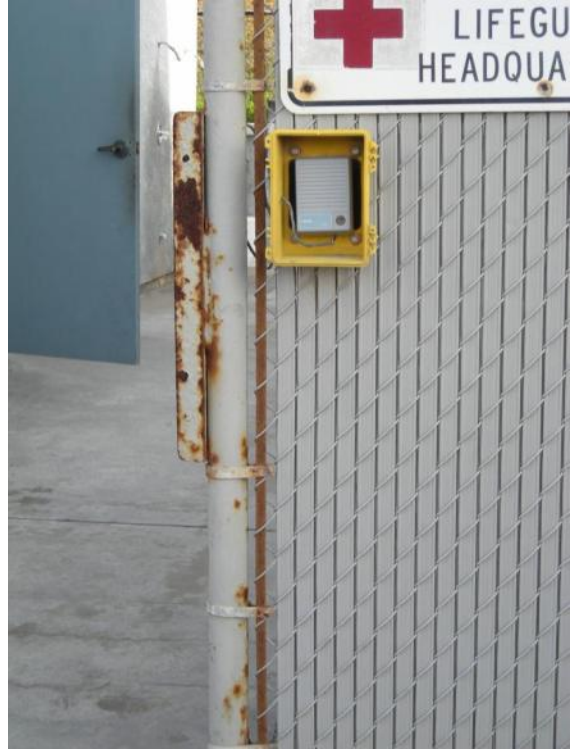
Seal Beach Pier - Life Guard Headquarters

Renovation / Repair	Replacement	FCI %
\$469,100	\$1,244,100	38%

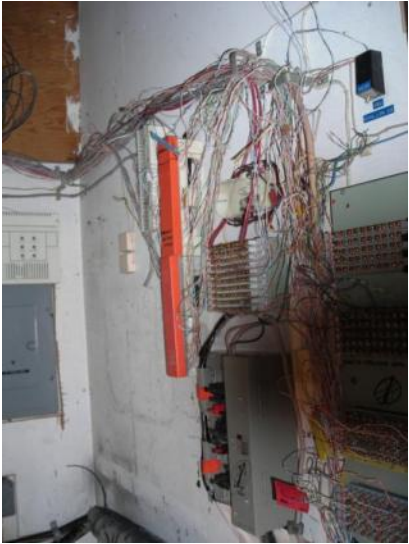
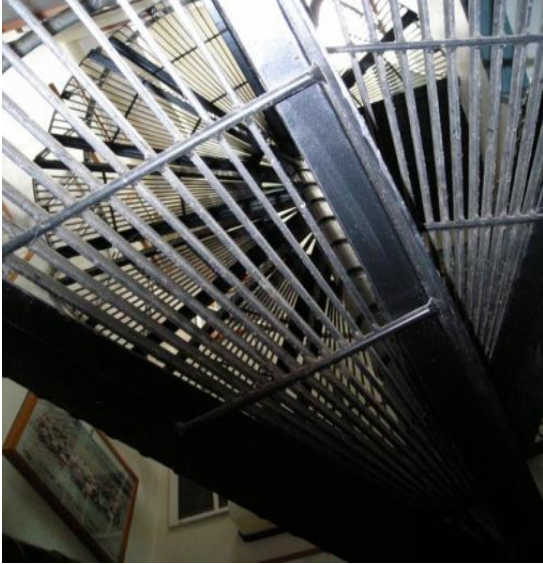
Building #10E
Seal Beach Pier - Life Guard Headquarters
Renovation Budget Opinion of Probable Cost

Area (sf) 1,900

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	1,900	sf	5.00	9,500
2	Provide handicap parking and path of travel and signage	1	ls	6,000.00	6,000
2	Repair gate, misc security wall & paving	1	ls	7,500.00	7,500
6	Seismic retrofit entire structure	1,900	sf	6.00	11,400
6	Repair misc areas of dry rot	1	ls	5,000	5,000
7	Replace all roofing	633	sf	8.00	5,100
8	Replace doors / hardware with ADA compliant	4	ea	500.00	2,000
8	Repair exterior doors and windows	1	ls	10,000.00	10,000
9	Misc interior re-finishing	1,900	sf	20.00	38,000
9	Repaint exterior	3,487	sf	2.00	7,000
9	Renovate Restrooms / Lockers for ADA Compliance	1	ls	40,000.00	40,000
10	Replace all signage for ADA compliance	4	ea	150.00	600
15	Retrofit fire sprinklers	1,900	sf	20.00	38,000
15	Replace / install new HVAC units and controls	1	sf	15,000.00	15,000
16	Retrofit fire alarm system	1	ls	12,000.00	12,000
16	New interior lighting	1,900	sf	8.00	15,200
16	Repair and renew exterior light fixtures	6	ea	500.00	3,000
16	Renovate electrical, power, data & communications	1	ls	15,000.00	15,000
	Subtotal				240,300
	GC's, bonds, insurance, Fee, and 15% contingency	27%			64,900
	Total				<u>305,200</u>









Building #10F

SEAL BEACH PIER – LIFE GUARD GARAGE

888 Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Life Guard Garage was constructed in 1980. The Building is located in the north east corner of the public beach parking lot adjacent to the Life Guard Headquarters and is accessed from the parking lot.

The Life Guard Garage is a single level wood framed structure with open bay storage for life guard vehicles. In addition the facility includes a small workshop, storage area, kitchenette, restroom with shower, lockers and a work-out area. It is not clear if the original building was added to. The total square footage is approximately 2,250 square feet.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located within the beach parking lot. The general public is typically not allowed into this building. There is designated employee parking within the general area of the building however there was no disabled access spaces at this location. There is a single disabled access space located in the public parking area at the south east end of the parking lot. There does not however appear to be an accessible path of travel nor compliant graphics and signage to provide access directly to the Life Guard Headquarters or the Garage.

Between the Garage and the Life Guard Headquarters building there is a small courtyard with a security fence and gate. The chain link security fence and gate are in poor condition. The gate is equipped with an electronic locking system that was non-functional. The courtyard is used as an area for the public to come and be treated by the life guard staff as required. There are two exterior shower heads however they did not appear to be functioning properly. Other security fencing in the area was in very poor condition. The door leading to the garage from the courtyard is in poor condition. The paving in the courtyard is in marginal condition.

The paving outside the courtyard in front of the vehicular doors is in poor condition and there is evidence of drainage issues. This area is subject to beach sand. As a result the interior floor of the garage is raised approximately 4-inches above the exterior paving.

Noted deficiencies are as follows:

1. Outdoor courtyard area in poor condition including paving and security fencing
2. Paving areas in marginal to poor condition, not compliant with storm water management practices and has drainage ponding issues.
3. Disabled access parking is non-compliant.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building, the location of the building within the ocean/marine environment, and associated improvements, there is the possible likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team noticed numerous areas of water damage which is not surprising given the close proximity to the ocean. The team did note the presents of hazardous materials being stored in and around the building (fuel and oil). A further evaluation of the type and methods of hazardous materials storage should be conducted by a hazardous materials consultant to insure that the materials are being stored correctly.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.
- Above the retaining wall lies the Eisenhower Park. The amount of landscaping has drastically increased over the past 20 years. The City should perform a study to assess water intrusion through the retaining wall into the lifeguard building.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. There are no illuminated exit signs. The building is equipped with fire extinguishers. Emergency egress lighting appears to be non-existent. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-alarm system.
2. No fire-sprinkler system.
3. No illuminated exit signs
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is occupied by City staff and is not intended for access by the public. Further review of the Cities policies for employment would be required to determine the level of disabled access that may be required to accommodate the potential for disabled staff to access the facility in accordance with ADA requirements.

To make the facility fully accessible, the following observations were noted:

The staff parking area immediately adjacent to the building does not provide designated parking for the disabled. In general, access must be provided for disabled employees to the primary access points of this building. An accessible parking space and accessible path of travel with required signage needs to be provided. The entry door from the secured courtyard would be able to be an accessible entry provided threshold and hardware changes were made.

There is currently a uni-sex restroom that does not meet the spatial requirements for disabled access nor does it provide the required facilities and accessories. The restroom needs to be enlarged and modified for conformance. Door hardware needs to be replaced with accessible hardware.

A more detailed accessibility survey should be conducted for the building by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Accessible parking, signage, path of travel and entry access needs to be addressed.
2. Restroom is non-compliant.
3. Interior doors / hardware are non-compliant.
4. Kitchenette is non-compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is marginal. The main structure of the building is exterior cement plaster over wood framing. There are several cracks in the plaster. The exterior has been painted and on-going paint maintenance at an accelerated rate is required due to the location adjacent to the ocean. There are 2 vehicular overhead doors that appear to be in generally good condition with the exception of the surrounding trim which is in need of repair and paint. It was noted that these doors are non-sectional overhead doors which are more of a residential assembly rather than a heavy duty sectional or roll-up door that would most commonly be used for this application. There are 2 man doors, both of which are in poor condition including the surrounding frames and trim and are in need of repair or replacement, paint and new hardware

The overall roofing was noted to be in poor to marginal condition. The perimeter roof flashings showed significant rusting. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Based on the general appearance, the roof and flashings will need replacement in the very near future. Exterior lighting appears to be functional but is corroded and in marginal overall condition and should be replaced.

The general interior physical appearance of the vehicle garage portion of the building is generally good. The adjacent equipment storage area was also in general overall good condition although very crowded. It was noted that one of the wood support beams was notched to accommodate the overhead garage door. The restrooms are non-compliant for the disabled and in generally marginal condition with regards to finishes. The staff areas including the kitchenette and locker rooms are in marginal condition showing general wear and tear in a hostile climate given the daily use and proximity to the ocean. Miscellaneous repairs and replacement of flooring, base and paint are required and will continue to be an on-going maintenance issue at an accelerated rate.

Lighting is provided in surface mounted fluorescent fixtures that are of a non-energy efficient vintage and show signs of corrosion and yellowing and should be replaced.

Noted deficiencies are as follows:

1. Overhead door should be replaced with commercial heavy duty doors.
2. Roofing and flashings appear to have reached its life expectancy.
3. Miscellaneous exterior wall and trim paint deteriorating
3. Exterior and Interior doors and hardware repairs / replacement are required
4. Restroom finishes, accessories and modifications required
6. Exterior lighting in poor condition
7. Miscellaneous interior finish issues
8. Inefficient and deteriorating interior lighting

STRUCTURAL ASSESSMENT

The Garage Building is a one-story structure wood-framed structure with a flat wood-framed roof. The structure is in reasonable condition for its age. Seismically, this is a low-to-moderate vulnerability structure. There are good lengths of solid wall on each side of the building and it is expected to perform adequately from a life safety perspective in a major earthquake.

Noted deficiencies are as follows:

1. One beam has been “shaved” on its underside. This reduces the strength of the beam. The “shaved” beam needs to be further investigated and repaired if necessary.
2. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

The facility is intended to have the staff areas heated via electrical wall heaters but these were found to be in very poor and non-functional condition. There is no ventilation system in the storage closet, which also includes all the electrical equipment. There was a very potent smell of chemicals in this room. There did not appear to be adequate vehicular exhaust ventilation in the vehicle parking bay.

Noted deficiencies are as follows:

1. HVAC not functional
2. Plumbing fixtures were aging and non-compliant for the disabled
3. Outdoor plumbing fixtures not functional
4. Inadequate vehicular exhaust ventilation.

ELECTRICAL SYSTEMS ASSESSMENT

The building is served by a Westinghouse 200A panel with main disconnect and meter section located in the storage room. Water damage on the exterior wall was noted adjacent to the panels. The panels appear to be original and in marginal good condition and should be further tested and inspected.

In general all the fixtures throughout the building are older fluorescent fixtures. Although they appear to be in working condition they should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to be in poor overall condition and should be replaced.

Noted deficiencies are as follows:

1. Main disconnect, panels and other electrical components should be further tested and inspected
2. General lighting for the most part is inefficient and should be replaced.
3. No passive lighting controls (occupancy sensors)
4. No emergency exit signs or emergency egress lighting

ASSESSMENT FINDINGS

GENERAL

The existing building is in generally good condition overall. On-going maintenance will continue to be required at an even more accelerated rate due to the proximity to the beach environment.

The issue of disabled access parking needs to be addressed and resolved. Paving and drainage issues in the courtyard and parking area need to be resolved. Security fencing, gate and hardware need to be replaced.

Accessibility requirements need to be reviewed and analyzed with City policy.

Miscellaneous exterior repairs and painting are required. Exterior doors, frames and hardware should be replaced. A new roof and flashings should be installed. In coordination with the roofing replacement, seismic upgrades should be analyzed and incorporated as required. A more detailed analysis is required to determine the extent of any required structural upgrade.

The overhead doors should be replaced with heavy duty commercial type doors. Interior doors and hardware need to be addressed. Miscellaneous interior finishes need to be upgraded.

Life safety features such as illuminated exit signs; emergency egress lighting and a fire alarm system need to be incorporated. Consideration should be made to incorporate a fire sprinkler system.

A completely new HVAC system is required for occupied staff areas. Electrical panels need to be tested and inspected. All interior and exterior lighting should be replaced and occupancy sensors should be added for lighting control.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for a minimal renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 2,250 (equal to existing facility) garage building at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #10F

Seal Beach Pier - Life Guard Garage

Renovate 2,250 GSF 1-Story Garage

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	24,800	
	Program Manager Pre-construction Services	7,400	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	6,200	
	CASP Disabled Access Report	2,100	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 2,250 GSF Building	248,100	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	25,000	Temp Trailer
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	24,800	
7	TESTING & INSPECTION		
	Soils	2,500	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,900	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	12,400	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	393,700	

Building #10F

Seal Beach Pier - Life Guard Garage

Construct new 2,250 GSF 1-Story Garage

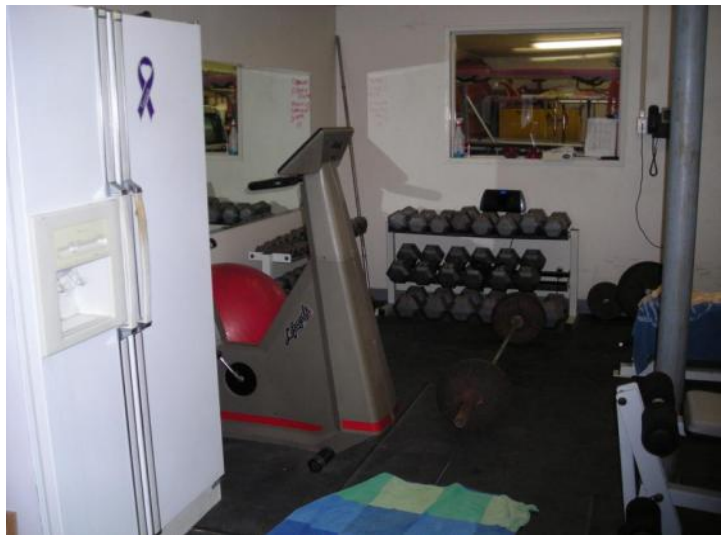
	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	56,300	
	Program Manager Services	19,000	
	Geotechnical Services	7,500	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	20,000	Allowance - Demolition of Existing Building
	Site Work	50,000	Allowance
	Construct New 2,250 GSF Building	562,500	\$250/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	50,000	Temp Trailer
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	56,300	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	20,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	4,600	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	30,600	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	925,300	

Building #10F
Seal Beach Pier - Life Guard Garage

Renovation / Repair	Replacement	FCI %
\$393,700	\$925,300	43%

Building #10F
Seal Beach Pier - Life Guard Garage
Renovation Budget Opinion of Probable Cost
Area (sf) 1,900

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	1,900	ls	5.00	9,500
6	Seismic retrofit entire structure	1,900	sf	6.00	11,400
6	Repair misc areas of dry rot	1	ls	5,000	5,000
7	Replace all roofing	1,900	sf	8.00	15,200
8	Replace door hardware with ADA compliant	6	ea	500.00	3,000
9	Misc interior re-finishing	1,900	sf	12.00	22,800
9	Renovate Restrooms / Lockers for ADA Compliance	1	ls	40,000.00	40,000
9	Repaint exterior	2,092	sf	2.00	4,200
10	Replace all signage for ADA compliance	4	ea	150.00	600
15	Retrofit fire sprinklers	1,900	sf	20.00	38,000
15	Replace HVAC units and controls	1	sf	10,000.00	10,000
16	Retrofit fire alarm system	1	ls	7,500.00	7,500
16	New interior lighting	1,900	sf	8.00	15,200
16	Repair and renew exterior light fixtures	6	ea	500.00	3,000
16	Other electrical allowance	1	ls	5,000.00	5,000
17	Data & Communications	1	ls	5,000.00	5,000
	Subtotal				195,400
	GC's, bonds, insurance, Fee, and 15% contingency	27%			52,800
	Total				<u>248,200</u>







Building #10H

SEAL BEACH PIER - RESTROOMS

900 Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Pier was originally built in 1938. It was later re-built in 1983. In 1992 and again in 1994 fire damaged the Pier. Repairs were made as a result of the fire and then additional repairs were made in 2003/2004.

The current Restrooms were constructed in 1998 under the existing concrete portion at the eastern end of the pier. One of the original arched bays was enclosed and subdivided to create two restrooms, one each for men and women with showers and a central mechanical chase. There is an exterior precast concrete drinking fountain adjacent to the women's restroom. Total area of the restroom facility is approximately 1,000 square feet.

The assessment team was provided with a set of preliminary documents prepared for the City of Seal Beach by Basolio Associates, Inc., entitled "Eisenhower Park Restroom Remodel CIP No.PR090" sheets CS, A-1 through A-5, E-1, E-2, MP-1, MP-2, PH-1 and PH-2. There were various dates on these sheets including 10/23/09 and 1/26/10. As of May 31, 2011, the City indicated this renovation as completed.

SUMMARY ANALYSIS

The assessment team noted numerous deficiencies during the field observation. In reviewing the proposed renovation plans it appears that the deficiencies noted by the team have been adequately and properly addressed with the following exceptions.

The documents received by the team from the City did not contain any environmental hazardous material references or structural information. Given the age of the facility and the type of construction, the potential of any hazardous material and the structural integrity of the structure at this location should be verified.

The documents did not indicate improvements to the parking area directly adjacent to the restroom facility however the documents did note an existing disabled access path of travel.

ASSESSMENT FINDINGS

It appears from the preliminary documents provided by the City that the City has already committed to a complete renovation of the Restrooms. It should be noted that the location of the building is within an ocean/marine environment.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for replacement by a similar structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. These costs are provided on an independent "stand alone" basis. Significant economies may be realized if projects are combined and executed concurrently. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #10H
Seal Beach Pier - Restrooms

Renovate 1,000 SF Restroom Facility

	COMPONENT	Budget	COMMENTS
1	Current City Project CIP No. PR091	90,000	Provided by City

Building #10H

Seal Beach Pier - Restrooms

Construct new 1,000 GSF Restroom Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	36,000	
	Program Manager Services	7,200	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City to Contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to Contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	5,000	
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	15,000	Allowance - Demolition of Existing Building
	Site Work	25,000	Allowance
	Construct New 1,000 GSF Building	200,000	\$200/GSF (infill within existing pier structure)
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	5,000	Temp toilets
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	36,000	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	10,000	Allowance: City to Contract
	Roofing / WP	0	
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,800	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	12,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	378,000	

Building #10H
Seal Beach Pier - Restrooms

Renovation / Repair	Replacement	FCI %
\$90,000	\$378,000	24%

Building #10H
Seal Beach Pier - Restrooms
Renovation Budget of Probable Cost

Div	Work Package	Qty	Unit	Unit price	Ext
All	Provided by City	1	ls	90,000	90,000
	Total				<u>90,000</u>





Building #13

BEACH FACILITIES – MAINTENANCE BUILDING (GARAGE)

1st Street Parking Lot
Assessment date: October 7, 2010



GENERAL INFORMATION

The Beach Facilities Maintenance Building was originally constructed in 1976. The Building is located in the north west corner of the 1st Street beach parking lot

The Maintenance Building is a single level concrete masonry and wood framed open bay storage, maintenance and repair garage building of approximately 3,150 square feet. The facility includes two deep maintenance bays, three shallow maintenance bays, an office, workshop room and a restroom. There is a wood stair providing access to mezzanine storage above the office workshop room that includes a small second office. Beach crews report to this building each morning for assignments.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located within the 1st Street beach parking lot. The general public is typically not allowed into this building. There did not appear to be any designated employee or disabled access parking within the general area of the Maintenance Building. To the north of the building is an open secured fenced area with fuel / oil facility including storage of barrels and an adjacent utility building which was not a part of this assessment. The chain link security fence and gate are in poor condition. The asphalt paving is also in very poor condition and there is evidence of drainage issues. Given this is a location of hazardous materials, additional testing and inspection should be performed to determine any remediation that may need to occur.

Also adjacent to the building is an open secured fence area for trash. The area is used to store dumpsters. The chain link fence and vinyl screen are in relatively good condition. There is not screen on the fence facing the parking lot making the dumpsters visible to the public.

The general condition of the paving is marginal to poor and in need of repair. The current configuration of the paving areas does not appear to follow current best practices for waste / storm water management. The entire parking lot appears to drain onto the beach. Drainage was also poorly design and results in multiple ponding issues some of which were several inches deep.

Noted deficiencies are as follows:

1. Outdoor fuel / oil area in poor condition including paving and security fencing
Asphalt at yard area is deteriorating
2. Paving areas in marginal to poor condition, not compliant with storm water management practices and has drainage ponding issues.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building, the location of the building within the ocean/marine environment, and associated improvements, there is the possible likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBD), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent

hazardous material reports for the facility. The general observations of the assessment team did not notice any obvious signs of hazardous materials used in the construction of the building. The team did note the presents of hazardous materials being stored in and around the building. A further evaluation of the type and methods of hazardous materials storage should be conducted by a hazardous materials consultant to insure that the materials are being stored correctly.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system or a fire alarm system. There are no illuminated exit signs. The building is equipped with fire extinguishers. Emergency egress lighting appears to be non-existent. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-alarm system.
2. No fire-sprinkler system.
3. No illuminated exit signs
4. Non-compliant door hardware at egress doors
5. No emergency egress lighting

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is occupied by City staff. As a result, it would be required to provide access for the disabled.

The parking area immediately adjacent to the building currently does not provide designated parking for employees. There is no disabled access parking in the general vicinity of the maintenance building. In general, access must be provided for disabled employees to the primary access points of this building. An accessible parking space and accessible path of travel with required signage needs to be provided.

