CITY OF NEWARK
CITY COUNCIL

City Administration Building, City Council Chambers

37101 Newark Boulevard, Newark, CA 94560 | (510) 578-4266 | E-mail: city.clerk@newark.org

AGENDA

Thursday, October 10, 2024
7:00 P.M.

A. ROLL CALL

B. PRESENTATIONS

1. Manufacturing Weeks Proclamation

2. Proclaim October as Promotores Month

3. Introduction of employee(s)

4. Commending Jim Zulawski

5. Commending Michelle Leipelt Newark Teacher of the Year Honoree

C. PUBLIC COMMENT

The public is invited to address the City Council on any item not listed on the agenda. Public Comments are generally limited to 5 minutes per speaker. Please note that State law prohibits the Council from acting on non-agenda items.

D. CONSENT CALENDAR

Consent Calendar items are considered to be routine and may be approved by one motion. There will be no separate discussion on these items unless there is a request by a Council Member, a staff member, or a member of the public to remove an item for separate discussion and action.

1. Approval of Audited Demands

2. Approval of September 26, 2024, minutes

3. Adopt a resolution approving a Second Amendment to the Contractual Services Agreement with Good City Company

4. Adopt a resolution to (1) amend the Employee Classification Plan to add the class specification of Strategic Initiatives Manager; (2) amend the Compensation and Benefit Plan for the Management, Supervisory, and Professional Employees Group to add the classification and salary range for Strategic Initiatives Manager; (3) amend the City's Salary Schedule in conformance with California Code of Regulations, Title 2, Section 570.5; and (4) amend the 2024 - 2026 Biennial Budget and Capital Improvement Plan to delete and add classifications

5. Adopt a resolution rejecting bid protests, awarding a contract to S & H Construction, Inc. for the Newark Resource Center, Project 1360 and amending the 2024-2026 Biennial Budget and Capital Improvement Plan

6. Adopt a resolution establishing a maintenance reserve fund

E. PUBLIC HEARINGS

F. OTHER BUSINESS

1. Introduction of an ordinance adding Newark Municipal Code Chapter 5.42, “Tobacco Retailers” to Title 5 of the Newark Municipal Code

2. Adopt a resolution approving the Facilities Master Plan and direct staff to explore options for a funding plan for the priority needs, as identified in the Plan

G. CITY MANAGER UPDATES

H. CITY COUNCIL MATTERS

City Council Members report on attendance at intergovernmental agency meetings, conferences, and seminars since the last meeting. City Council Members may also announce upcoming events and coordinate attendance; report on local events attended since the last meeting; and make brief comments on issues of concern.

I. CLOSED SESSION

J. ADJOURNMENT

MEETING INFORMATION

Members of the public may attend the meeting in person, watch online, or watch on Cable Channel 26. The ability to observe online or Cable Channel 26 is predicated on those technologies being available and functioning without technical difficulties. Should those platforms not be available, or become non-functioning, or should the City Council otherwise encounter technical difficulties that make those platforms unavailable, the City Council will proceed with business in person unless otherwise prohibited by law.

How to view the meeting remotely:

Livestream online at YouTube: https://www.youtube.com/@cityofnewark3077/streams
Copy/paste the YouTube URL into your browser if the link does not automatically open.

Cable Channel 26 - if the meeting does not broadcast live, please contact your service provider and request the City of Newark channel lineup.

Zoom will no longer be available for public participation unless required by Assembly Bill 2449. Should a Council Member or the Mayor attend the meeting via Zoom pursuant to Assembly Bill 2449, then the Webinar ID No. 893 5607 1850 will be activated. The Mayor will make an announcement at the beginning of the meeting that the City will be allowing public comment via Zoom. Raise your virtual hand to notify the City Clerk that you would like to speak during the item that you wish to speak on.

How to submit written Public Comment:
Send an email to City Clerk by 3:00 p.m. the day of the meeting. Please identify the agenda item number in the subject line of your email. Emails will be compiled into one file and will be distributed to the City Council before the meeting.

No question shall be asked of a council member, city staff, or an audience member except through the Mayor. No person shall interrupt the meeting. Any person who refuses to carry out instructions given by the Mayor for the purpose of maintaining order may be guilty of an infraction and may result in removal from the meeting.

Council Meeting Access/Materials:
The agenda packet is available for review at Agendas and Minutes. The packet is typically posted to the City website the Friday before the meeting, but no later than 72 hours before the meeting.

Pursuant to Government Code 54957.5, supplemental materials distributed less than 72 hours before this meeting, to a majority of the City Council, will be made available for public inspection at this meeting and will be posted at https://www.newark.org/departments/city-manager-s-office/agendas-minutes and will concurrently be made available for public inspection during regular business hours at the David W. Smith City Hall, 37101 Newark Boulevard, Newark CA. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection. For those persons who require special accommodations, please contact the City Clerk at least two days prior to the meeting at City Clerk or 510-578-4266.

Executive Team Members

David J. Benoun City Manager	**Lenka Hovorka** Assistant City Manager
Kristopher J. Kokotaylo City Attorney	**Steven Turner** Community Development Director
Jonathan Arguello Police Chief	**Edwin Miranda** CIO/Information Technology Director
Howard Young Public Works Director	**Cathreene Ingham-Watters** Human Resources Director
Krysten Lee Finance Director	**Ryan Nishimoto** ACFD Deputy Chief
Nicholas Cuevas, Recreation and Community Services Director	

STAFF REPORT

Item B. 1.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Manufacturing Weeks Proclamation

Manufacturing Week is a national public awareness campaign on the value of modern manufacturing and the jobs it brings to communities. Last year's Manufacturing Week was so successful that this year it will be honored with two weeks, from October 4 through October 18. A proclamation has been prepared in honor of Manufacturing Weeks. Morgan Pedersen, Special Assistant with the Economic Development Division and members of the manufacturing community will accept the proclamation at the City Council meeting.

Attachments

Proclamation No. 1926

PROCLAMATION NO. 1926

MANUFACTURING WEEKS

WHEREAS, manufacturing is the backbone of America, powering our economy and building our middle class, and we celebrate the strength and resilience of the American worker and recommit to the investments and innovation that will ensure the future is Made in America; and

WHEREAS, we celebrate all that is made in America and recognize the importance of our Nation's manufacturers to every aspect of our lives, from the electronics we rely on, to the safely packaged foods we eat, the clothing we wear, the appliances and furniture in our homes, the cars we drive, and biotechnology that makes our world safer — American manufacturing is essential to our economy; and

WHEREAS, the manufacturing industry employs over 12 million Americans nation-wide and over 300 thousand citizens across the nine Bay Area counties directly and many more indirectly — providing high quality jobs to communities across the country and region and producing the highest quality goods in the world; and

WHEREAS, we recognize manufacturing as an evolving business which is becoming cleaner, greener, and more advanced; and

WHEREAS, the City of Newark was born from manufacturing innovation, such as salt production and the creation of the Wedgewood stove, and continues to be home to countless manufacturers that strengthen our economy and make our world a better place; and

WHEREAS, by participating in Manufacturing Weeks, the City of Newark has the opportunity to gain a deeper understanding of our local manufacturers;

NOW, THEREFORE, I, Michael K. Hannon, Mayor of the City of Newark, on behalf of the Newark City Council, do hereby proclaim Friday, October 4, 2024, through Friday, October 18, 2024, as

MANUFACTURING WEEKS

in the City of Newark and encourage residents to appreciate how items they use every day came to exist.

IN WITNESS THEREOF, I have hereunto set forth my hand and caused the Official Seal of the City of Newark to be affixed this Tenth Day of October, Two Thousand Twenty-four.

Michael K. Hannon
Mayor

STAFF REPORT

Item B. 2.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Proclaim October as Promotores Month

The Promotores Network plays an invaluable role in making the City of Newark a more welcoming place to live. Promotores are Spanish-speaking members of our community who are trained to be advocates in the community and to identify solutions to community needs. A proclamation declaring October as Promotores Month has been prepared and will be presented to representatives from Promotores at the City Council meeting.

Attachments

Proclamation No. 1927

PROCLAMATION NO. 1927

PROCLAIMING OCTOBER 2024
PROMOTORES MONTH

WHEREAS, Promotores are Spanish-speaking women and men who are trained to be advocates who create solutions to community needs; and

WHEREAS, the Promotores Network plays an invaluable role in making the City of Newark a more welcoming place to live; and

WHEREAS, the Newark Promotores act as intermediaries between healthcare, social services, and educational institutions and the Latino community. They provide information, referrals, and training to ensure access to these vital services; and

WHEREAS, the Newark Promotores' work is grounded in strong cultural values, including a deep appreciation for personal relationships and an eagerness to help and support each other in a new community; and

WHEREAS, as they learn to navigate a new culture and community, the Newark Promotores become guides to other families new to our City. The Newark Promotores Network is like an extended family providing social and emotional support to each other; and

WHEREAS, October 2024 has been designated as Promotores Month;

NOW, THEREFORE, I, Michael K. Hannon, Mayor of the City of Newark, on behalf of the Newark City Council, do hereby proclaim October 2024 as

PROMOTORES MONTH

in Newark and thank Newark Promotores for the compassion and the commitment they show to their community. They are role models for all of us on how to ensure the health, safety, and educational and financial well-being of the most underserved families.

IN WITNESS THEREOF, I have hereunto set forth my hand and caused the Official Seal of the City of Newark, State of California, to be affixed this Tenth Day of October, Two Thousand Twenty-four.

MICHAEL K. HANNON
Mayor

STAFF REPORT

Item B. 3.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Introduction of employee(s)

The following employee(s) will be introduced at the City Council meeting:

Jessennia Taimani, Recreation Supervisor

STAFF REPORT

Item B. 4.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Commending Jim Zulawski

In July, a distracted driver hit a tree and flipped their car onto its roof near Mowry Avenue and Alpenrose Court. Jim Zulawski and another good Samaritan pulled the driver and their dog out to safety. A commendation has been prepared for Mr. Zulawski to thank him for his actions.

Attachments

Commendation

COMMENDATION

COMMENDING JIM ZULAWSKI

WHEREAS, in July, a distracted driver hit a tree and flipped their car onto its roof near Mowry Avenue; and

WHEREAS, JIM ZULAWSKI and another good Samaritan, rushed to the scene, shattered the car's side window, cut the seatbelt, and pulled the driver out to safety. They then went back and successfully rescued the driver's dog as well; and

WHEREAS, helping people comes naturally to JIM ZULAWSKI, he was honored by Assembly Member Bob Wieckowski in 2014 as a local hero for his volunteer work at the Viola Blythe Center. Jim has coordinated weekly donation pick-ups, played a vital role in the center's annual fireworks booth fundraiser, and helps in the preparations of its annual Christmas Party that provides toys to more than 300 children each year.

NOW, THEREFORE, I, Michael K. Hannon, Mayor of the City of Newark, on behalf of the Newark City Council, do hereby commend

JIM ZULAWSKI

for his heroic lifesaving actions and hold him up as an example for making a positive difference through his volunteer efforts.

