10.0 COMMUNITY CENTER

Asset ID: 5
Name: Community Center
Location: 7007 Moeser Lane
Phone: 215-4370
Parcel No: 503-203-021
Acres: 2.8
Building Area: 15,672
Year Built: 1962 & 1985
Date Acquired:
Date Sold:
Purchase Price:

BUILDING CHRONOLOGY
1962 Rebuilt pool & bath house
1965  Rebuilt community center
1978  Addition solar heating - no inspection
1979  Re-roof - no inspection
1980  Addition pool equipment - no inspection
1981  Repair pool - no inspection
1983  Final remodel and addition
1984  Repair pool - no inspection
1985  Re-roof - no inspection
1986  Final electrical addition
1987  Final electrical addition
1989  Final - alteration
1990  Repairs - final
1990  Repair fence
1991  Remodel & addition - final
2000  Repaint main hall and skylight room interior. Repaint all exterior.
2003  Electrical inspection and facility condition survey
2003  Remodel kitchen and offices

**BUDGETING SUMMARY**

The deficiency improvement budget for the Community Center for maintenance, electrical work, and structural compliance is $230,200. The maintenance budget for the Community Center should be at least $39,000/year.
DESCRIPTION

The Community center has been under continuous expansion from 1962 to present. This facility provides public meeting rooms, council chamber, and childcare center. The swimming pool facility is adjacent to the meeting room. The entire facility totals 2.5 acres in area with approximately 5,261 square feet of interior, enclosed space. The hardscape includes a front and back patio, asphalt concrete parking lot and driveway.

BUILDING ASSETS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>399</td>
<td>Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>1044</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>5300</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>5261</td>
<td>Ceramic tile, carpeting, concrete</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>12220</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>10000</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>
WALL

The facility has roughly 12,220 square feet of interior wall surface. Most are painted dry wall. Some wood cabinets covered the walls of the kitchen and offices. The cabinets and walls are in good condition and do not require immediate maintenance.

The facility has roughly 10,000 square feet of exterior wall surface. Most are stucco. The paint and trim are also in good condition.

FLOOR

The facility flooring consists mostly of hardwood floor, vinyl floor tile, and concrete. All the flooring is in good condition. The only exception is some missing tiles in the craft room.

CEILING

The ceiling consisted of 864 square feet of ceiling tile. The remainder is drywall. The ceiling did not display leaks, and appears in good condition.
DOORS

The facility contained 6 glass and metal doors and 13 solid wood doors. All the doors are functional and do not need repair.

WINDOWS

The facility also contained 42 single pane windows of 2.5 feet by 5 feet and 46 single pane windows of 2.5 feet by 2.5 feet.

HARDSCAPE

Accessible sidewalks and walkways in the Community Center are in fair condition. Access was limited due to ongoing construction. Moreover, the condition may change due to repair during construction or due to damage from equipment. A more detailed inspection should be conducted after the current construction activities are completed.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>26,160 square feet</td>
<td>Walkway or sidewalk</td>
<td>Fair condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>5,160 square feet</td>
<td>Sidewalk</td>
<td>Fair condition</td>
</tr>
</tbody>
</table>

MACTEC Engineering & Consulting, Inc.

Section 10 - 5
DEFICIENCIES SUMMARY

Overall, the structure and grounds are well maintained and in good condition. There were only minor deficiencies.

SHORT TERM WORK RECOMMENDATIONS

![Image of a room](image.png)

Electrical Deficiency: In day care facility, "Tee-Tre Tots", electrical outlet by sink is not GFI.

WORK RECOMMENDATION REPORT

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>In day care facility, &quot;Tee-Tre Tots&quot;, electrical outlet by sink on west and east side counter are not GFI. NEC 210</td>
<td>Replace with GFI outlet.</td>
<td>200</td>
</tr>
<tr>
<td>Electrical Repairs</td>
<td>Budget for planning purposes</td>
<td>$200</td>
</tr>
<tr>
<td>Maintenance Deficiencies</td>
<td>Recommendations</td>
<td>Total Cost</td>
</tr>
<tr>
<td>------------------------------------------------------</td>
<td>------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>R&amp;R toilet mounts and leaks.</td>
<td>Replace toilet mounts.</td>
<td>4000</td>
</tr>
<tr>
<td>In crafts room, 9 inch by 9 inch vinyl floor tiles are damaged.</td>
<td>Replace damaged tiles.</td>
<td>1000</td>
</tr>
<tr>
<td>Maintenance Repairs</td>
<td>Budget for planning purposes</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of structural connections between roof diaphragm and shear walls</td>
<td>Add SIMPAON “L50” clips between blocking and shear wall top plates.</td>
<td></td>
</tr>
<tr>
<td>Discontinued lateral system along east side of social hall and office</td>
<td>Add shear wall and foundation.</td>
<td>225,000</td>
</tr>
<tr>
<td>Insufficient anchor bolts and holdowns (based on experience with structures built in the similar time) between sill plates and foundation</td>
<td>Add 5/8” diameter anchor bolts to reduce the anchor bolt spacing to 4'-0” or less.</td>
<td></td>
</tr>
<tr>
<td>Inadequate connections along drag struts and collectors</td>
<td>Reinforce drag struts and collector at splices and connections with straps.</td>
<td></td>
</tr>
<tr>
<td>Seismic Retrofit</td>
<td>Budget for planning purposes</td>
<td>$225,000</td>
</tr>
</tbody>
</table>

With on-going construction, portions of the facility were not accessible. A more conservative replacement cost was calculated using $250 per square foot and the building area. The estimated replacement cost is $3.9 million for the Community Center. The deficiency improvement budget for the Community Center for maintenance, electrical work, and structural compliance is $230,200. The maintenance budget for the Community Center is approximately $39,000/year.

1 See attached FEMA 310 evaluation form in appendix. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building are based on $25 per square foot.
11.0 CORPORATION YARD

Asset ID: 6
Name: Corporation Yard Buildings
Location: 7450 Schmidt Lane
Phone: 215-4355
Parcel No: 503-160-024,026,027
Acres: 7.59
Building Area: 11,759
Year Built: 1960
Date Acquired:
Date Sold:
Purchase Price:

**BUILDING CHRONOLOGY**

1960  Constructed building.

2003  Remodel restroom and break room

2003  Conducted electrical inspection and facility condition survey

2003  Conducted parking lot and sidewalk survey

**BUDGETING SUMMARY**

The deficiency improvement budget for the Corporation Yard is significant, $1,793,850. This figure represents a replacement cost, replacement brought on by a comparatively low level of maintenance for the facility and extremely heavy use. The facility will be maintained until replaced. The maintenance budget for a Corporation Yard of this size is approximately $29,000/year.

**DESCRIPTION**

The Corporation Yard provides office, shop, tool rack, gym, and two open sheds. The hardscape includes a concrete sidewalk and parking, asphalt concrete parking lot and driveway.
BUILDING ASSETS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>564</td>
<td>Wood</td>
<td>Fair</td>
</tr>
<tr>
<td>Windows</td>
<td>294</td>
<td>Metal, Wood</td>
<td>Fair</td>
</tr>
<tr>
<td>Ceiling</td>
<td>740</td>
<td>Drywall</td>
<td>Fair</td>
</tr>
<tr>
<td>Flooring</td>
<td>340</td>
<td>Vinyl tile, Resilient Sheeting</td>
<td>Fair</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>25440</td>
<td>Dry wall</td>
<td>Fair</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>24000</td>
<td>Metal</td>
<td>Fair</td>
</tr>
</tbody>
</table>

WALL.

The facility has roughly 25,440 square feet of interior wall surface. Most are painted dry wall. The walls are in fair condition and do not require immediate maintenance.

The facility has roughly 24,000 square feet of exterior wall surface. Most are painted metal in fair condition.
FLOOR

The facility flooring consists mostly of resilient sheeting and vinyl tiles in fair condition.

CEILING

The ceiling consists of drywall or untreated roofs. The drywall ceiling did not display leaks, and appears in fair condition. However, the roof for tool shed appears to be leaking.

DOORS

The facility contains solid wood or wood/glass doors. All the doors are functional and do not need repair.

WINDOWS

The facility also contains wood and metal-framed windows. All windows are in fair condition.