There is currently a uni-sex restroom that does not met the spatial requirements for disabled access nor does it provide the required facilities and accessories. The restroom needs to be enlarged and modified for conformance. Door hardware needs to be replaced with accessible hardware. There is a non-compliant drinking fountain in the garage area.

A more detailed accessibility survey should be conducted for the building by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Accessible parking, signage, path of travel and entry access needs to be addressed.
2. Restroom is non-compliant.
3. Interior doors / hardware are non-compliant.
4. Drinking fountain is non-compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is good. The main structure of the building is integral colored split faced concrete unit masonry. There was a crack noted at one of the vehicular entries. There are five roll-up vehicular doors, four of which have been recently replaced. The fourth door should be replaced to match the other newer doors. There are two hollow metal egress doors that are in good condition with the need only of new paint.

The overall roofing was noted to be in poor condition. Roof mounted electrical conduit was noted to be in poor condition. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Based on the general appearance, the roof will need replacement in the very near future. Exterior lighting appears to be functional but is corroded and in poor overall condition and should be replaced.

The general interior physical appearance of the garage portion of the building is exposed structure with unfinished CMU walls and exposed wood framing. The walls have significant marking of past grout repairs or efflorescent. Although it does not appear to have any structural implications, the walls have an unsightly appearance. The office, workshop room and a restroom were a minimalist construction of wood framing and gypsum board. Overall the construction is in marginal condition. The downstairs office is in generally acceptable condition for its intended use. Likewise for the workroom. The restroom requires a complete renovation both from a disability aspect as well as from an overall finish and sanitation aspect.

The mezzanine appears to have been a later addition. The wood access stair is non-compliant. The flooring is plywood placed over the ceiling joist of the rooms below. The structural integrity of this needs to be further analyzed. Ventilation from the workroom and the restroom simple terminates at the floor of the mezzanine and does not continue to the exterior of the building. There is a small water heater located above the restroom. A small office has been added at one end with a window and wall unit air conditioner. General finishes in this room are probably acceptable given the type of use.

Noted deficiencies are as follows:

1. Older roll-up door should be replaced.
2. Roofing appears to have reached its life expectancy.
3. Interior door and hardware repairs / replacement are required.
4. Restroom modifications required.
5. Interior garage walls stained.
6. Exterior lighting in poor condition.

7. Exterior hollow metal doors paint required.

STRUCTURAL ASSESSMENT

The Maintenance Building is a one-story split faced concrete masonry (CMU) structure used primarily for vehicular maintenance and storage. The interior side of the structure has unfinished interiors. The roof is wood-framed and forms a generally flat-low sloping roof. The structure is fair condition for its age. Seismically, this is a high vulnerability structures. No roofs to wall ties were observed.

Noted deficiencies are as follows:

1. The interior sides of the CMU walls have extensive efflorescence. This may be caused by salts leaching through from the mortar or grout in the wall.
2. Several vertical cracks were observed in the CMU walls, particularly at the door jambs. These may be caused by corrosion of the reinforcing bars.
3. No roof-to-wall ties were observed.
4. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades such as roof-to-wall ties could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There are two (2) gas-fired unit heaters serve the Service Bay areas. There is a packaged terminal air conditioning unit that serves the Mezzanine Office. Exhaust fans serving ground floor areas discharge through mezzanine floor, which is a non-code complying condition. The equipment in this facility is past its expected service life and should be considered for replacement, at which time code issues and air conditioning of regularly occupied areas should be addressed.

Drinking fountain and restroom fixtures are non compliant with disabled access requirements.

Noted deficiencies are as follows:

1. Exhaust fans are non-code compliant
2. Space heaters and air conditioner have reached their life expectancy and should be replaced.
3. Water heater should be properly installed and braced.
4. Plumbing fixtures are non-compliant for the disabled.

ELECTRICAL SYSTEMS ASSESSMENT

The building is served by a General Electric 200A disconnect and meter section located on the exterior of the building. There are two 125A panels located in the garage area. Typical power is distributed via exposed conduit and surface mounted receptacles. Many of the electrical components show signs of rust and corrosion and should be replaced.

In general all the fixtures throughout the building are older T12 Fluorescent fixtures. Although they appear to be in good condition they lack protective wire guards and should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to be in poor overall condition and should be replaced.

Noted deficiencies are as follows:

1. Main disconnect, panels and other electrical components are rusted / corroded and should be replaced
2. General lighting for the most part is inefficient and should be equipped with protective guards.
3. No passive lighting controls (occupancy sensors)
4. No emergency exit signs or emergency egress lighting

ASSESSMENT FINDINGS

GENERAL

The existing building is in generally good condition overall. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age.

The issue of no on-site parking and disabled access parking needs to be addressed and resolved.

A new roof should be installed. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added. The efflorescent and cracks in the walls should be further analyzed and repaired as needed. The mezzanine floor structure should be further analyzed and repaired as necessary. A more detailed analysis is required to determine the extent of any required structural upgrade.

The restroom and drinking fountain require renovation to comply with disabled access requirements. Interior doors and hardware need to be replaced and made compliant.

The remaining non-replaced roll-up door should be replaced. All interior and exterior lighting should be replaced.

Life safety features such as illuminated exit signs; emergency egress lighting and a fire alarm system need to be incorporated. Consideration should be made to incorporate a fire sprinkler system.

Main Electrical panels and corroded electrical distribution should be replaced and occupancy sensors should be added for lighting control.

Given the high structural vulnerability of this building and the condition of the roofing, a renovation should be considered in the near future.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for a minimal renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 3,150 (equal to existing facility) maintenance garage building at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

**Building #13
Beach Facilities – Maintenance Building (Garage)**

Renovate 3,150 GSF 1-story Maintenance / Storage Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	37,500	
	Program Manager Pre-construction Services	11,300	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	7,500	
	CASP Disabled Access Report	3,800	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 3,150 GSF Building	375,000	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Temporary relocation to City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	37,500	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	15,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,800	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	18,800	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	546,700	

**Building #13
Beach Facilities – Maintenance Building (Garage)**

Construct new 4,800 GSF 1-story Maintenance Repair Garage

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	69,300	
	Program Manager Services	30,500	
	Geotechnical Services	15,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	15,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	50,000	Allowance - Demolition of Existing Building
	Site Work	100,000	Allowance
	Construct New 4,800 GSF Building	866,300	\$275/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	Temporary relocation to City Yard building
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	69,300	
7	TESTING & INSPECTION		
	Soils	15,000	Allowance: City to Contract
	Materials	35,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	7,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	48,300	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,343,400	

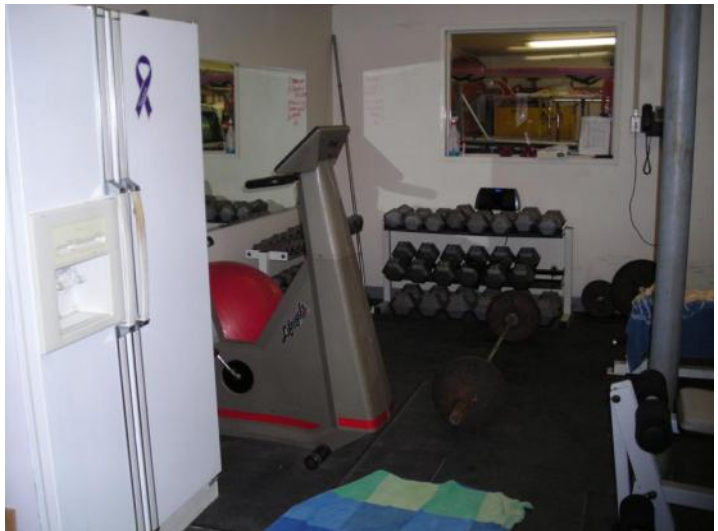
Building #13
Beach Facilities – Maintenance Building (Garage)

Renovation / Repair	Replacement	FCI %
\$546,700	\$1,343,400	41%

Building #13**Beach Facilities – Maintenance Building (Garage)****Renovation Budget Opinion of Probable Cost**

Area (sf) 3,150

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	3,150	ls	2.50	7,900
2	Remodel handicap parking, path of travel, and signage for ADA compliance	1	ls	10,000.00	10,000
2	Repave parking area, improve drainage	3,200	sf	10.00	32,000
2	Upgrade oil storage area - repair paving and fencing	1	ls	10,000	10,000
4	Repair and seal exterior masonry	7,000	sf	3.00	21,000
6	Seismic retrofit main structure	3,150	ls	8.00	25,200
7	Replace all roofing and correct ponding	3,150	sf	6.00	18,900
7	Replace rooftop gravity vents	2	ea	1,750.00	3,500
8	Replace door hardware with compliant	4	ea	350.00	1,400
8	Replace roll-up door	1	ea	10,500.00	10,500
9	Remodel restroom for ADA compliance and water efficiency	1	ls	7,500.00	7,500
9	Repaint exterior (doors, etc)	1	ls	5,000	5,000
10	Replace all signage for ADA compliance	2	ea	150.00	300
15	Retrofit fire sprinklers	3,150	sf	20.00	63,000
15	Replace office HVAC	1	ls	2,000	2,000
15	Replace garage area exhaust fans	2	ea	550.00	1,100
15	Replace drinking fountain for ADA compliance	1	ea	3,500.00	3,500
15	Replace space heater	1	ls	6,000.00	6,000
16	Retrofit fire alarm system	3,150	sf	4.00	12,600
16	Replace exit signs	2	ea	450.00	900
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	3,150	sf	8.00	25,200
16	Repair and renew exterior light fixtures	8	ea	650.00	5,200
16	Replace main switchboard	1	ls	10,000.00	10,000
17	Renovate misc electrical power, data/tele	3,150	sf	4.00	12,600
Subtotal					295,300
GC's, bonds, insurance, Fee, and 15% contingency					79,700
Total					<u>375,000</u>







Building #13A

BEACH FACILITIES – RESTAURANT

15 1st Street Parking
Assessment date: October 7, 2010



GENERAL INFORMATION

The Beach Facilities Restaurant Building was originally constructed in 1976 as a concessions facility along with the restrooms and dressing rooms. The Building is located in a small complex at the south end of the 1st Street beach parking lot. The restaurant building along with the dressing room building is leased to a restaurant service provider (Rivers End Café). It is the teams understanding that the lease with the City was renewed in 2010 for another 10-year period. The terms of the lease require the lessee, Rivers End Café, to provide all taxes, insurance and maintenance expenses that arise from the use of the City owned property.

The original building was a single level concrete masonry and wood framed structure of approximately 690 square feet. The area of the additions was not known but appears to have approximately doubled the size of the original facility to approximately 1,350 square feet. The building was constructed as a sister building to the adjacent public restrooms and dressing rooms. It has since been converted, modified and expanded to a full service restaurant in compliance with county health requirements. The conversion, modifications and expansions were performed by the tenant at various times. The tenant continues to make modifications and performs required maintenance as needed.

SUMMARY ANALYSIS

The assessment team noted numerous deficiencies during the field observation in line with the assessment findings from the 2004 Facility Condition Assessment prepared by TEC Engineering. It does not appear that any of the previous findings and recommendations have been implemented.

The team did note the City proposed improvements to the adjacent parking lot in accordance with the proposed Restroom Building renovation. These improvements appear to provide for the requirements of access to the facilities for the disabled.

ASSESSMENT FINDINGS

The overall structure of the building is in relatively good condition. Given the age of the facility and the type of construction and the nature of the various additions and modifications, a structural analysis should be performed to determine if any structural upgrades would be required. It should also be noted that the location of the building is within an ocean/marine environment.

Minor roof tile repairs and wood fascia repairs should be made to prevent any interior or structural water damage.

The interior improvements are not necessarily the responsibility of the City.

Given the new lease extension, there is no need for the City to commit to any further maintenance or renovation at least until the lease term is up in 2020. At which time a new assessment should be conducted if the lease is terminated at that time and the City takes possession of the facility.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar replacement structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #13A
Beach Facilities - Restaurant (Rivers End Café)

Renovate 1,350 GSF Restaurant (Shell Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	13,500	
	Program Manager Pre-construction Services	4,000	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	3,400	
	CASP Disabled Access Report	1,400	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 1,350 GSF Building	135,000	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	NIC - Terminate Existing Leases
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	13,500	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	6,800	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	228,600	

Building #13A
Beach Facilities - Restaurant (Rivers End Café)

Construct new 1,350 GSF Restaurant (Shell Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	58,900	
	Program Manager Services	25,100	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	25,000	Allowance - Demolition of Existing Building
	Site Work	75,000	Allowance
	Construct New 3,150 GSF Building	736,700	\$275/GSF - Excludes interior tenant improvements
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	NIC - Tenant facility
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	58,900	
7	TESTING & INSPECTION		
	Soils	7,500	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	6,100	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	40,600	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,103,800	

Building #13A
Beach Facilities - Restaurant (Rivers End Café)

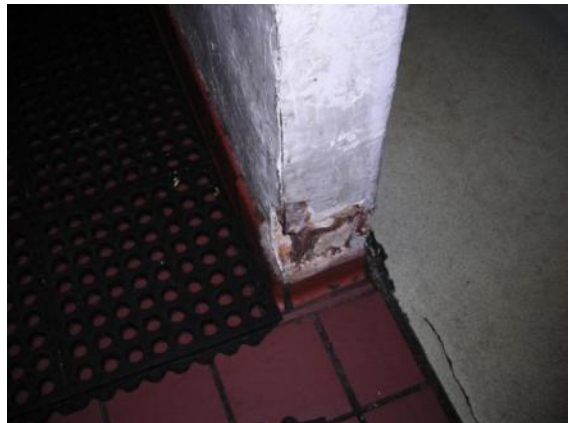
Renovation / Repair	Replacement	FCI %
\$228,600	\$1,103,800	21%

Building #13A
Beach Facilities - Restaurant (Rivers End Café)
Renovation Budget Opinion of Probable Cost

Area (sf) 1,350

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	1,350	sf	2.00	2,700
6	Seismic retrofit main structure	1,350	sf	10.00	13,500
6	Repair misc areas of dry rot	1	ls	5,000.00	5,000
7	Replace all roofing	1,350	sf	10.50	14,200
8	Replace door hardware with compliant	6	ea	650.00	3,900
9	Repaint exterior incl misc door, window and patching	1	ls	15,000.00	15,000
15	Retrofit fire sprinklers	1,350	sf	20.00	27,000
16	Renovate main electrical service	1	ls	15,000.00	15,000
16	Replace exterior lighting	1	ls	5,000.00	5,000
16	Retrofit fire alarm system	1	ls	5,000.00	5,000
	Subtotal				106,300
	GC's, bonds, insurance, Fee, and 15% contingency	27%			28,700
	Total				<u>135,000</u>

Excludes demolition of existing tenant improvements and construction of new tenant improvements.





Building #13B

BEACH FACILITIES – STORAGE BUILDING (DRESSING ROOMS)

1st Street Parking Lot
Assessment date: October 7, 2



GENERAL INFORMATION

The Beach Facilities Storage Building was originally constructed in 1976 as open public dressing rooms. The Building is located in a small complex at the south end of the 1st Street beach parking lot which contains public restrooms and a restaurant facility. This storage room along with the restaurant facility is leased to a restaurant service provider (Rivers End Café). It is the Teams understanding that the lease with the City was renewed in 2010 for another 10-year period. The terms of the lease require the lessee, Rivers End Café, to provide all taxes, insurance and maintenance expenses that arise from the use of the City owned property.

The Storage Building is a single level concrete masonry and wood framed structure of approximately 350 square feet. The building was constructed as a sister building to the adjacent public restrooms. It has since been converted to a storage room and office for the restaurant. The office is constructed as a mezzanine level within the overall structure. The spaces are not accessible to the disabled and the overall construction of the improvements is suspect with regards to code compliance. It was not known if a permit was issued for the use conversion at the time of the improvements.

SUMMARY ANALYSIS

The assessment team noted numerous deficiencies during the field observation in line with the assessment findings from the 2004 Facility Condition Assessment prepared by TEC Engineering. It does not appear that any of the previous findings and recommendations have been implemented.

The team did note the City proposed improvements to the adjacent parking lot in accordance with the proposed Restroom Building renovation. These improvements appear to provide for the requirements of access to the facilities for the disabled.

ASSESSMENT FINDINGS

The overall structure of the building is in relatively good condition. Given the age of the facility and the type of construction, a structural analysis should be performed to determine if any structural upgrades such as roof to wall ties would be required. It should also be noted that the location of the building is within an ocean/marine environment.

Minor roof tile repairs should be made to prevent any interior or structural water damage.

The interior improvements, while not compliant, are not necessarily the responsibility of the City.

Given the new lease extension, there is no need for the City to commit to any further maintenance or renovation at least until the lease term is up in 2020. At which time a new assessment should be conducted if the lease is terminated at that time and the City takes possession of the facility.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #13B
Beach Facilities - Storage Building (Dressing Rooms)

Renovate 350 GSF Storage (Shell Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	4,400	
	Program Manager Pre-construction Services	1,300	
	Geotechnical Services	0	Incl with Restaurant
	ALTA Survey / Topographic Maps	0	Incl with Restaurant
	Environmental Hazardous Material Reports	0	Incl with Restaurant
	Environmental Hazardous Material Abatement Procedures	0	Incl with Restaurant
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	1,100	
	CASP Disabled Access Report	400	
	Reimbursable Expenses	0	Incl with Restaurant
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 350 GSF Building	43,600	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	NIC - Terminate Existing Leases
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	4,400	
7	TESTING & INSPECTION		
	Soils	0	Incl with Restaurant
	Materials	0	Incl with Restaurant
	Roofing / WP	0	Incl with Restaurant
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	2,200	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	57,700	

Building #13B
Beach Facilities - Storage Building (Dressing Rooms)

Construct new 350 GSF Storage Building (Shell Only)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	14,400	
	Program Manager Services	3,800	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City to Contract
	Environmental Hazardous Material Reports	0	Incl with Restaurant
	Environmental Hazardous Material Abatement Procedures	0	Incl with Restaurant
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	0	Incl with Restaurant
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	15,000	Allowance - Demolition of Existing Building
	Site Work	15,000	Allowance
	Construct New 350 GSF Building	96,300	\$275/GSF - Excludes interior tenant improvements
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	NIC - Tenant facility
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	14,400	
7	TESTING & INSPECTION		
	Soils	0	Incl with Restaurant
	Materials	0	Incl with Restaurant
	Roofing / WP	0	Incl with Restaurant
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	800	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	5,600	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	165,300	

Building #13B
Beach Facilities - Storage Building (Dressing Rooms)

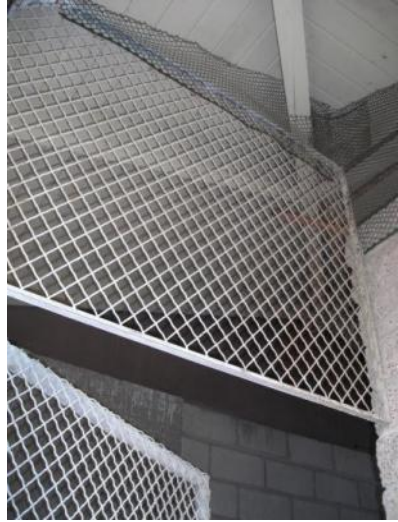
Renovation / Repair	Replacement	FCI %
\$57,700	\$165,300	35%

Building #13B
Beach Facilities - Storage Building (Dressing Rooms)
Renovation Budget Opinion of Probable Cost

Area (sf) 350

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	350	sf	5.00	1,800
6	Seismic retrofit main structure	350	sf	15.00	5,300
6	Repair misc areas of dry rot	1	ls	3,000.00	3,000
7	Replace all roofing	350	sf	10.00	3,500
8	Replace door hardware with compliant	2	ea	650.00	1,300
9	Repaint exterior incl misc door, window and patching	1	ls	5,000.00	5,000
15	Retrofit fire sprinklers	350	sf	20.00	7,000
16	Retrofit fire alarm	1	ls	2,500.00	2,500
16	Misc electrical	1	ls	5,000.00	5,000
	Subtotal				34,400
	GC's, bonds, insurance, Fee, and 15% contingency	27%			9,300
	Total				<u>43,700</u>

Excludes demolition of existing tenant improvements and construction of new tenant improvements.





Building #13C

BEACH FACILITIES – RESTROOM BUILDING

1st Street Parking Lot
Assessment date: October 7, 2010



GENERAL INFORMATION

The Beach Facilities Restroom was originally constructed in 1976. The Building is located in a small complex at the south end of the 1st Street beach parking lot which contains the these public restrooms, a storage room (former changing rooms – now part of the restaurant facility) and a restaurant facility. The restaurant facility and the storage room are leased to a restaurant service provider who is responsible for the improvements and maintenance of these two buildings.

The Restroom Building is a single level concrete masonry and wood framed structure of approximately 850 square feet. The facility includes storage / electrical closet, women's restroom with six water closets and one lavatory and a men's restroom with three water closets, two urinals and one lavatory. There is a single drinking fountain on the exterior of the building. There is a separate freestanding exterior shower that appears to have been abandoned.

The assessment team was provided with a set of preliminary documents prepared for the City of Seal Beach Department of Public Works entitled "River's End Staging Area and San Gabriel River Bikeway Enhancement Plan – Restroom Renovations" sheets A.1.0 through A.7.0. These plans are preliminary in nature but clearly articulate the complete renovation of the restroom building. It is anticipated that this project will be constructed in 2012.

SUMMARY ANALYSIS

The assessment team noted numerous deficiencies during the field observation. In reviewing the proposed renovation plans it appears that all of the deficiencies noted by the team have been adequately and properly addressed with the following exceptions.

The documents received by the team from the City did not contain any structural information. Given the age of the facility and the type of construction, a structural analysis should be performed to determine if any structural upgrades such as roof to wall ties would be required.

The documents indicate improvements to the parking area directly adjacent to the main entry into the facility however the documents did not contain any civil improvement drawings. The team noted the overall paving of the parking area was in marginal condition with significant drainage issues throughout the parking lot that should be addressed.