IN WITNESS THEREOF, I have hereunto set forth my hand and caused the Official Seal of the City of Newark, State of California, to be affixed this Tenth Day of October, Two Thousand Twenty-four.

MICHAEL K. HANNON
Mayor

STAFF REPORT

Item B. 5.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Commending Michelle Leipelt Newark Teacher of the Year Honoree

The Newark Unified School District (District) selected Michelle Leipelt as the District's honoree for the 2024 Alameda County Teachers of the Year Award Ceremony. Ms. Leipelt works in Transitional Kindergarten at Birch Grove Primary. A commendation has been prepared for Ms. Leipelt in honor of her dedication and excellence in the classroom.

Attachments

Commendation

COMMENDATION

MICHELLE LEIPELT
TEACHER OF THE YEAR

WHEREAS, MICHELLE LEIPELT is currently a transitional kindergarten (TK) teacher at Birch Grove Primary and has been part of the Newark Unified School District family since 1998; and

WHEREAS, MICHELLE LEIPELT excels at educating, guiding, and motivating her TK students; and

WHEREAS, MICHELLE LEIPELT provides ongoing support and guidance to other TK teachers and has been an integral part of two initiatives at Birch Grove Primary that support student mental health and well-being. During the introduction of Positive Behavioral Interventions and Supports (PBIS), she worked to gather data and input from all stakeholders and encouraged blending existing systems with the new systems. Michelle then participated in an institute led by the University of California, San Francisco Healthy Environments and Response to Trauma in Schools (HEARTS) team which engages in Trauma Informed Practices for students, and

WHEREAS, MICHELLE LEIPELT is always eager to collaborate with classroom teachers when students are struggling to access grade-level content; and

WHEREAS, MICHELLE LEIPELT consistently reaches out to the family members of her students quickly, to help them solve any issues; and

WHEREAS, MICHELLE LEIPELT has been selected by the Newark Unified School District as their Teacher of the Year for the 2024 Alameda County Teacher of the Year Award Ceremony;

NOW, THEREFORE, I, Michael K Hannon, Mayor of the City of Newark, on behalf of the Newark City Council, do hereby commend

MICHELLE LEIPELT
TEACHER OF THE YEAR

for her untiring work, professionalism, and contributions to the youth of our community.

IN WITNESS THEREOF, I have hereunto set forth my hand and caused the Official Seal of the City of Newark, State of California, to be affixed this Tenth Day of October, Two Thousand Twenty-four.

MICHAEL K. HANNON

Mayor

STAFF REPORT

Item D. 1.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Krysten Lee, Finance Director
SUBJECT	Approval of Audited Demands

Attachments

Audited Demands Sept. 12 to 19

LIVE Newark CA LIVE

Payment Batch Register

Bank Account: AP - ZBA ACCOUNTS PAYABLE

Batch Date: 09/12/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - ZBA ACCOUNTS PAYABLE						
Check	09/12/2024	12160	Accounts Payable	AFLAC		1,171.90
	Invoice		Date	Description	Check Sort Code	Amount
	043534		09/05/2024	AFLAC - AUGUST 2024 PREMIUMS		1,171.90
Check	09/12/2024	12161	Accounts Payable	ALLIED AUTO STORES INC		602.78
	Invoice		Date	Description	Check Sort Code	Amount
	AUG' 24		08/31/2024	ALLIED-FLEET SUPPLIES 08/01-08/27/24		602.78
Check	09/12/2024	12162	Accounts Payable	AMERICAN NATIONAL RED CROSS		373.80
	Invoice		Date	Description	Check Sort Code	Amount
	22716921		08/21/2024	SHALLOW WATER LIFEGUARDING CERTIFICATION 8/14-8/16/24		373.80
Check	09/12/2024	12163	Accounts Payable	BAILEY FENCE COMPANY INC		551.00
	Invoice		Date	Description	Check Sort Code	Amount
	86525		08/20/2024	COMMUNITY PARK CL FENCE REPAIR 8/20/24		551.00
Check	09/12/2024	12164	Accounts Payable	JOSEPH Q. BALATBAT		1,397.56
	Invoice		Date	Description	Check Sort Code	Amount
	071424-071924EXP		09/03/2024	HOTEL/MEALS & TRANSPORTATION - ESRI CONFERENCE 07/14-07/19/24		1,397.56
Check	09/12/2024	12165	Accounts Payable	STATE DISBURSEMENT UNIT		1.38
	Invoice		Date	Description	Check Sort Code	Amount
	PPE 8.31.24		09/05/2024	GARNISH - CASE 200000002128365 - 8/18/24-8/31/24		1.38
Check	09/12/2024	12166	Accounts Payable	CENTRAL VETERINARY HOSPITAL		183.75
	Invoice		Date	Description	Check Sort Code	Amount
	516606		07/31/2024	VET SVCS 07/31/24		183.75
Check	09/12/2024	12167	Accounts Payable	PETTY CASH CUSTODIAN - TIANNA JONES		700.26
	Invoice		Date	Description	Check Sort Code	Amount
	092623-063024SC		07/17/2024	PETTY CASH REPLENISHMENT 09/26/23-06/30/24		700.26
Check	09/12/2024	12168	Accounts Payable	CLEARGOV INC.		34,832.55
	Invoice		Date	Description	Check Sort Code	Amount
	2024-14661		07/01/2024	SUBSCRIPTION SERVICE FEES 07/01/24-06/30/25		34,832.55
Check	09/12/2024	12169	Accounts Payable	COUNTY OF ALAMEDA OFFICE OF AGENCY DIRECTOR		3,108.00
	Invoice		Date	Description	Check Sort Code	Amount

	2023-2024INVOICE		08/21/2024	CITY CONTRIBUTIONS FOR HMIS MATCH FY23-24		3,108.00
Check	09/12/2024	12170	Accounts Payable	DELTA DENTAL OF CALIFORNIA		17,316.72
	Invoice		Date	Description	Check Sort Code	Amount
	BE006208992		09/05/2024	DELTA PPO SEPTEMBER 2024 PREMIUMS		17,316.72
Check	09/12/2024	12171	Accounts Payable	DELTA DENTAL INSURANCE COMPANY		241.51
	Invoice		Date	Description	Check Sort Code	Amount
	BE006207326		09/05/2024	DELTA CARE SEPTEMBER 2024 PREMIUMS		241.51
Check	09/12/2024	12172	Accounts Payable	DUKE DE LEON		192.50
	Invoice		Date	Description	Check Sort Code	Amount
	4187		08/31/2024	BROADCAST AND STREAM CC AND PC MTGS AUGUST 2024		192.50
Check	09/12/2024	12173	Accounts Payable	FIDELITY SECURITY LIFE INSURANCE/EYEMED		2,387.71
	Invoice		Date	Description	Check Sort Code	Amount
	166441540		09/05/2024	EYEMED SEPTEMBER 2024 PREMIUMS		2,387.71
Check	09/12/2024	12174	Accounts Payable	FRANK BONETTI PLUMBING INC		4,377.53
	Invoice		Date	Description	Check Sort Code	Amount
	49597		08/21/2024	CHERRY FIRE SINK LEAK 6/24/24		4,377.53
Check	09/12/2024	12175	Accounts Payable	GACHINA LANDSCAPE MANAGEMENT, INC.		12,621.18
	Invoice		Date	Description	Check Sort Code	Amount
	E 220517		07/30/2024	PARKS IRRIGATION VALVE REPAIR 7/30/24		880.73
	E 220515		07/30/2024	PARK MEDIAN INFILL-CHERRY MEDIAN 7/30/24		2,634.00
	E 220561		07/31/2024	L&L19 PLANT INFILL 7/31/24		7,114.00
	E 220514		07/30/2024	L&L11 MAINLINE REPAIR-EDGEWATER 7/30/24		984.25
	E 220516		07/30/2024	PARKS MAINLINE REPAIR-CEDAR 7/30/24		1,008.20
Check	09/12/2024	12176	Accounts Payable	ROBERTO GARCIA-ACOSTA		1,105.94
	Invoice		Date	Description	Check Sort Code	Amount
	071524GARCIA		09/11/2024	EE COMPUTER LOAN PROGRAM		1,105.94
Check	09/12/2024	12177	Accounts Payable	GRAINGER		1,055.90
	Invoice		Date	Description	Check Sort Code	Amount
	9223971756		08/21/2024	BIRCH PARK BULBS		71.80
	9223971749		08/21/2024	BIRCH PARK FLOOR COATING		425.56
	9223971764		08/21/2024	CITYWIDE MASKS FILTERS AND CARTRIDGE		231.94
	9224487851		08/22/2024	SILLIMAN SCRE EXTRACTOR, MOTOR AND PROPELLER		151.30
	9222870066		08/20/2024	HANDICAP PARKING SIGNS		175.30
Check	09/12/2024	12178	Accounts Payable	GYM DOCTORS		225.00
	Invoice		Date	Description	Check Sort Code	Amount
	00158371		08/22/2024	FITNESS GYM EQUIPMENT REPAIRS 08/21/24		225.00
Check	09/12/2024	12179	Accounts Payable	PATRICIA HADDOCK		206.25
	Invoice		Date	Description	Check Sort Code	Amount
	08152024		08/15/2024	EDITING Q3 BULLETIN DOCS & MEETING 7/22/24-7/31/24		206.25
Check	09/12/2024	12180	Accounts Payable	DAVID HIGBEE		2,000.00

	Invoice	Date	Description	Check Sort Code	Amount
	072524HIGBEE	09/11/2024	EE COMPUTER LOAN PROGRAM		2,000.00
Check	09/12/2024	12181 Accounts Payable	HIROSHI ICHIMURA		3,694.80
	Invoice	Date	Description	Check Sort Code	Amount
	0713-083124	08/31/2024	KENDO CLASSES 7/13-8/31/24		3,694.80
Check	09/12/2024	12182 Accounts Payable	HOME DEPOT CREDIT SERVICES		2,744.31
	Invoice	Date	Description	Check Sort Code	Amount
	AUG' 24	08/13/2024	HOME DEPOT CC PURCHASE 07/15/24-08/12/24		2,744.31
Check	09/12/2024	12183 Accounts Payable	INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS		225.00
	Invoice	Date	Description	Check Sort Code	Amount
	7254-2024	07/09/2024	MEMBERSHIP DUES FOR 2024-2025		225.00
Check	09/12/2024	12184 Accounts Payable	J4 SYSTEMS		47.50
	Invoice	Date	Description	Check Sort Code	Amount
	19999	08/19/2024	INTUNE SETUP - ASH BAKER 08/16/24		47.50
Check	09/12/2024	12185 Accounts Payable	KNORR SYSTEMS INTERNATIONAL		5,781.15
	Invoice	Date	Description	Check Sort Code	Amount
	244840	08/09/2024	PULSAR BRIQUETTES 8/9/24		5,781.15
Check	09/12/2024	12186 Accounts Payable	LOOMIS		339.25
	Invoice	Date	Description	Check Sort Code	Amount
	13567537	08/31/2024	ARMORED CAR SERVICE - 08/24		339.25
Check	09/12/2024	12187 Accounts Payable	JOLIE MACIAS		1,520.18
	Invoice	Date	Description	Check Sort Code	Amount
	082624MACIAS	09/11/2024	EE COMPUTER LOAN PROGRAM		1,520.18
Check	09/12/2024	12188 Accounts Payable	MARK GOTHARD		1,350.00
	Invoice	Date	Description	Check Sort Code	Amount
	710202407172024	08/06/2024	SENIOR CHAIR FITNESS/SELF DEFENSE SEMINAR 07/10-07/17/24		550.00
	801202408152024	08/06/2024	SENIOR CHAIR FITNESS/SELF DEFENSE SEMINAR 08/01-08/15/24		800.00
Check	09/12/2024	12189 Accounts Payable	NAVIA BENEFIT SOLUTIONS CLIENT PAY		200.00
	Invoice	Date	Description	Check Sort Code	Amount
	10881441	08/30/2024	FY 24/25 COBRA ADMINISTRATION FEES - 08/01/24 TO 08/31/24		200.00
Check	09/12/2024	12190 Accounts Payable	NEWARK UNIFIED SCHOOL DISTRICT		30.00
	Invoice	Date	Description	Check Sort Code	Amount
	INV25-0001	07/10/2024	MARIACHI FEST POSTERS		30.00
Check	09/12/2024	12191 Accounts Payable	POSITIVE PROMOTIONS, INC		3,963.71
	Invoice	Date	Description	Check Sort Code	Amount
	07427255	08/09/2024	COMMUNITY ENGAGEMENT SUPPLIES		3,963.71
Check	09/12/2024	12192 Accounts Payable	REGIONAL GOVERNMENT SERVICES AUTHORITY		2,500.00
	Invoice	Date	Description	Check Sort Code	Amount