HARDSCAPE
The sidewalk and parking lot in Corporation Yard are in fair to poor condition overall. The frequent washing of vehicle and equipment has eroded a portion of the parking lot near the drain. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>31,563 square feet</td>
<td>Parking lot</td>
<td>Poor condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>6,245 square feet</td>
<td>Parking lot, Sidewalk</td>
<td>Fair condition</td>
</tr>
</tbody>
</table>

**DEFICIENCIES SUMMARY**

Overall the structure and grounds are well maintained and in fair condition. Two deficiencies that require immediate attention and are listed in the following.

**SHORT TERM WORK RECOMMENDATIONS**

- **Maintenance Deficiency: Asphalt Concrete Driveway.**
  - There is a deep crack in the driveway at the west entrance to the facility. The asphalt concrete of the work area is eroded around the drain, erosion due in part to the solvents and detergents used in washing the heavy equipment. There is a depression at east end of parking lot. To keep the driveway serviceable, we would recommend a mill and fill in the near future. We suggest this occur after any of the structural work noted below.

- **Maintenance Deficiency: Repainting for shop**
  - Maintenance Deficiency: Paint is severely deteriorated in shop wall and ceiling. If the structure is not rebuilt, we recommend repainting.
### Work Recommendation Report

<table>
<thead>
<tr>
<th>Maintenance Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paint is severely deteriorated in shop wall and ceiling. UBC 8, 12</td>
<td>Repaint if structure will not be rebuilt.</td>
<td>25000</td>
</tr>
<tr>
<td>Deep crack in the driveway, at the west entrance to the facility. Asphalt concrete eroded around the drain. Depression at east end of parking lot.</td>
<td>Mill and overlay driveway only.</td>
<td>5000</td>
</tr>
<tr>
<td><strong>Maintenance Repairs</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$30,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>No lateral frame/shear wall along the longitudinal direction of equipment carport and paint shops</td>
<td><strong>REBUILD</strong></td>
<td>$1,763,850</td>
</tr>
<tr>
<td>Lack of holdowns and foundation anchors for the shear walls along short direction of equipment carport and paint shops</td>
<td>(Due to the deteriorated condition of the structural and non-structural components as well as the extensive seismic deficiencies, we believe replacement with a new structure would be more cost effective than repair and retrofit)</td>
<td>$1,763,850</td>
</tr>
<tr>
<td>Lack of holdowns and foundation anchors in the perimeter walls for the office and auto shop structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buckled light gage steel shear panel in the exterior shear wall.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lack of shear transfer between roof diaphragm and perimeter shear walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Seismic Retrofit</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$1,763,850</strong></td>
</tr>
</tbody>
</table>

---

1 See attached FEMA 310 evaluation form. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building are based on $150 per square foot.
Using the inventory data, the replacement cost for the existing Corporation Yard is approximately $1,550,894. However, the cost of building a new Corporation Yard with similar square footage today would be closer to $2.9 million.

The deficiency improvement budget for the maintenance, electrical work, structural upgrades, and rebuilding of the Corporation Yard is $1,793,850. The maintenance budget for this facility this size should be approximately $29,000/year.
12.0 Creekside Park

Asset ID: 24
Name: Creekside Park
Location: enter at end of Santa Clara Ave
Phone:
Parcel No: 510-011-01, 510-012-019,
Acres: 0.57
Building Area: 0
Year Built: 0
Date Acquired:
Date Sold:
Purchase Price:

BUDGETING SUMMARY

The deficiency improvement budget for Creekside Park need to be re-evaluated based on requirements for structures within the FEMA flood plain. This assessment was not conducted within the scope of this report. The maintenance budget for this facility is $772/year.

DESCRIPTION

The Creekside Park consists of a mural, playground, and pond. The man-made pond (drainage basin) was dry at the time of inspection. Creekside Park does not have a Clubhouse or other structure. The hardscape in Creekside Park is in good overall condition. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>2,586 square feet</td>
<td>Walkway</td>
<td>Fair condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>3,136 square feet</td>
<td>Sidewalk, Pond</td>
<td>Fair condition</td>
</tr>
</tbody>
</table>
DEFICIENCIES SUMMARY

Overall, the grounds are well maintained and in good condition. The only defect is some slight unevenness to the concrete sidewalk on the east end of the path. We do not recommend any repairs at this time.

The replacement cost for the hardscape in Creekside Park is $77,213. The deficiency improvement budget for maintenance of existing facility is not significant; however, the structures need to be evaluated for compliance with requirements for FEMA flood zone. This additional evaluation was not conducted within the scope of this project. The maintenance budget for this facility is $772/year.
13.0 FAIRMONT NEIGHBORHOOD CENTER

Asset ID: 22
Name: Fairmont Neighborhood Center
Location: 715 Lexington Ave
Phone: 215-4390
Parcel No: 503-391-001
Acres: 4.1
Building Area: 1,400
Year Built: 1988
Date Acquired:
Date Sold:
Purchase Price:

**BUILDING CHRONOLOGY**

1988  Constructed building
2000  Re-painting
2003  Conducted electrical inspection and facility condition survey
2003  Conducted condition survey for playground and sidewalk.

**BUDGETING SUMMARY**

The deficiency improvement budget for the Fairmont Neighborhood Center for maintenance, electrical work, and structural compliance is $36,000. The maintenance budget for the facility is $2,114/year.

**DESCRIPTION**

The Fairmont Club House is a 35-foot by 31-foot timber structure totaling approximately 1,400 square feet. Attached to the great room are handicap accessible restrooms on the north side and storage and utility rooms on the south side. The facility is used by the neighborhood for childcare during the weekdays and birthday or special events on the weekends. The adjoining playground is also used for outdoor birthday parties and barbecues.
BUILDING ASSETS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>140</td>
<td>Wood, Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>264</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>1307</td>
<td>Glued Ceiling Tiles</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>1310</td>
<td>Vinyl</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>3180</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>1968</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>

WALL

The facility has roughly 3,180 square feet of interior wall surface. Most are painted drywall. The walls are in good condition and do not require immediate re-painting.

The exterior wall is approximately 1,968 square feet of painted wood and wood trim. The exterior finishing is in good condition and does not require re-painting.
FLOOR

The facility flooring consists of 1,310 square feet of resilient sheeting. The flooring is in good condition and does not require immediate replacement.

CEILING

The ceiling consists of glued-on ceiling tiles. The ceiling does not display signs of leaks and appears in good condition.

DOORS

The facility contained 2 glass/wood exterior doors and 3 solid wood interior doors leading to restroom and storage room. One interior glass/wood along the south wall of the building connects the main playroom to the storage/office. The total area covered by doors in this facility is 231 square feet.

WINDOWS

The facility contains 6 aluminum windows with approximate dimensions of 4.5' by 6.5'. Along the north wall of the facility, 2 aluminum windows of approximately 1.5' by 9.5' frame the entry to the facility. The total area of glazing is approximately 140 square feet.
HARDSCAPE

The hardscape in Fairmont Neighborhood Center consists of mostly concrete sidewalk surrounding the building and a sand covered playground. The adjacent asphalt concrete basketball court and playground belong to the adjoining elementary school. All the sidewalk surveyed is in good condition. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>2,592 square feet</td>
<td>Sidewalk</td>
<td>Good condition</td>
</tr>
</tbody>
</table>

DEFICIENCIES SUMMARY

Overall, the structure and grounds are relatively new and well maintained. We noted only minor electrical deficiencies.
# Work Recommendation Report

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>In the men’s bathroom, the exhaust fan is in operable and the room has no windows. UBC 27, 12</td>
<td>Replace fan.</td>
<td>500</td>
</tr>
<tr>
<td>The light is not operable in the office/storage room. UBC 27</td>
<td>Check switch, breaker, and possibly replace light fixture.</td>
<td>500</td>
</tr>
<tr>
<td><strong>Electrical Repairs</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$1000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of drag strut/collector at re-entrant corners on north-west and south-west corners (based on experience with structures built in the similar time)</td>
<td>Add blocking and metal straps at re-entrant corners to transfer roof diaphragm shear.</td>
<td>35000</td>
</tr>
<tr>
<td>Lack of shear walls along north and west side of the structure</td>
<td>Add plywood shear wall along the two sides by filling in window door openings.</td>
<td></td>
</tr>
<tr>
<td>Insufficient anchor bolts and holdowns (based on experience with structures built in the similar time) between sill plates and foundation</td>
<td>Add 5/8” diameter anchor bolts to reduce the anchor bolt spacing to 4’-0” or less. Add SIMPSON holdowns at ends of each shear wall.</td>
<td></td>
</tr>
<tr>
<td><strong>Seismic Retrofit (note 3)</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$35,000</strong></td>
</tr>
</tbody>
</table>

The replacement cost for the Fairmont Neighborhood Center is $211,396. The deficiency improvement budget for the Fairmont Neighborhood Center for maintenance, electrical work, and structural compliance is $36,000. The maintenance budget for the facility is $2,114/year.