ASSESSMENT FINDINGS

It appears from the preliminary documents provided by the City that the City has already committed to a complete renovation of the Restroom Building and the adjacent parking area. Provided the exceptions noted above are included in the renovation, the new renovated building should perform well for at least the next 20-years of service with only general maintenance requirements. It should also be noted that the location of the building is within an ocean/marine environment.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #13C
Beach Facilities - Restrooms

Renovate 850 GSF Restroom Building

	COMPONENT	Budget	COMMENTS
1	Current City Project	150,000	Provided by City

Building #13C

Beach Facilities - Restrooms

Construct new 850 GSF Restroom Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	44,600	
	Program Manager Services	10,100	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City to Contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to Contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	5,000	Incl with Restaurant
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	15,000	Allowance - Demolition of Existing Building
	Site Work	25,000	Allowance
	Construct New 850 GSF Building	297,500	\$350/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	5,000	Temp toilets
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	44,600	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	10,000	Allowance: City to Contract
	Roofing / WP	2,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,400	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	16,100	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	502,800	

Building #13C
Beach Facilities - Restrooms

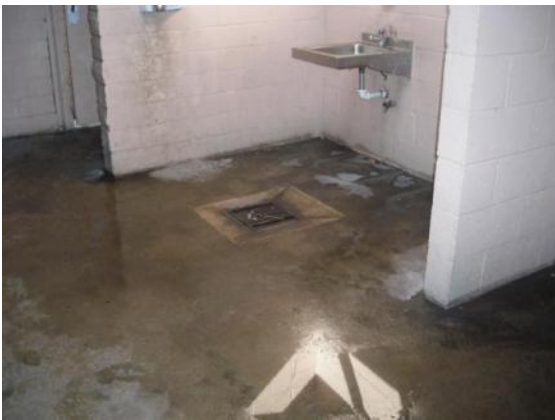
Renovation / Repair	Replacement	FCI %
\$150,000	\$502,800	30%

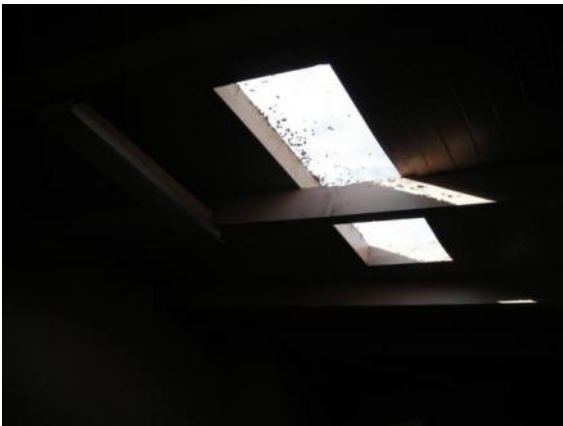
Building #13C
Beach Facilities - Restrooms
Renovation Budget Opinion of Probable Cost
Area (sf)

850

Div	Work Package	Qty	Unit	Unit price	Ext
All	Provided by City	1	ls	150,000	150,000
	Total				<u>150,000</u>







Building #13D

BEACH FACILITIES – PARKING LOT

1st Street Parking Lot
Assessment date: October 7, 2010



GENERAL INFORMATION

The Beach Facilities Parking Lot was originally appears to have been improved as part of the 1976 project to construct the maintenance garage, restrooms, dressing rooms and concessions buildings. The parking area is accessed via a controlled entry from 1st Street at the intersection of Ocean Avenue. There is an asphalt drive way that then enters into the general asphalt parking area. Parking fees are controlled via an electronic parking system. The Parking Lot is approximately 1.5 acres in area. The assessment also included the site area around the restroom and restaurant facility. This includes concrete walkways with a wood barricade / railing and raised concrete planters.

The parking area has very limited lighting mounted on wood “telephone” poles primarily at the main vehicular circulation areas. The restaurant and restroom facility has a single twin head HPS pole mounted light in the central courtyard area.

SUMMARY ANALYSIS

SITE LOGISTICS

The general condition of the Parking Lot paving is marginal to poor and in need of repair. The asphalt was cracking and damaged in many areas. The parking stall striping was faded. The current configuration of the paving areas does not appear to follow current best practices for waste / storm water management. The entire parking lot appears to drain onto the beach. Drainage was also poorly designed and results in multiple ponding issues some of which were several inches deep. This parking area becomes submerged in extreme high tides.

The entry driveway and vehicular controls are in marginal condition. The extents to which the vehicular controls are used are unclear but appear to be used only to allow the parking area to be closed. Parking revenue is controlled through an automated parking fee ticket / permit system. The system appears to be in good condition.

The parking area has limited lighting mounted on wood “telephone” poles primarily at the main vehicular circulation areas. The lights appear to be in relatively good condition although the team did not witness the fixtures illuminated. The interior of the parking area is without lights. A photometric study should be conducted to determine if the lighting levels are in compliance with required codes and City Ordinances.

The concrete paving area around the restaurant and restrooms is in generally good condition but there are several areas of uneven cracks and transitions that should be repaired. The wood barricade / railings are in poor condition. Wood rot was evident at several locations. The railings should be replaced throughout. The restaurant and restroom facility has a single twin head HPS pole mounted light in the central courtyard area. The team did not witness the fixtures illuminated but we were told that the fixture was not operating properly. Further assessment is required to determine if the fixture is in need of replacement.

The planting at the parking lot planters and around the restaurant / restroom facility is in marginal condition. Sand has taken over the landscape area adjacent to the restrooms. The outdoor shower is non-operational and should be abandoned or repaired.

The disabled access parking associated with the parking lot is not currently compliant but the team noted that the proposed renovation plans for the Restroom Building includes the required improvements to provide disabled parking and access to the facilities.

Noted deficiencies are as follows:

1. Entry controls in marginal condition
2. Paving areas in marginal to poor condition, not compliant with storm water management practices and has drainage / ponding issues.
3. Lighting efficiencies to be determined.
4. Minor cracking and uneven paving at concrete areas around restaurant and restrooms
5. Wood barricades / railings in poor condition.
6. Landscape planters and area around restroom in marginal condition.

ASSESSMENT FINDINGS

GENERAL

The existing Parking Lot is in generally poor condition overall. A survey and analysis needs to be done to determine the extent of re-contouring that may be required to provide proper drainage. Drainage must be analyzed for compliance with storm water management requirements. The lighting needs to be analyzed to provide proper lighting. The need for entry controls needs to be verified and implemented as required. Re-stripping needs to be performed and the proposed improvements made for disabled access parking and path of travel to adjacent facilities.

The concrete paved areas around the restaurant and restrooms needs to be repaired to correct cracks and uneven transitions. The wood railings need to be replaced and the lighting verified.

The overall landscape planting needs to be refurbished.

This parking lot is scheduled to be repaved with the RMC project in fiscal year 2011/12.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing parking lot as compared to Alternative Model B which provides for a new (equal to existing facility) parking lot located on the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #13D

Beach Facilities – Parking Lot

Renovate Parking lot

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	44,000	
	Program Manager Pre-construction Services	26,400	
	Geotechnical Services	10,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	0	
	CASP Disabled Access Report	0	
	Reimbursable Expenses	2,500	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate Parking lot	880,600	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	44,000	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	0	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	6,600	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	44,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	1,083,100	

Building #13D

Beach Facilities – Parking Lot

Construct new Parking lot

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	48,400	
	Program Manager Services	29,100	
	Geotechnical Services	10,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	2,500	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	incl	Allowance - Demolition of Existing Building
	Site Work	incl	Allowance
	Construct New parking lot	968,700	
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	48,400	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	0	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	7,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	48,400	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,187,800	

Building #13D
Beach Facilities – Parking Lot

Renovation / Repair	Replacement	FCI %
\$1,083,100	\$1,187,800	91%

Building #13D

Beach Facilities – Parking Lot

Renovation Budget Opinion of Probable Cost

Area (sf) 65,340

Div	Work Package	Qty	Unit	Unit price	Ext
2	Remodel handicap parking, path of travel, and signage for ADA compliance is being done as part of the restroom project & Maintenance Bldg	-	ls	0	-
2	Demo, regrade & repave parking area, improve drainage	65,340	sf	10.00	653,400
2	Renovate security / entry	1	ls	10,000	10,000
16	Repair and renew parking area light fixtures	3	ea	10,000	30,000
	Subtotal				693,400
	GC's, bonds, insurance, Fee, and 15% contingency	27%			187,200
	Total				<u>880,600</u>





Building #16

BOLSA CHICA WELL & PUMP HOUSE

3333 Bolsa Chica Road
Assessment date: September 30, 2010



GENERAL INFORMATION

The Bolsa Chica Well and Pump complex was originally constructed in 1977. The complex includes a main pump control building with a small wood frame exterior storage shed addition and a separate exterior exposed pump motor with a screened and covered enclosure assembly.

The pump building is a single level masonry and wood roofed building of approximately 570 square feet. The building houses pump controls with rooms for monitoring equipment, chlorination, storage, and electrical equipment and office functions. At one time the building housed a chlorine gas tank but this has been replaced with tanks that use liquid Sodium Hydrochloride which itself is manufactured on-site from table salt.

City staff is on-site every morning for approximately 15 minutes to check water levels, chlorine levels, etc.

No assessment was made of the actual pump motor and equipment.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the south west corner of Bolsa Chica Road and Valley View Street. Driveway access is from Valley View Street. The facility is secured by a masonry wall and screened chain link fencing. The driveway outside the fencing and the paved areas within the secured area are asphalt.

The security fence is equipped with a barbed wire top assembly that is in need of repair. The chain link fence is equipped with slats or vinyl screening that is nearing the end of its life expectancy and should be replaced. The chain link fence does not have screening panels on the river channel side.

The asphalt paving is in marginal condition and is in need of minor repairs and a new top slurry coat.

Noted deficiencies are as follows:

1. Fence barbed wire and screening is deteriorating
2. Paving areas are in marginal condition

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the possible likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility. The general observations of the assessment team did not notice any obvious signs of hazardous materials.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The building does not contain a fire sprinkler system. There is an alarm system that staff indicated goes directly to the Police Department but does not appear to have typical fire alarm functions. There are no illuminated exit signs, emergency egress lighting or fire extinguishers. Door hardware from several rooms is not compliant. The building does not have an emergency generator.

Noted deficiencies are as follows:

1. No fire-sprinkler system.
2. No illuminated exit signs
3. No emergency egress lighting.
4. Non-compliant door hardware at egress doors
5. No fire extinguishers
6. Questionable fire alarm system

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is occupied by City staff on a very limited basis and generally not opened to the public. As a result, it would be a low priority to provide access for the disabled.

The service yard currently does not provide designated parking for employees although the driveway and the service yard are of sufficient size to accommodate a single vehicle. Given that it is occupied on a very limited basis the need for designated parking may not be required. As long as there is space large enough to accommodate the disabled access parking requirements with a compliant path of travel from the parking location through the secured gate and to the building entries, the existing configuration should suffice.

The entries into the main room and the testing room are raised and therefore an access ramp is required to gain access into the facilities. Door hardware is non compliant and needs to be replaced with compliant hardware.

Given the limited nature of this facility, a detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify any limited potential deficiencies along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Accessible parking, signage, path of travel and entry access needs to be addressed.
2. Building entries non-compliant
3. Doors / hardware are non-compliant.

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is in marginal condition. The main structure of the building is painted concrete unit masonry. There is a significant amount of exposed electrical conduit. The flat roof overhangs the exterior walls with an exterior cement plaster soffit and wood fascia trim. The exterior doors are painted hollow metal and appear to function well. Hardware should be replaced for code compliance. The exterior paint on the CMU and exterior plaster is in need of re-painting. The wood fascia shows signs of deterioration due to lack of up keep on the paint and will require repair and removal and replacement in some areas and new paint. The metal doors and frames require re-painting.

The added wood framed storage shed is deteriorating and should be re-constructed in a more durable fashion or replaced with a freestanding pre-fabricated storage shed.

The overall roofing was noted to be in poor to marginal condition. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Based on the general appearance, the roof will need replacement in the near future.

The general interior physical appearance of the building is good for its intended use. Given the nature of the facility there are minimal finishes and improvements within the building. Some minor wall and ceiling damage was noted that should be repaired. One interior door has non-compliant hardware that should be replaced with compliant hardware.

The free-standing roofed pump motor screen structure is a steel assembly with a flat built-up roof with wood slat screen panels. The entire structure is in very poor condition.

Noted deficiencies are as follows:

1. Wood fascia requires repair / replacement
2. Exterior walls, doors and trim is in need of re-painting
3. Roofing appears to have reached its life expectancy
4. Interior door and hardware repairs / replacement are required
5. Minor interior wall and ceiling repairs
6. The entire free-standing roofed pump motor screen structure is in poor overall condition throughout.

STRUCTURAL ASSESSMENT

The structure is a one-story concrete masonry building. The roofs are wood-framed and form generally flat-low sloping roofs. The structure is in reasonable condition for its age. Seismically, this is a moderate-to-high vulnerability structures. As would be expected for buildings of this age, the roof-to-wall ties appear inadequate by current standards.

Noted deficiencies are as follows:

1. Roof-to-wall ties were observed. However as was common for structures of this vintage, the ties are one-sided only.
3. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. Seismic upgrades such as roof-to-wall ties could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

There is a single air conditioning unit providing conditioned air to the electronic equipment within the building. The unit is located outside with exterior ductwork. The unit appears to be in relatively good condition and functioning properly however, the ductwork connections have been subject to exposure and appear to be failing in places.

Plumbing consist of a sink used for testing and an eye-wash station. Both appear to be in relatively good function condition.

Noted deficiencies are as follows:

1. Mechanical ductwork connections are deteriorating.

ELECTRICAL SYSTEMS ASSESSMENT

The pump complex is served by a Cutler Hammer 800A switchboard located within the building. The equipment appears to be the original and in good working order.

The light fixtures within the building are older T12 Fluorescent fixtures. Although they appear to be in good working condition they should be replaced with newer more energy efficient fixtures. Exterior building lighting appears to have been replaced at some previous date and appears to be adequate.

Noted deficiencies are as follows:

1. General lighting is inefficient.
2. No passive lighting controls (occupancy sensors)
3. No emergency exit signs or emergency egress lighting

ASSESSMENT FINDINGS

GENERAL

The existing building is in good condition overall. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. Due to the limited nature of the building only limited upgrades need to be addressed as noted below.

Access for the disabled to park and enter the facility need to be addressed. The asphalt paving is in need of minor repair and re-slurry. The security fence slats / vinyl screening should be replaced and the barbed wire system repaired. Masonry screen walls should be painted.

The exterior storage shed should be removed and replaced with a free-standing prefabricated shed. The exterior wood fascia should be repaired or replaced and the entire exterior should be painted. A new roof should be installed. In coordination with the roofing replacement, seismic upgrades such as roof-to-wall ties should be added and the exterior ductwork should be re-sealed. Minimal interior repairs and refurbishment should be done along with new door hardware.

Life safety features such as illuminated exit signs and emergency egress lighting should be addressed. The interior light fixture should be addressed and placed on time controller. The alarm system should be further evaluated and tested. Consideration should be made to incorporate a fire sprinkler system. Consideration should also be made to incorporate a permanent emergency generator system.

The free-standing roofed pump motor screen structure should be stripped to the basic steel frame and completely re-furbished.

The improvements recommended in this section have already been planned for in the City of Seal Beach Water Master Plan (2004). A budget of \$600,000 has been allocated within the current Capital Improvement Program for improvements to the well pumps and facilities for fiscal year 2014/15.

To determine the FCI for this facility two Alternative cost models were established. Alternative Approach A provides for a minimal renovation of the existing facility as compared to Alternative Approach B which provides for a new approximately 570 (equal to existing facility) maintenance / equipment building at the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #16
Bolsa Chica Well & Pump House

Renovate 570 GSF 1-story Pump House

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	16,800	
	Program Manager Pre-construction Services	5,000	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	2,400	
	CASP Disabled Access Report	1,200	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	50,000	Allowance for Pump Screen
	Renovate 570 GSF Building	117,800	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	16,800	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	8,400	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	258,200	

Building #16
Bolsa Chica Well & Pump House

Construct new 570 GSF 1-story Pump House

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	25,700	
	Program Manager Services	9,600	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	25,000	Allowance - Demolition of Existing Building
	Site Work	125,000	Allowance + Allowance for Pump Screen
	Construct New 570 GSF Building	171,000	\$300/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	25,700	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	7,500	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	14,800	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	445,000	

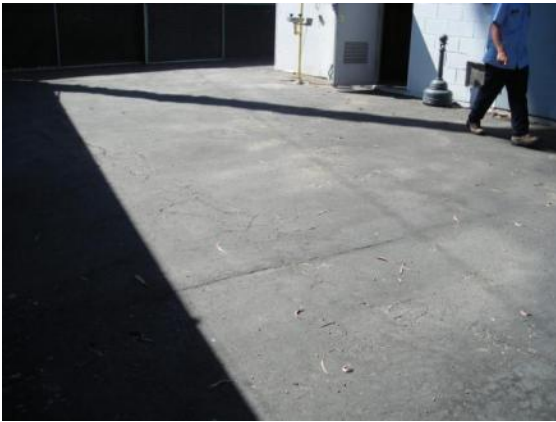
Building #16
Bolsa Chica Well & Pump House

Renovation / Repair	Replacement	FCI %
\$258,200	\$445,000	58%

Building #16**Bolsa Chica Well & Pump House****Renovation Budget Opinion of Probable Cost**

Area (sf) 570

Div	Work Package	Qty	Unit	Unit price	Ext
2	Remodel handicap parking, path of travel, and signage for ADA compliance	1	ls	5,000.00	5,000
2	Repair perimeter fence	1	ls	5,000.00	5,000
2	Repave slurry yard	2,488	sf	2.50	6,200
6	Seismic retrofit main structure	570	ls	12.00	6,800
6	Repair all rotted and damaged wood	1	ls	5,000.00	5,000
7	Replace all roofing	570	sf	10.50	6,000
8	Replace door hardware with ADA compliant	4	ea	350.00	1,400
9	Repaint exterior	1,344	sf	2.50	3,400
9	Misc interior finish repairs	570	sf	10.00	5,700
10	Replace all signage for ADA compliance	2	ea	175.00	400
15	Retrofit fire sprinklers	570	sf	50.00	28,500
15	Replace HVAC unit and ductwork	1	ls	10,000.00	10,000
16	Retrofit fire alarm system	570	sf	10.00	5,700
16	Replace exit signs	2	ea	500.00	1,000
16	Install new wall mount emergency egress lighting	2	ea	275.00	600
16	Repair and renew interior light fixtures	6	ea	275.00	1,700
16	Install occupancy sensors on all interior lighting	2	ea	250.00	500
	Subtotal				92,900
	GC's, bonds, insurance, Fee, and 15% contingency	27%			25,100
	Total				<u>118,000</u>
	<i>Alternate</i>				
	Replace screen structure over pump	1	ls	50,000.00	50,000









Building #17

BEVERLY MANOR WELL & PUMP HOUSE

3101 Beverly Manor Road
Assessment date: September 30, 2010



GENERAL INFORMATION

The Beverly Manor Well and Pump complex was originally constructed in 1968. The additional pre-fabricated metal buildings, carports and sheds may have been added at a later date. The complex includes a main pump building, chlorination building, carport, open storage shed, 2-storage buildings and a small wood framed storage shed.

The pump building is a single level masonry and concrete building of approximately 1,040 square feet. The building houses three pumps, with rooms for monitoring equipment, storage, restroom and a water heater closet. A shed roof has been recently added to the south end of the building to cover exposed oil tanks.

The City is currently in the process of renovating this complex in its entirety. The assessment team has been provided with plans prepared by AKM Consulting Engineers dated June 2009 containing sheet 1-46 depicting the demolition and re-construction of the facilities.

Rather than present our findings of the existing facility, the following are our comments to the proposed renovation. The proposed renovation appears to address the noted deficiencies our team observed at the site with the following exceptions:

SUMMARY ANALYSIS

SITE LOGISTICS

The extent of site improvements is unclear in the noted documents. Given the nature and extent of the proposed demolition and renovation, it is presumed that a portion of the existing asphalt paving will also require demolition and replacement. It would be recommended that all existing paving be repaired and or replaced.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the extent of the renovation it is presumed that full hazardous material testing is required and has or will be performed prior to demolition. The assessment team was not provided with any test reports for verification.

FIRE LIFE SAFETY

The existing buildings do not contain a fire sprinkler system. It does not appear that the noted documents include provisions for a new sprinkler system or fire alarm system in any of the new proposed or renovated buildings. Consideration should be given to incorporate these systems. The noted documents did not indicate any fire extinguishers or illuminated exit signs. The documents include a new emergency generator. It is presumed that lighting fixtures are to connect to this source for emergency egress lighting.

The new storage building does not appear to have a required means of egress via a man-door.

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). This building is occupied by City staff on a very limited basis and generally not opened to the public. As a result, it would be a low priority to provide access for the disabled.

The service yard currently does not provide designated parking for employees although the driveway and the service yard are of sufficient size to accommodate vehicles. Given that it is occupied on a very limited basis the need for designated parking may not be required. As long as there is space large enough to accommodate the disabled access parking requirements with a compliant path of travel from the parking location to the building entries, the existing configuration should suffice.

The existing restroom and shower are non-compliant and the noted documents do not address any modifications to this room. If the existing restroom and shower are to remain, they should be renovated to meet current disabled access requirements. The door to the existing restroom is not large enough to accommodate the disabled and would require modification.

ARCHITECTURAL ASSESSMENT

The noted documents did not include any "Architectural Documents". Therefore it is unclear as to the extent of the overall exterior and interior improvements. With the exception of the pump building, all the other existing structures are being replaced with two new concrete unit masonry buildings with steel and metal deck roofs. It appears the intent of these new buildings is that they are to have an exposed masonry finish. It is unclear exactly what the new doors and frames are proposed to be.

The pump building main structure appears to be left intact with most of the existing equipment, mechanical and electrical systems being replaced. The shed roof at the south end is noted to be removed. The windows are noted to be replaced. It appears that all existing doors, frames and hardware are to remain.

The general exterior physical appearance of the facility is in marginal condition. The main structure of the building is painted concrete unit masonry. The concrete flat roof overhangs the exterior walls with a painted concrete soffit and metal fascia trim. The exterior doors are painted hollow metal and appear to function well. Hardware should be replaced for code compliance. The exterior paint on the CMU, concrete soffits and metal flashings is in need of re-painting. The metal doors and frames require re-painting.

The overall roofing and flashing was noted to be in poor condition. Staff was not aware of the date of the last re-roofing to confirm if the current warranties are still valid. Based on the general appearance, the roof will need replacement. A large penthouse gravity vent / skylight is deteriorating and should be replaced with a pre-fabricated metal assembly if the new equipment design requires ventilation of this nature or removed if not.

Given the nature of the facility there are minimal finishes and improvements within the building with the exception of the existing restroom / shower. If the restroom is to remain, it should be completely renovated in conformance with disabled access requirements. Otherwise, it should be converted into a storage room or other related use.