	TRAINING 8221	08/22/2024	RGS FALL 2024 LOCAL GOVT ANALYST BOOT CAMP - KATIE FUERTE			2,500.00
Check	09/12/2024	12193 Accounts Payable	DARRYL REINA			2,752.50
	Invoice	Date	Description		Check Sort Code	Amount
	0708-071224	07/15/2024	GIRLS COUGAR BASKETBALL CAMP INSTRUCTION 07/08-07/12/24			2,752.50
Check	09/12/2024	12194 Accounts Payable	REYES COCA-COLA BOTTLING LLC.			1,101.54
	Invoice	Date	Description		Check Sort Code	Amount
	42855085013	08/16/2024	CAFE FOOD AND BEVERAGE SUPPLIES			1,101.54
Check	09/12/2024	12195 Accounts Payable	SFPUC			4,492.06
	Invoice	Date	Description		Check Sort Code	Amount
	67137	08/23/2024	SFPUC RENT WATER AC#2866 09/01/24			3,443.75
	67100	08/23/2024	SFPUC RENT WATER AC#3642 09/01/24			1,048.31
Check	09/12/2024	12196 Accounts Payable	LINCOLN AQUATICS			709.07
	Invoice	Date	Description		Check Sort Code	Amount
	D8863455	07/31/2024	POOL CHEMICALS			709.07
Check	09/12/2024	12197 Accounts Payable	SERVICE OPPORTUNITY FOR SENIORS			14,000.00
	Invoice	Date	Description		Check Sort Code	Amount
	2635	07/22/2024	MEALS ON WHEELS FOR NEWARK SENIORS FY25			14,000.00
Check	09/12/2024	12198 Accounts Payable	PATRICK SMITH			358.86
	Invoice	Date	Description		Check Sort Code	Amount
	082124EXP	09/09/2024	DOG CRATE REIMBURSEMENT 08/21/24			358.86
Check	09/12/2024	12199 Accounts Payable	LEHR			420.40
	Invoice	Date	Description		Check Sort Code	Amount
	SI107982	08/21/2024	FLEET SOUNDOFF MPOWER			420.40
Check	09/12/2024	12200 Accounts Payable	LEHR			94,566.28
	Invoice	Date	Description		Check Sort Code	Amount
	SI105641	06/28/2024	2023 FORD UTILITY OUTFITTING 06/24			23,641.57
	SI105642	06/28/2024	2023 FORD UTILITY OUTFITTING 06/24			23,641.57
	SI105646	06/28/2024	2023 FORD UTILITY OUTFITTING 06/24			23,641.57
	SI105652	06/28/2024	2023 FORD UTILITY OUTFITTING 06/24			23,641.57
Check	09/12/2024	12201 Accounts Payable	UNIVERSAL BUILDING SERVICES & SUPPLY CO			5,979.14
	Invoice	Date	Description		Check Sort Code	Amount
	527176	07/31/2024	JANITORIAL SERVICES - LIBRARY JULY 2024			5,979.14
Check	09/12/2024	12202 Accounts Payable	BOSCO OIL INC DBA VALLEY OIL			29,269.26
	Invoice	Date	Description		Check Sort Code	Amount
	190369	08/29/2024	GASOLINE 08/29/24			23,803.85
	190368	08/29/2024	DIESEL FUEL 08/29/24			5,465.41
Check	09/12/2024	12203 Accounts Payable	GARCIA , JORGE			1,000.00
	Invoice	Date	Description		Check Sort Code	Amount
	2024-00003536	09/10/2024	SPECIAL EVENT PERMIT SECURITY DEPOSIT REFUND			1,000.00
Check	09/12/2024	12204 Accounts Payable	HASSON , RONALD G			60.80

	Invoice	Date	Description	Check Sort Code	Amount
	090924UUT	09/09/2024	UTILITY USERS TAX REFUND 09/28/23-07/29/24		60.80
Check	09/12/2024	12205 Accounts Payable	KELLY , KRYSTAL		375.00
	Invoice	Date	Description	Check Sort Code	Amount
	726247	09/04/2024	CUSTOMER REFUND DUE TO CHILD INJURY, NO LONGER CAN ATTEND CAMP		375.00
Check	09/12/2024	12206 Accounts Payable	PATHAN , SAMINA		44.00
	Invoice	Date	Description	Check Sort Code	Amount
	718542	07/10/2024	CUSTOMER REFUND FOR SWIM CLASS		44.00
Check	09/12/2024	12207 Accounts Payable	SHANKAR , RAJESH		540.00
	Invoice	Date	Description	Check Sort Code	Amount
	724950	09/05/2024	CUSTOMER REFUND FOR CANCELLED RESERVATION		540.00
Check	09/12/2024	12208 Accounts Payable	TAI , DONNA		273.00
	Invoice	Date	Description	Check Sort Code	Amount
	725074	08/23/2024	CUSTOMER REFUND CC TRANSACTION DID NOT GO THROUGH		273.00
EFT	09/12/2024	1195 Accounts Payable	SPECTRUM SMALL BUSINESS SERVICES, LLC 325084426 / 5348560846		1,478.13
	Invoice	Date	Description	Check Sort Code	Amount
	08312024-GENERAL	09/03/2024	SM BUS SUPPORT - EMERG PREP PLANN - SVCS THRU 8/24		1,478.13
AP ZBA ACCOUNTS PAYABLE Totals:			Transactions: 50		$264,469.16

Checks:	49	$262,991.03
EFTs:	1	$1,478.13

LIVE Newark CA LIVE

Payment Batch Register

Bank Account: AP - ZBA ACCOUNTS PAYABLE

Batch Date: 09/17/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - ZBA ACCOUNTS PAYABLE						
Check	09/17/2024	12209	Accounts Payable	MOTIVAT COFFEE ROASTERS		1,000.00

Invoice	Date	Description	Check Sort Code	Amount
1667	09/03/2024	COFFEE CART FOR CITY EVENT ON 09/19/24		1,000.00

AP ZBA ACCOUNTS PAYABLE Totals:		Transactions: 1	$1,000.00
Checks:	1	$1,000.00	

LIVE Newark CA LIVE

Payment Batch Register

Bank Account: AP - ZBA ACCOUNTS PAYABLE

Batch Date: 09/19/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - ZBA ACCOUNTS PAYABLE						
Check	09/19/2024	12210	Accounts Payable	HEALTH AND HUMAN RESOURCE CENTER, INC		743.58

Invoice	Date	Description	Check Sort Code	Amount
E0322700	07/01/2024	EMPLOYEE ASSISTANT PROGRAM (EAP)-AUGUST 2024		247.86
E0325131	08/02/2024	EMPLOYEE ASSISTANT PROGRAM (EAP)-SEPTEMBER 2024		247.86
E0320973	06/05/2024	EMPLOYEE ASSISTANT PROGRAM (EAP)-JULY 2024		247.86

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/19/2024	12211	Accounts Payable	ALAMEDA COUNTY WATER DISTRICT		263,281.78

Invoice	Date	Description	Check Sort Code	Amount
0625-090424	08/23/2024	ACWD CITYWIDE WATER 06/25-09/04/24		263,281.78

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/19/2024	12212	Accounts Payable	BURTON'S FIRE INC		61.81

Invoice	Date	Description	Check Sort Code	Amount
S 65433	08/28/2024	FLEET HANDLELOK		61.81

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/19/2024	12213	Accounts Payable	CALIFORNIA BUILDING OFFICIALS		1,240.00

Invoice	Date	Description	Check Sort Code	Amount
17745	08/02/2024	CALBO - TRAINING AND EDUCATION 10/28-10/31/24		1,240.00

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/19/2024	12214	Accounts Payable	CALIFORNIA MUNICIPAL STATISTICS, INC		550.00

Invoice	Date	Description	Check Sort Code	Amount
24082910	08/29/2024	ACFR - DIRECT AND OVERLAPPING BONDED DEBT REPORT AS OF 6/30/24		550.00

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/19/2024	12215	Accounts Payable	CITY OF FREMONT		87,458.00

Invoice	Date	Description	Check Sort Code	Amount
334907	08/07/2024	ALAMEDA COUNTY CLEAN WATER PROGRAM CONTRIBUTION FY24/25		87,458.00

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/19/2024	12216	Accounts Payable	DEPARTMENT OF SOCIAL SERVICES		484.00

Invoice	Date	Description	Check Sort Code	Amount
469705	07/03/2024	CHILDCARE LICENSING FEES FY25		484.00

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	09/19/2024	12217	Accounts Payable	EWING IRRIGATION PRODUCTS INC.		2,472.03

Invoice	Date	Description	Check Sort Code	Amount
22771396	07/02/2024	IRRIGATION SUPPLIES-POINT OF SALE		73.08
22771223	07/02/2024	IRRIGATION SUPPLIES-POINT OF SALE		2,347.84
22864774	07/15/2024	IRRIGATION SUPPLIES-COUPLINGS POINT OF SALE		27.47
23264934	08/28/2024	IRRIGATION SUPPLIES-LASCO MARLEX POINT OF SALE		23.64

Check	09/19/2024	12218	Accounts Payable	FRANK BONETTI PLUMBING INC	1,053.08

Invoice	Date	Description	Check Sort Code	Amount
49651	08/28/2024	CITY HALL PLUMBING SERVICE 8/28/24		1,053.08