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1 See attached FEMA 310 evaluation form in appendix. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. Finally, The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building is based on $25 per square foot.
14.0 FIRE STATION #72

Asset ID: 3
Name: Fire Station #72
Location: 1520 Arlington Blvd
Phone: 215-4465
Parcel No: 171-75-41?
Acres: 0.16
Building Area: 4,200
Year Built: 2001
Date Acquired:
Date Sold:

Purchase Price: $1.1 Million (facility construction cost)

**BUILDING CHRONOLOGY**

2001  Constructed building.

2003  Conducted electrical inspection and facility condition survey

2003  Conducted parking lot and sidewalk survey

**BUDGETING SUMMARY**

Fire Station #72 is new and in excellent condition. It meets all structural codes and has no need of immediate maintenance. The deficiency improvement budget for this facility is $0. The maintenance budget for Fire Station #72 is $10,102/year. Although the maintenance budget may not be needed on a new facility, the budget should be set aside for the major maintenance overhauls in the future years.

**DESCRIPTION**

The Fire Station #72 is a new structure. This station contains 3 bedrooms, an exercise room, a kitchen, a training room and a utility room, offices and an apparatus room. The total

1 Michael Woldemar Associates provide actual construction bid price. (510) 232-1248
internal area of the facility is 2,545 square feet. The hardscape includes a concrete driveway for the fire engine, concrete front and back patio, asphalt concrete parking lot and driveway.

**BUILDING ASSETS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>963</td>
<td>Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>372</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>4500</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>2545</td>
<td>Ceramic tile, carpeting, concrete</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>11300</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>3770</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>

**WALL**

The facility has roughly 11300 square feet of interior wall surface. Most are painted dry wall. Some wood cabinets cover the walls of the kitchen. The cabinets and walls are in new condition and do not require immediate maintenance.
The facility has roughly 3770 square feet of exterior wall surface. Most are stucco with trim. The paint and trim are also in new condition.

FLOOR

The facility flooring consists of ceramic tiles, carpeting, and floor tile with the remainder concrete. All flooring is in new condition.

CEILING

The ceiling consists of suspended ceiling tiles and drywall. All the ceilings are in new condition.

DOORS

The facility contained 26 steel doors of 26 inch by 80 inches. Five doors contain windows. There are also 3 15 feet by 20 feet bay doors and one steel and glass door at the entry. All doors are in new condition.

WINDOWS

The facility contains six styles of windows with single pane, with dual openings or pitch openings. All windows are in new condition.

HARDSCAPE
The sidewalk and walkways in Fire Station #72 are in new condition. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>5,326 square ft</td>
<td>Parking Lot</td>
<td>Good condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>3,433 square ft</td>
<td>Sidewalk</td>
<td>Good condition</td>
</tr>
</tbody>
</table>

**DEFICIENCIES SUMMARY**

Overall, the structure and grounds are well maintained and in good condition. There are no issues that require immediate corrective action.

<table>
<thead>
<tr>
<th>Structural Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>The building is newly constructed.</td>
<td>NONE</td>
<td>$0.00</td>
</tr>
<tr>
<td>No deficiencies found per our visual inspection</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The replacement cost of Fire Station #72 is best calculated from its recent construction records. The replacement cost for Fire Station #72 is $1,010,239. The deficiency improvement budget for this facility is $0. The maintenance budget for Fire Station #72 is $10,102/year.
15.0 **Harding Clubhouse and Park**

**Assets ID:** 20

**Name:** Harding Park Clubhouse

**Location:** 7115 "C" Street

**Phone:** 215-4390

**Parcel No:** 504-233-002

**Acres:** 5.2

**Building Area:** 2,526

**Year Built:** 1965

**Date Acquired:**

**Date Sold:**
Purchase Price:

**BUILDING CHRONOLOGY**

1965  Constructed building  
1987  Remodel and addition  
2000  Re-painting  
2003  Electrical inspection and facility condition survey  
2003  Playground, tennis court, sidewalk condition survey  

**BUDGETING SUMMARY**

The deficiency improvement budget for the Harding Clubhouse for maintenance, electrical work, and structural compliance is $82,900. The maintenance budget for this facility is $7,501/year.

**DESCRIPTION**

The Harding Clubhouse is a 64-foot by 35-foot timber structure with two sets of restrooms attached to the west and north walls. The facility is approximately 2,526 square feet, housing two playrooms, two sets of bathrooms, an office, and storage room. The facility is used by a preschool and for community events.

**BUILDING ASSETS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>210</td>
<td>Wood, Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>148</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>2500</td>
<td>Wood</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>2500</td>
<td>Vinyl</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>2340</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>2320</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>
WALL

The facility has roughly 2,340 square feet of interior wall surface. Most are painted gypsum walls. Wood cabinets cover the east walls of the large recreational room and office. The cabinet and walls are in good condition and do not require immediate re-painting.

The exterior wall is approximately 2,320 square feet of painted stucco and wood trim. The exterior finishing is in fair condition and does not require re-painting.

FLOOR

The facility flooring consists of 2,500 square feet of vinyl tiles. The flooring is in good condition and does not require immediate replacement.

CEILING

There are no ceiling tiles or covering. The ceiling consists of painted wood members of the roof. The ceiling does not display signs of leaks and appears in good condition.

DOORS

The facility contained 10 painted wood doors of approximate dimensions of 3’ by 7’. The total area covered by doors in this facility is 210 square feet.

WINDOWS

The facility also contained 5 aluminum windows with approximate dimensions of 4.5’ by 23.8’. Along the west wall of the facility, 2 aluminum windows of approximately 5.8’ by 2.75’ provide ventilation and light to the playrooms. Two aluminum windows of 3’ by 1.8’ provide natural ventilation to the bathrooms on the Westside of the facility. The total area of glazing is approximately 148 square feet.

HARDSCAPE

The hardscape in Harding Park is in fair condition overall. The walking condition inventory collected the following information in August and September of 2003.
<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>32,507 sq ft</td>
<td>Playground, tennis court, sidewalk</td>
<td>Fair condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>4,437 sq ft</td>
<td>Sidewalk</td>
<td>Fair condition</td>
</tr>
</tbody>
</table>

**Deficiencies Summary**

Overall, the structure and grounds are well maintained and in good condition. The asphalt car path between the tennis court and clubhouse is badly raveled. It will need to be repaved eventually. The tennis court is also showing damage, discussed below.

**Short Term Work Recommendations**

The tennis court is showing signs of uneven settling. Deep fissures are apparent near several of the corners. It is not clear that any treatment short of complete reconstruction can prevent this slow disintegration. However, cleaning and patching the fissures and clearing the drains on the courts will prolong the life of this asset.

Maintenance Deficiency: Foundation breakup brought on by settling and vegetation.
**WORK RECOMMENDATION REPORT**

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>The electrical outlets by sink-in the food preparation area is not GFI protected. NEC 210</td>
<td>Replace with GFI, 2 prong outlet.</td>
<td>200</td>
</tr>
<tr>
<td>In the food preparation area, two of three sets of track light are not working. The broken lights are on the east and west walls. UBC 27</td>
<td>Check wall switch or breaker. Possibly replace light fixtures.</td>
<td>1000</td>
</tr>
<tr>
<td>The handicap bathroom at the northside, with entry from outside, the motion sensor is not working. UBC 27</td>
<td>Replace motion sensor.</td>
<td>300</td>
</tr>
<tr>
<td>In men's handicap bathroom, the electrical outlets by wash basin is not GFI protected. NEC 210</td>
<td>Replace with GFI outlet.</td>
<td>200</td>
</tr>
<tr>
<td>At the play area, the outlet by the sink is not GFI protected. NEC 210</td>
<td>Replace with GFI outlet.</td>
<td>200</td>
</tr>
<tr>
<td><strong>Electrical Repairs</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$1,900</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maintenance Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis court foundation is cracking severely.</td>
<td>Repair and patch</td>
<td>2000</td>
</tr>
<tr>
<td>Uneven concrete at northwest corner of playground</td>
<td>Replace uneven slabs of concrete</td>
<td>1000</td>
</tr>
<tr>
<td>Badly raveled asphalt concrete path between tennis court and school</td>
<td>Repave</td>
<td>2000</td>
</tr>
<tr>
<td><strong>Maintenance Repairs</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$5000</strong></td>
</tr>
<tr>
<td>Structural Deficiencies</td>
<td>Recommendations</td>
<td>Total Cost</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Lack of diaphragm chord/drag struts between original building and the addition built in 1987</td>
<td>Provide diaphragm connections between original building and the addition.</td>
<td></td>
</tr>
<tr>
<td>Insufficient anchor bolts and holdowns (based on experience with structures built in the similar time) between sill plates and foundation</td>
<td>Add 5/8” diameter anchor bolts to reduce the anchor bolt spacing to 4’-0” or less.</td>
<td>76000</td>
</tr>
<tr>
<td></td>
<td>Add SIMPSON holdowns at ends of each shear wall.</td>
<td></td>
</tr>
<tr>
<td>Seismic Retrofit</td>
<td>Budget for planning purposes (^1)</td>
<td>$76,000</td>
</tr>
</tbody>
</table>

The replacement cost for the Harding Park Clubhouse and surrounding grounds is $750,123. The deficiency improvement budget for the Harding Clubhouse for maintenance, electrical work, and structural compliance is $82,900. The maintenance budget for this facility is $7,501/year.