It appears that a section of the floor slab is being removed to accommodate the removal and replacement of the new motors. The floors to remain and the new floor slab should be sealed.

After the equipment is demolished the interior should be re-painted before the installation of the new equipment.

STRUCTURAL ASSESSMENT

The noted documents include structural drawings for the two new structures. The assessment team did not review these for conformance to current codes. There does not appear to be any proposed structural upgrades to the pump structure that is to remain. It is unknown if a structural assessment was performed on this structure to determine if any upgrades are required to conform to current code requirements. If not, a detailed seismic evaluation is required to verify the structural vulnerability of the existing structure.

MECHANICAL SYSTEMS ASSESSMENT

It appears that the noted documents have accounted for all new HVAC systems with the following exceptions:

It is unclear how the existing main pump room, new storage building and new chlorination building spaces are being ventilated and/or conditioned.

There is no reference to any plumbing or HVAC at the existing restroom which is non-compliant.

There is no reference to the existing water heater which is in marginal condition and appears to be used exclusively for the restroom.

ELECTRICAL SYSTEMS ASSESSMENT

It appears that the noted documents have accounted for all new electrical systems with the following exceptions:

There is no reference to the general lighting or power in the pump building. Given the condition of the existing power and lighting in this building and the extent of the renovation, all the existing general lighting and power should be replaced with similar specifications to the new buildings.

ASSESSMENT FINDINGS

GENERAL

The proposed renovation of the facility as noted in the documents provided to the assessment team anticipates a complete and total renovation and modernization of the existing facility with the exception noted.

Architectural documents should be provided for all the proposed new buildings and the renovation of the existing pump building to help clarify the extent of the improvements and finishes.

The site, disabled access and life safety issues noted above should be incorporated into the design.

The existing pump building structural integrity should be verified. Electrical and plumbing upgrades should be included in the pump building. HVAC issues should be addressed for all buildings.

This project has been budgeted in the current Capital Improvements Program to receive \$2.7M in fiscal years 2012/13 and 2013/14, and as such an FCI evaluation is not applicable to this facility. Existing budget should be evaluated and consideration given to the comments noted in this assessment.

To determine the FCI for this facility two Alternative cost models were established. Alternative Cost Model A provides for the renovation of the existing facility as compared to Alternative Cost Model B which provides for a similar structure.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #17
Beverly Manor Well & Pump House

Renovate Well Pump complex

	COMPONENT	Budget	COMMENTS
1	Current City Project	3,600,000	Provided by City
2	Paving Allowance	7,500	
3	Disabled Access Issues	7,500	
4	Retrofit fire sprinkler system	35,000	
5	Retrofit fire alarm system	7,500	
6	Misc. electrical / lighting	7,500	
7	Replace roofing and gravity vent	10,000	
8	Repaint	3,500	
9	Structural seismic upgrades	5,000	
	Total	3,683,500	

* Proposed additional scope not current shown as being a part of the City Project

Building #17
Beverly Manor Well & Pump House

Construct new Pump Complex

	COMPONENT	Budget	COMMENTS
1	Same as Current City Project	3,683,500	N/A*

* New construction of a separate facility is not applicable as the wells are an integral part of the existing facility. The new construction would be limited to a complete renovation of the current facility which matches the current projected City project with the additional componets noted.

Building #17
Beverly Manor Well & Pump House

Renovation / Repair	Replacement	FCI %
\$3,683,500	\$3,683,500	100%

Building #17
Beverly Manor Well & Pump House
Renovation Budget of Probable Cost

Div	Work Package	Qty	Unit	Unit price	Ext
All	Provided by City	1	ls	3,600,000	3,600,000
	Total				<u>3,600,000</u>











Building #29

ZOETER BUILDING (DAY CARE)

1198 Landing Avenue
Assessment date: August 19, 2010



GENERAL INFORMATION

The Zoeter Building Day Care Facility was originally a portion of Zoeter Elementary School built possibly as far back as 1948 according to City officials. The majority of the school was demolished and today has been incorporated into the adjacent City Park. What appears to have been one of the original classrooms at the south-west corner was retained. It also appears as if an addition or modification was performed many years ago to this classroom to expand the interior area. City officials noted that the facility went through a remodel in 2006. The facility is currently leased by the City to a Cooperative Day Care operator (Sun'N'Fun) who is responsible for the general maintenance of the Facility. The Facility is a typical pre-school day care facility for up to 15-total children ages 3-5. Approximate square footage is 1,500 SF.

In general the facility appears to have been well maintained. It was noted that over the years additional coats of paint have been added on top of the previous coats. As a result there is a build-up of paint on the exterior and interior doors and windows as well as much of the casework. The result of this is that many of the doors and windows do not close or operate correctly. Before additional coats of paint are added in the future, the old existing paint needs to be removed to return these items to working order.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the south east corner of Zoeter Field at the intersection of Landing Avenue and 12th Street. There is a minimal setback from both Landing and 12th Street which has been landscaped with irrigation and is in general good condition. The public sidewalk is in general good condition and the intersection crosswalk has recently been upgraded to comply with general disabled access requirements for curb ramps. The facility has no on-site parking, all parking and drop-off is done in the public streets. The interior is equipped with two restrooms which have been modified for child use. The only adult restroom is a uni-sex restroom accessed from the exterior of the building which appears to have been a later modification in an attempt to provide disabled access toilet facilities.

The facility is completely fenced in with access from both Landing Avenue (primary entry) and 12th Street (secondary emergency egress / maintenance only). The fenced area includes a small site area of both hardscape and landscape surfaces and is used as an outside play area for the children while serving as the main entry to the indoor facilities. The fencing, hardscape, landscape, irrigation and furnishings appear to be in general good condition with no complaints from the Cooperative operator. Some minor rust was noted on the fencing. There are several disability access issues which are discussed later. Noted deficiencies are as follows:

1. The Primary entry gate at the fence is neither accessible nor compliant for emergency egress – see disabled access and fire life-safety comments below.
2. The Secondary gate at the fence is neither accessible nor compliant for emergency egress – see disabled access and fire life-safety comments below.
3. Primary entry is raised and therefore is not accessible - see disabled access comments below.
4. Path of travel to an accessible restroom is not compliant with accessible requirements - see disabled access comments below.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing buildings and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports for the facility but given the recent renovation in 2006, it may be likely that one was prepared and remediation work was performed as a part of the 2006 renovation. The general observations of the assessment team did not find any obvious signs of past / on-going water damage, mold or hazardous materials. Given the type of use it is highly recommended that either a recent hazardous report be found or a new report be prepared. The team noted and staff confirmed that there was a recent restroom pipe that had broken causing some flooding in the classroom. Clean-up and repairs were nearly complete at time of assessment. In the event a recent report was not prepared, any proposed demolition or renovation that would disturb the existing conditions would be subject to a full inspection, testing, containments, removal and discharge (Abatement) program to mitigate the harmful effects of these hazardous materials.

In the event that it is determined to demolish or significantly renovate the existing building it is recommended that the following detailed studies be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The existing facility is basically a single room classroom. There are two means of egress however both exit into the outdoor fenced yard area. The outdoor fenced yard area is equipped with two means of egress. Newer fire extinguishers and smoke detectors were noted within the facility. Existing exit signs were non-illuminated. The facility did not have a fire alarm system or a fire sprinkler system.

Noted deficiencies are as follows:

1. Non-illuminated exit signs where illuminated exit signs are required.
2. No fire-alarm system.
3. No fire-sprinkler system.
4. Non-compliant door hardware at egress doors and gates.

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility has both staff/employees and outside users that visit the facility. As a

result, provisions for the disabled must address both of these groups of individuals. In addition, the facility services children and must accommodate their needs as well. As noted previously, the interior restrooms are constructed to serve the child users and appear to be in general compliance. A modification done at a previous time converted or added a room to the exterior which serves as an adult uni-sex restroom. This restroom appeared to be in general compliance with disabled access requirements with the caveat that it is accessed from the exterior and therefore an accessible path of travel is required from the interior of the building to this restroom. The primary entry to the facility has a step which creates a barrier for entry into the facility and thus access to this restroom.

Noted deficiencies are as follows:

1. Entry gate hardware is non-compliant
2. Egress gate hardware is non-compliant
3. Primary entry floor landing / threshold is non-compliant
4. Door hardware is non-compliant
5. The play area for the Sun'N'Fun appears to not meet all requirements of ADA for access and fall safety. It's recommended that the City direct the Sun'N'Fun to review the compliance issue.

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is good and appears to have been well maintained given its potential overall age. As noted above the vintage awning windows do not completely operate correctly due to excessive paint build-up over the years however, the design of the windows prevents water from entering the building even when partially open. This however does not help the heating system efficiency. There were some isolated areas of wood rot that should be treated or replaced. The assessment team noted that it appeared that the majority of the roof was re-roofed as part of the 2006 remodel. Based on this the warranty should still be in effect and should be verified by City staff. However, the majority of the lower roof portion was not re-roofed and is showing signs of deterioration including the surrounding flashings. This portion of the roof should be re-done to the same level as the balance of the roof.

The general interior physical appearance of the facility is good and appears to have been well maintained. As noted above, the doors and millwork to not completely operate correctly due to excessive paint build-up over the years. The millwork appears to be very old and while it has been maintained well over the years, it will need replacement in the near future simply due to old age.

Noted deficiencies are as follows:

1. Portions of the roof is deteriorating and is in need of repair

STRUCTURAL ASSESSMENT

The Zoeter Building is a one-story wood-framed structure with a multi-level flat roof and stucco exterior walls. The structure is in reasonable condition for its age.

Seismically, this is a moderate vulnerability structure. Although it is a relatively old building and not designed to current standards, wood frame structures such as this generally perform relatively well in earthquakes.

Noted deficiencies area as follows:

1. Water ponding was noted at the low roof.
2. Cracking was noted in the stucco beneath the window on the south side.
3. Termite damage was observed in several of the rafter tails.
4. A detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. If our opinion is confirmed, the building probably does not warrant seismic retrofit, unless it is being remodeled, at which time seismic upgrades can be included for a relatively modest additional cost.

MECHANICAL SYSTEMS ASSESSMENT

The existing facility has had a gas-fired furnace recently replaced or added with a single source of distribution into the main classroom area and is co-located with a gas-fired water heater in a storage room. Both items are in good repair. Given the mild climate at the facility location, the cooperative operators had no complaints with the heating and cooling of the space with the existing furnace and the operable exterior windows.

The interior bathroom has a fixed opening to an adjacent bathroom with an operable window for ventilation. This is not a code complying condition and mechanical exhaust should be considered.

The gas meter for the facility is remotely located and does not have an earthquake shut off valve.

Noted deficiencies are as follows:

1. No restroom mechanical ventilation
2. No earthquake shut-off valve at gas meter

ELECTRICAL SYSTEMS ASSESSMENT

The existing facility has had a new electrical service recently replaced or added. The cooperative operators had no complaints with regards to any electrical power or lighting issues. Refer to the fire-life safety issues above for related assessment.

There were no noted electrical deficiencies.

ASSESSMENT FINDINGS

GENERAL

It was obvious to the assessment Team that despite its age, the existing facility has been well maintained and serves its purpose well. On-going maintenance will continue to be required at an accelerated rate as the building ages even more. At some point the existing painted trim, windows, doors and millwork will need to be removed and re-painted to allow and restore proper function. The existing window glass will need to be re-sealed to the frames with minor repairs to some noted wood rot. The interior millwork, countertops and craft sink should be removed and replaced in the not too distant future. Disabled access upgrades should be implemented to avoid associated non-compliant ADA risk to the City. Illuminated exit signs should be installed along with a fire alarm system and consideration should be made to incorporate a fire sprinkler system all of which should be reviewed and approved by the Building and Fire Departments.

The water ponding issue needs to be addressed with additional minor roofing repairs made. The cracking exterior stucco needs to be repaired and re-painted. The termite-damaged wood framing needs to be further investigated by a pest control service and be repaired or replaced as required. A seismic retrofit should be performed only in the event that a significant renovation or remodel is being considered which may not be required for some time as long as the facility continues with its current functions.

A gas meter shut-off valve should be installed. Restroom mechanical ventilation should be installed.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new approximately 1,500 (equal to existing facility) child care facility on the same site.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #29
Zoeter Building (Day Care)

Renovate 1,500 Day Care Facility

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	23,000	
	Program Manager Pre-construction Services	6,900	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	5,700	
	CASP Disabled Access Report	2,300	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 1,500 GSF Building	229,900	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	NIC - Terminate Existing Leases
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	23,000	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,700	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	11,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	347,500	

Building #29
Zoeter Building (Day Care)

Construct new 1,500 GSF Day Care Facility

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	54,000	
	Program Manager Services	23,100	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	20,000	Allowance - Demolition of Existing Building
	Site Work	75,000	Allowance
	Construct New 3,150 GSF Building	675,000	\$450/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	NIC - Tenant facility
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	54,000	
7	TESTING & INSPECTION		
	Soils	7,500	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	5,600	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	37,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,021,700	

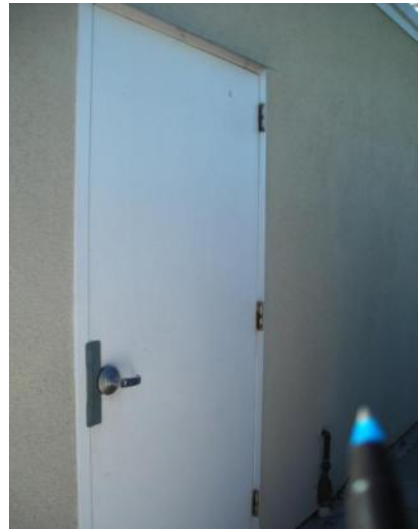
Building #29
Zoeter Building (Day Care)

Renovation / Repair	Replacement	FCI %
\$347,500	\$1,021,700	34%

Building #29
Zoeter Building (Day Care)
Renovation Budget Opinion of Probable Cost

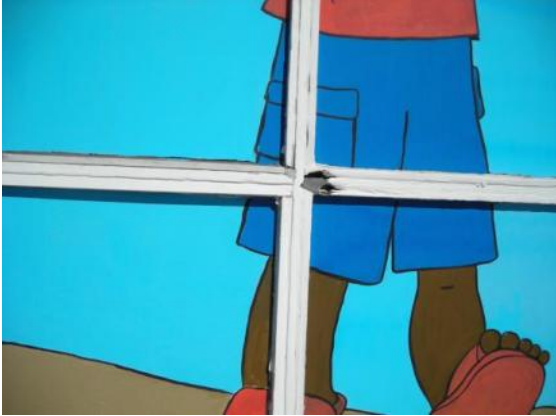
Area (sf) 1,500

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	1,500	sf	10.00	15,000
2	Replace fence gates to accessible	2	ea	1,500.00	3,000
3	Revise floor/threshold at main entrance to be accessible	1	ls	2,000.00	2,000
6	Seismic retrofit main structure	1,500	sf	8.00	12,000
6	Repair misc areas of dry rot & termite damage	1	ls	5,000.00	5,000
7	Replace all roofing	1,500	sf	10.50	15,800
8	Replace door hardware with compliant	10	ea	350.00	3,500
8	Replace all windows with dual pane	200	sf	100.00	20,000
9	Misc interior re-finishing	1,500	sf	20.00	30,000
9	Repaint exterior including misc patching	3,400	sf	2.70	9,200
10	Replace all signage for ADA compliance	4	ea	175.00	700
15	Retrofit fire sprinklers	1,500	sf	35.00	52,500
15	Install fan in restroom	1	ls	750.00	800
15	Install gas meter shut-off	1	ls	750.00	800
16	Retrofit fire alarm system	1	ls	10,000.00	10,000
16	Replace exit signs	2	ea	450.00	900
	Subtotal				181,200
	GC's, bonds, insurance, Fee, and 15% contingency	27%			48,900
	Total				<u>230,100</u>









Building #29B

ZOETER BLEACHERS

Landing Avenue at 11th Street
Assessment date: August 19, 2010



GENERAL INFORMATION

The Zoeter Bleachers are part of Zoeter Field, a sports (softball / baseball field) facility that appears to have been originally a portion of a previous building according to City officials. The 2004 Assessment Report indicates that in 1987 the bleacher facility was created. The facility is approximately 1,600 sf. The facility is a one-story wood framed structure with a slopping roof on top of which fabricated aluminum bleacher seating has been placed over a roofing membrane. The perimeter is protected by a wood framed parapet wall on two sides and a chain link guardrail on the remaining side. There are several rooms that have been constructed under the bleachers that house what was an older restroom (some fixtures still remain inoperable today) that is now used as a general work/storage room; men and women restrooms which appear to have been added at a date later than the original 1987 date and a general work/storage room for field maintenance. There is a secured (fenced) alley providing access to these rooms along the back-side of the facility. The front side faces the ball field. The ball field has a perimeter fence that recently was extended in height. The field fence has a vinyl screen around some of the perimeter. The fence and vinyl are in general good condition but will continue to require general overall maintenance.

In general the facility appears to be in marginal condition. It was noted the over the years the roofing membrane and parapet siding have failed causing water damage to the underlying structure and uses.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located at the south west corner of Zoeter Field at the intersection of Landing Avenue and 11th Street. There is a minimal setback from both Landing and 12th Street which has been landscaped with irrigation and is in general good condition. The public sidewalk is in general good condition and the intersection crosswalk has general disabled access requirements for curb ramps. At some point a disabled access ramp was installed allowing access from the primary entry at Landing and 11th to the raised bleachers main lower section. This ramp appears to be in general compliance with disabled access requirements. A drinking fountain was also added near the main entry ramp and appears to be in compliance with code and disabled access requirements. There is also access / egress from an alley along the west side of the field. The facility has no on-site parking, all parking and drop-off is done in the public streets.

The facility is completely fenced in with access by City staff only when events are scheduled. There are several disability access issues which are discussed later. Noted deficiencies are as follows:

1. The Primary entry gate and secondary gate hardware is neither accessible nor compliant for emergency egress – see disabled access and fire life-safety comments below. However, as long as the facility is required to be opened by City staff and left open, it would be in general compliance.
2. The fencing and metal railings of the ramp shown some rusting.

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing buildings and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports. The general observations of the assessment team did find obvious signs of past / on-going water damage although they did not find any obvious signs of mold or other hazardous materials. In the event a recent hazardous materials report was not prepared, any proposed demolition or renovation that would disturb the existing conditions would be subject to a full inspection, testing, containments, removal and discharge (Abatement) program to mitigate the harmful effects of these hazardous materials.

In the event that it is determined to demolish or renovate the existing building it is recommended that the following detailed studies be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The existing facility is basically an open air use with minimal occupied enclosed spaces. There are two means of egress from the facility however as noted above, these exit gates must remain opened during occupancy otherwise the hardware would need to be modified to allow for egress during an emergency. The facility did not have exit signs, fire extinguishers, a fire alarm system or a fire sprinkler system. There was no fire separation between the bleacher seating (roof) and the rooms below. Provided no storage of hazardous materials occurs, this would be acceptable. Given the public use of the facility, consideration should be given to adding a fire sprinkler system as may be required by the local authorities.

Noted deficiencies are as follows:

1. Non-illuminated exit signs where illuminated exit signs are required.
2. No fire extinguishers.
3. No fire-alarm system.
4. No fire-sprinkler system.

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility has both staff/employees and outside users that visit the facility. As a result, provisions for the disabled must address both of these groups of individuals. A modification done at a previous time converted or added restrooms for men and women. The layout of the restrooms is in general compliance with disabled access codes. Minor hardware improvements

are required for the doors to comply fully. The workroom that was a previous men's restroom needs to have an accessible door and hardware including threshold installed. The storage room is an un-finished room (exposed structure) but also requires accessible doors and hardware. In general, the added ramp from the primary entry provides the necessary path of travel to a compliant disabled access viewing area. Path of travel / signage is required

Noted deficiencies are as follows:

1. Door hardware is non-compliant
2. No disabled access path of travel / signage

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is marginal. The exterior aluminum bleacher seats are in good condition however the roofing membrane they sit on is not. Likewise, the perimeter parapet / guardrail wall siding is failing. As a result, the aluminum bleachers should be removed along with the perimeter parapet siding. A new waterproof roofing membrane can then be added with proper flashing and new parapet siding can be installed with new cap flashings.

The interior of the storage / work-room is in very poor condition. The original lath and plaster walls and ceilings have suffered damage in addition to abandoned electrical and plumbing fixtures along with a series of make-shift modifications.

The restrooms are in general fair condition requiring minor patching and new paint. Due to the nature of these restroom facilities they are the target for rough use and on-going vandalism and as such require continued maintenance. A more vandal resistant program could be implemented utilizing vandal resistant fixtures and finishes but they will continue to be a source of on-going maintenance and repair.

The field storage room is an unfinished "yard shed" and as such it will continue to serve this purpose with little corrective work. Care should be taken with the type of materials that are stored. There is some evidence of minor structural wear on the exposed structure that needs to be protected.

Noted deficiencies are as follows:

1. Roofing membrane and flashings are in poor condition
2. Parapet / guardrail siding and flashings is in poor condition. The chain link parapet / guardrail at the east end should be replaced to match the west end.
3. Storage / Workroom in complete disrepair
4. Restrooms require minor refurbishment

STRUCTURAL ASSESSMENT

The structure is basically a single-level wood framed box with a sloping roof. The concrete floor slab appeared to be in generally good condition. Access to the underside of the wood structure was not available however we noted that the membrane protecting the wood structure was deteriorated, as was the diagonal wood sheathing. There did not appear to be any seismic resisting shear panels or a plywood roof diaphragm.

Noted deficiencies are as follows:

1. No visible means of seismic resisting structural systems at the lateral walls, horizontal roof plane or structural ties or hold-downs.
2. A detailed seismic evaluation is required to verify the potential vulnerability of this structure. Although we could not review the underside wood frame structure, based on our observations of the top side, significant repair work is required. Alternatively, removal and replacement of this structure may be more viable.

MECHANICAL SYSTEMS ASSESSMENT

The existing facility does not have any heating or air conditioning.

Plumbing is limited to plumbing fixtures at the restrooms and the drinking fountain at the main entry. All appear to be in good condition. Given the age of the building and the type of use, the subsurface piping should be further tested and inspected to determine if there are any subsurface issues with the pipes.

There were no noted mechanical deficiencies.