Check	09/19/2024	12219	Accounts Payable	FREMONT FORD	1,016.43

Invoice	Date	Description	Check Sort Code	Amount
227348	09/05/2024	FLEET SUPPLIES-BRAKE KIT AND BRAKE PADS		286.54
227019	09/03/2024	FLEET SUPPLIES-SEAT COVER, PAD AND BACK		729.89

Check	09/19/2024	12220	Accounts Payable	GACHINA LANDSCAPE MANAGEMENT, INC.	3,615.30

Invoice	Date	Description	Check Sort Code	Amount
E 222015	09/05/2024	L&L19 BROKEN MAINLINE-ENTERPRISE/WILLOW 9/5/24		2,546.76
E 222016	09/05/2024	L&L11 MAINLINE REPAIR-PARKSHORE 9/5/24		1,068.54

Check	09/19/2024	12221	Accounts Payable	HILLYARD	2,782.26

Invoice	Date	Description	Check Sort Code	Amount
605571639	08/20/2024	JANITORIAL SUPPLIES - TOWELS/TISSUE		2,782.26

Check	09/19/2024	12222	Accounts Payable	HINDERLITER DE LLAMAS & ASSOCIATES	2,302.61

Invoice	Date	Description	Check Sort Code	Amount
SIN042551	08/28/2024	TRANSACTION TAX - CONTRACT SERVICES Q1/2024		300.00
SIN042412	08/28/2024	SALES TAX AUDIT SERVICES Q1/2024		2,002.61

Check	09/19/2024	12223	Accounts Payable	VALBRIDGE PROPERTY ADVISORS, HULBERG & ASSOCIATES	4,037.52

Invoice	Date	Description	Check Sort Code	Amount
34823	07/31/2024	PROPERTY APPRAISAL - MOWRY AVE WATER LINE EASEMENT 07/24		4,037.52

Check	09/19/2024	12224	Accounts Payable	I PIZZA	740.00

Invoice	Date	Description	Check Sort Code	Amount
071324-072824	08/07/2024	PIZZA FOR BIRTHDAY PARTIES 07/13 - 07/28/24		740.00

Check	09/19/2024	12225	Accounts Payable	CATHREENE INGHAM-WATTERS	50.00

Invoice	Date	Description	Check Sort Code	Amount
EXPREIMB-08/24	08/22/2024	RAFFLE STARBUCKS GIFT CARDS FOR CITY HALL SELFIE DAY 08/20/24		50.00

Check	09/19/2024	12226	Accounts Payable	INTERNATIONAL CODE COUNCIL, INC.	1,065.00

Invoice	Date	Description	Check Sort Code	Amount
1001913669	07/12/2024	ICC CONFERENCE 10/20-10/31/24		1,065.00

Check	09/19/2024	12227	Accounts Payable	DEEPA IYER	1,698.95

Invoice	Date	Description	Check Sort Code	Amount
EXPREIMB-09/24	09/16/2024	BREAKFAST FOR PO ORAL BOARD 09/04/24		19.07
EXPREIMB-09/24-2	09/16/2024	LINKEDIN MEMBERSHIP 09/16/24 - 09/16/25		1,679.88

Check	09/19/2024	12228	Accounts Payable	BRITAIN JACKMAN	3,730.55

Invoice	Date	Description	Check Sort Code	Amount
0721-080124EXP	08/14/2024	DRE SCHOOL 07/21-08/01/24		3,730.55

Check	09/19/2024	12229	Accounts Payable	J4 SYSTEMS	665.00

Invoice	Date	Description	Check Sort Code	Amount

	20038	08/29/2024	INTUNE SETUP - ASH BAKER 08/26/24		95.00
	20027	08/26/2024	INTUNE SETUP - ASH BAKER 08/23/24		570.00
Check	09/19/2024	12230 Accounts Payable	KNORR SYSTEMS INTERNATIONAL		3,136.91
	Invoice	Date	Description	Check Sort Code	Amount
	246415	08/27/2024	CARBON DIOXIDE REFILL		874.69
	244851	08/09/2024	SILLIMAN CIRC PUMP AND VFD SERVICE 7/12/24		2,262.22
Check	09/19/2024	12231 Accounts Payable	FULLNELSON EMBROIDERY		1,011.00
	Invoice	Date	Description	Check Sort Code	Amount
	08122024	08/12/2024	MAINTENANCE HATS 08/12/24		1,011.00
Check	09/19/2024	12232 Accounts Payable	KIDZ LOVE SOCCER		8,488.80
	Invoice	Date	Description	Check Sort Code	Amount
	0728-082524	09/10/2024	KIDZ LOVE SOCCER CLASSES 7/28-8/25/24		8,488.80
Check	09/19/2024	12233 Accounts Payable	PACIFIC GAS & ELECTRIC		48,759.85
	Invoice	Date	Description	Check Sort Code	Amount
	7460-081424	08/14/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/26-07/24/24		3,346.11
	7786-071924	07/19/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/14-07/15/24		39,001.57
	2305-073124	07/31/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/26-07/24/24		129.84
	1859-080224	08/02/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/28-07/28/24		1,405.16
	3926-080224	08/02/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/28-07/28/24		132.31
	9045-080124	08/01/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/26-07/24/24		264.01
	0870-080524	08/05/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/29-07/29/24		103.78
	0552-080124	08/01/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 06/27-07/25/24		109.70
	7786-082324	08/23/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 07/16-08/14/24		1,569.81
	9045-090324	09/03/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 07/25-08/23/24		266.86
	0552-090324	09/03/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 07/26-08/26/24		131.85
	3926-090424	09/04/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 07/29-08/27/24		124.94
	0870-090524	09/05/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 07/30-08/28/24		95.67
	1859-090424	09/04/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 07/29-08/27/24		1,937.92
	2305-083024	08/30/2024	ANNUAL ELECTRICITY FOR STREET/TRAFFIC LIGHTS 07/25-08/25/24		140.32
Check	09/19/2024	12234 Accounts Payable	PAKPOUR CONSULTING GROUP, INC.		5,643.75
	Invoice	Date	Description	Check Sort Code	Amount
	4533	08/07/2024	ON-CALL CIVIL ENGINEERING PLAN REVIEW SERVICES 07/01-07/31/24		5,643.75
Check	09/19/2024	12235 Accounts Payable	PREFERRED ALLIANCE INC		65.00
	Invoice	Date	Description	Check Sort Code	Amount
	0197326-IN	07/31/2024	RANDON & NON-RANDOM DRUG TESTING - JUL '24		65.00
Check	09/19/2024	12236 Accounts Payable	RUGGERI-JENSEN-AZAR		1,939.00
	Invoice	Date	Description	Check Sort Code	Amount
	93825	08/12/2024	ON-CALL CIVIL ENGINEERING DEVELOPMENT PLAN REVIEW SERVICES 07/24		1,939.00
Check	09/19/2024	12237 Accounts Payable	YORK RISK SERVICE GROUP, INC. A SEDGWICK COMPANY		72.00
	Invoice	Date	Description	Check Sort Code	Amount
	400000204030	08/26/2024	WORKERS COMPENSATION ADMIN FEES-INTAKE - 07/01-07/31/24		72.00
Check	09/19/2024	12238 Accounts Payable	STANDARD INSURANCE COMPANY		1,561.03

	Invoice		Date	Description	Check Sort Code	Amount
	SEPTEMBER 2024		09/17/2024	STANDARD - SEPTEMBER 2024 PREMIUMS		1,561.03
Check	09/19/2024	12239	Accounts Payable	LEHR		54.80
	Invoice		Date	Description	Check Sort Code	Amount
	SI108488		08/29/2024	FLEET RELAY		54.80
Check	09/19/2024	12240	Accounts Payable	CLASSIC GRAPHICS		54.08
	Invoice		Date	Description	Check Sort Code	Amount
	50013		08/27/2024	FLEET VINYL DIECUT		54.08
Check	09/19/2024	12241	Accounts Payable	ALEX TAT		145.00
	Invoice		Date	Description	Check Sort Code	Amount
	072124EXP		07/21/2024	EXPENSE REIMBURSEMENT - SWB SWPPP CERT RENEWAL 07/21/24-07/21/26		145.00
Check	09/19/2024	12242	Accounts Payable	TEMPERATURE TECHNOLOGY INC.		962.00
	Invoice		Date	Description	Check Sort Code	Amount
	I3488		08/27/2024	LIBRARY HVAC SERVICE 8/27/24		481.00
	I3496		08/30/2024	PD HVAC REPAIR 8/22/24		481.00
Check	09/19/2024	12243	Accounts Payable	UNIVERSAL BUILDING SERVICES & SUPPLY CO		73,337.62
	Invoice		Date	Description	Check Sort Code	Amount
	2024-0801		08/30/2024	JANITORIAL SERVICES - AUGUST 2024		36,818.81
	2024-0701		07/31/2024	JANITORIAL SERVICES - JULY 2024		36,518.81
Check	09/19/2024	12244	Accounts Payable	URBAN PLANNING PARTNERS, INC.		1,750.00
	Invoice		Date	Description	Check Sort Code	Amount
	22002-240731		08/12/2024	PROJECT MGMT SVCS - LEPAKSHI @ THORNTON - SVCS 7/31/24		1,750.00
Check	09/19/2024	12245	Accounts Payable	UTILITY TELECOM GROUP, LLC		1,377.99
	Invoice		Date	Description	Check Sort Code	Amount
	126432-ETFAUG24		09/04/2024	ETF FIRE STATION #29 - ACCOUNT 126432 08/24		1,377.99
Check	09/19/2024	12246	Accounts Payable	WEX BANK		1,269.62
	Invoice		Date	Description	Check Sort Code	Amount
	99529660		09/06/2024	CHEVRON CC 09/06/24		1,269.62
Check	09/19/2024	12247	Accounts Payable	ORION SECURITY		2,220.15
	Invoice		Date	Description	Check Sort Code	Amount
	128212		09/07/2024	UNARMED, UNIFORMED SECURITY GUARD 9/3/24-9/6/24		1,083.00
	128273		09/14/2024	UNARMED, UNIFORMED SECURITY GUARD 9/9/24-9/12/24		1,137.15
Check	09/19/2024	12248	Accounts Payable	ZNAP FLY, LLC		9,960.00
	Invoice		Date	Description	Check Sort Code	Amount
	925		07/29/2024	HAZARDOUS MATERIALS TESTING & REPORT 07/29/24		9,960.00
Check	09/19/2024	12249	Accounts Payable	BUGARIN , JAZZLYN		1,000.00
	Invoice		Date	Description	Check Sort Code	Amount
	2024-00003537		09/11/2024	SPECIAL EVENT PERMIT SECURITY DEPOSIT REFUND		1,000.00
Check	09/19/2024	12250	Accounts Payable	FRAZIER , MALIK		300.00