\(^1\) See attached FEMA 310 evaluation form. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). The budget includes an allowance for connections to the 1987 addition. No other work is assumed for the 1987 addition. Budget numbers shown for the above building are based on $30 per square foot.
16.0 HUBER CLUBHOUSE AND PARK

Asset ID: 19
Name: Huber Park Clubhouse
Location: 7111 Terrace Drive
Phone: 527-9644
Parcel No: 505-230-030
Acres: 2.6

Building Area: 450
Year Built: 1966
Date Acquired:
Date Sold:
Purchase Price:

BUILDING CHRONOLOGY

1966    Constructed building
1969    Replaced roof
1969    Construct barbecue pit
2000    Re-painted
2002    Remodeled restroom for ADA accessibility
2003    Electrical inspection and facility condition survey
2003    Driveway, patio, walkway, playground condition survey

BUDGETING SUMMARY

The deficiency improvement budget for the Huber Clubhouse for maintenance, electrical work, and structural compliance is $33,600. The maintenance budget for the facility is $2,587/year.

DESCRIPTION
The Huber Clubhouse is an octagonal timber structure totaling approximately 450 square feet. There are one unisex restroom, one storage room and a large playroom. The facility is used for recreational activities. The adjoining playground, sand pit, and barbecue areas are used for outdoor events.

**BUILDING ASSETS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>165</td>
<td>Wood, Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>30</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>600</td>
<td>Gypsum/Wood</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>540</td>
<td>Resilient Sheeting/Concrete</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>1400</td>
<td>Gypsum/Wood</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>984</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>

**WALL**

The facility has roughly 1,400 square feet of interior wall surface. The restroom and storage room has painted gypsum walls. The large playroom has untreated wood walls. The walls are in good condition and do not require immediate re-painting.

The exterior wall is approximately 984 square feet of painted wood. The exterior finishing is in good condition and does not require re-painting.

**FLOOR**

The facility flooring consists of approximately 100 square feet of resilient sheeting for the storage room and restroom. The large playroom has 440 square feet of vinyl tiles as flooring. All flooring is in good condition and does not require immediate replacement.

**CEILING**

There are no ceiling tiles or finishes in the playroom. The ceiling consists of painted wood members of the roof. In the storage and restroom, the ceilings are drywall. The ceilings do not display evidence of a leak and appear in good condition.
DOORS

The facility contains 4 painted wood doors and 2 metal doors for the restrooms. The total area covered by doors in this facility is 165 square feet.

WINDOWS

The facility also contained 2 aluminum windows with approximate dimensions of 3' by 4.75'. The total area of glazing is approximately 30 square feet.

HARDSCAPE

![Image of hardscape](image)

The hardscape in Huber Park is in fair condition overall. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>11,754 square feet</td>
<td>Walkway</td>
<td>Fair condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>2,014 square feet</td>
<td>Sidewalk, Playground</td>
<td>Fair condition</td>
</tr>
<tr>
<td>Decorative Concrete</td>
<td>3,870 square feet</td>
<td>Patio and walkway</td>
<td>Fair condition</td>
</tr>
</tbody>
</table>
DEFICIENCIES SUMMARY

Overall, the structure and grounds are well maintained and in good condition. A few improvements may be considered for the park, although they are not deficiencies and are not required. The above historical footbridge is well preserved, but needs a detailed inspection and possible structural improvements. Throughout the park, ADA accessible walkways and restrooms were added. However, some of the original playground and waterfall is not accessible by wheelchair. Steps in the steep hillside restrict access. We did not note these as deficiencies.

Waterfall not accessible by wheelchair

Playground not accessible by wheelchair
The deficiencies that we identified and addressed are listed in the following work recommendations.

**SHORT TERM WORK RECOMMENDATIONS**

At the west entry, we noted ground water from the subgrade coming up through the asphalt of the walkway. Although this poses little problems now, this portion of the walkway will deteriorate rapidly. We recommend another inspection after winter of 2003 and installation of additional drainage to preserve the asphalt concrete walkway.

Maintenance Deficiency: ground water coming up into the walkway. The pavement will be undercut and eventually washed away.

The root intrusion from private trees and landscaping is slowly breaking up the asphalt concrete. The walkway displayed potholes and uneven surface, providing a potential tripping hazard. We recommend removal of some of the tree roots and patching some of the walkway immediately. The entire walkway should be repaved in the next few years.

Maintenance Deficiency: Root intrusion into asphalt concrete walkway at top of the hill
# Work Recommendation Report

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>The electrical wall heaters have a damaged switch and missing knob. The heaters at both east and west end. UBC 27</td>
<td>Replace switch, knob, and possibly heater.</td>
<td>1000</td>
</tr>
<tr>
<td>The security light on the west side of building is not working. The light bulb appears burned out and the photo cell may not UBC 27</td>
<td>Replace light bulb and possibly photo sensor.</td>
<td>300</td>
</tr>
<tr>
<td>The electrical outlet by sink does not have GFI protection. NEC 210</td>
<td>Replace with GFI outlet.</td>
<td>200</td>
</tr>
<tr>
<td>The outside security lights are missing safety cage and lenses are broken. UBC 27</td>
<td>Replace lenses and cage.</td>
<td>500</td>
</tr>
<tr>
<td><strong>Electrical Repairs</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$2,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maintenance Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single interior door (5 feet by 6 feet 8 inches) is broken. UBC 10</td>
<td>Replace door.</td>
<td>100</td>
</tr>
<tr>
<td>At the west entry, ground water from the subgrade is coming up into the walkway.</td>
<td>Provide drainage to keep walkway from erosion.</td>
<td>5000</td>
</tr>
<tr>
<td>Asphalt concrete walkway at the back of the park is displaying root intrusion and severe cracking.</td>
<td>Remove root and repave walkway.</td>
<td>13000</td>
</tr>
<tr>
<td><strong>Maintenance Repairs</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$18,100</strong></td>
</tr>
<tr>
<td>Structural Deficiencies</td>
<td>Recommendations</td>
<td>Total Cost</td>
</tr>
<tr>
<td>-------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Lack of structural panel for perimeter shear walls</td>
<td>Add ½” plywood structural panel on shear walls</td>
<td></td>
</tr>
<tr>
<td>Insufficient anchor bolts and holdowns (based on experience with structures built in the similar time) between sill plates and foundation</td>
<td>Add 5/8” diameter anchor bolts to reduce the anchor bolt spacing to 4’-0” or less. Add SIMPSON holdowns at ends of each shear wall.</td>
<td></td>
</tr>
<tr>
<td>Seismic Retrofit</td>
<td><strong>Budget for planning purposes</strong>&lt;sup&gt;1&lt;/sup&gt;</td>
<td><strong>$13,500</strong></td>
</tr>
</tbody>
</table>

The replacement cost for the Huber Clubhouse and supporting hardscape is $258,670. The deficiency improvement budget for the Huber Clubhouse for maintenance, electrical work, and structural compliance is $33,600. The maintenance budget for the facility is $2,587/year.