ELECTRICAL SYSTEMS ASSESSMENT

The existing facility has a 300 amp disconnect panel and meter station located in an outdoor cabinet enclosure on the west end of the building. This serves both the bleacher facility and the field lighting. The enclosure and the electrical equipment are in poor condition and should be replaced. The building electrical is distributed through a main switch and panel located in the Storage / Workroom. These should be replaced with the refurbishment of this room. Lighting for the restrooms and field storage appear to be in generally good condition. Exterior wall lighting along the back alley façade and end facades also appears to be in generally good condition. Due to the time of day, the team was not able to assess the field lighting. The 2004 assessment and Staff confirmed that the lighting was in poor condition and should be replaced.

Noted deficiencies are as follows:

1. Main switchgear and enclosure in poor condition
2. Field lighting in poor condition
3. Storage / Workroom electrical in poor condition

ASSESSMENT FINDINGS

GENERAL

It was obvious to the assessment Team that the facility is in need of major repair and renovation to avoid further costly repairs and potential shut-down of the facility due to failure. Given the use as a gathering space for the public which could impose significant loads onto the existing structure, a full structural analysis needs to be considered. The roofing system and the exterior siding associated with the seating needs to be repaired / replaced to avoid further water damage to the structure and the rooms below. This will require removal and reinstallation of the metal bleachers which are in relatively good condition.

The disabled access issues need to be addressed and the general finish of the rooms below the bleachers need to be completed. The restrooms need minor refurbishment. The electrical deficiencies need to be addressed to avoid untimely failure of the current equipment / systems.

Given the nature of the facility and the on-going need for maintenance, the assessment team believes it would be more economically viable over the long term to demolish the existing facility and replace it with prefabricated bleachers rather than renovate the existing structure to correct the deficiencies noted above.

To determine the FCI for this facility two Alternative cost models were established. Alternative Model A provides for the renovation of the existing facility as compared to Alternative Model B which provides for a new pre-fabricated bleacher assembly of the same basic size. The team would then propose a separate freestanding restrooms, storage and workroom building to minimize cost and maximize sustainability rather than construct a new structure to provide these spaces and support the seating as is the current configuration. The added advantage of the approach based on Alternative Model B is that it would considerably reduce future on-going maintenance as opposed to that of Alternate Model A.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #29B
Zoeter Bleachers

Renovate 1,600 Bleacher, storage & restroom facility

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	33,400	
	Program Manager Pre-construction Services	10,000	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	6,700	
	CASP Disabled Access Report	2,700	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 1,600 GSF Facility	334,300	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	33,400	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,500	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	16,700	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	478,200	

Building #29B
Zoeter Bleachers

Construct new 1,600 Bleacher, storage & restroom facility

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	38,400	
	Program Manager Services	17,300	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	20,000	Allowance - Demolition of Existing Building
	Site Work	75,000	Allowance - includes new free-standing aluminum bleachers
	Construct New 1,600 GSF Building	480,000	\$300/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	38,400	
7	TESTING & INSPECTION		
	Soils	7,500	Allowance: City to Contract
	Materials	25,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	4,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	27,800	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	783,600	

Building #29B
Zoeter Bleachers

Renovation / Repair	Replacement	FCI %
\$478,200	\$783,600	61%

Building #29B
Zoeter Bleachers
Renovation Budget Opinion of Probable Cost

Area (sf) 1,600

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos and lead abatement/encapsulation	1,600	sf	2.00	3,200
6	Reframe roof structure	1,600	sf	10.56	16,900
6	Misc replacement of rotted wood, etc	1	ls	30,000	30,000
6	Seismic retrofit main structure	1	ls	20,000	20,000
7	Remove and replace roofing and flashing	1,600	ls	11.00	17,600
9	Remodel interiors throughout to comply with ADA requirements	1,600	sf	35.00	56,000
9	Misc exteior repairs and paint	1	ls	15,000.00	15,000
15	Retrofit fire sprinklers	1,600	sf	35.00	56,000
16	Replace exit signs	1	ea	450.00	500
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	1,600	sf	8.00	12,800
16	Upgrade receptacles to GFCI	6	ea	80.00	500
16	Replace all exterior lighting	4	ea	650.00	2,600
16	Retrofit fire alarm system	1	ls	7,500.00	7,500
16	Install main disconnect and CB	1	ls	10,000.00	10,000
16	Install building grounding	1	ls	5,000.00	5,000
16	Remove and Replace aluminum bleachers	1	ls	9,600	9,600
					-
					-
	Subtotal				263,200
	GC's, bonds, insurance, Fee, and 15% contingency	27%			71,100
	Total				<u>334,300</u>











Building #37

TENNIS CENTER CLUBHOUSE

3900 Lampson

Assessment date: September 23, 2010



GENERAL INFORMATION

The City of Seal Beach Tennis Center resides along the northern edge of the 405 Freeway directly across from the Old Ranch Country Club. The property is bounded by the 405 Freeway to the south, Lampson to the north and west, Basswood Street to the north and Aster Street to the east. The facility was originally constructed in 1970 and served as an extension to the Country Club. The facility was originally known as the "Old Ranch Tennis Club." The facility is accessed via a non-secured surface parking lot from Lampson Avenue. The tennis facility itself is secured behind a perimeter fence or wall with an entry portal (gate and guardhouse) on the west side adjacent to the surface parking lot. There are other egress gates from the facility to the surrounding streets.

The facility includes sixteen tennis courts, an entry gate / guardhouse, a stand alone Club House with administration functions, pro shop and lounge / café, a separate stand alone Fitness Center and a separate stand alone Locker, Shower and Restroom building.

The facility is maintained by the City of Seal Beach but is operated by a vender contracted to the City.

The Club House facility is an approximately 2,100 square foot single story open wood timber beam building. Located at the center of the overall tennis complex, the Club House includes administrative offices, a tennis pro shop, a main multi-purpose lounge with open vaulted ceilings, kitchen with snack bar café and equipment room. The original building had separate men and women restrooms but these were recently converted into a single disabled access compliant unisex restroom. The building is surrounded by an oversized concrete patio / walkway which is covered on the north side and includes an enlarged trellis patio area at the north east corner. There is a terraced lawn / concrete stepped viewing area stepping down approximately six feet to the east facing the main "Center Court". The terraces and steps appear to have been modified over the years.

Apart from the renovation of the restrooms, some possible aluminum door replacements and the incorporation of the pro shop glass divider wall, the building appears to be in its original 1970's condition.

SUMMARY ANALYSIS

SITE LOGISTICS

The site area immediately surrounding the Club House building consists mostly of concrete walkway / patio paving. The concrete walks show some signs of cracking and have had various patches and repairs over the years as evident by un-matching concrete. The concrete finish has aged and stained over they years. Several modifications have been done at the stepped terraces to remove or install walkway steps. A disabled access ramp was added at the south end to provide primary access to the Club House via the main walkway from the entry gate. The current handrails for the terrace steps and the ramp are not compliant and show signs of rust and weather deterioration. There is no direct access to the Locker/Shower/Restroom building which would explain the restroom conversion.

Noted deficiencies are as follows:

1. Concrete walkway issues
2. Non-compliant and deteriorating handrails

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices.

The general observations of the assessment team noted several locations of water damage, wood rot and insect damage. This was particularly evident at the exterior exposed wood timbers, trim and door / window frames.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The Club House is primarily a high occupancy assembly building with multiple uses. The building does not contain a fire sprinkler system. The exhaust hood in the Kitchen appears to be newer than the original construction and does have a fire suppression system that appears to meet current code requirements. The building does not have a code compliant fire alarm system. A full visual and audio fire alarm system is required for this type of occupancy use. There were limited non-complying exit signs. The facility did have a fire extinguisher. Emergency lighting was provided by separate twin beam emergency lights with battery back-up. The general lighting appears to have been modified with the addition of low voltage track lighting over the years. It did not appear that the general lighting had any emergency back-up. The emergency exit lighting does not appear to be adequate to meet code requirements, further testing would need to be done to confirm this assessment. There is no emergency generator as part of this facility. The equipment room contains not only the main electrical systems for the building but also houses a janitor sink, laundry facilities and general storage, the combination of which is non-compliant with current code requirements.

Noted deficiencies are as follows:

1. No fire-sprinkler system
2. Non-compliant fire alarm system
3. Non-compliant and non-working exit signs
4. Verification of emergency egress lighting required
5. Electrical equipment in combination with other building functions

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is a public facility and is used by the public at large. There is full-time staff located at this facility in addition to assembly use by the public members and guests.

Access from the main entry is via a concrete walkway and previously added access ramp. The ramp handrail is currently non-compliant.

The building entries appear to have been replaced with newer aluminum entry doors. There are minor issues with accessibility but of greater concern is the deterioration of the wood supporting frames noted below.

The recently renovated restrooms appear to be in general compliance with current requirements.

Several of the interior and exterior doors have non-compliant door hardware. There is a pass-thru counter from the Kitchen to the north east outdoor patio that is non-compliant

Given the type of use and this general overall assessment, if renovation is to be considered then a more detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Entry ramp and walkway step handrails are non-compliant
2. Window counter is non-compliant
3. Interior counters are non-compliant
4. Minor entry door issues
5. Non-compliant door hardware
6. Non-compliant graphics and signage

ARCHITECTURAL ASSESSMENT

The general physical appearance of the Club House is marginal. The building is a concrete post and wood beam structure with wood siding that has weathered poorly and shows numerous signs of water damage, wood rot and insect damage. Paint has been added over the years to cover-up the wear but the underlying wood timber members and siding require more significant attention. The exterior siding has exceeded its expected service life. The wood trim members at the fascia, the open trellis members, wood windows and the wood door/window frames all show significant deterioration from water and insects. The cantilevered patio cover structural members show signs of deterioration and distortion. The replacement aluminum doors are in marginal condition with some issues due mainly to the condition of the surrounding wood frames.

The interior walls and ceiling of the Club House is also clad with wood siding with exposed wood structural members. The interior and exterior surrounding lighting appears to be old, damaged and in general, inefficient. The interior walls of one of the administration offices is deteriorating and in poor overall condition. There is carpet flooring throughout the majority of the building which is in marginal condition. Kitchen flooring is VCT which needs to be tested for possible hazardous materials. The light fixtures in the Kitchen are missing lenses. The interior millwork associated

with the snack bar / café are in deteriorating condition. The Kitchen would not meet current health department requirements for new food service establishments.

The roof consists of concrete tiles and appears to be in generally good condition, but show signs of weather staining over the years. It is likely that this is the original 1970's roof which would most likely be beyond the original warranty life expectancy. The area around the mechanical equipment well has deteriorated and the mechanical equipment flat roof is in need of replacement. The larger concern is that with this type of construction there appears to be little or no roof insulation. Given this and the amount of single glazed window / door openings, the building lacks current minimal energy efficiency requirements.

The newer uni-sex restroom is in good condition however it does not meet the minimum number of restroom fixtures required for the occupancy level of the building. The addition fixtures can be accounted for in the adjacent Locker/Shower/Restroom building given the close proximity to the Club House with proper directional signage.

Noted deficiencies are as follows:

1. Exterior wood siding, trim and door/window frame replacement required
2. Exterior exposed wood members have wood rot and insect issues
3. Aluminum doors / windows are in marginal condition
4. Interior siding at the end of its service life
5. Interior and exterior lighting in poor condition
6. Roofing and flashings at roof well in very poor condition
7. Interior millwork in poor condition
8. Kitchen is not compliant with current County Health requirements for new facilities
9. Poor overall energy efficient design

STRUCTURAL ASSESSMENT

The Club House building is a one-story structure with a high pitch wood framed roof. The main rafters span to cantilever concrete columns, which also take the horizontal thrust from the rafters. There are overhangs on three sides of the building; on the east side the roof continues out at a lower pitch and the building line extends to the edge of the roof.

Seismically this is a reasonably high vulnerability structure. It appears that the lateral system relies on cantilever concrete columns, which based on the vintage; probably do not have adequate reinforcing steel, particularly the horizontal ties that are needed to provide ductile behavior.

Noted deficiencies are as follows:

1. The tops of several concrete columns have minor cracking, where the steel brackets supporting the rafters are embedded.
2. There is some deterioration in the wood framing, particularly at the exposed trellises on the east side of the building. There is also evidence of termite damage at the fascias.
3. The overhang framing and fascias are also somewhat warped or distorted, which results in a visible unevenness along the overhang, however we do not consider this a structural concern.

4. Further detailed seismic evaluation is required to determine whether the cantilever column lateral system represents a significant life safety concern. If it does, then consideration should be given to seismically retrofitting the building.

MECHANICAL SYSTEMS ASSESSMENT

There are two split-system heat pumps each serve half of the building. The fan coil unit serving the east side is located in a closet with the outdoor heat pump remote from the building to the north. The fan coil unit serving the west side is located in an attic with the outdoor heat pump located in roof equipment well. These units were installed in 2004 and are in good operating condition. Replacement would not be required for 10-12 years. The Kitchen exhaust system is also located in the roof well and appears to be in generally good condition. There does not appear to be any mechanical air make-up for the Kitchen exhaust.

The restroom plumbing was recently replaced including new fixtures and the water heater was recently replaced. The Kitchen plumbing fixtures appear to be in generally good condition.

There were no significant deficiencies noted for the mechanical and plumbing systems

ELECTRICAL SYSTEMS ASSESSMENT

The Club House building is served by a 600 Amp 120/208 volt main service located in a room that functions as an electrical room but also serves as a storage room, janitor room and laundry room. A combination that is not acceptable to current codes and standards. Interior lighting is provided by a combination of hanging chandeliers and added low-voltage track lighting at the main lounge room and incandescent and older fluorescent surface mounted fixtures elsewhere. There is no electronic security system for the Club House. There is no lighting control system for the Club House or for the site lights and court lights other than switch and breaker controls.

Noted deficiencies are as follows:

1. Breakers likely have not been operated or tested regularly and their ability to function properly is questionable.
2. Panels missing blank filler plates with old breakers of questionable ability to function properly.
3. Panels are not provided with code required clearances. Electrical equipment is in space shared by other non-electrical functions that should be separated.
4. Meeting room lighting consisting of a combination of indirect track lighting and 2 chandeliers appears to be inadequate.
5. Attachment of chandeliers to structure does not appear to comply with current codes.
6. Receptacles near sinks are not GFCI protected.
7. Exterior and interior lighting is old incandescent and fluorescent type. (Not energy efficient.)
8. Condensing unit disconnect is supported by conduit only, not independently supported.
9. There are no light switches for the court lights. These lights are manually turned on and off with the breaker.

ASSESSMENT FINDINGS

GENERAL

The buildings that make up the overall tennis campus are in poor condition. The Club House building itself is in marginal condition. Of greatest concern is the structural integrity of the overall structure. Given the type of construction, a more detailed seismic analysis needs to be performed to determine the extent of seismic retrofit required which will determine the viability of renovating the building. Assuming the structure can be retrofitted, the deterioration in the wood framing must be addressed. The cracks in the concrete columns should be repaired in addition to any seismic retrofit requirements.

The exposed wood beam structure members and wood siding has weathered poorly and shows numerous signs of water damage, wood rot and insect damage. The exterior siding has exceeded its expected service life. This is also the case for the wood trim members at the fascia and wood windows and the wood door/window frames. All exposed wood siding, trim and frames should be replaced with more suitable and durable materials.

The roofing system is not energy efficient and the roofing tile has most likely surpassed its warranty period. Given the need for further seismic review and the likelihood that a new roof diaphragm would be required the existing roofing tile, underlayment and sheathing should be removed. This would allow for a new insulated roofing system to be installed over the existing retrofitted wood structure. The existing mechanical roof well should also be addressed at the same time. A new light weight energy efficient roofing tile should be used with a new 20-year warranty period.

Given the type of construction (combustible) and the assembly occupancy use, the building should be equipped with a fire sprinkler system. A new fully compliant fire alarm system should be installed along with adequate emergency egress lighting and proper illuminated exit signs. The electrical room should be partitioned off from the other uses and electrical equipment repairs made as required. The interior and exterior lighting should be replaced and lighting controls should be added.

Interior and exterior doors should be replaced including more energy efficient dual glazed doors and windows all to be equipped with disabled access compliant hardware. The interior siding should be replaced with a more suitable and durable material. Flooring should be replaced throughout. Millwork should be replaced and the kitchen finishes and equipment should be retrofitted to meet current Health Department requirements.

The surrounding concrete walks and patios have minor cracks and show signs of staining and discoloring over the years. The terrace steps and walls have had past modifications and the new entry ramp contrasts poorly with the original hardscape. Consideration should be given to replacement of the concrete walks throughout the overall Tennis Facility. Ramp and walkway step handrails need to be replaced to comply with current codes.

To mitigate the risk associated with the above noted deficiencies, a complete major renovation or outright demolition and re-construction of a new facility should be considered as soon as possible to bring the facility up to current industry standards for similar use facilities. Any delay would increase the risk and cost of resolving the deficiencies noted including the more important issues of the overall structural integrity and associated life/safety issues and disabled access.

Given the current condition of the Club House building and more importantly the associated Fitness Center and the Locker/Shower/Restrooms, it is recommended that the renovation or replacement happen in the very near future. Until such time as a renovation or new facility has

begun, the Club House building will continue to experience on-going repairs and increasingly higher levels of maintenance and operation expense in addition to the associated health and safety risks.

To determine the FCI for this facility two alternative cost models were established. Alternative Model A provides for the renovation of the existing Club House building and the immediate site area as compared to Alternative Model B which provides for a new 2,100 square foot single story Club House building (equal to existing facility) at the same location.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #37
Tennis Center Clubhouse

Renovate 2,100 GSF 1-story Clubhouse Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	51,500	
	Program Manager Pre-construction Services	15,500	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	5,200	
	CASP Disabled Access Report	4,400	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 2,100 GSF Building	515,200	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	51,500	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	20,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	3,900	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	25,800	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	745,500	

Building #37
Tennis Center Clubhouse

Construct new 2,100 GSF 1-story Clubhouse Building

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	60,200	
	Program Manager Services	24,800	
	Geotechnical Services	25,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	25,000	Allowance - Demolition of Existing Building
	Site Work	50,000	Allowance
	Construct New 2,100 GSF Building	752,500	\$350/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	60,200	
7	TESTING & INSPECTION		
	Soils	15,000	Allowance: City to Contract
	Materials	30,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	6,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	40,100	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,146,300	

Building #37
Tennis Center Clubhouse

Renovation / Repair	Replacement	FCI %
\$745,500	\$1,146,300	65%

Building #37
Tennis Center Clubhouse
Renovation Budget Opinion of Probable Cost

Area (sf) 2,100

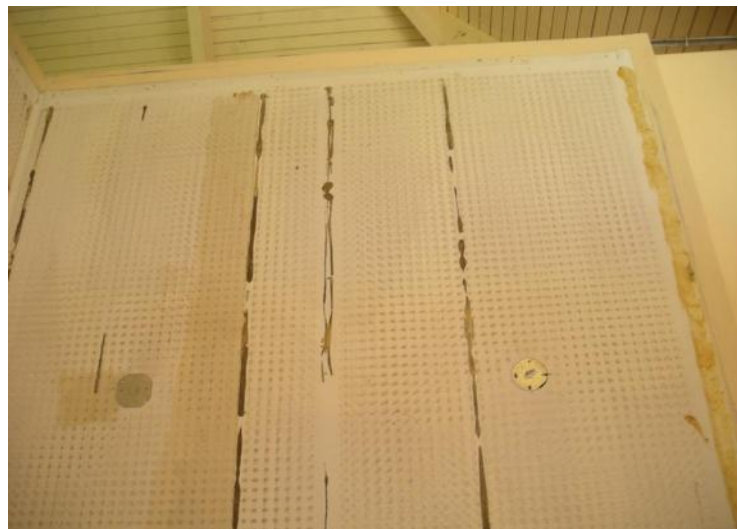
Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	2,100	ls	2.50	5,300
3	Replace concrete sidewalks	500	sf	8.00	4,000
5	Replace handrails at terrace steps	1	ls	5,500.00	5,500
6	Misc replacement of rotted wood, etc	1	ls	5,000.00	5,000
6	Replace selected interior casework for ADA compliance	2,100	sf	2.50	5,300
6	Seismic retrofit main structure	1	ls	35,000.00	35,000
7	Replace roofing	2,100	sf	10.50	22,100
8	Replace door hardware with compliant	10	ea	650.00	6,500
8	Replace all door and window assemblies	1,700	sf	57.00	96,900
9	Construct new janitor closet to separate from the elec room	1	ls	10,000.00	10,000
9	Remodel interior	2,100	sf	15.50	32,600
9	Remodel kitchen to comply with health dept requirements	1	ls	50,000.00	50,000
10	Replace all interior signage for ADA compliance	5	ea	175.00	900
15	Retrofit fire sprinklers	2,100	sf	25.00	52,500
15	Add makeup air to the kitchen	1	ls	5,000.00	5,000
16	Retrofit fire alarm system with horn/strobes	2,100	sf	6.00	12,600
16	Replace exit signs	4	ea	450.00	1,800
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	2,100	sf	10.00	21,000
16	Replace main breaker panel	1	ls	10,000.00	10,000
16	Upgrade misc electrical	1	ls	7,500.00	7,500
16	Replace all exterior lighting	8	ea	1,000.00	8,000
17	New data/tele cabling infrastructure	2,100	sf	4.00	8,400
19	Subtotal				405,900
	GC's, bonds, insurance, Fee, and 15% contingency	27%			109,600
	Total				<u>515,500</u>













Building #37A

**TENNIS CENTER
LOCKERS / SHOWERS / RESTROOMS**

**3900 Lampson
Assessment date: September 23, 2010**



GENERAL INFORMATION

The Locker/Shower/Restroom building is housed in a separate single story structure that was constructed as part of the original 1970's project. The facility is not staffed and is open to members of the Tennis Club only. The building is approximately 3,200 square feet in size. The facility has four basic components including separate locker, shower and restroom facilities for men and women separated by an open atrium court with screen divider. The design of the facility is very unique, open and airy. The men's facility contains a non-operational spa and sauna while the women's facility has had the original spa filled in with concrete. A storage room was added to the women's locker area. The west side of the facility contains storage rooms and mechanical equipment rooms including the non-operational spa equipment.

SUMMARY ANALYSIS

SITE LOGISTICS

The site area immediately surrounding the Locker/Shower/Restroom building to the east consists mostly of landscape area with concrete walkways at the south entry end and a concrete service alley to the east with a maintenance and mechanical yard to the north which also has an exposed trash dumpster for the entire tennis facility. The paving and surrounding security walls and gate appear to be in generally good condition

Noted deficiencies are as follows:

1. Maintenance yard and service alley do not appear to have adequate lighting

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. The general observations of the assessment team noted several locations of water damage, wood rot and insect damage. This was particularly evident at the exterior exposed wood timbers, trim and door / window frames. In addition, there was significant moisture damage and mold found in the shower area walls and ceilings.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The Locker/Shower/Restroom building does not contain a fire sprinkler system, a fire alarm system, emergency exit signs or emergency egress lighting. The facility did have fire extinguishers. There is no emergency generator as part of this facility.