	Invoice	Date	Description	Check Sort Code	Amount
	727332	09/17/2024	RENTAL DEPOSIT REFUND DUE TO EXPIRED CREDIT CARD		300.00
Check	09/19/2024	12251 Accounts Payable	PRATCHARD , MIA		87.50
	Invoice	Date	Description	Check Sort Code	Amount
	726825	09/10/2024	CUSTOMER REFUND CHILD DID NOT LIKE THE CLASS		87.50
Check	09/19/2024	12252 Accounts Payable	REKULA , SRIDHAR		118.00
	Invoice	Date	Description	Check Sort Code	Amount
	725423	08/26/2024	CUSTOMER REFUND REGISTERED FOR DUPLICATE SESSIONS AT DIFF TIMES		118.00
Check	09/19/2024	12253 Accounts Payable	REKULA , SRIDHAR		152.00
	Invoice	Date	Description	Check Sort Code	Amount
	725424	08/26/2024	CUSTOMER REFUND DUE TO SURGERY		152.00
EFT	09/19/2024	1208 Accounts Payable	GHA TECHNOLOGIES INC (ACH)	122100024 / 836623900	128,887.08
	Invoice	Date	Description	Check Sort Code	Amount
	11417774	08/27/2024	WASABI STORAGE 5 YEAR CONTRACT 08/27/24-01/26/30		128,887.08
EFT	09/19/2024	1209 Accounts Payable	KBA DOCUMENT SOLUTIONS, LLC.	026009674 / 351510	8,543.59
	Invoice	Date	Description	Check Sort Code	Amount
	55Y1469198	07/22/2024	COPIER LEASE YEAR 3 OF 5 - TONER - POLICE 07/24		387.63
	55Y1476885	08/26/2024	COPIER LEASE YEAR 3 OF 5 - OVERAGES 07/21-08/20/24		2,602.46
	222578	08/23/2024	LEASE PAYMENT 1900869004 - 08/15/24 - 09/14/24		209.43
	222575	08/23/2024	LEASE PAYMENT 1900869002 - 08/15/24 - 09/14/24		4,708.14
	220111	08/13/2024	LEASE PAYMENT 1900869003 - 08/05 - 09/04/24		223.43
	208898	07/15/2024	LEASE PAYMENT 1900869003 - 07/05 - 08/04/24		204.80
	211972	07/23/2024	LEASE PAYMENT 1900869004 - 07/15/24 - 08/14/24		207.70
EFT	09/19/2024	1210 Accounts Payable	SEDGWICK CLAIMS MANAGEMENT SERVICES, INC.	121000248 / 4942808510	26,949.02
	Invoice	Date	Description	Check Sort Code	Amount
	SF-8510-01530815	08/01/2024	WORKERS COMPENSATION CLAIMS -07/01/24-07/31/24		11,447.24
	SF-8510-01549031	09/02/2024	WORKERS COMPENSATION CLAIMS -08/01/24-08/31/24		15,501.78

AP ZBA ACCOUNTS PAYABLE Totals:		Transactions: 47	$706,893.69
Checks:	44	$542,514.00	
EFTs:	3	$164,379.69	

STAFF REPORT

Item D. 2.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Sheila Harrington, City Clerk
SUBJECT	Approval of September 26, 2024, minutes

Attachments

Minutes

Minutes

Thursday, September 26, 2024
7:00 P.M.

A. ROLL CALL

Mayor Hannon called the meeting to order at 7:00 p.m. Vice Mayor Freitas, Council Members Collazo, Jorgens, and Apodaca were present.

B. PRESENTATIONS

1. Introduction of employee(s)

Mayor Hannon introduced: Angela Tsui, Deputy Economic Development Director, Krishnan Narayan, Senior Information Technology Analyst, Missy Gallardo, Dispatcher, and Ericka Deguzman-Quintero, Dispatcher.

C. PUBLIC COMMENT

Katherine Faragi, 9th grader at Newark Memorial High School spoke in favor of a Tobacco Retail License Ordinance. She requested that the City ban the sale of all flavored tobacco products.

Renetta Faragi, also spoke in favor a Tobacco Retail License Ordinance. She requested that the City Council ban vapes in Newark.

City Manager Benoun stated that the Tobacco Retail License Ordinance will be presented to the City Council in October.

D. CONSENT CALENDAR

Council Member Collazo moved, Vice Mayor Freitas seconded, to approve Consent Calendar items D.1 to D.6, that the resolutions and ordinance be numbered consecutively, and that reading of the titles suffice for adoption. The motion passed, 5 AYES.

1. Approval of Audited Demands

2. Approval of September 12, 2024, minutes

3. Second reading and adoption of an Ordinance amending Chapter 2.09 of the Newark Municipal Code ("City Councilmembers-Compensation") to increase the salaries of City Councilmembers and Mayor
   Ordinance No. 551

4. Adopt a resolution approving the Contractual Services Agreement with Dell for the Virtual Server Infrastructure Lifecycle Replacement and amending the 2024 -2026 Biennial Budget and Capital Improvement Plan
   Resolution No.11687
   Contract No. 24082

5. Adopt a resolution amending the Conflict of Interest Code for nonelected officials and designated employees
   Resolution No. 11688

6. Notification of City Engineer's Pending Decision on the Final Map and Subdivision Improvement Agreement for Tract 8583 – Cedar Homes (Robson Homes LLC) at 38370 Cedar Boulevard

E. PUBLIC HEARINGS

F. OTHER BUSINESS

G. CITY MANAGER UPDATES

City Manager Benoun announced that the Police Department would hold a Coffee with A Cop event on October 2 at Starbucks on Cedar Boulevard.

H. CITY COUNCIL MATTERS

Vice Mayor Freitas congratulated the Newark Days Committee for another successful event. He stated that he understood that the Newark Girls Softball League meeting with staff and others was a productive meeting.

Council Member Collazo stated she was dressed to celebrate Latin Heritage Month. She thanked the Promotores and Administrative Assistant Rivera for their work with the community and for organizing the Mariachi Festival this year. Shop Newark.

Mayor Hannon thanked Environmental Services Manager Scanlin for hosting the Climate Action Plan meeting.

Mayor Hannon stated that he was issuing a condemnation against the short-sighted ownership of the Oakland A's. The A's were a part of the community and the team was supported by the fans win or lose. (Today was the last home game before A's move out of the area.)

I. CLOSED SESSION

1. Closed Session pursuant to Government Code Section 54957, Public Employee Performance Evaluation, Title: City Manager

No one requested to speak.

At 7:29 p.m. the City Council recessed to closed session.

At 7:35 p.m. the City Council convened in closed session.

At 8:50 p.m. the City Council reconvened in open session will all Council Members present.

J. ADJOURNMENT

Mayor Hannon adjourned the meeting at 8:50 p.m.

STAFF REPORT

Item D. 3.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Carmelisa Lopez, Senior Planner
SUBJECT	Adopt a resolution approving a Second Amendment to the Contractual Services Agreement with Good City Company

SUMMARY AND RECOMMENDATION

Staff recommends that the City Council authorize a second amendment to the City's existing Contractural Services Agreement (CSA) with Good City Company (GCC), which would assist the City in two ways. First, GCC will develop objective design standards for single-family and multi-family projects. Second, GCC will provide on-call planning services for complex land use planning work, such as processing entitlements for large projects, assisting with the implementation of the 2023-2031 Housing Element's policies and programs, and other work as needed to help staff increase staff capacity necessary to maintain appropriate service levels. To provide these services, GCC's existing CSA “not-to-exceed” amount would be increased from $150,000 to $359,250, an increase of $209,250.

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute the Second Amendment to the Good City Company CSA to provide professional planning services.

BACKGROUND

The City has relied on professional consultants to provide services and experience that City staff are unable to provide, such as environmental review services and other additional services to supplement city staff services. For example, the City has several CSAs with consultants for on-call professional city planning services, Public Works Department construction inspections, and civil engineering development plan review services. These CSAs allow the City to address service and experience needs while maintaining high customer service levels.

In August 2020, staff released a Request For Qualifications (RFQ) for land use planning firms to assist with staff augmentation, specialized studies, and other work. In November 2020, the City Council approved CSAs with three firms that provided RFQ responses: Baird + Driskell Community Planning, Urban Planning Partners, and Metropolitan Planning Group. Good City Company provided an eligible RFQ response, but the city chose not to pursue a CSA with GCC due to budget constraints.

In March 2021, the City entered into a CSA with Good City Company for a "not-to-exceed" amount of $50,000.00 to provide on-call professional planning services to increase city staff capacity for various land use planning efforts. City staff initiated an on-call service task in November 2023 for an entry-level land use planner to provide customer service functions and plan review functions through the end of March 2024.

In February 2024, staff recommended an amendment to the GCC CSA to increase the "not-to-exceed" amount to $150,000 due to the continued need for entry-level staff capacity to provide customer service functions, process Single-Family Design Review applications, and various building permit reviews. The City Council approved the staff recommendation and authorized the City Manager to execute the First Amendment to the Good City Company CSA on February 22, 2024. The amendment allowed Good City Company to provide services through the end of the 2024 calendar year.

DISCUSSION/ANALYSIS

The Community Development Department has an ongoing need for on-call land use planning services and recommends a second amendment to the Good City Company CSA. GCC will assist staff with implementing the 2023-2031 Housing Element Program H3.2, which requires the city to develop objective design standards for single-family and multi-family development projects. The State of California has enacted laws that require streamlined housing approval for mixed-use and multi-family development. The intent of objective design standards is to provide applicants and developers with a clear understanding of the City's expectations for project design, thereby providing a streamlined and efficient project review process and ensuring that the project review and approval process is objective, efficient, and consistent.

Implementing this Housing Element program requires amendments to Title 17 (Zoning) and other titles of the Newark Municipal Code. The costs associated with Housing Element implementation are funded through the recently approved 2024-2026 Capital Improvement Program (CIP). The CIP includes $400,000 allocated to Housing Element implementation work, including various studies and analyses to support staff-recommended changes to the municipal code and to create new policies and programs. The cost of services for GCC to prepare objective design standards is estimated to be $109,250.

The City is also in need of on-call technical assistance services for high-level land use planning work, such as processing planning entitlements for large, complex planning projects, assisting with 2023-2031 Housing Element policy and program tasks, and other work as needed. The current three-person city staff team is expected to remain above its capacity at least through the 2025 calendar year. Although staff is expected to hire a full-time Assistant Planner within the next few months, the Assistant Planner will be working on entry-level planning work. The on-call planning services requested at a senior land use planner level will provide the technical assistance necessary to allow the City to achieve the service capacity required to maintain service levels and complete complex project, policy, and program tasks. The cost of services is estimated to be $100,000.

Staff recommends an amendment to the existing CSA to increase the “not-to-exceed” amount from $150,000 to $359,250, an increase of $209,250. The scope of services would remain the same. The amendment would provide GCC consultant services through approximately October 2025. The funds for GCC to assist the City with developing objective design standards would be provided through the Community Development Maintenance Funds (625.90.094.940.6221). The funds for GCC to provide on-call planning services for high-level planning work would be provided through the CDD’s Consultant/Professional Services Budget (120.50.052.520.6220).

FISCAL IMPACT

There is sufficient unused appropriation for this amendment in the Community Development Maintenance Funds allocated for the Title 17 (Zoning) Housing-Related Assessment and Update project. There is also sufficient unused appropriation for this amendment in the current budget for the requested on-call planning services for high-level planning work.