<sup>1</sup> See attached FEMA 310 evaluation form. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). The budget includes an allowance for connections to the 1987 addition. No other work is assumed for the 1987 addition. Budget numbers shown for the above building are based on $30 per square foot.
17.0 **Madera Childcare Center**

**Asset ID:** 18

**Name:** Madera Childcare Facilities

**Location:** 1500 Devonshire Drive

**Phone:** 215-4392

**Parcel No:** 505-470-006

**Acres:** 7.43

**Building Area:** 1,440

**Year Built:** 1988

**Date Acquired:**
BUILDING CHRONOLOGY

1988        Constructed building
2000        Re-painted
2002        Pull handles at door
2003        Electrical inspection and facility condition survey
2003        Sidewalk and patio condition survey
2002-2003   Conducted electrical inspection and condition inventory

BUDGETING SUMMARY

The deficiency improvement budget for the Madera Childcare Facility for maintenance, electrical work, and structural compliance is $36,700. The maintenance budget is $1,654/year.

DESCRIPTION
The Madera Preschool is a 35-foot by 31-foot timber structure. It has two restrooms on the east end and storage and utility rooms on the west end of the building. The entire facility is approximately 1,440 square feet. The building and adjoining playground is used for preschool.

**Building Assets**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>126</td>
<td>Wood, Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>228</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>1310</td>
<td>Wood</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>1310</td>
<td>Vinyl</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>2016</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>1968</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>
WALL

The facility has roughly 3,180 square feet of interior wall surface. All the walls are drywall. Wood cabinets cover the north wall of the large recreational room. The cabinet and walls are in good condition and do not require immediate re-painting.

The exterior wall is approximately 1,700 square feet of painted stucco and wood trim. The exterior finishing is in fair condition and does not require re-painting.

FLOOR

The facility flooring consists of 1,310 square feet of resilient sheeting. The flooring is in good condition and does not require immediate replacement.

CEILING

The ceiling consists of 225 square feet of drywall and 1,085 square feet of glued on ceiling tiles. The ceiling does not display signs of leaks and appears in good condition.

DOORS

The facility contains 2 glass/wood doors, 3 solid painted wood doors, and 1 split wood and glass door. The total area covered by doors in this facility is 126 square feet.

WINDOWS

The facility also contains double hung aluminum windows with 12 windows of approximate dimensions of 3’ by 4.8’ and 2 windows of 3.8’ by 2.8’. Along the north wall of the facility, there are 4 sliding aluminum windows of approximately 1.8’ by 2.8’. The total area of glazing is approximately 228 square feet.

HARDSCAPE

The hardscape in Madera Preschool consists of sidewalk surrounding the building and playground. All the hardscape is in good condition. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>679 square feet</td>
<td>Sidewalk</td>
<td>Good condition</td>
</tr>
</tbody>
</table>
DEFICIENCIES SUMMARY

Overall, the Madera Preschool is relatively new, constructed in 1988. The structure complies with all the UBC standards of accessibility, egress, and ventilation. The structure and grounds are well maintained. There are only two minor deficiencies.

SHORT TERM WORK RECOMMENDATIONS

The light at the southwest corner of the ceiling is missing its cover. We recommend replacing the light cover.

WORK RECOMMENDATION REPORT

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>In men's bathroom, the exhaust blower fan is missing a cover. UBC 28</td>
<td>Replace cover to fan</td>
<td>200</td>
</tr>
<tr>
<td>In the main room, the light fixture in the southwest corridor is missing tube and cover. UBC 27, 12</td>
<td>Replace florescent light tube and cover.</td>
<td>500</td>
</tr>
<tr>
<td>Electrical Repairs</td>
<td>Budget for planning purposes</td>
<td>$700</td>
</tr>
<tr>
<td>Structural Deficiencies</td>
<td>Recommendations</td>
<td>Total Cost</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Lack of drag strut/collector at re-entrant corners on north-west and south-west corners (based on experience with structures built in the similar time)</td>
<td>Add blocking and metal straps at re-entrant corners to transfer roof diaphragm shear.</td>
<td></td>
</tr>
<tr>
<td>Lack of shear walls along north and west side of the structure</td>
<td>Add plywood shear wall along the two sides by filling in window door openings.</td>
<td>36000</td>
</tr>
<tr>
<td>Insufficient anchor bolts and holdowns (based on experience with structures built in the similar time) between sill plates and foundation</td>
<td>Add 5/8&quot; diameter anchor bolts to reduce the anchor bolt spacing to 4'-0&quot; or less. Add SIMPSON holdowns at ends of each shear wall.</td>
<td></td>
</tr>
<tr>
<td>Seismic Retrofit (note 3)</td>
<td>Budget for planning purposes</td>
<td>$36,000</td>
</tr>
</tbody>
</table>

The replacement cost for the Madera Childcare Facility is $165,361. The deficiency improvement budget for the Madera Childcare Facility for maintenance, electrical work, and structural compliance is $36,700. The maintenance budget is $1,654/year.

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1 See attached FEMA 310 evaluation form. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building are based on $25 per square foot. Notes:
18.0 Poinsett Clubhouse and Park

Asset ID: 12

Name: Poinsett Park Clubhouse

Location: 5611 Poinsett Ave

Phone: 620-9670

Parcel No: 500-370-017

Acres: 1.5

Building Area: 450

Year Built: 1966

Date Acquired:

Date Sold:
Purchase Price:

**BUILDING CHRONOLOGY**

1966  Constructed building
1986  Removed and covered graffiti on exterior
1986  Repaired damaged roof
1986  Exterior lights - no inspection
2000  Re-painting
2002  Remodeled restrooms for ADA accessibility
2002  Electrical inspection and facility condition survey
2003  Sidewalk, walkway, play ground condition survey

**BUDGETING SUMMARY**

The deficiency improvement budget for the Poinsett Clubhouse and Park for maintenance, electrical work, and structural compliance is $20,000. The maintenance budget for the Poinsett Clubhouse and Park is $2,421/year.

**DESCRIPTION**

![Image of the Poinsett Clubhouse and Park](image-url)
The Poinsett Clubhouse is an octagonal timber structure totaling approximately 450 square feet. There are one unisex restroom, one storage room, and a large playroom. The facility is used for recreational activities. The adjoining playground and basketball court are also used for outdoor events.

**Building Assets**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>231</td>
<td>Wood, Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>18</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>600</td>
<td>Drywall/Wood</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>540</td>
<td>Resilient Sheeting/Concrete</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>1400</td>
<td>Drywall/Wood</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>984</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>

**Wall**

The facility has roughly 1,400 square feet of interior wall surface. The restroom and storage room have painted drywall walls. The large playroom has painted wood walls. The walls are in good condition and do not require immediate re-painting.

The exterior wall is approximately 984 square feet of painted wood. The exterior finishing is in good condition and does not require re-painting.

**Floor**

The facility flooring consists of approximately 100 square feet of resilient sheeting for the storage room and restroom. The large playroom has bare concrete as flooring. All flooring is in good condition and does not require immediate replacement.

**Ceiling**

There are no ceiling tiles or finishes. The ceiling consists of painted wood members of the roof. The ceiling does not display signs of leaks and appears in good condition.
DOORS

The facility contained 6 painted wood doors and 1 metal door. The total area covered by doors in this facility is 231 square feet.

WINDOWS

The facility also contained 2 aluminum windows with approximate dimensions of 3’ by 3’. The total area of glazing is approximately 18 square feet.

HARDSCAPE

The hardscape in Poinsett Park consists of basketball court, playground, sidewalk and retaining wall. All facilities are in good condition overall. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>9,424 square feet</td>
<td>Playground Basketball court</td>
<td>Good condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>7,096 square feet</td>
<td>Entry and walkway</td>
<td>Good condition</td>
</tr>
</tbody>
</table>
DEFICIENCIES SUMMARY

Overall, the structure and grounds are well maintained and in good condition. Only one deficiency requires immediate attention and is listed in the following.