Noted deficiencies are as follows:

1. No fire-alarm system
2. No fire-sprinkler system
3. No exit signs
4. No emergency lighting

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is a public facility and is used by the public at large. There is no permanent full-time staff located at the Locker/Shower/Restroom building.

The disabled path of travel to the Locker/Shower/Restroom building entry is provided via a concrete walkway. The path of travel and the entry to the Fitness Center is not designated with compliant graphics and signage. Entry thresholds are non-compliant.

Once inside the facility there are numerous barriers for the disabled. Toilets, urinals, showers, lavatories and general maneuvering / clearances requirements are all non-compliant. Most fixtures and accessories are non-compliant. In general, the entire facility would require a significant retrofit to comply with all disabled access requirements required for this type of use.

Given the numerous deficiencies, if renovation is to be considered then a more detailed accessibility survey should be conducted by a California Access Specialist to qualify and quantify each deficiency along with proposed measures to remove or mitigate all barriers to accessibility in conformance with the ADA and CBC Title 24.

Noted deficiencies are as follows:

1. Disabled access path of travel to the facility lacks compliant graphics
2. Entry and entry graphics and signage not compliant
3. Restroom special requirements, maneuvering requirements, clearance requirements not compliant
4. Restroom fixtures not compliant
5. Restroom accessories not compliant
6. Controls not compliant

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the Locker/Shower/Restroom building is poor. The building is a wood structure with wood siding, trim and exposed wood structural members that have weathered poorly and show numerous signs of water damage, wood rot and insect damage. Numerous coats of paint have been added over the years to cover-up the wear but the underlying members and siding require more significant attention. It is apparent that some repairs have been made over the years but the exterior siding has exceeded its expected service life. This is also

the case for the wood trim members at the fascia, doors/windows and the door/window frames. The atrium is surrounded by a custom wood framed full height single glazed fixed sash window wall system. The wood frames show signs of water damage and wood rot in numerous locations. The glazing has water stains from the atrium irrigation system. The entire system shows signs of water penetration at multiple locations. It was not evident if the glazing was tempered glass. The exposed wood timbers and trellis members in the atrium show significant signs of deterioration.

The structural roof members appear to be sagging resulting in a ponding problem caused by the structural deflection. The roofing membrane is in poor condition overall. There have been numerous leaks throughout the facility. The edge of the roofing membrane is not properly sealed to the flashings. In addition, the existing roofing system does not meet current energy efficient design requirements. The roof structure should be retrofitted as required to allow a new roofing system to be installed which would include tapered roofing insulation and new roofing membrane to resolve the drainage and efficiency issues.

The interior walls of the Locker/Shower/Restroom building are clad with wood siding which is inappropriate for sanitation reasons for a facility such as this. The ceilings appear to be plaster or gypsum board but show signs of multiple roof leaks and moisture damage including the presence of mold. The millwork and toilet partitions are a combination of painted wood and plastic laminate. These elements are all in poor condition and are not appropriate for sanitation reasons for a facility such as this. Lockers are old and in marginal condition.

Interior and exterior lighting is in poor condition and inefficient.

There are multiple types of flooring and wall cladding including multiple styles and colors of ceramic tile, terrazzo and carpet most of which are in marginal to poor condition.

Noted deficiencies are as follows:

1. Exterior and atrium wood siding, trim and door/window frame replacement required
2. Exposed wood structural members require replacement
3. Doors are in poor condition
4. Interior siding is inappropriate and at the end of its service life
5. Ceilings damaged
6. Interior millwork and partitions are in poor condition and of inappropriate materials
7. Interior wall and floor finishes are in poor condition
5. Interior and exterior lighting in poor condition
6. Roofing and flashings in poor condition

STRUCTURAL ASSESSMENT

This one-story structure has a flat wood-framed roof. The roof framing spans to exterior and interior wood framed walls and interior wood posts.

The structure is in reasonable condition for its age. The roof does not appear to have adequate slope and/or drainage. This is exacerbated by long-term creep deflection of the wood framing. Significant areas of ponding were observed. If these are not addressed, they could potentially result in failure of the roof framing in a heavy downpour. It is likely that the roof structure can be retrofitted structurally with the existing supporting walls with the ponding issues resolved by the inclusion of sloping roof insulation and additional roof drains. There is some deterioration in the wood framing, particularly at the exposed trellises on the inner courtyard area of the building. These members should be replaced with decay resistant wood members.

Seismically, this is a moderately vulnerable structure. It likely does not have plywood shear panels on the walls, and there are large openings in the diaphragm and other irregularities that would require additional detailing if the building were designed to current codes. However, as it is a relatively light structure with walls located throughout, it may perform adequately from a life safety perspective in a major earthquake.

Noted deficiencies are as follows:

1. Roof member deflection and on-going drainage / ponding issues
2. Deterioration of exposed wood members
3. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. If confirmed, seismic upgrades can be included for a relatively modest additional cost as part of an overall renovation.

MECHANICAL SYSTEMS ASSESSMENT

The buildings HVAC system consists of two (2) packaged gas electric units that are located on grade at the north side of the building. One unit each serve the Men's and Women's Locker Rooms. Based on nameplate data these units were installed in 2004 and are in good operating condition. Replacement would not be anticipated for 10-12 years as long as the units are well maintained. A single roof mounted exhaust fan located at the low roof at the west side of the building provides exhaust for all areas.

The existing Sauna and Spa are non-operational and have been removed.

The plumbing fixtures are older models fixtures that do not meet water efficiency standards and disabled access requirements are not met.

The facility has a 50-gallon gas fired hot water heater that appears to be in working condition but will require replacement within the next few years.

Noted deficiencies are as follows:

1. Sauna and Spa are non-operational
2. Plumbing fixtures not compliant for water consumption or disabled access compliance where required.
3. Roof drainage is not adequate

ELECTRICAL SYSTEMS ASSESSMENT

The Locker/Shower/Restroom facility appears to have been retrofitted with a newer Siemens panel board. However, the building does not have a main disconnect since the panel does not include a main circuit breaker.

Noted deficiencies are as follows:

1. Site and exterior lighting is inefficient and shows general signs of age and wear
2. Interior lighting is inefficient and shows general signs of age and wear
3. The building does not have a main disconnect since the panel does not include a main circuit breaker.
4. Grounding for building is likely not to current standards.

ASSESSMENT FINDINGS

GENERAL

The overall assessment of the Locker/Shower/Restroom facility is that the facility is in very poor condition. The roof structure is deflecting and along with the aging roofing has created significant issues. The exterior exposed wood siding, trim and door/window frames are all in need of replacement. The existing conditions observed at this facility pose a significant health risk from an overall sanitation aspect along with significant risks associated with non-compliant access for the disabled.

The doors and windows are in poor condition and given the amount of glazed area, are very inefficient from an energy consumption standpoint and should be replaced.

The interior wood siding is aged beyond its useful life and should be replaced with materials more suitable for sanitation facilities. The interior ceilings need to be removed completely and replaced due to moisture damage and mold with new energy efficient lighting added. The roof structure needs to be made structural sound, and a new energy efficient roof system with proper drainage needs to be installed.

To mitigate the risk associated with the above noted deficiencies, a complete major renovation or outright demolition and re-construction of a new facility should be considered as soon as possible to bring the facility up to current industry standards for similar use facilities. The entire building should be stripped down to the basic structure and then completely re-built with new roof structure retrofit, new roofing, new seismic wall bracing, new exterior and interior finishes, new doors and windows, new HVAC distribution, new electrical distribution and lighting, new restroom fixtures and accessories and new fire-life safety sprinklers, fire alarm system, exit signs and egress lighting. The concrete paving immediately surrounding the building should be replaced. The spa and sauna functions should be re-visited and if desirable, need to be reconstructed to current code requirements. Any delay in renovation or replacement would increase the risk and cost of resolving the deficiencies noted including the more important issues of the overall structural integrity, associated life/safety issues and the disabled access issues.

To determine the FCI for this facility two alternative cost models were established. Alternative Model A provides for the renovation of the existing Locker/Shower/Restroom building and immediate site area as compared to Alternative Model B which provides for a new Locker/Shower/Restroom building (equal to existing facility) built at the same site location.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #37A Tennis Center Lockers / Showers / Restrooms

Renovate 3,200 GSF 1-story Locker, shower & restroom facility

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	97,800	
	Program Manager Pre-construction Services	29,300	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	9,800	
	CASP Disabled Access Report	4,900	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 3,200 GSF Building	977,500	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	97,800	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	20,000	Allowance: City to Contract
	Roofing / WP	5,000	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	7,300	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	78,900	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	1,373,300	

Building #37A
Tennis Center Lockers / Showers / Restrooms

Construct new 3,200 GSF 1-story Locker, shower & restroom facility

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	96,000	
	Program Manager Services	38,300	
	Geotechnical Services	25,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	20,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	25,000	Allowance - Demolition of Existing Building
	Site Work	50,000	Allowance
	Construct New 3,200 GSF Building	1,200,000	\$375/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	96,000	
7	TESTING & INSPECTION		
	Soils	15,000	Allowance: City to Contract
	Materials	30,000	Allowance: City to Contract
	Roofing / WP	7,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	9,400	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	62,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	1,704,700	

Building #37A
Tennis Center Lockers / Showers / Restrooms

Renovation / Repair	Replacement	FCI %
\$1,373,300	\$1,704,700	81%

Building #37A
Tennis Center Lockers / Showers / Restrooms
Renovation Budget Opinion of Probable Cost

Area (sf) 3,200

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	3,200	ls	3.50	11,200
3	Replace concrete sidewalks	500	sf	8.00	4,000
6	Misc replacement of rotted wood siding, etc	1	ls	50,000	50,000
6	Seismic retrofit main structure	1	ls	35,000	35,000
6	Reframe roof to eliminate sagging - create slope to drain	3,200	sf	10.56	33,800
7	Replace roofing	3,200	sf	6.00	19,200
7	Install insulation	3,200	sf	3.50	11,200
8	Replace exterior window system	3,200	sf	11.50	36,800
9	Misc demolition	1	ls	20,000	20,000
9	Remodel interiors throughout (comply with ADA requirements)	3,200	sf	120.00	384,000
15	Retrofit fire sprinklers	3,200	sf	13.50	43,200
15	Provide roof drainage	1	ls	7,500.00	7,500
15	Redistribute HVAC	3,200	sf	7.50	24,000
16	Retrofit fire alarm system with horn/strobes	3,200	sf	4.00	12,800
16	Replace exit signs	4	ea	450.00	1,800
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	3,200	sf	8.00	25,600
16	Upgrade electrical	3,200	ea	10.00	32,000
16	Replace all exterior lighting	4	ea	650.00	2,600
16	Install main disconnect and CB	1	ls	10,000.00	10,000
16	Install building grounding	1	ls	5,000.00	5,000
Subtotal					769,700
GC's, bonds, insurance, Fee, and 15% contingency					27% 207,800
Total					977,500













Building #37B

TENNIS CENTER WORK OUT ROOM (FITNESS CENTER)

3900 Lampson
Assessment date: September 23, 2010



GENERAL INFORMATION

The Fitness Center is housed in a separate single story structure that was constructed as part of the original 1970's project. The center is approximately 1,000 square feet in size and consists of a single work out room with various types of fitness equipment. Over half of the exterior walls consist of floor to ceiling windows with sliding doors to the exterior and a double entry door facing west with a protective overhang.

SUMMARY ANALYSIS

SITE LOGISTICS

The site area immediately surrounding the Fitness Center building consists mostly of lawn area with concrete walkways, and a concrete mow strip adjacent to the building separating the lawn area from the building. There is a small shrub planter at the main entry. The concrete walks show signs of cracking and have had various patches and repairs over the years as evident by un-matching concrete. A ramping threshold has been added at the main entry door in an attempt to provide disabled access from the entry walkway. The walkway has low bollard pathway lighting that matches the overall site and as elsewhere is in poor condition.

Noted deficiencies are as follows:

1. Concrete walkway issues
2. Pathway lighting in poor condition

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. The general observations of the assessment team noted several locations of water damage, wood rot and insect damage. This was particularly evident at the exterior exposed wood timbers, trim and door / window frames.

In the event that it is determined to demolish or renovate the existing building the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The Fitness Center does not contain a fire sprinkler system or a fire alarm system. There were no exit signs found. The facility did have a fire extinguisher. It did not appear that the lighting had any emergency back-up. Emergency exit lighting appears to be adequate to meet code requirements however further testing would need to be done to confirm this assessment. There is no emergency generator as part of this facility.

Noted deficiencies are as follows:

1. No fire-alarm system
2. No fire-sprinkler system
3. No exit signs
4. Verification of emergency egress lighting required

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is a public facility and is used by the public at large. There is no permanent full-time staff located at the Fitness Center.

The disabled path of travel to the Fitness Center entry is provided via a concrete walkway and various efforts over the years have improved access with the addition of ramps and handrails which provide access from the main entry, Club House and Shower/Locker/Restrooms. However, the path of travel and the entry to the Fitness Center is not designated with compliant graphics and signage.

The main entry to the Fitness Center has been reworked numerous times with new doors and hardware. As noted above the grade difference from the interior finish floor to the exterior walkway exceeds code requirements. The added threshold is not currently acceptable. The walkway should be reconstructed to meet current requirements. The force required to open the entry doors is excessive and needs adjustment or may need to be replaced yet again to meet current requirements.

The sliding doors do not meet current standards but given that they do not access areas that cannot be accessed via the exterior pathways, the existing condition would be acceptable.

The drinking fountain within the Fitness Center is not accessible and needs to be replaced. Controls for the air conditioner are also not compliant.

The Fitness Center does not have its own restroom facilities and relies on the separate Shower/Locker/Restroom building. The path of travel to these facilities does not contain required signage and graphics.

Noted deficiencies are as follows:

1. Disabled access path of travel to the facility lacks compliant graphics
2. Entry not compliant
3. Drinking fountain not compliant
4. HVAC controls not compliant
5. No directional restroom path of travel signage and graphics

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the Fitness Center is poor. The building is simply a post and beam wood structure with wood siding that has weathered poorly and shows numerous signs of water damage, wood rot and insect damage. Numerous coats of paint have been added over the years to cover-up the wear but the underlying members and siding require more significant attention. It is apparent that some repairs have been made over the years but as stated in the 2004 Assessment Report, the exterior siding has exceeded its expected service life. This is also the case for the wood trim members at the fascia, doors/windows and the door/window frames. Likewise, the cantilevered entry cover structural members show signs of deterioration and the roof / ceiling sheathing is sagging noticeably.

The interior walls and ceiling of the Fitness Center is also clad with wood siding with exposed wood structural members and again has had numerous coats of paint over the years. The structural roof members appear to be sagging and in fact an additional drain was added in the middle of the roof in an attempt to resolve the ponding problem caused by this deflection. The drain pipe was clad with a crude wood cover at the interior ceiling and discharges through the wall and down to the exterior grade. The penetration through the wall is not properly sealed. There are numerous signs of water damage on the ceiling.

The roof and flashings are in very poor condition and appear to have long outlived their service life and should be replaced. The roof design is essentially a flat roof. Water was contained by the perimeter flashing and diverted to small scuppers the poured over the edge and designated locations. Due to the middle of the roof sagging, the water began to pond in the center of the roof before filling up enough to drain over the edge. To remedy this, a drain was added at the center of the roof. To correct all these issues it is recommended that the entire roof structure including structural members be replaced and a new roof be installed with proper slope and drainage.

Noted deficiencies are as follows:

1. Exterior wood siding, trim and door/window frame replacement required
2. Roof / ceiling structural members and roof sheathing require replacement
3. Aluminum doors / windows are in poor condition
4. Interior siding at the end of its service life
5. Exterior lighting in poor condition
6. Roofing and flashings in very poor condition
7. The interior water fountain drains to an exterior flowerbed and is not connected to the sewer system. Health code issue to be noted.

STRUCTURAL ASSESSMENT

This one-story structure has a flat wood-framed roof. The roof framing spans to exterior and interior wood framed walls.

The structure is in reasonable condition for its age. One major deficiency was noted in that the roof does not appear to have adequate slope and/or drainage. This is exacerbated by long-term creep deflection of the wood framing. Internal drains have been installed in one area to help address the ponding issues. If not further addressed, the inadequate slope and drainage could potentially result in failure of the roof framing in a heavy downpour.

Seismically, this is a moderately vulnerable structure. It likely does not have plywood shear panels on the walls, and the existing walls are only in the corners and relatively short. The framing over the windows/doors would likely require additional strapping if the building were designed to current codes. However, as it is a relatively light structure, the building may perform

adequately from a life safety perspective in a major earthquake provided the roof issues are resolved.

Noted deficiencies are as follows:

1. Roof member deflection and on-going drainage / ponding issues
2. Limited shear walls and connection to roof
3. Further detailed seismic evaluation is required to verify the preliminary opinion of the vulnerability. If confirmed, seismic upgrades can be included for a relatively modest additional cost as part of an overall renovation.

MECHANICAL SYSTEMS ASSESSMENT

A single packaged terminal air conditioning unit mounted high on the south wall of the building provides cooling to the space. This unit appears to be very recently replaced and is in good operating condition. Wall mounted electric heaters two each on the north and south walls provide heating. These appear to be original equipment and actual working efficiency is unknown. Equipment replacement would not be anticipated. Much of the exterior is glazed with inefficient single glazed windows causing significant heat gain and loss. Cooling and heating load requirements should be confirmed based on the activity levels in the space and consideration could be given to a split-system heat pump unit to provide both heating and cooling and consideration should be given to glazing replacement with energy efficient dual glazed units in accordance with current California Title 24 energy requirements.

Noted deficiencies are as follows:

1. Existing HVAC design is not compliant with current efficiency standards

ELECTRICAL SYSTEMS ASSESSMENT

The Fitness Center facility is served by a 125 amp distribution panel with 12 circuits which appears to be in poor condition.

As noted above, the pathway lighting is in poor condition. The exterior lighting is in poor condition and is inefficient. Interior lighting appears to have been retrofit with 1x4 fluorescent fixtures and is in generally good condition.

Noted deficiencies are as follows:

1. Site and exterior lighting is inefficient and shows general signs of age and wear
2. Interior lighting is inefficient and shows general signs of age and wear
3. Numerous re-routed exposed electrical conduit and boxes
4. Electric panel is old Zinsco with breakers of questionable ability to function properly.
5. The building does not have a main disconnect since the panel does not include a main circuit breaker.
6. Fitness equipment is fed by cords on floor without protection.
7. Grounding for building is likely not to current standards.

ASSESSMENT FINDINGS

GENERAL

The overall assessment of the Fitness Center is that the facility is in very poor condition. The roof structure is deflecting and along with the aging roofing has created significant health and safety issues. The exterior exposed wood siding, trim and door/window frames are all in need of replacement.

The doors and windows are in poor condition and given the amount of glazed area, are very inefficient from an energy consumption standpoint and should be replaced.

The interior wood siding is aged beyond its useful life and should be replaced with materials more suitable for current construction standards such as gypsum board thus reducing the on-going maintenance issues. The interior and exterior ceilings need to be removed completely with the roof structure and re-built with a structural sound, energy efficient and functional ceiling system with new efficient lighting.

The electrical distribution should be replaced with new service panel and in the wall conduit and lighting should be replaced to current standards. The HVAC system should be replaced with a new energy efficient system. A fire alarm and fire sprinkler system should be installed. Emergency back-up lighting should be installed.

To mitigate the risk associated with the above noted deficiencies, a complete major renovation or outright demolition and re-construction of a new facility should be considered as soon as possible to bring the facility up to current industry standards for similar use facilities. A renovation would include the entire building being stripped down to the basic structure with the roof being removed and then completely re-built with new roof structure and roofing, new seismic wall bracing, new exterior and interior finishes, new doors and windows, new HVAC, new electrical distribution and lighting, new drinking fountain and new fire-life safety sprinklers, fire alarm system, exit signs and egress lighting. The concrete paving immediately surrounding the building should be replaced. Any delay in renovation or replacement would increase the risk and cost of resolving the deficiencies noted including the more important issues of the overall structural integrity and associated life/safety issues.

To determine the FCI for this facility two alternative cost models were established. Alternative Model A provides for the renovation of the existing Fitness Center building and immediate site area including as compared to Alternative Model B which provides for a new Fitness Center building (equal to existing facility) built at the same site location.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #37B
Tennis Center Work Out Room (Fitness Center)

Renovate 1,000 GSF 1-story Work Out Room

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	35,300	
	Program Manager Pre-construction Services	10,600	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	7,500	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	7,500	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	5,300	
	CASP Disabled Access Report	1,800	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 1,000 GSF Building	352,600	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	35,300	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	15,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,700	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	17,600	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	514,700	

Building #37B
Tennis Center Work Out Room (Fitness Center)

Construct new 1,000 GSF 1-story Work Out Room

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	22,500	
	Program Manager Services	8,300	
	Geotechnical Services	10,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	7,500	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	7,500	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	7,500	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	15,000	Allowance - Demolition of Existing Building
	Site Work	35,000	Allowance
	Construct New 1,000 GSF Building	225,000	\$225/GSF
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	5,000	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	22,500	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	20,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,000	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	13,000	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	414,300	

Building #37B
Tennis Center Work Out Room (Fitness Center)

Renovation / Repair	Replacement	FCI %
\$514,700	\$414,300	124%

Building #37B
Tennis Center Work Out Room (Fitness Center)
Renovation Budget Opinion of Probable Cost

Area (sf) 1,000

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	1,000	sf	3.50	3,500
3	Replace concrete sidewalks	500	sf	8.00	4,000
6	Misc replacement of rotted wood, etc	1	ls	30,000.00	30,000
6	Seismic retrofit main structure	1	ls	20,000.00	20,000
6	Reframe roof to eliminate sagging - create slope to drain	1,000	sf	10.56	10,600
7	Replace roofing	1,000	sf	10.50	10,500
7	Install insulation	1,000	sf	3.50	3,500
8	Replace entrance door	1	ea	7,500.00	7,500
8	Replace all window assemblies	400	sf	57.00	22,800
9	Misc demolition	1	ls	15,000.00	15,000
9	Replace interior wall paneling	500	sf	15.00	7,500
9	Replace flooring throughout	1,000	sf	19.50	19,500
9	Replace misc. interior finishes	1,000	sf	20.00	20,000
10	Replace all interior signage for ADA compliance	4	ea	175.00	700
15	Retrofit fire sprinklers	1,000	sf	23.00	23,000
15	Replace drinking fountain	1	ea	3,500.00	3,500
15	Provide roof drainage	1	ls	5,000.00	5,000
16	Replace pathway lighting	1	ls	20,000.00	20,000
16	Retrofit fire alarm system with horn/strobes	1,000	sf	12.00	12,000
16	Replace exit signs	2	ea	450.00	900
16	New interior lighting throughout, incorporating new emergency egress lighting and new energy efficient controls	1,000	ls	8.00	8,000
16	Replace main breaker panel	1	ls	10,000.00	10,000
16	Replace all exterior lighting	8	ea	650.00	5,200
16	Upgrade / re-route retrofitted electrical to conceal	1	ls	10,000.00	10,000
16	Install building grounding	1	ls	5,000.00	5,000
Subtotal					277,700
GC's, bonds, insurance, Fee, and 15% contingency					27% 75,000
Total					<u>352,700</u>





Building #37C

TENNIS CENTER GATE / SITE

3900 Lampson

Assessment date: September 23, 2010



GENERAL INFORMATION

The gated entry and guard house of the City of Seal Beach Tennis Center functions as the primary access point to the secured tennis facility. The Entry Portal (gate) consists of a landscaped wood trellis structure with a wood and open metal gate / screen fence attached to a small Guardhouse. The original function of this arrangement was for guest to arrive at the facility and be screened and assigned courts by staff personal working from the Guardhouse. This staff function has long since been deleted and guests now check in at the Club House. The Guardhouse currently serves no function. The main gate door remains unlocked during operational hours allowing anyone to enter reducing the level of security and requiring the Club House staff to monitor the courts to make sure it is being used by members only.