ENVIRONMENTAL/PLANNING COMMISSION REVIEW

There is no environmental impact associated with this action.

REVIEW AND APPROVAL

Prepared by - Carmelisa Lopez, Senior Planner
Reviewed by - Steven Turner, Community Development Director
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

1116_Resolution

Good City Company - Original CSA

Good City Co. CSA First Amendment

Good City Company CSA - Second Amendment

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE CONTRACTUAL SERVICES AGREEMENT WITH GOOD CITY COMPANY TO PROVIDE PROFESSIONAL PLANNING SERVICES

WHEREAS, On March 2, 2021 the City of Newark awarded a Contractual Services Agreement (the "Agreement") to Good City Company (the "Consultant") to provide professional planning services; and

WHEREAS, on April 1, 2024, the Agreement was amended to increase the not to exceed amount to $150,000 to provide additional funding for the existing scope of services; and

WHEREAS, the City finds that the scope of services described in the Agreement continues to be necessary and desires to amend the Agreement to provide additional funding for the existing scope of services to be provided by the Consultant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newark that the City Manager is hereby authorized to execute the second amendment to the Contractual Services Agreement with Good City Company, in a form approved by the City Attorney, to provide technical assistance by individuals possessing experience consistent with minimum qualifications provided by the City and to increase the not to exceed amount of the Agreement by $209,250 for a total not to exceed amount of $359,250.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to take all other actions consistent with this Resolution, including any necessary revisions to the scope of work for the Agreement, in a form approved by the City Attorney, that are within the total not to exceed amount of $359,250.

C21006

CONTRACTUAL SERVICES AGREEMENT

CONSULTANTS

This Service Agreement (hereinafter "Agreement") is made and entered into this 2nd day of March, 2021 by and between the **CITY OF NEWARK**, a municipal corporation ("City"), and Good City Company, a California corporation ("Consultant"), collectively the "Parties".

W I T N E S S E T H:

WHEREAS, City requested proposals to perform the services generally including: to serve in an on-call capacity as project manager for planning entitlement projects, as well as to provide other current and advanced planning services including environmental review as requested from time-to-time, organizational support, and to serve and support the City's affordable housing program efforts, housing policy development, and regional planning efforts.

WHEREAS, in response to City's request, Consultant submitted a proposal and, after negotiations, Consultant agreed to perform the Services more particularly described in Exhibit "A" ("Services"), in return for the compensation described in this Agreement and Exhibit "B".

WHEREAS, in reliance upon Consultant's documentation of its qualifications, as set forth in Exhibit "C", City finds that Consultant has demonstrated the requisite qualifications, experience, training, and expertise to perform the requested Services.

NOW, THEREFORE, the Parties hereto agree as follows:

1. **CONSULTANT'S SERVICES.** Consultant shall perform Services described, and in the time, place, and manner specified in Exhibit "A" in accordance with the terms and conditions of this Agreement. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit "A", the Agreement shall control.

2. **TIME FOR PERFORMANCE.** Time is of the essence in the performance of Services under this Agreement and Consultant shall generally adhere to the schedule set forth in Exhibit "A"; provided, that City shall grant reasonable extensions of time for the performance of such Services occasioned by governmental reviews of Consultant's work product or other unavoidable delays occasioned by circumstances, provided, further, that such unavoidable delays shall not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees. Any Services for which times for performance are not specified in this Agreement shall be commenced and completed by Consultant in a reasonably prompt and timely manner based upon the circumstances and direction communicated to Consultant.

Consultant acknowledges the importance to City of City's performance schedule and agrees to put forth its best professional efforts to perform its Services under this Agreement in a manner consistent with that schedule. City understands, however, that Consultant's performance must be governed by sound professional practices.

3. **COMPENSATION.**

A. "Not to Exceed" Compensation. City shall compensate Consultant for all Services performed by Consultant hereunder in an amount based upon Consultant's hourly or other rates set forth in Exhibit "B". The payments specified in Exhibit "B" shall be the only payments to be made to Consultant for Services rendered pursuant to this Agreement.

Notwithstanding the foregoing, the combined total of compensation and costs payable hereunder shall not exceed the sum of Fifty-thousand and No/100 Dollars ($50,000.00) unless the performance of services and/or reimbursement of costs and expenses in excess of said amounts have been approved in advance of performing such services or incurring such costs and expenses by City, evidenced in writing authorizing such additional amount.

B. Method of Billing. To request payment, Consultant shall submit monthly invoices to City identifying Services performed and the charges therefore (including an identification of personnel who performed Services, hours worked, hourly rates, and reimbursable expenses), based upon Consultant's billing rates (set forth on Exhibit "B" hereto).

Consultant shall submit all billings for said Services to City in the manner specified in Exhibit "B"; or, if no manner is specified in Exhibit "B", then according to the usual and customary procedures and practices which Consultant uses for billing clients similar to City.

Invoices shall be sent to:

City of Newark
Attn: Finance Department
37101 Newark Blvd.
Newark, CA 94560

Upon completion of Services, City shall sign off and acknowledge that all terms and conditions have been satisfactorily met; upon which, unless waived by City in writing, Consultant shall prepare an itemized statement, briefly describing by task and/or labor category the items billed.

C. Payment. Upon receipt of an invoice, City shall make payments to Consultant on a monthly basis, or at such other times as may be specified in Exhibit "B", for Services, which are performed in accordance with this Agreement to the satisfaction of City.

D. Consultant's Failure to Perform. In the event that Consultant performs Services that do not comply with the requirements of this Agreement, Consultant shall, upon receipt of written notice from City, re-perform the services (without additional compensation to Consultant). If Consultant's failure to perform in accordance with this Agreement causes damages to City, Consultant shall reimburse City for the damages incurred (which may be charged as an offset to Consultant's payment).

4. ADDITIONAL SERVICES. In the event City desires the performance of additional services not otherwise included within Services, such services shall be authorized by written task order approved in advance of the performance thereof. Such task order shall include a description of the services to be performed thereunder, the maximum compensation and reimbursement of costs and expenses payable therefore, the time of performance thereof, and such

other matters as the Parties deem appropriate for the accomplishment of such services. Except to the extent modified by a task order, all other terms and conditions of this Agreement shall be deemed incorporated in each such task order.

5. INDEPENDENT CONSULTANT. At all times during the term of this Agreement, Consultant shall be, and is an independent consultant and shall not be an employee or agent of City. Consultant shall not be entitled to any benefit, right, or compensation other than that provided in this Agreement. City shall have the right to control Consultant only insofar as the results of Consultant's Services; however, City shall not have the right to control the means by which Consultant accomplishes Services rendered pursuant to this Agreement.

Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

6. PERSONNEL. Consultant understands that, in entering into this Agreement, City has relied upon Consultant's ability to perform in accordance with its representations regarding the qualifications of Consultant, including the qualifications of its Authorized Representative, its designated personnel, and its Subconsultants, if any, identified in Exhibit "C". Therefore, Consultant shall not replace its Authorized Representative, or any of the designated personnel or Subconsultants identified in Exhibit "C", without the prior written consent of City. All Services shall be performed by, or under, the direct supervision of Consultant's Authorized Representative.

Consultant agrees to include with all Subconsultants in their subcontract the same requirements and provisions of this Agreement including the indemnity and Insurance requirements to the extent they apply to the scope of the Subconsultant's work. Subconsultants hired by Consultant agree to be bound to Consultant and City in the same manner and to the same extent as Consultant is bound to City under this Agreement. Subconsultant further agrees to include these same provisions with any Sub-subconsultant. A copy of this Agreement's Indemnity and Insurance provisions will be furnished to the Subconsultant upon request. The Consultant shall require all Sub-subconsultants to provide a valid certificate of insurance and the required endorsements included in this Agreement prior to commencement of any Services and will provide proof of compliance to the City.

In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the removal of any of Consultant's designated personnel or Subconsultants, Consultant shall, immediately upon receiving notice from City of such desire of City, cause the removal of such person or persons.

7. FACILITIES AND EQUIPMENT. Consultant shall, at its sole cost and expense, furnish all facilities and equipment which may be required for furnishing Services.

8. INFORMATION AND DOCUMENTATION.

A. Information from City. City has made an effort to provide Consultant with all information necessary for Consultant's performance of Services. If Consultant believes

additional information is required, Consultant shall promptly notify City and City will provide to Consultant all relevant non-privileged information in City's possession.

B. Consultant's Accounting Records. Consultant shall maintain all accounting records related to this Agreement in accordance with generally accepted accounting principles and state law requirements, and in no event for less than four (4) years. Consultant's accounting records shall include, at a minimum, all documents which support Consultant's costs and expenses related to this Agreement, including personnel, subconsultants' invoices and payments, and reimbursable expenses. Consultant's accounting records shall be made available to City within a reasonable time after City's request, during normal business hours.

C. Ownership of Work Product. All original documents prepared by Consultant (including its employees and subconsultants) for this Agreement ("Work Product"), whether complete or in progress, are the property of City and shall be given to City at the completion of Consultant's Services, or upon demand of City. Consultant shall have a right to make and keep copies of the Work Product except for any confidential information. Consultant shall not reveal the Work Product or the confidential information contained in the Work Product, or make it available, to any third party without the prior written consent of City.

9. CONFLICTS OF INTEREST PROHIBITED. Consultant (including its employees, agents, and subconsultants) shall not maintain or acquire any direct or indirect interest that conflicts with the performance of this Agreement. Consultant shall comply with all requirements of the Political Reform Act (California Government Code Section 81000, *et seq.*) and other laws relating to conflicts of interest, including: (a) Consultant shall not make or participate in a decision made by City if it is reasonably foreseeable that the decision may have a material effect on Consultant's economic interest, and (b) if required by law, Consultant shall file financial disclosure forms with the City Clerk. If Consultant maintains or acquires a conflicting interest, any contract with City (including this Agreement) involving Consultant's conflicting interest may be terminated by City.

10. NONDISCRIMINATION. Consultant shall comply with all applicable federal, state, and local laws regarding nondiscriminatory employment practices, whether or not said laws are expressly stated in this Agreement. Consultant shall not discriminate against any employee or applicant because of race, color, religious creed, national origin, physical disability, mental disability, medical condition, marital status, sexual orientation, sex, age, or any other basis, as defined in California Civil Code Section 51.

11. COMPLIANCE WITH LAW AND STANDARD OF CARE. Consultant shall comply with all applicable legal requirements including all federal, state, and local laws (including ordinances and resolutions), whether or not said laws are expressly stated in this Agreement. Consultant shall perform Services using a standard of care equal to, or greater than, the degree of skill and diligence ordinarily used by reputable professionals, with a level of experience and training similar to Consultant, performing under circumstances similar to those required by this Agreement.

12. RESERVED.

13. RESERVED.

14. INSURANCE. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, his agents, representatives, subconsultants, or employees.

A. Verification of Coverage.

Consultant shall furnish City with original certificates of insurance and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by City before work commences.