SHORT TERM WORK RECOMMENDATIONS

Maintenance Deficiency: Broken area of retaining wall

We found a growing crack on the patched retaining wall at the east side of basketball court. We recommend immediate patching and replacement of the broken area with concrete.
# Work Recommendation Report

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>In the main room, the electric heater knobs are missing. The switches on both units are defective. UBC 27</td>
<td>Replace with new electrical switches.</td>
<td>200</td>
</tr>
<tr>
<td>In storage and rest room, the electrical duplex is not GFI. Both duplex are too close to sink. NEC 210</td>
<td>Replace with GFI duplex outlet.</td>
<td>100</td>
</tr>
<tr>
<td>In the main playroom on the west wall next to storage room, the hall duplex cover needs to be replaced. UBC 27</td>
<td>Replace with new cover.</td>
<td>100</td>
</tr>
<tr>
<td>Outside of building on the east side, the cover to the duplex is missing. UBC 27</td>
<td>Replace with new cover</td>
<td>100</td>
</tr>
<tr>
<td>In main playroom, one of six overhead light fixtures is missing its cover. UBC 27</td>
<td>Replace cover to light fixture.</td>
<td>500</td>
</tr>
</tbody>
</table>

| Electrical Repairs | Budget for planning purposes | $1000 |

<table>
<thead>
<tr>
<th>Maintenance Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>The patched retaining wall on the east side of basketball court is showing cracking.</td>
<td>Re-patch the 2 feet by 2 feet area with concrete.</td>
<td>2000</td>
</tr>
<tr>
<td>Wall shows damage.</td>
<td>Patch the 2 feet by 5 feet area with concrete and rocks.</td>
<td>3000</td>
</tr>
<tr>
<td>The basketball hoop is missing.</td>
<td>Replace basketball hoop and board.</td>
<td>500</td>
</tr>
</tbody>
</table>

| Maintenance Repairs | Budget for planning purposes | $5500 |

---
<table>
<thead>
<tr>
<th>Structural Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of structural panel for perimeter shear walls</td>
<td>Add ½” plywood structural panel on shear walls</td>
<td></td>
</tr>
<tr>
<td>Insufficient anchor bolts and holdowns (based on experience with structures built in the similar time) between sill plates and foundation</td>
<td>Add 5/8” diameter anchor bolts to reduce the anchor bolt spacing to 4’-0” or less. Add SIMPSON holdowns at ends of each shear wall.</td>
<td>13500</td>
</tr>
<tr>
<td>Seismic Retrofit (note 3 &amp; 4)</td>
<td>Budget for planning purposes ¹</td>
<td>$13,500</td>
</tr>
</tbody>
</table>

The replacement cost of the Poinsett Clubhouse and grounds is $242,131. The deficiency improvement budget for the Poinsett Clubhouse and Park for maintenance, electrical work, and structural compliance is $20,000. The maintenance budget for the Poinsett Clubhouse and Park is $2,421/year.

¹ See attached FEMA 310 evaluation form. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building are based on $30 per square foot.
19.0 PUBLIC SAFETY BUILDING

Asset ID: 2
Name: Public Safety Building
Location: 10900 San Pablo Ave
Phone: 215-4400
Parcel No: 502-411-007
Acres: 0.92
Building Area: 16,581
Year Built: 1960
Date Acquired:
Date Sold:

Purchase Price:

**BUILDING CHRONOLOGY**

1960        Constructed building
1970        Pest control - No Inspection
1974        A/C Unit - No Inspection
1975        Electrical - No Inspection
1979        Mechanical - No Inspection
1987        Secure ceiling tiles
1987        Replace lighting fixture
1987        Fence - No Inspection
1987        Problem w. heating system
1998        Replaced HVAC for facility, excluding court house
2001        Replaced roof
2002        Repaint exterior
2002        Conducted electrical inspection and facility condition survey
2003        Conducted condition survey for parking lot, fuel station, driveway, sidewalk, and patio.

**BUDGETING SUMMARY**

The deficiency improvement budget for the Public Safety Building for maintenance, electrical work, and structural compliance is $642,400. The maintenance budget for the Public Safety Building is $66,000/year.
DESCRIPTION

The Public Safety Building is approximately 16,581 square feet. It serves three major branches of public service: the fire department, police department, and the courthouse. The courthouse space was recently purchased from the county and will likely be converted into offices for city administration. The facility contains an extensive parking lot, fuel station, concrete driveways for the fire engines and a concrete patio for the fire department.
BUILDING ASSETS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>1,627</td>
<td>Wood, Metal/glass</td>
<td>Fair</td>
</tr>
<tr>
<td>Windows</td>
<td>1,212</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>5,450</td>
<td>Acoustical tiles, drywall, suspended ceiling tiles</td>
<td>Poor</td>
</tr>
<tr>
<td>Flooring</td>
<td>4,190</td>
<td>Vinyl tiles, ceramic tiles, resilient sheeting, carpet</td>
<td>Fair</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>20,600</td>
<td>Drywall, wood panel</td>
<td>Fair</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>7,500</td>
<td>Untreated brick</td>
<td>Good</td>
</tr>
</tbody>
</table>

WALL

The facility has roughly 20,600 square feet of interior wall surface. Most are painted drywall, except for the courtroom. The walls are in good condition overall. One exception is the walls of the courthouse, which require patching and re-painting.
The exterior wall is approximately 7,500 square feet of untreated brick.

FLOOR

The facility flooring consists of 1,300 square feet of vinyl tiles, 170 square feet of ceramic tiles, 350 square feet of resilient sheeting and 2,370 square feet of carpeting. The rest of the flooring is uncovered concrete. All floor coverings are in fair condition. Only room 45 requires new vinyl tiles.

CEILING

Only portions of the ceiling are finished. There are 900 square feet of acoustical tiles, 4,100 square feet of drywall, and 450 suspended ceiling tiles. Most of the ceiling in the building requires replacement due to insect infestation.

DOORS

The facility contained 5 glass/aluminum exterior doors, 39 solid wood interior doors, 24 glass/wood, 4 pocket doors, and 10 steel doors. The total area covered by doors in this facility is 1,627 square feet.

WINDOWS

The facility contains 74 aluminum windows with approximate dimensions of 2' by 6', 20 aluminum windows with approximate dimensions of 1.5' by 2', 8 interior windows of 2' by 3' and 9 glass block areas of approximately 4' by 6'. The total area of glazing is approximately 1,212 square feet.
The hardscape in Public Safety Building is in fair condition overall. The only exception is the concrete driveway and the fuel station, which are in good condition. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>16,814 sq ft</td>
<td>Parking lot</td>
<td>Fair condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>7,842 sq ft</td>
<td>Sidewalk, driveway, fuel station, patio</td>
<td>Good condition</td>
</tr>
</tbody>
</table>
DEFICIENCIES SUMMARY

Overall, the structure and grounds are in fair to poor condition. The courthouse will require significant investment to bring facility to serviceable condition.

WORK RECOMMENDATION REPORT

The following work recommendation references the room numbers in the construction plans of the Public Safety Building. The plans are on file at the City's records department.

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Most light bulbs in corridor and cells are low wattage. NEC 380, UBC 12, 27</td>
<td>Replace light bulb and fixtures as necessary for adequate illumination.</td>
<td>5,000</td>
</tr>
<tr>
<td>Corrosion in wall conduits in Room 23, formerly Court Staff Room. UBC 27</td>
<td>Expose extent of corrosion and replace wall conduits as necessary.</td>
<td>5,000</td>
</tr>
<tr>
<td>Exposed conduit in Room 45. UBC 27</td>
<td>Need new plate and close off loose conduits.</td>
<td>200</td>
</tr>
<tr>
<td>Outlets in kitchen are not GFI, NEC 210</td>
<td>Replace outlet with GFI outlet.</td>
<td>200</td>
</tr>
<tr>
<td>Electrical Repairs</td>
<td>Budget for planning purposes</td>
<td>$10,400</td>
</tr>
<tr>
<td>Maintenance Deficiencies</td>
<td>Recommendations</td>
<td>Total Cost</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------------------</td>
<td>----------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Damaged 9 feet by 9 feet Vinyl Floor Tile in Room 45.</td>
<td>Replace damaged vinyl floor tile.</td>
<td>1,000</td>
</tr>
<tr>
<td>3 inch by 3 inch and 6 inch by 6 inch holes in walls in Room 23, formerly Court Staff Room.</td>
<td>Patch and paint room 23.</td>
<td>2,000</td>
</tr>
<tr>
<td>ACT missing in areas indicated in plan. UBC 25</td>
<td>Replacement of missing tiles.</td>
<td>5,000</td>
</tr>
<tr>
<td>Damaged suspended ceiling tile. UBC 25</td>
<td>Replace damaged tiles</td>
<td>5,000</td>
</tr>
<tr>
<td>HVAC vent cover missing in Room 21, Judge's room. UBC 28</td>
<td>Replace HVAC vent cover</td>
<td>1,000</td>
</tr>
<tr>
<td>Pocket door from Room 68 to Room 64 (formerly Squad Room to Kitchen) does not close.</td>
<td>Replace pocket door.</td>
<td>3,000</td>
</tr>
<tr>
<td>Most restrooms require remodeling to provide handicap accessibility. Rooms 25 and 25A requires relocating fixtures and door opening. UBC 11,12</td>
<td>Complete remodeling of restrooms 25, 25A, 36, 37, 61, 17, 18 to provide handicap accessibility and ventilation system. Need to cap and seal 5 toilets in cells.</td>
<td>54,000</td>
</tr>
<tr>
<td>Water damage in Court Room Ceiling. UBC 25</td>
<td>Replace ceiling in courtroom.</td>
<td>33,000</td>
</tr>
<tr>
<td>Excessive insect feces from ceiling in Room 76, formerly the Day Room. Insect feces also noted in the rooms adjacent to Day Room.</td>
<td>Exterminate insect and conduct detailed cleaning to remove insect from ceiling.</td>
<td>20,000</td>
</tr>
<tr>
<td>HVAC in courthouse needs repair or replacement.</td>
<td>Repair and replacement of HVAC.</td>
<td>10,000</td>
</tr>
<tr>
<td>Maintenance Repairs</td>
<td>Budget for planning purposes¹</td>
<td>$134,000</td>
</tr>
</tbody>
</table>