SUMMARY ANALYSIS

SITE LOGISTICS

The surface parking lot, perimeter security walls, fences and surrounding landscape appear to be in good condition and well maintained. Staff noted concern over the limited parking lot lighting causing the parking area to be dark at night. Further photometric studies should be conducted to determine if additional lighting is needed to meet current code standards.

The landscaping and hardscape within the secured facility also appears to be well maintained and in overall good condition. The surface level pathway light bollards are in need of repair / replacement and the six courtside drinking fountains are in marginal to poor condition and should be replaced. The courts have recently been re-surfaced. The courts have an asphalt base which requires scrapping, patching and re-surfacing approximately every four years. This will continue to be an on-going maintenance requirement for the life of the facility. The asphalt base could be replaced with a concrete base extending the surface life between maintenances but the initial cost is considerable. The court lighting is older but appears to be in working condition. The 2004 Assessment Report however noted that the fixtures were problematic and should be replaced with newer efficient fixtures. The Report also noted that the lights did not meet current match standards for night play. As suggested in the 2004 Report, further photometric studies should be conducted to determine the need for repair or replacement of the court lighting fixtures and control systems.

The chain link fencing surrounding and separating some of the courts shows signs of rust but are in generally good condition. Vinyl screens are mostly in good condition but this material will continue to need replacement on a regular basis.

Noted deficiencies are as follows:

1. Minor walkway and handrail issues
2. Pathway lighting in poor condition
3. Courtside drinking fountains in marginal to poor condition
4. Court lighting needs further study
5. Parking lot lighting needs further study

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing building and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. The general observations of the assessment team noted several locations of water damage and wood rot.

In the event that it is determined to demolish or renovate the existing Entry Gate, trellis and Guardhouse, the following detailed studies need to be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The Guardhouse portion of the Entry Portal does not contain a fire sprinkler system or a fire alarm system. There were no exit signs found. It did not appear that there was a fire extinguisher at the entry facility. Emergency exit lighting appears to be inadequate to meet code requirements. Further testing would need to be done to confirm this assessment. There is no emergency generator as part of this facility. Door hardware from the guardhouse is not compliant. Gate hardware for the main gate appears to meet egress requirements but may have excessive force to meet disabled access requirements.

Noted deficiencies are as follows:

1. No fire-alarm system
2. No fire-sprinkler system
3. No exit signs
4. No fire extinguisher
3. Non-compliant door hardware at guardhouse door
4. Verification of emergency egress lighting required

DISABLED ACCESS COMPLIANCE

Buildings are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility is a public facility and is used by the public at large. There is no permanent full-time staff located at the Guardhouse building nor is the public required to access the Guardhouse building.

The disabled parking and path of travel to the main entry are non-compliant. Parking is located across the main drive aisle and there does not appear to be proper signage nor the required

number of spaces based on the total parking spaces. Consideration should be given to relocating the disabled access spaces to provide direct access to the main entry.

The force required to open the entry gate is excessive. Consideration for a new gate with an automatic activated door opening device should be considered.

The intent of the original Guardhouse was for members to come to an outdoor counter / window to check-in with staff. The current counter does not meet disabled access requirements. However, as indicated earlier, this check-in function is no longer utilized. All members are required to proceed through the gate to the Club House to check-in. Should the use of the Guardhouse be restored, not only will the exterior features require modifications to comply but the interior space will need to comply such that it will support the potential for disabled staff occupancy. The interior space appears to meet minimum floor area requirements but modifications would be required to counter heights and accessories including complying windows, doors and hardware.

Within the facility it appears that one of the sixteen courts has been retrofitted to provide access for the disabled. The ramp appears to exceed the slope requirements without the inclusion of handrails. There does not appear to be required access signage and graphics to this court.

Noted deficiencies are as follows:

1. Disabled access parking signage & graphics and accessible path of travel to the facility are not compliant
2. Entry gate is non-compliant – excessive force
3. Door and counter windows are non-compliant
4. Counters are non-compliant
5. Ramp to accessible court is not compliant
6. No accessible direction signage and graphics throughout the facility

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the Entry Portal is poor with the exception of the vegetation. The surrounding security walls and the exposed wood trellis structure is completely covered with planting. While this is aesthetically appealing, the condition of the underlying wood structure is visibly unknown.

The gate structure is made of wood frames for a wood gate and metal security mesh. The wood is showing signs of wood rot and general abuse over the years. Graphics are placed over the metal mesh creating a poor aesthetic.

The Guardhouse exterior is in marginal condition. Given the fact that it has not been used in many years it has been left to weather. The wood siding and trim are showing signs of wood rot, water damage and damage from the overgrown planting.

The roofing condition was unknown as it was not possible to view the roof due to the overgrown planting.

The Guardhouse interiors were also in marginal condition again mostly due to the fact that the space is no longer used and has been left to weather. Interior lighting appears to be original and shows signs of age and should be replaced with modern efficient fixtures.

Noted deficiencies are as follows:

1. Miscellaneous exterior wood siding and trim repairs required
2. Aluminum windows in marginal condition
3. Exterior paint in marginal condition
5. Roofing and flashings in unknown condition
6. Miscellaneous interior finishes / repairs required
7. Interior ceiling and lighting in marginal to poor condition

STRUCTURAL ASSESSMENT

The structure is a single-level wood framed gate support structure, trellis and guardhouse building. The team did not notice any obvious or visible structural deficiencies however, very little of the overhead trellis structure is actual visible due to overgrown vegetation. Some exterior damaged of the exposed wood members caused by moisture and the overgrown planting was visible. Given the age of the building and the type of construction, it would be expected that seismic upgrades would be required to comply with current codes and given the overgrowth, there is a strong likelihood that the wood members of the trellis are in a state of decay and would most likely need to be replaced. A full seismic retrofit due diligence testing and inspection report should be conducted to determine the specific upgrades required which would require the removal of the vegetation.

Noted deficiencies are as follows:

1. Limited visible decay of the exposed wood members consistent with findings at the other buildings in the facility and due to the overgrowth of vegetation at this particular location.
2. Further testing and inspection is required to determine the specific seismic upgrades that may be required upon removal of the vegetation.

MECHANICAL SYSTEMS ASSESSMENT

There appears to be no HVAC or plumbing associated with this structure

There were no noted mechanical deficiencies.

ELECTRICAL SYSTEMS ASSESSMENT

The existing facility is served by a 100 amp distribution panel with 12 circuits located inside the Guardhouse. The circuits appear to be for the gate area itself with several others appearing to be redundant to allow additional switching control for some of the site lighting which is also controlled at the Clubhouse.

As noted above, the pathway lighting is in poor condition. The court lighting and the parking lot lighting should be further studied to determine if additional repairs or replacement is required. Security lighting at the gate entry appears to be inadequate. Guardhouse interior lighting is generally poor and should be replaced.

Noted deficiencies are as follows:

1. Site lighting is inefficient and shows general signs of age and wear
2. Parking lot lighting requires additional photometric studies
3. Court lighting requires additional photometric studies
4. Guardhouse and entry lighting is inefficient and shows general signs of age and wear

ASSESSMENT FINDINGS

GENERAL

The parking area and surrounding landscape and hardscape are in good condition and will require only routine maintenance with the exception of additional lighting studies to determine the current level of light and the possible need for additional improvements. The parking lot will require modification to the stripping to relocate and provide compliant accessible parking stalls, proper path of travel and graphics for the disabled. The interior site areas again are in good overall condition including landscaping and hardscape with only minor repairs required to the main walkway. The pathway site lighting is in need of replacement and a general overall lighting study should be conducted to determine the need for repairs and replacement locations. Drinking fountains should be replaced. The access ramp to the disabled access court needs to be replaced with a compliant ramp and pathway including direction graphics and signage. The courts should not need resurfacing for several years.

The existing entry gate portion of the facility is in poor condition overall. The overall entry structure has been deteriorating in part due to the fact that that it is an exposed wood structure with wood siding and in part due to the overgrowth of the planting. On-going maintenance will continue to be required at an even more accelerated rate as the building continues to age. Both the exterior and the interior are in need of a renovation. To mitigate the risk associated with the above noted deficiencies, a complete major renovation or outright demolition and re-construction of a new entry should be considered as soon as possible. Any delay in renovation or replacement would increase the risk and cost of resolving the deficiencies noted including the more important issues of the overall structural integrity of the overhead trellis.

Before considering any renovation of this structure, the overall program functional requirements should be established. If the entry is not to have a staffed guard and be used as a check-in point then it may be prudent to simply demolish the Guardhouse function and have an access security gate that can have an electronic security system report to the main Club House. This would result in less costly renovation improvements and reduce future on-going maintenance expenses. A new Entry Portal could be constructed of durable and efficient materials to be both aesthetically responsive to the sense of entry for the overall facility and require minimal maintenance or staffing requirements.

To determine the FCI for this facility three alternative cost models were established. Alternative Model A provides for the renovation of the existing entry gate facility and site area as compared to Alternative Model B which provides for a new entry gate facility (equal to existing facility). A third approach (not modeled) is to provide for renovation of the overall site issues and replace the existing gate and guardhouse with a new entry portal gate with electronic security.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition

assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #37C
Tennis Center Gate / Site

Renovate 50 GSF 1-story Entry office & gate

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	18,600	
	Program Manager Pre-construction Services	5,600	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	5,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	5,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	2,800	
	CASP Disabled Access Report	900	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate 50 GSF Building	186,300	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	18,600	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	1,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,400	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	9,300	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	275,000	

Building #37C
Tennis Center Gate / Site

Construct new 50 GSF 1-story Entry office & gate

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	13,500	
	Program Manager Services	5,000	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	7,500	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	7,500	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	15,000	Allowance - Demolition of Existing Building
	Site Work	75,000	Allowance
	Construct New 50 GSF Building	75,000	
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	13,500	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	1,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	1,100	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	7,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	247,100	

Building #37C
Tennis Center Gate / Site

Renovation / Repair	Replacement	FCI %
\$275,000	\$247,100	111%

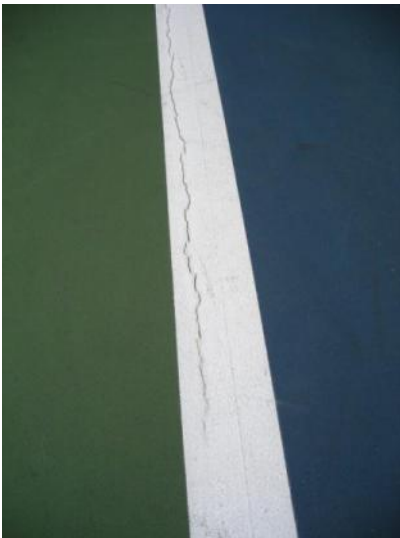
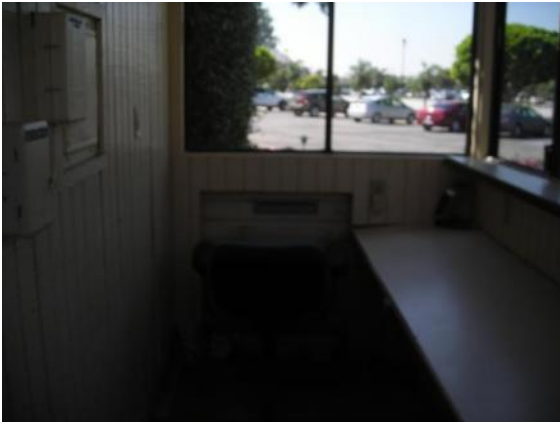
Building #37C**Tennis Center Gate / Site****Renovation Budget Opinion of Probable Cost**

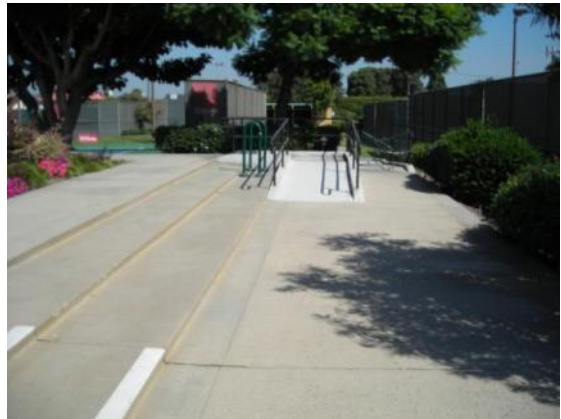
Area (sf)

100

Div	Work Package	Qty	Unit	Unit price	Ext
2	Asbestos abatement/encapsulation	1	ls	2,500.00	2,500
2	Restripe and sign handicapped parking stalls for compliance	1	ls	3,500.00	3,500
2	Replace entry gate and structure	1	ls	15,000.00	15,000
2	Repair misc walkway and handrails	1	ls	10,000.00	10,000
3	Replace concrete sidewalks	500	sf	8.00	4,000
3	Replace ramp and signage to accessible tennis court	1	ls	5,000.00	5,000
6	Seismic retrofit main structure	1	ls	7,000.00	7,000
6	Repair or replace exterior siding	750	sf	3.50	2,600
7	Replace roofing	100	sf	50.00	5,000
8	Replace door assembly	1	ea	2,500.00	2,500
8	Replace pass thru window and counter for compliance	2	ls	5,000.00	10,000
9	Replace flooring throughout	100	sf	10.00	1,000
9	Repaint interior	100	sf	2.50	300
9	Replace interior ceiling	100	sf	8.00	800
15	Retrofit fire sprinklers	100	sf	50.00	5,000
15	Replace courtside drinking fountains	6	ea	3,500.00	21,000
15	Provide HVAC	1	ls	5,000.00	5,000
16	Replace pathway lighting with bollards	20	ea	1,800.00	36,000
16	Replace interior lighting	1	ls	1,500.00	1,500
16	Replace all exterior lighting	1	ls	1,500.00	1,500
16	Replace security system	1	ls	7,500.00	7,500
	Subtotal				146,700
	GC's, bonds, insurance, Fee, and 15% contingency	27%			39,600
	Total				<u>186,300</u>









Building #38

McGAUGH POOL FACILITY

1698 Bolsa Avenue
Assessment date: August 19, 2010



GENERAL INFORMATION

The McGaugh Pool Facility (Seal Beach Aquatic Facility / Seal Beach Community Pool) was originally constructed around 1964 / 1965 as an addition to the adjacent McGaugh School facility. The facility includes a fenced deck area with an L-shaped 25-yard x 25 meter competition/lap pool and a 20-foot by 30-foot shallow children's pool with associated outdoor showers and drinking fountains. A portable changing room facility with two compartments is located within the fenced area of the pool deck.

The two pools share a common mechanical equipment room with common filtration, heating and chemical treatment equipment. The room is located outside of the fenced area in a building attached to the adjacent school gymnasium. Adjacent to the equipment room and also attached to the school gymnasium is an approximately 400 square foot Pool Administration Room which includes office, lockers and storage for City staff. A small public counter is located within the room.

There are no restrooms as part of the pool facility. Pool patrons and staff use the adjacent school restrooms.

Parking is provided in a surface parking lot adjacent to the facility.

A more detailed report of the existing facilities was completed in September 2008 and was used as a reference by the assessment Team. There appears to have been several renovations of the facility over the years. The two most recent are were in 2000 when improvements were made to the pools and in particular the pool deck area and in 2010 when improvements were made to the pool equipment and distribution piping. Prior to these latest improvements, pool water leaks were noted by staff as well as the 2008 report noted several equipment deficiencies. The latest corrective action to the piping was reported by staff to be a "5 year temporary fix."

The adjacent school facility was remodeled in 2009/2010 and as a result the restrooms that are shared by the pool facility have been significantly improved and appear to be in compliant with current codes including applicable disabled access codes and requirements.

Of greatest concern (in additions to the overall age of the facility) is that the current facility does not meet local Health and Safety code requirements. The 2008 report noted a number of code violations but of significant concern are the continued use of a single water treatment system for both pools (pool facilities are currently required to have a stand alone system for each pool) and the lack of accessible restrooms and changing rooms within the pool facility itself.

SUMMARY ANALYSIS

SITE LOGISTICS

The facility is located to the west of the adjacent McGaugh School. Parking is located directly off of Bolsa Avenue and appears to serve the school, the pool facility and adjacent tennis courts and ball fields. The parking lot is in generally good condition. There parking lot contains existing disabled access parking spaces. The tennis courts are separate from the pool facility (except for one common fenced wall) and secured with a fence.

The pools and pool deck is secured with a chain link fence which is in deteriorating condition. Access is controlled to the secured pool deck via a security gate which is monitored by staff. The pool deck area has overhead pole lighting which appears to be in deteriorating condition. The pool deck itself received a top-coat applied "Kool Deck" as part of the 2000 improvements. The pool deck shows signs of heaving, de-lamination and discoloring (due to rebar rusting) in several

locations around the pools. Pool coping tiles were also damaged or missing. The pool deck slopes away from the pools to a perimeter drainage swale the surrounds the outer deck in line with the perimeter fencing.

Directly across from the access gate is the Pool Administration Room and the Equipment Room both of which are an addition to the original school gymnasium. A modular changing room building is located within the pool fencing.

Noted deficiencies are as follows:

1. Disabled Access signage & graphics and accessible path of travel to the pool facility are not compliant with current codes and local regulations
2. General walkway cracking
3. Pool facility fencing in poor condition
4. Pool facility lighting in poor condition
5. No disabled access to Pool Administration Office (office door is raised up one step)
6. Pool decking (and coping) is in very poor condition with insufficient drainage
7. Pool deck changing rooms are in poor condition and are not accessible
8. Restrooms are remote from pool deck – health and security issues
9. Pool deck showers are in poor condition and are not accessible
10. Pools are not accessible
11. Drinking fountain is not accessible
12. Miscellaneous graphics and signage is not posted as required per current codes and local regulations

ENVIRONMENTAL

Water Damage / Mold / Hazardous Materials:

Given the age of the existing buildings and their associated improvements, there is the potential likelihood of hazardous materials within the facilities. These materials would include, but may not be limited to, asbestos containing materials (ACM), lead based paint (LBP), polychlorinated biphenyl (PCB) containing devices and mercury / tritium containing devices. City staff was not aware of any recent hazardous material reports. In the event a recent hazardous materials report was not prepared, any proposed demolition or renovation that would disturb the existing conditions would be subject to a full inspection, testing, containments, removal and discharge (Abatement) program to mitigate the harmful effects of these hazardous materials. The 2008 report noted asbestos cement piping was observed by their team.

In the event that it is determined to demolish or renovate the existing facility it is recommended that the following detailed studies be performed prior to the commencement of any work:

- Perform an ACM survey to document the asbestos content of the building materials at the site.
- Perform an LBP survey to document the lead content of finished surfaces and at the site.
- Perform a Hazardous Materials Assessment to document PCBs, Mercury, Tritium and other hazardous materials.
- Perform a detailed Mold Survey to assess areas of suspected water damage.

FIRE LIFE SAFETY

The existing pool deck and associated facility within the secured fence are basically an open air use with minimal occupied enclosed spaces. There are two means of egress from the facility however these exit gates and hardware must be modified to allow for egress during an emergency.

The Administration Room and Equipment Room did not have exit signs or a fire sprinkler system. A fire alarm system was recently installed but still contained covers over the detectors so it was unclear if the system was completed and tested.

Noted deficiencies are as follows:

1. No illuminated exit signs
2. Fire extinguishers to be readily accessible and identified

DISABLED ACCESS COMPLIANCE

Buildings and pool facilities are required to be accessible to the disabled as governed by both the provisions of the Americans with Disabilities Act (ADA) and requirements of the California Code of Regulations Title 24 (CBC). The facility has both staff/employees and outside users that visit the facility. As a result, provisions for the disabled must address both of these groups of individuals.

As noted above, the Administration Room entry is not accessible. The interior space does not provide proper accessible clearances, access for the disabled at the counter nor general access to lockers, or other interior spaces. The secured pool deck does not provide proper clearances or hardware for disabled access. The showers and drinking fountain do not meet accessible requirements. Access to the pool for the disabled is not provided. The pool handrails are not in compliance with current requirements.

There is a modular building housing two changing rooms on the pool deck. Neither room is accessible. The remote restrooms have recently been renovated and appear to be in general conformance with current disabled access requirements. The path of travel from the pool facility to the restroom facilities, while an issue for health and security appears to be in general compliance with the exception of proper signage and graphics.

The Pool Equipment Room can be exempt from access compliance due to the hazardous and specific nature of the use.