Proof of Insurance shall be mailed to the following address or any subsequent address as may be directed in writing by the City Risk Manager:

CITY OF NEWARK
Attn: Risk Manager
37101 Newark Boulevard
Newark, CA 94560

City reserves the right to require and obtain complete, certified copies of all required insurance policies and endorsements at any time. Failure to exercise this right at any time shall not constitute a waiver of right to exercise later. Consultant shall immediately furnish City with certificates of renewal for each policy that is renewed during the term of this Agreement.

B. Minimum Scope of Insurance.

Coverage shall be at least as broad as:

1. Insurance Services Office Form Number CG 00 01covering Commercial General Liability on an occurrence basis, including products and completed operations, property damage, bodily injury, and personal and advertising injury; and

2. Insurance Services Office Form Number CA 00 01 covering Code 1, (any auto), or Code 8 (hired) and Code 9 (non-owned) if consultant has no owned autos; and

3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance; and

4. Errors and Omissions Liability insurance appropriate to the Consultant's profession. Architects' and Engineers' coverage is to be endorsed to include contractual liability.

C. Minimum Limits of Insurance.

It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum Insurance coverage requirements and/or limits shall be available to the Additional Insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of and Insurance policy or proceeds available to the named Insured; whichever is greater.

Consultant shall maintain limits no less than:

1. General Liability: (including products and completed operations, property damage, bodily injury, and personal and advertising injury)	**$2,000,000** per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability:	**$1,000,000** per accident for bodily injury and property damage.
3. Employer's Liability:	**$1,000,000** per accident for bodily injury or disease.
4. Errors and Omissions Liability:	**$1,000,000** per occurrence or claim; $2,000,000 aggregate.

D. Deductibles and Self-Insured Retentions.

Any deductibles or self-insured retentions must be declared to and approved by the City Risk Manager. At the option of City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to City, its officers, officials, directors, employees, contractors, agents, and volunteers, or (2) Consultant shall provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses in an amount specified by the City Risk Manager or designee.

E. Claims Made Policies.

For all "claims made" coverage, in the event that Consultant changes insurance carriers Consultant shall purchase "tail" coverage or otherwise provide for continuous coverage covering the Term of this Agreement and not less than five (5) years thereafter. Proof of such "tail" or other continuous coverage shall be required at any time that the Consultant changes to a new carrier.

F. Wasting Policies.

No policy required by this paragraph 14 shall include a "wasting" policy limit (ie. limit that is eroded by the cost of defense).

G. Remedies.

In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Consultant's breach:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

2. Order Consultant to stop work under this Agreement or withhold any payment that becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof; and/or

3. Terminate this Agreement.

H. Acceptability of Insurers.

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City Risk Manager. All insurance companies providing coverage to Consultant shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact the business of insurance in the State of California.

I. Other Insurance Provisions.

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. Additional Insureds. City, its officers, officials, directors, employees and volunteers ("Additional Insureds") are to be covered as insureds with respect to liability arising out of work or operations performed by or on behalf of Consultant; including materials, parts or equipment furnished in connection with such work or operations.

2. Primary Coverage. For any claims related to Services, Consultant's insurance coverage shall be primary insurance as respects City, its officers, officials, directors, employees, and volunteers. Any insurance or self-insurance maintained by City, its officers, officials, directors, employees, or volunteers shall be excess of Consultant's insurance and shall not be contribute with it. Consultant's policy will not seek contribution from the City's insurance or self-insurance.

3. Notice of Cancellation. Each insurance policy required above shall provide that coverage shall not be canceled during the term of this Agreement without notice to City.

4. Civil Code § 2782. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the California Civil Code.

5. Deductibles and Self-Insured Retentions (SIR). All deductibles and self-insured retentions must be disclosed to the City Risk Manager for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named Insured or the City.

6. Subconsultants. Consultant shall include all subconsultants as insureds under its policies or shall require and verify separate certificates and endorsements have been obtained for each subconsultant. All coverages for subconsultants shall be subject to all of the requirements stated herein.

7. Waiver of Subrogation. With respect to Workers' Compensation and Employer's Liability Coverage, the insurer shall agree to waive all rights of subrogation against City, its officers, officials, directors, employees, and volunteers for losses arising from work performed by Consultant for City.

8. Coverage is Material Element. Maintenance of proper insurance coverage in conformity with the provision of this paragraph 14 is a material element of this Agreement and failure to maintain or renew coverage or to provide evidence of coverage or renewal may be treated by City as a material breach of this Agreement.

9. Variation. The City Risk Manager may approve a variation in these insurance requirements upon a determination that the coverage, scope, limits, and form of such insurance are either not commercially available or that City's interests are otherwise fully protected. Any variation granted shall be done in writing and shall be made a part of this Agreement as Appendix "A".

15. REPORTING DAMAGES. If any damage (including but not limited to death, personal injury or property damage) occurs in connection with the performance of this Agreement, Consultant shall immediately notify the City Risk Manager's office by telephone at 510-578-4428, and Consultant shall promptly submit to the City's Risk Manager and the City's Administrator (see paragraph 19, herein below) a written report (in a form acceptable to City) with the following information: (a) name(s) and address(es) of the injured or deceased person(s), (b) name(s) and address(es) of witnesses, (c) name(s) and address(es) of Consultant's insurance company(ies), and (d) a detailed description of the damage(s) and whether any City property was involved.

16. INDEMNIFICATION/SAVE HARMLESS. To the fullest extent permitted by law, the Consultant shall: (1) immediately defend, and (2) indemnify City, its, officers, officials, directors, employees, and volunteers from and against all liabilities regardless of nature or type arising out of or resulting from Consultant's performance of Services, or any negligent or wrongful act or omission of Consultant or Consultant's officers, employees, agents, or subconsultants. Liabilities subject to the duties to defend and indemnify include, without limitation all claims, losses, damages, penalties, fines, and judgments; associated investigation and administrative expenses; defense costs, including but not limited to reasonable attorneys' fees; court costs; and

costs of alternative dispute resolution. Consultant's obligation to indemnify applies unless it is adjudicated that its liability was caused by the sole active negligence or sole willful misconduct of an indemnified party. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of an indemnified party, Consultant's indemnification obligation shall be reduced in proportion to the established comparative liability of the indemnified party.

In the event that Consultant or any employee, agent, or subconsultant of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

The duty to defend is a separate and distinct obligation from Consultant's duty to indemnify. Consultant shall be obligated to defend, in all legal, equitable, administrative, or special proceedings, with counsel approved by City immediately upon tender to Consultant of the claim in any form or at any stage of an action or proceeding, whether or not liability is established. An allegation or determination of comparative active negligence or willful misconduct by an indemnified party does not relieve the Consultant from its separate and distinct obligation to defend City. The obligation to defend extends through final judgment, including exhaustion of any appeals. The defense obligation includes an obligation to provide independent defense counsel if Consultant asserts that liability is caused in whole or in part by the negligence or willful misconduct of the indemnified party. If it is finally adjudicated that liability was caused by the sole active negligence or sole willful misconduct of an indemnified party, Consultant may submit a claim to City for reimbursement of reasonable attorneys' fees and defense costs.

The review, acceptance or approval of Consultant's work or work product by any indemnified party shall not affect, relieve or reduce Consultant's indemnification or defense obligations. This paragraph survives completion of Services or the termination of this contract. The provisions of this paragraph are not limited by and do not affect the provisions of this contract relating to insurance.

Consultant/Subconsultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

17. LICENSES, PERMITS, ETC. Consultant represents and warrants to City that it has all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required for Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals which are legally required for Consultant to practice its profession. In addition to the foregoing, Consultant shall obtain and maintain during the term hereof a valid City of Newark Business License.

18. TERM/TERMINATION.

A. The term of this Agreement shall commence upon the date first hereinabove written and shall expire upon completion of performance of Services hereunder by Consultant.

B. Notwithstanding the provisions of paragraph 18 Section A above, City may terminate this Agreement at any time and without cause upon written notification to Consultant. Consultant may cancel this Agreement upon thirty (30) days' written notice to City and shall include in such notice the reasons for cancellation. In the event of such termination, City shall compensate Consultant for Services rendered and reimburse Consultant for costs and expenses incurred, to the date of termination, calculated in accordance with the provisions of paragraph 3. In ascertaining the Services actually rendered to the date of termination, consideration shall be given both to completed work and work in process of completion. Nothing herein contained shall be deemed a limitation upon the right of City to terminate this Agreement for cause, or otherwise to exercise such rights or pursue such remedies as may accrue to City hereunder.

19. CONTRACT ADMINISTRATION. This Agreement shall be administered by **STEVEN TURNER, COMMUNITY DEVELOPMENT DIRECTOR** of the City of Newark ("Administrator"). All correspondence shall be directed to or through the Administrator or his/her designee.

20. NOTICES. Written notices required or convenient hereunder shall be delivered personally or by depositing the same with the United States Postal Service, first class (or equivalent) postage prepaid and addressed, in the case of Consultant, to:

CONSULTANT	**CITY OF NEWARK**
Aaron Aknin **Consultant**	Steven Turner **Administrator**
Address: Good City Company Attn: Aaron Aknin 1351 Laurel Street San Carlos, CA 94070	City of Newark Attn: Steven Turner 37101 Newark Boulevard Newark, CA 94560

21. PARAGRAPH HEADINGS. Paragraph headings used herein are for convenience only and shall not be deemed to be a part of such paragraphs and shall not be construed to change the meaning thereof.

22. EXHIBITS. All exhibits referred to herein are attached hereto and are by this reference incorporated herein.

23. SEVERABILITY. If any term of this Agreement (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect; provided, however, this paragraph shall not be applied to the extent that it would result in a frustration of the Parties' intent under this Agreement.

24. GOVERNING LAW, JURISDICTION, AND VENUE. The interpretation, validity, and enforcement of this Agreement shall be governed by and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Alameda.

25. ATTORNEY'S FEES. In the event any legal action is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred.

26. ASSIGNABILITY. Neither Consultant nor City shall subconsult, assign, sell, mortgage, hypothecate, or otherwise transfer their respective interests or obligations in this Agreement without the express prior written consent of the non-transferring party.

27. MODIFICATIONS. This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both Parties.

28. WAIVERS. Waiver of breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision of this Agreement.

29. ENTIRE AGREEMENT. This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the Parties concerning the Services. This Agreement supersedes all prior negotiations, agreements, and understandings regarding this matter, whether written or oral. The documents incorporated by reference into this Agreement are complementary; what is called for in one is binding as if called for in all.

30. SIGNATURES. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of Consultant and City. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

31. COVENANT AGAINST CONTINGENT FEES. Consultant hereby warrants that Consultant has not employed or retained any company or person, other than a *bona fide* employee working for Consultant, to solicit or secure this Agreement, and Consultant has not paid or agreed to pay any company or person, other than a *bona fide* employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or formation of this Agreement. For breach or violation of this warranty, City shall have the right to annul this Agreement without liability or, at City's discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first hereinabove written.