¹ The cost of repairing electrical and maintenance deficiencies are based on visible damage or defect. The actual cost of repair may exceed the estimated amount.
<table>
<thead>
<tr>
<th>Structural Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of structural connections between roof diaphragm and shear walls</td>
<td>Add SIMPSON “L50” clips between blocking and sill plates. Add anchor bolts</td>
<td></td>
</tr>
<tr>
<td></td>
<td>between mud sill and reinforced concrete masonry block walls.</td>
<td></td>
</tr>
<tr>
<td>Excessive shear stress found in a few CMU shear walls per FEMA 310 Section 3.5.3.3.</td>
<td>Add CMU shear walls along the lines of the overstressed CMU shear walls and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>connect the new and existing shear walls with drag struts. <strong>OR</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shotcrete on the overstressed CMU shear walls to meet the stress requirements of</td>
<td></td>
</tr>
<tr>
<td></td>
<td>FEMA 310.</td>
<td></td>
</tr>
<tr>
<td>Exterior CMU walls are not properly anchored for out-of-plane forces</td>
<td>Add ties and lateral bracing members to connect exterior CMU wall to the roof</td>
<td>498,000</td>
</tr>
<tr>
<td></td>
<td>diaphragm.</td>
<td></td>
</tr>
<tr>
<td>Insufficient CMU shear wall reinforcing per FEMA 310</td>
<td>Shotcrete on the CMU shear walls to lower the loading demand</td>
<td></td>
</tr>
<tr>
<td>Insufficient reinforcing around openings in CMU shear walls per FEMA 310</td>
<td>Reinforce such openings with steel angles or plates.</td>
<td></td>
</tr>
<tr>
<td>Inadequate drag struts and collectors at re-entrant corners</td>
<td>Add drag struts and collectors.</td>
<td></td>
</tr>
<tr>
<td>Cross-grain bending found in wood ledgers</td>
<td>Add lateral bracing and connector plates to eliminate cross-grain bending in</td>
<td></td>
</tr>
<tr>
<td></td>
<td>wood ledgers</td>
<td></td>
</tr>
<tr>
<td>Insufficient anchor spacing</td>
<td>Roof system to exterior CMU wall anchors are spaced more than 4'-0&quot; as required</td>
<td></td>
</tr>
<tr>
<td></td>
<td>per FEMA 310 Section 4.6.1.3.</td>
<td></td>
</tr>
</tbody>
</table>

Seismic Retrofit  

---

2 See attached FEMA 310 evaluation form in appendix. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building are based on $30 per square foot.
A substantial portion of the public safety building contains special equipment and finishings for the police and fire departments. More recently, the facility was appraised at $10 to $12 million. A more conservative replacement cost for the existing facility is estimated using $400 per square foot and the building area. The estimated replacement cost for the Public Safety Building is $6.6 million. The deficiency improvement budget for the Public Safety Building for maintenance, electrical work, and structural compliance is $642,400. The maintenance budget for the Public Safety Building is $66,000/year.
20.0 RECYCLING CENTER

Asset ID: 7
Name: Recycling Center
Location: 7501 Schmidt Lane
Phone: 215-4350
Parcel No: 505-090-015
Acres: 11.09
Building Area: 6,234
Year Built: 1945
Date Acquired:
Date Sold:

Purchase Price:

**BUILDING CHRONOLOGY**

1945  Constructed building
1978  Built pole barn - no inspection
1979  Heating system - no inspection
1979  Addition to pole barn - no inspection
1979  Moved the office and locker room to site
1980  Fence - final
1981  Electrical - final
1983  Electrical - no inspection
1983  Built canopy - no inspection
1984  Re-roof - no inspection
1985  Built storage building - no inspection
1990  Built retaining wall - final
1990  Repaired pole barn - final
1990  Repaired stairs - final
2003  Conducted electrical inspection and facility condition survey
2003  Conducted parking lot and sidewalk survey

**BUDGETING SUMMARY**

The deficiency improvement budget for the Recycling Center for maintenance and electrical work is $101,308. A substantial portion of this figure covers the mill and overlay of the asphalt concrete entry and waiting area. The maintenance budget for this facility is $14,000/year.
DESCRIPTION

The recycling center provides break room, exercise room, locker, two restrooms, office, storage shed, and compressor building, totaling 6,234 square feet. The hardscape includes 62,056 square feet of asphalt concrete parking lot and driveway.

BUILDING ASSETS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>203</td>
<td>Wood</td>
<td>Fair</td>
</tr>
<tr>
<td>Windows</td>
<td>144</td>
<td>Metal, Wood</td>
<td>Fair</td>
</tr>
<tr>
<td>Ceiling</td>
<td>730</td>
<td>Drywall</td>
<td>Fair</td>
</tr>
<tr>
<td>Flooring</td>
<td>730</td>
<td>Vinyl tile, Resilient Sheeting</td>
<td>Fair</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>3630</td>
<td>Dry wall</td>
<td>Fair</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>2490</td>
<td>Wood</td>
<td>Fair</td>
</tr>
</tbody>
</table>
WALL

The facility has roughly 3,630 square feet of interior wall surface. Most are not painted with 730 square feet of painted drywall. The facility has roughly 2,490 square feet of exterior wall surface. The walls are in poor condition and require repainting.

FLOOR

The facility flooring consists primarily of resilient sheeting and vinyl tiles. There are 635 square feet of vinyl tiles and 95 square feet of resilient sheeting. The floors are in fair condition and do not require immediate maintenance.

CEILING

The first level consists of 730 square feet of drywall. There is no evidence of water damage in the ceiling. The ceiling is in fair condition. However, the roof in the tool shed leaks.

DOORS

The facility contained wood doors with approximate dimensions of 3 feet by 6.5 feet. All the doors are functional and do not need repair.

WINDOWS

The facility also contained metal and wood framed windows. All windows are in fair condition.
HARDSCAPE

The sidewalk, driveway, and parking lot in Recycling Center are in poor overall condition. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>62,056 square feet</td>
<td>Parking lot</td>
<td>Poor condition</td>
</tr>
</tbody>
</table>

DEFICIENCIES SUMMARY

Overall, the structure and grounds are well maintained. However, the heavy use and the original retrofit of offices into the open shed require work to bring the facility up to code.