Noted deficiencies are as follows:

1. Disabled Access parking signage & graphics and accessible path of travel to the pool facility are not compliant with current codes and local regulations
2. No disabled access path of travel signage for parking and restrooms
3. No disabled access to Pool Administration Office (office door is raised up one step)
4. Pool deck showers are not accessible
5. Pools are not accessible
6. Drinking fountain is not accessible
7. Door clearances and hardware are not accessible at Administration Room and pool deck gates

8. Interior spaces and uses (including counter) within Administration Room are not accessible

ARCHITECTURAL ASSESSMENT

The general exterior physical appearance of the facility is marginal. The surrounding security chain link fencing and lighting is in poor condition. As noted previously, the pool deck is in very poor condition overall. The Administration / Equipment Room addition to the original school gymnasium is in fair condition and appears to have been recently painted. The wood windows are in poor condition and shows signs of wood rot. Roofing and flashings appear to be in good condition and staff noted that they were unaware of any recent leaks. Staff did not know the age of the roofing or when it was last replaced.

The changing rooms are located on the pool deck and consist of a modular wood facility with two changing rooms. Both termite and wood rot damage was noted. The modular building is in general poor condition with finishes that are not in compliance with health code regulations.

Refer to the 2008 report for specifics regarding the pools themselves.

Noted deficiencies are as follows:

1. Administration Room wood windows in poor condition
2. Walkway cracks
3. Pool facility fencing in poor condition
4. Pool facility lighting in poor condition
5. Pool decking (and coping) is in very poor condition
6. Pool deck changing rooms are in poor condition

STRUCTURAL ASSESSMENT

This one-story structure was built circa 1964 and has Concrete Masonry (CMU) walls and a wood framed roof. The east side of the building is formed by the concrete west wall of the adjacent school building. The structure is in reasonable condition for its age. No deterioration was noted.

Seismically, this is a moderate vulnerability structure.

Noted deficiencies are as follows:

1. Roof-to-wall ties were not observed, however the walls are relatively modest height and length, which will limit the potential out-of-plane forces at the roof.
2. A detailed seismic evaluation is recommended to verify the preliminary opinion of the vulnerability. Seismic upgrades such as roof-to-wall ties could be implemented for a relatively modest cost, if the existing level of seismic risk is not acceptable.

MECHANICAL SYSTEMS ASSESSMENT

The existing Administration Room does not have any heating or air conditioning. Plumbing is limited to a small electric water heater to supply hot water to a work sink in the room and the outdoor showers. Piping to the showers was a later addition such that the piping is placed overhead and is exposed without insulation. Gas piping serving pool water-heating equipment is not seismically braced. The gas meter is not independently supported and there is no seismic shut off on meter.

In an effort to address the potential issues and impacts of the pool equipment mechanical deficiencies noted in the 2008 report, the City recently upgraded, repaired and replaced several pieces of equipment and made piping repairs to provide for the immediate equipment deficiencies and leak problem. These efforts were completed in early 2010 and were considered a short term (7-8 year) fix. The underlying issues raised by the 2008 report however, were not fully addressed. If the pool facility is to remain and be renovated, further negotiations will be required with the County Health Department to determine the level of mechanical system design and compromise the County is willing to accept given the current non-code compliant issues with the equipment system design and materials. This could further be impacted by the degree of pool deck remodel, pool renovation requirements and restroom / changing room facility accommodation.

Noted deficiencies are as follows:

1. Gas piping serving pool water-heating equipment is not seismically braced
2. The gas meter is not independently supported and there is no seismic shut off on meter
3. Piping to the is placed overhead and is exposed without insulation
4. Non-compliant pool equipment
5. Short term pool equipment repairs

ELECTRICAL SYSTEMS ASSESSMENT

The electrical equipment for the facility is located in the equipment room and has been subject to moisture creating corrosion throughout the equipment. There have been previous modifications, alterations and additions to the equipment. A new meter appears to have been recently installed. A sub-panel is located in the Administrative Room with a second meter which appears to be in good condition. Lighting is provided by open bulb single light fixtures with exposed conduit for both lighting and power distribution. Smoke detectors appear to have been recently added in the equipment room and the Administration Room but they are still covered with protective covering rendering them inoperable. The pool area is light by twin head 250 W MH lights.

Noted deficiencies are as follows:

1. Panel board is an old Zinsco panel board missing its deadfront, which exposes live parts live parts to unauthorized / unqualified personnel
2. Smoke detectors are inoperable. The generally dirty environment of the equipment room may make the smoke detectors unsuitable for the application.
3. Wire guards or other protective lenses are missing from the exposed lamps in the light fixtures.
4. Electrical to the 250W MH fixtures lighting the pool area and to the pool equipment is old and in various state of disrepair. The light poles and fixtures themselves are also in various state of disrepair and appear to have been altered as maintenance required.
5. Underwater lights at the pools do not appear to be GFCE protected.

ASSESSMENT FINDINGS

GENERAL

It is the opinion of the assessment Team that the facility is in need of significant repair and renovation to avoid further costly repairs and potential shut-down of the facility due to equipment or other failure. There are numerous disabled access compliance issues for the Administration Room and the pools / pool deck that need to be addressed. The pools and more specifically the piping to the pools are in need of repair and/or replacement. Refer to the 2008 report for a more specific discussion.

The assessment team concurs with the 2008 report that both pools, the pool decking and the Administration / Equipment Rooms may be able to be brought into compliance with all applicable current codes and regulations including local health and safety requirements and the requirements of the Americans with Disabilities Act (ADA) with a major renovation. However, as noted by the 2008 Report, when coupled with the updates in the State Health Code, the best course of action would be to replace the existing pools with an aquatic facility capable of allowing a multitude of concurrent uses. Given the age of the facility and the non-compliant design and equipment issues, the cost of a complete major renovation will be significant. The existing support building is approximately 400 square feet in size. The 2008 report is recommending a support building of 4,800 square feet to house administrative staff, restrooms and mechanical equipment / storage. The limitations of the existing site will not accommodate a support building of this size. For the purposes of this assessment any renovation at the same site assume that the 400 square foot building will remain and be renovated; the existing restrooms at the school will continue to be shared pending Health Department approval; and a new mechanical building will be constructed of approximately 750 square feet. It is not certain that the County Health Department will continue to allow for minor renovations and repairs in the future due to the current nature of the non-conforming items. It should be noted that any major renovation or replacement with a new facility at the same location will require the pool facility to be taken out of use to the public for a lengthy period of time for the renovation construction to be completed.

The limitation of the current facility and any major renovation is that it is still based on the program requirements originally established in 1964 / 1965. As such, it may not meet the current needs and expectations of the City or the public users the facility is intended to serve.

Therefore, when comparing the cost of renovation to replacement, consideration must be given to potential program uses for a new facility that will differ from the current configuration. In addition, consideration must be given to the fact that the facility is not solely owned by the City but is part of a joint use agreement with the adjacent school.

Refer to the 2008 Report for a more specific analysis.

The City has budgeted \$4.9M in the current Capital Improvements Program towards a City Pool. This site will function until a new pool site is located and chosen for construction.

To determine the FCI for this facility we used the 2008 Report cost estimates updating them to current costs and developed three Alternative cost models. Alternative Model A provides for the renovation of the existing facility utilizing the existing Administration / Equipment building and adding an additional 750 SF support building. Alternative Model B provides for a completely new facility with new pool configuration and new support building housing equipment, restrooms and administration on the same site. Alternative model C provides for a completely new facility at a new location. Refer to the 2008 Report for various options and budget pricing for this approach

These Models represent an opinion of probable cost suitable to master planning capital budgeting.

Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #38 McGaugh Pool Facility

Renovate Aquatic Facility

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	183,200	
	Program Manager Pre-construction Services	68,700	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City of Contract
	Environmental Hazardous Material Reports	10,000	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	10,000	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built / Structural - Seismic Verification / Documentation	11,400	
	CASP Disabled Access Report	11,400	
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate Facility	2,289,700	See attached summary budget
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	229,000	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	10,000	Allowance: City to Contract
	Roofing / WP	2,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	17,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	114,500	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	2,982,600	

Building #38 McGaugh Pool Facility

Construct new Aquatic Facility at same location

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE Needs assessment and Cost Model	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	301,300	
	Program Manager Services	113,000	
	Geotechnical Services	5,000	Allowance: City to Contract
	ALTA Survey / Topographic Maps	5,000	Allowance: City to Contract
	Environmental Hazardous Material Reports	7,500	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	7,500	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	Reimbursable Expenses	10,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition / Land Cost	Incl	
	Site Work	Incl	
	Construct New facility	3,766,500	Based on 2008 Report for new 30-meter pool
4	TEMPORARY FACILITIES DURING CONSRUCTION		
	Temporary Modular Trailers or other Facility	0	
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
	Electronic Systems and Special Equipment	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	301,300	
7	TESTING & INSPECTION		
	Soils	5,000	Allowance: City to Contract
	Materials	10,000	Allowance: City to Contract
	Roofing / WP	3,500	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	28,200	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	188,300	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH B	4,752,100	

Building #38
McGaugh Pool Facility

Renovation / Repair	Replacement	FCI %
\$2,982,600	\$4,752,100	63%

Building #38**McGaugh Pool Facility****Renovation Budget Opinion of Probable Cost**

Area (sf)

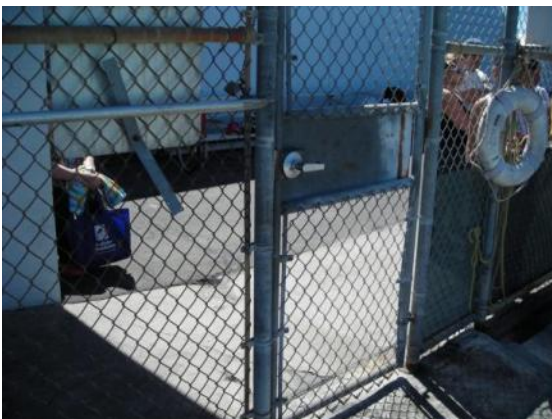
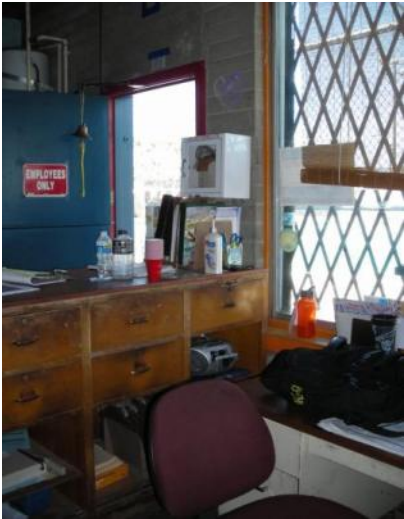
NA

Div	Work Package	Qty	Unit	Unit price	Ext	
2	New perimeter fencing	479	lf	80.00	38,300	
2	Disabled Access site issues	1	ls	10000.00	10,000	
2	Complete renovation of existing 400 SF building	400	sf	200.00	80,000	
2	New 750 SF Mechanical Support Building	750	sf	300.00	225,000	
16	New lighting	12	ea	15,000	179,600	
13	Pool Shell	1	ls	325,000	325,000	Estimated cost per 2008 Report
13	Children's pool	1	ls	100,000	100,000	Estimated cost per 2008 Report
13	Piping and valves	1	ls	165,000	165,000	Estimated cost per 2008 Report
2	Deck work (demo and re-pave entire deck)	1	ls	216,000	216,000	Estimated cost per 2008 Report
13	Mechanical equipment (less work recently completed)	1	ls	163,000	163,000	Estimated cost per 2008 Report
13	Deck equipment	1	ls	155,000	155,000	Estimated cost per 2008 Report
13	Electrical equipment	1	ls	146,000	146,000	Estimated cost per 2008 Report
	Subtotal				1,802,900	
	GC's, bonds, insurance, Fee, and 15% contingency	27%			486,800	
	Total				<u>2,289,700</u>	













Building #39

SEAL BEACH PIER – UTILITIES

900 Ocean Avenue
Assessment date: October 21, 2010



GENERAL INFORMATION

The Seal Beach Pier was first built in 1906 and at 1,865 feet it was the longest pier south of San Francisco. It was the center of the “Jewel City” amusement resort. In 1935 the pier was heavily damaged by waves and was re-built as a Federal Emergency Administration of Public Works project in 1938. Just a year later, in 1939 storm waters again ripped the pier in half which again was repaired shortly thereafter. Again in 1983, storms destroyed several sections of the pier prompting a new re-building effort using both public funds and private donations. In 1992 an electrical fire (which started in a lifeguard tower on the pier) caused major damage to the pier. Then just a few months later, the Lander’s (or Big Bear) earthquake cracked some of the pier’s support pilings. Then in May of 1994, a natural gas line under the pier was ignited by falling barbecue coals burning out the mid section of the pier. Temporary repairs were made until in 1995 when permanent repairs were made to the fire damaged areas from both the 1992 and 1994 fires.

The assessment team received a set of documents from the City dated September 17, 2003 entitled “Plans for Municipal Pier Repair” stamped as “As-Built” which document a number of additional repairs throughout the length of the pier.

The assessment team was asked to review the current utilities most of which are located underneath the pier. Unfortunately, the team’s ability to assess the condition of these utilities was limited as most of the utilities have been encased in a wooden cavity beneath the pier timbers. Portions of the utilities are visible at some of the piling locations. Our limited assessment is therefore based on the locations we were able to visually see the utilities and City provided As-Built documents.

SUMMARY ANALYSIS

The utilities noted in the 2003 documents serving the pier are as follows:

- There are two main electrical rooms serving the pier. Room #1 is located under the pier on the land end and Room #2 is located on the pier adjacent to the pier restaurant.
- A 4” HV line from SCE is routed through a vault at the land end of the pier and then under the pier to Room #2.
- Various 2” conduits from Room #1 feeding lighting and power on pier and the Lifeguard Tower.
- 1” conduit serving ramp hoist from Room #2
- 2” Conduit for telephone
- 2” cold water line
- 4” forced main waste line
- 6” fire water main line– detector check valve is located under the pier at the land end of the pier.
- 1-1/2” abandoned gas line
- Gas meter located in a chain link fence box adjacent to the first pier piling at the land end feeding a 2” gas line that has been attached to the north edge of the pier serving the restaurant.

The assessment team was able to visually observe the following deficiencies:

The main cavity containing the utilities under the pier is enclosed with wood planks spanning between the structural joists of the pier decking. The cavity has become full of debris and bird

droppings making it impossible to see the actual utilities except where the planks have been removed or fallen out due to damage. At each pile support a small section of each utility is visible.

Both electrical rooms are exposed to the weather and as such show significant signs of rust and corrosion. Conductors on the Room #1 utility transformer secondary are exposed, unprotected by conduit, on the non-utility side of a protective fence. Much of the equipment is in need of replacement based on the assessment. It is unclear as to when the equipment was actually installed. It would appear from the 2003 documents that the equipment observed is the same equipment noted in those documents.

PVC conduit was visible coming from below grade to the underside of the pier and appeared to be in generally good condition. Likewise, what limited conduit that was visible appeared to be PVC and in generally good condition.

Pier level lighting and power has noted signs of corrosion. Light poles can be cleaned and repainted or replaced. Power connections that show signs of corrosion should be replaced with weatherproof enclosures.

Room #2 located adjacent to the restaurant also shows significant signs of corrosion. Refer to the assessment of the Pier Restaurant. It is unclear if the maintenance of this electrical service is the responsibility of the restaurant tenant or the City.

Visibility of the 2" cold water line and the 4" forced main sewer line was very limited. A more detailed testing and inspection analysis is required to determine the current condition of these utilities.

Where the fire main water line starts coming out of the sand to the detector check valve, the piping shows signs of rust. The detector check valve itself appears to be in generally good condition. The piping leading from the detector check valve to the underside of the pier shows significant signs of rust. The pipe supports also show significant signs of rust and overall corrosion. At several of the exposed piling locations the fire line showed significant signs of rust and corrosion and in some areas the team observed water leaking. At the time of the assessment, a crew was repairing a section of the pipe that had just recently failed.

The gas meter enclosure has significantly rusted as the gas meter and the enclosure sit on the sand at the base of the pier piling. The gas line located on the north edge of the pier is coated and appears to be in generally good condition however, several of the attachment clips have failed.

The City has budgeted \$1.0M in the current Capital Improvements Program for fiscal year 2012/13. This project will address the deficiencies listed within this section.

ASSESSMENT FINDINGS

A much more detailed analysis is required to fully address an assessment of the pier facilities, due to the nature of the facilities being located within an ocean/marine environment. All of the under pier wood planking that conceals the utility lines needs to be removed. Then full visual and other testing of the lines and conduits can occur.

Based on our limited observations the following assessments can be generalized:

- Given the time since the 2003 repairs, new testing and inspection of all the electrical components of the pier should be performed.
- The exposed electrical equipment needs immediate attention due to significant corrosion at both the #1 and #2 electrical rooms. Light fixtures and exposed connection boxes with corrosion need to be repaired or replaced.
- The cold water line and sewer line should be visually and pressure tested to determine the nature of any deficiencies.
- The fire service should be completely replaced.
- The gas meter should be relocated away from the sand and fully tested and inspected. All the pipe attachments should be replaced with non-corrosive materials. Broken hangers should be addressed immediately to prevent pipe failure.
- Consideration should be given to include corrosive materials or coatings for all metal piping, conduits, connection boxes and supports.

These Models represent an opinion of probable cost suitable to master planning capital budgeting. Costs are based on the assumption that all requirements for each given building will be addressed as part of one project. Significant economies may be realized if several buildings are renovated concurrently. Conversely, significant increases in costs will result if the entire renovation package for a building is not performed as one project. Note also that the associated surveys and condition assessments have been performed without physical disturbance of existing installations or constructions. Reasonable efforts have been made to analyze these facilities, given information readily available and visually observable. Where applicable, additional information supplied by the city has been considered in this analysis.

Building #39
Seal Beach Pier - Pier Utilities

Renovate Pier Utilities (Fire line only - other utilities not visible for assessment)

	COMPONENT	VALUE	COMMENTS
1	NEEDS ASSESSMENT AND DUE DILIGENCE		
	Needs assessment	0	NIC - See Qualifications
2	PRE-CONSTRUCTION SERVICES		
	A/E Services	37,600	
	Program Manager Pre-construction Services	11,300	
	Geotechnical Services	0	Allowance: City to Contract
	ALTA Survey / Topographic Maps	0	Allowance: City of Contract
	Environmental Hazardous Material Reports	0	Allowance: City of contract
	Environmental Hazardous Material Abatement Procedures	0	Allowance: City to contract
	CEQA	0	Assumption is the Project will be exempt from CEQA
	AS-Built Verification / Documentation	37,600	Additional testing and inspection after partial demolition
	CASP Disabled Access Report	0	
	Reimbursable Expenses	5,000	Allowance
3	DIRECT COSTS (Construction Costs)		
	Demolition & Abatement	Incl	
	Site Work	Incl	
	Renovate utilities	375,700	See attached
4	TEMPORARY FACILITIES DURING CONSTRUCTION		
	Temporary Modular Trailers or other Facility / Phasing	0	Temp Trailer
5	FIXTURES, FURNITURE AND EQUIPMENT (FF&E)		
	Furniture (Desk, Chairs, File Cabinets, etc.)	0	NIC - See Qualifications
6	PROGRAM AND CONSTRUCTION MANAGEMENT	37,600	
7	TESTING & INSPECTION		
	Soils	0	Allowance: City to Contract
	Materials	5,000	Allowance: City to Contract
	Roofing / WP	0	Allowance: City to Contract
8	UTILITY CONNECTION FEES	0	NIC - See Qualifications
9	CITY ADMINISTRATION FEES / PERMIT FEES	0	NIC - See Qualifications
10	OWNER BUILDER RISK INSURANCE	2,800	Allowance: (Calculated at 0.75% of Direct Cost)
11	CONTINGENCY	18,800	5% of Direct Cost
	OPINION OF PROBABLE COST - APPROACH A	531,400	

Building #39
Seal Beach Pier - Pier Utilities
Renovation Budget Opinion of Probable Cost
Area (sf)

NA

Div	Work Package	Qty	Unit	Unit price	Ext
2	Cut and patch pavement at connection	1	ls	20,000	20,000
6	Remove and replace deck boards to provide access to fire line	1	ls	6,000	6,000
15	Replace 6 in. cast iron fire water line and all associated valves and hydrants	1	ls	175,000	175,000
15	Relocate gas meter	1	ls	10,000	10,000
15	Resupport existing gas line for length of pier	1,600	lf	8.00	12,800
16	Allowance to repair/replace electrical panels at Elec Room 1	1	ls	10,000	10,000
16	Allowance to repair/replace electrical panels at Elec Room 2	1	ls	10,000	10,000
16	Allowance to repair existing light fixtures and connections	26	ea	2,000	52,000
	Subtotal				295,800
	GC's, bonds, insurance, Fee, and 15% contingency	27%			79,900
	Total				<u>375,700</u>





APPENDIX: A LA CARTE LIST

IN REPLY TO COUNCIL REQUEST ON SEPTEMBER 12, 2011

As requested by City Council and staff, the below “a la carte” list summarizes certain critical priority items which may be corrected as free-standing tasks. The associated costs for each item are also represented below, and include an allowance to account for contractor costs, soft costs, and other fees. The allowance is different from the total-building (holistic) approach used in the main report, and serves as a general estimate that in practice will vary depending on if work is performed as a singular task or grouped into a package of tasks.

Free-Standing Tasks	Fee
Pier Utilities - Fire Suppression Line	\$331,700
Library Building – Structural Truss Repair	\$24,800
PD and Yard Facilities – Slope Re-stabilization	\$884,400
Fire Station #44 – Replace Generator	\$206,300
Beach Parking Lot – Drainage Repair (unless being corrected w/ concurrent restroom project)	\$1,083,100
Lifeguard Headquarters – Replace/Install HVAC Units and Controls	\$24,800
Tennis Workout Building –Repair Roof/Structure	\$131,300

It is important to note that the recommended holistic approach is still the most cost effective approach and will address all deficiencies noted above. These free-standing items do not in most cases resolve comprehensive life-safety or structural issues, which require significant deconstruction and would best be accomplished as part of a complete renovation effort. Therefore to truly resolve the structural and life-safety issues, the City should do so as part of a complete renovation for maximum efficiency of expenditures.

ADA Compliance

Another urgent project, from a liability standpoint, is ADA compliance in all buildings, which may subsequently trigger the need to do other associated work. We do not recommend performing this work as free-standing tasks unless absolutely necessary. If necessary, a detailed design plan is needed to produce an itemized list of stand-alone cost estimates.

Emergency Operations Center (EOC)

Additionally, the lack of a police Emergency Operations Center housed in a facility with seismic upgrades (meeting essential service requirements) is a critical exposure that should be addressed. The need can be met with either a separate facility or with an operational plan, which is a policy decision for Council and staff.