SHORT TERM WORK RECOMMENDATIONS

Maintenance Deficiency: Asphalt Concrete Driveway. The current driveway exhibits high severity raveling and cracking. To keep the driveway serviceable, we would recommend a 2-inch overlay in the near future.
# WORK RECOMMENDATION REPORT

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Break Room, electrical outlet, 2 feet from sink, are not GFI. NEC 210</td>
<td>Replace with waterproof and GFI outlet.</td>
<td>200</td>
</tr>
<tr>
<td>The magnetic conveyor is no longer operational per district policy. Main circuit breaker not protected from weather, roof is missing. UBC 27</td>
<td>Provide weatherproof box for main circuit breaker.</td>
<td>500</td>
</tr>
<tr>
<td>In main office building, the men and women's rest rooms, the electrical outlets are not GFI. Checked break panel for GFI breaker. No GFI evident. NEC 210</td>
<td>Replace existing outlet with GFI outlet.</td>
<td>200</td>
</tr>
<tr>
<td>In tool room, east of office, lights, outlets, misc. wiring are not operable. The electrical damage appears from leaking roof. UBC 27</td>
<td>Inspect roof for leak and repair as necessary. Repair wiring in water damaged areas.</td>
<td>5,000</td>
</tr>
<tr>
<td>In shed, light is not working. Most electrical wiring is not up to code. UBC 27</td>
<td>Replace lighting and wiring system.</td>
<td>5,000</td>
</tr>
<tr>
<td>In shed, main breaker not protected from weather. The roof is missing. UBC 27</td>
<td>Provide weatherproof box for main breaker.</td>
<td>1,000</td>
</tr>
<tr>
<td><strong>Electrical Repairs</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$11,900</strong></td>
</tr>
</tbody>
</table>

---

1 See attached FEMA 310 evaluation form in appendix. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. Finally, the budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building are based on $30 per square foot.
<table>
<thead>
<tr>
<th>Maintenance Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>The stair rail leading to loading and unloading area (North of building) is damaged.</td>
<td>Repair stair rail</td>
<td>1,000</td>
</tr>
<tr>
<td>In the east end of the building, the roof in the tool shed is leaking. UBC 15</td>
<td>Re-roof 65 by 7 square feet.</td>
<td>5,000</td>
</tr>
<tr>
<td>On shed covering the recycle bins, the fascia is damaged on the west side. UBC 15</td>
<td>Replace fascia</td>
<td>2,000</td>
</tr>
<tr>
<td>Entry and waiting area of parking lot displayed high severity fatigue cracking.</td>
<td>Mill and overlay entry and waiting area.</td>
<td>93,108</td>
</tr>
<tr>
<td></td>
<td>(31,036 sq ft of open area)</td>
<td></td>
</tr>
<tr>
<td>Maintenance Repairs</td>
<td>Budget for planning purposes</td>
<td>$101,308</td>
</tr>
</tbody>
</table>

Structural evaluation was not included in this survey because the building may be sold in the near future.

A substantial portion of the facility was not accessible during the recycling is in operation. Instead of using the inventory data, a more conservative replacement cost was calculated using $200 per square foot and the building area. The estimated replacement cost of the facility, including the 62,000 sq ft of paved area, is $1.4 million for the Recycling Center.

The asphalt entry and waiting areas will need substantial - $93,108 – attention in the next few years. The total deficiency improvement budget for the Recycling Center for maintenance and electrical work is $101,308. The maintenance budget for this facility is $14,000/year.
21.0 Senior Center

Asset ID: 8
Name: Senior Center
Location: 6500 Stockton Ave
Phone: 215-4343
Parcel No: 503-383-003
Acres:
Building Area: 5,949
Year Built: 1966
Date Acquired:
Date Sold:
Purchase Price:

**BUILDING CHRONOLOGY**

1966  Constructed building  
1982  Electrical lamps - no inspection  
1984  Addition - final  
1984  Plumbing - final  
1984  Electrical - final  
1986  Heating system - no inspection  
1986  Electrical - no inspection  
1987  Remodel -- final  
2002  Repaint  
2003  Conducted electrical inspection and building condition  
2003  Conducted parking lot, sidewalk, patio condition survey

**BUDGETING SUMMARY**

The deficiency improvement budget for the Senior Center, the funds necessary to bring the structure into electrical and structural compliance, is $180,000. The maintenance budget for this facility is $14,000/year
DESCRIPTION

The Senior Center is a mixed use facility totaling approximately 5,949 square feet. There are offices, kitchen, restrooms, storage rooms, and gathering halls. The facility is used for senior day care and senior community events. The adjoining patio area is also used for outdoor activities and barbecues.

BUILDING ASSETS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Area</th>
<th>Material</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door</td>
<td>609</td>
<td>Wood, Metal/glass</td>
<td>Good</td>
</tr>
<tr>
<td>Windows</td>
<td>886</td>
<td>Metal</td>
<td>Good</td>
</tr>
<tr>
<td>Ceiling</td>
<td>4080</td>
<td>Wood</td>
<td>Good</td>
</tr>
<tr>
<td>Flooring</td>
<td>5119</td>
<td>Vinyl</td>
<td>Good</td>
</tr>
<tr>
<td>Interior Wall</td>
<td>13400</td>
<td>Drywall</td>
<td>Good</td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>4150</td>
<td>Stucco</td>
<td>Good</td>
</tr>
</tbody>
</table>
WALL

The facility has roughly 13,400 square feet of interior wall surface. Most are painted drywall. Wood cabinets cover the kitchen and the north corner wall of the recreational room. The cabinet and walls are in good condition and do not require immediate re-painting.

The exterior wall is approximately 4,150 square feet of painted stucco and wood trim. The exterior finishing is in good condition and does not require re-painting.

FLOOR

The facility flooring consists of mostly 4,119 square feet of vinyl floor tiles. There are 330 square feet of ceramic tiles and 670 square feet of carpeting. The flooring is in good condition and does not require replacement.

CEILING

The ceiling consists of 2,200 square feet of drywall and 1,880 square feet of acoustical ceiling tile. The ceiling does not display signs of leaks and appears in good condition.

DOORS

The facility contained 12 painted wood doors and 11 mostly glass doors, and 6 metal/glass doors. The total area covered by doors in this facility is 189 square feet.

WINDOWS

The facility also contained 9 overhead aluminum windows with approximate dimensions of 2' by 6' and 25 double hung aluminum windows with dimensions of 3.75' by 4'. There are 5 double hung, dual opening windows approximately 5.8' by 5.6' along the north wall, looking out to the patio in the back. The total area of glazing is approximately 886 square feet.
HARDSCAPE

The hardscape surrounding the facility consists of an asphalt concrete driveway, parking lot, concrete sidewalk, patio, and decorative concrete entry. The walking condition inventory collected the following information in August and September of 2003.

<table>
<thead>
<tr>
<th>Material</th>
<th>Quantity</th>
<th>Function</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Concrete</td>
<td>2,700 square feet</td>
<td>Walkway or sidewalk</td>
<td>Good condition</td>
</tr>
<tr>
<td>Concrete</td>
<td>984 square feet</td>
<td>Sidewalk</td>
<td>Good condition</td>
</tr>
<tr>
<td>Decorative Concrete</td>
<td>6,030 square feet</td>
<td>Patio and walkway</td>
<td>Good condition</td>
</tr>
</tbody>
</table>

DEFICIENCIES SUMMARY

Although the Senior Center was constructed in 1966, the structure and grounds are well maintained and recently remodeled in 1987.
## WORK RECOMMENDATION REPORT

<table>
<thead>
<tr>
<th>Electrical Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof in poor condition.</td>
<td>Re-roof entire building.</td>
<td>$30000</td>
</tr>
<tr>
<td><strong>Electrical Repairs</strong></td>
<td>Budget for planning purposes</td>
<td><strong>$30,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structural Deficiencies</th>
<th>Recommendations</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of shear wall along north-south direction for the south wing of the building. Large aspect ratio in the roof diaphragm</td>
<td>Add intermediate shear walls and concrete foundation along north-south direction in the south wing.</td>
<td></td>
</tr>
<tr>
<td>Insufficient anchor bolts and holdowns (based on experience with structures built in the similar time) between sill plates and foundation</td>
<td>Add 5/8&quot; diameter anchor bolts to reduce the anchor bolt spacing to 4'-0&quot; or less. Add SIMPSON holdowns at ends of each shear wall.</td>
<td>$150000</td>
</tr>
<tr>
<td>Inadequate connections along drag struts and collectors</td>
<td>Reinforce drag struts and collector at splices and connections with straps.</td>
<td></td>
</tr>
<tr>
<td><strong>Seismic Retrofit (note 3)</strong></td>
<td><strong>Budget for planning purposes</strong></td>
<td><strong>$150,000</strong></td>
</tr>
</tbody>
</table>

A substantial portion of the senior center was remodeled. A more conservative replacement cost for the existing facility is estimated using $250 per square foot and the building area. The estimated replacement cost for the senior center is $1.4 million. The deficiency improvement budget for the Senior Center, the funds necessary to bring the structure into electrical and structural compliance, is $180,000. The maintenance budget for this facility is $14,000/year

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1 See attached FEMA 310 evaluation form. The costs of mitigating noted deficiencies should be determined after a more detailed analysis and additional field verification. The budget for seismic retrofit work is based only on past experience with similar structures and is only for planning purposes. It is not based on any design, analysis, or cost estimate. It does not include any costs for collateral upgrades of electrical, mechanical, and plumbing system, and for accessibility (ADA). Budget numbers shown for the above building are based on $25 per square foot.