CITY OF NEWARK,
a municipal corporation

By _____
City of Newark

Date 3/2/21

By _____
Good City Company

Date 2/12/21

Aaron Aknin AARON AKNIN
Printed Name

Attest:

_____
City Clerk

Date 3/2/2021

Approved as to form:

_____
City Attorney

Date 3/2/21

EXHIBIT A

SCOPE OF SERVICES

On-Call Professional Planning Services
Consultant will provide on-call current and long-range professional planning services to the City under the direction of the Community Development Director or their designee. Consultant will provide planning staff as assigned personnel to provide the services including, but not limited, to the following:

Entry and Junior Level Planning Work

- Respond to phone and/or email inquiries;
- Review development proposals and work with developers;
- Prepare staff reports and graphic displays;
- Analyze projects and prepare initial studies and environmental documents;
- Check development plans for conformance with the Zoning Ordinance;
- Process applications including but not limited to design review, zoning verification letters, and minor use permits/conditional use permits, and
- Confer with and advise applicants regarding City development policies and standards.

High Level Planning Work (in addition to the above tasks)

- Plan and organize aspects of the City's planning functions, including policy and program development activities, and general plan analysis and maintenance;
- Provide project management for large, complex planning projects;
- Process planning entitlements and long-range planning projects, including but not limited to general plan and zoning code amendments, planned development permits, design review, and conditional use permits;
- Assist City staff in overseeing California Environmental Quality Act (CEQA) consultants for the preparation of complex environmental review, including Addendums, Mitigated Negative Declarations and Environmental Impact Reports;
- Prepare CEQA documents if requested. Consultant will also provide other staff for supplemental support as needed;
- Make presentations before the City Council, committees, community groups, boards, commissions, and other governmental bodies as required;
- Assist in training planning staff as directed, particularly in regard to staff report preparation, presentation development, and permit streamlining requirements.

EXHIBIT B

PAYMENT

Consultant will charge for service according to the following hourly rates, subject to change as agreed upon with the City on an annual basis:

FEE SCHEDULE

Good City Company Staff	2021 Hourly Rate
Director/Principal	$225
Principal Planner	$195
Senior Planner	$160
Associate Planner	$125
Assistant Planner	$100
Planning Technician	$80
Administrative Assistant	$60

EXHIBIT C

QUALIFICATIONS

Our Background

GOOD CITY COMPANY is a local government and land use consultant firm based in San Carlos, California, the "City of Good Living." Initially founded in 1972 as Neal Martin & Associates, the company was re-established in 2019 as Good City Company (Good City). The company is a California Corporation owned and operated by Lisa Costa Sanders and Aaron Aknin, AICP.

Good City has a long track record of serving public and private sector clients. Our Northern California based history uniquely positions the company to provide technical services tailored to the local area. Good City services include:

- Community Development Department Staffing: In-house Planning, Building, Engineering, Housing, Code Enforcement, and front counter staffing. We can provide staffing on both a short and long-term basis.
- Specialized Community Development Department Services: Site planning, project management (of long-planning range planning processes and development applications), staff report writing, design review, building permit review, Planning Commission facilitation, Code Enforcement Division Strategy documents, and other specialized project assistance.
- Policy Planning: Creation and process facilitation of policy planning initiatives such as General Plans, Specific Plans, Master Plans, Downtown/Transit Corridor Plans, and Zoning Codes.
- Policy and Management Analysis: Provide professional and technical assistance in the development, administration and implementation of City programs, policies and procedures.
- Housing Strategy: In addition to general policy planning work, Good City can assist cities in developing strategies to produce more housing at all income levels.
- Policy Implementation: Implementation and tracking of Long-Range Planning documents, such as General Plans, Housing Elements, Downtown Plan, and Specific Plans.
- Permit Streamlining & Development Review: Review and make recommendations related to optimizing the project review processes, in order to work well for both the City and applicant, and in compliance with State legislation.
- Budgeting and Revenue Forecasting: Coordinate, make recommendations for action and advise executives in developing, implementing, and monitoring operating, capital improvement, and other budgets. Identify key trends using City data to estimate revenue.
- State Law Compliance (E.G., SB 35): Completion of required annual reports, "audits" of the zoning code to ensure SB35 compliance and broader updates and information related to State level housing law and how it affects local entities.

- "Special Project" Assistance: Lead and manage special projects for City /County Manager's Offices, Public Works' Departments, Parks and Recreation Departments, transportation agencies, regional agencies, and other public sector entities.
- Interim Executive Level Assignments: Provision of interim department/division head services, particularly related to Community Development Departments (Building/Planning) and City /County Manager's Offices.
- Interim Executive Level Assignments: Provision of interim department/division head services, particularly related to Community Development Departments (Building/Planning) and City /County Manager's Offices.
- Transportation Demand Management: Transportation-related strategy, policy planning, and monitoring services.
- California Environmental Quality Act (CEQA): Complete initial reviews, categorical exemptions, negative declarations, and monitor projects consistent with the requirements of environmental law.
- Town Hall Meeting Facilitation: Facilitate community meetings or open houses - whether they related to a specific policy planning topic or broader community topics.

Local Government Staffing, Current Planning & Policy Planning

Good City has extensive experience in successfully guiding the development process in Northern California. Working with jurisdictions, Good City has provided the professional direction to assure that projects are completed successfully in a streamlined fashion with careful attention to both local and State requirements.

Aaron Aknin, Principal

Aaron Aknin, AICP, is a Principal and Co-Owner of Good City Company. He has two decades of Bay Area municipal experience, including serving in an executive capacity for several different Peninsula cities. He is a member of the American Institute of Certified Planners (AICP) and the American Planning Association. Aaron has frequently spoken at regional events, as well as served on panels at national conferences on topics related to development, downtown planning, transportation, parking, affordable housing, and related issues.

Aaron is currently providing policy, staffing, and negotiating services to several public sector agencies, including the cities of San Carlos, San Mateo, San Bruno, the County of San Mateo and the Joint Power Board (Caltrain). He recently completed the "Manzanita Report", which was done in partnership with Joint Venture Silicon Valley and coordinated transportation policy between eight cities and eight major corporations. He is also assisting the County Manager's Office with the COVID-19 Long-Term Recovery Plan. In addition to public sector work, he provides land-use advisory services to several private sector clients.

Prior to his current role, Aaron was the Assistant City Manager and Community Development Director with the City of Redwood City. In this capacity, he oversaw a 70+ member department, which included the Planning, Building, Housing, Engineering, Transportation, Front Counter Services, and Code Enforcement divisions. As the Assistant City Manager, he led other key Citywide Initiatives and also served as Interim City Manager.

Aaron was in Redwood City during a time of unprecedented growth and community involvement. During his half-decade with the City, the City reviewed and processed over 4,000 new housing units, as well as several million square feet of office space. Aaron oversaw the implementation of the Redwood City Downtown Precise Plan, including several key amendments to the plan. Aaron helped shape a first of its kind community benefits program ("Partnership Redwood City"), adoption of several key affordable housing initiatives including an inclusionary housing ordinance, an Airbnb affordable housing tax, and renter protections, as well as the adoption the Citywide Transportation Plan. Aaron was also deeply involved in economic development issues and served on the Redwood City Community Improvement Association (RCIA) Board. Aaron continues to serve on the RCIA Board and is on the Redwood City/San Mateo County Chamber of Commerce Board of Directors. Finally, one of Aaron's key focuses on Redwood City was improving the process, both for residents participating in policymaking and development review, as well as applicants, business owners and developers who chose to invest in the City.

Before coming to Redwood City, Aaron was with the City of Palo Alto. He served as both the Assistant and Interim Director of Planning and Community Environment. In this capacity, he led the Planning and Transportation Divisions within the City and helped oversee certain components of the Development Services Center. Key projects included the formation of the first Downtown Residential Permit Program (RPP), leading the downtown development cap process, providing direction related to the Comprehensive Plan (General Plan), being the Planning Commission liaison, and overseeing several Stanford related developments. During his time in Palo Alto, Aaron focused much of his efforts on transparency by increasing the amount of available (and understandable) public information and building a connection within the community.

Aaron "grew up" as a local government professional within the City of San Bruno. He began his career in San Bruno in 2002 as an Assistant Planner, and left in 2012, spending the last five years as the Community Development Director. As Community Development Director, he oversaw the Planning, Building, and the Code Enforcement divisions in the City. During his time in San Bruno, the Shops at Tanforan Mall was renovated for the first time in generations, and over 1,500 residential units were constructed citywide. This project included over 1,000 units at "The Crossing" (former Navy Base) which included 315 affordable units. During Aaron's tenure as Director, the City adopted the first General Plan in 25 years, and the draft Transit Corridor Plan was released. Most importantly, Aaron served as the Plan Section Chief during the PG&E Pipeline Explosion and worked closely with property owners during the immediate aftermath and in the months and years following the disaster.

Education

- B.A., Urban Studies, San Francisco State University
- M.A., Public Policy, Cal State Northridge

Memberships

- American Institute of Certified Planners and American Planning Association

Lisa Costa-Sanders, Principal

Ms. Costa Sanders has been with the firm since 1992. Her experience and specialties include interdepartmental project management, current, and long-range planning, solid waste and recycling management, budget preparation, and economic development and housing program implementation. She also has extensive experience in design review, California Environmental Quality Act (CEQA), Subdivision Map Act, and worked on permit streamlining and permit tracking systems. Ms. Costa Sanders manages staff and processes large complex development projects.

Serving as Principal Planner for the City of San Carlos, Ms. Costa Sanders provides staff assistance for larger complex Planning and Economic Development projects. She was the Project Planner for the Wheeler Plaza Development and Landmark Hotel Development. She also assisted with property acquisition for economic development, managed city-owned properties including lease negotiations, and managed the City's affordable housing programs. Ms. Costa Sanders also assists with General Plan and Zoning Code updates and amendments.

Ms. Costa Sanders also served as the Acting Assistant City Manager for the City of San Carlos. In that capacity, she prepared the Mayor's State of the City presentation, managed the City's annual Strategic Plan update, reviewed all City Council staff reports and attended several regional meetings on behalf of the City Manager's office.

As Town Planner for the Town of Atherton, Ms. Costa Sanders manages all current and long-range planning and presents projects to the Planning Commission and City Council. Ms. Costa Sanders also prepares ordinance amendments, General Plan updates and amendments, works on annexations and subdivisions.

Ms. Costa Sanders is currently assisting the City of South San Francisco with its comprehensive General Plan update, preparation of the Environmental Impact Report and Zoning Code Update.

As Contract Principal Planner for the City of Redwood City, Ms. Costa Sanders managed larger complex development applications including the Harbor View Place development, Rocketship Charter School, multi-family development at 150 El Camino Real, mixed-use development at 557 E. Bayshore and 610 Walnut Street, Sandpiper School expansion and the City's new water tank project.

Previously as the Acting Planning Manager for the City of San Bruno, she was the project planner for the Tanforan Remodel Project, Crossing 350-unit housing development, Pacific Bay Vistas, 308-unit multi-family development, Merimont 70 new home development, Skycrest 24 new home development, and Cedar Mills 14 new home development. She also assisted the Public Services Director with preparing reports to the City Council, managing sustainability projects, managing grant programs and served as the Assistant Project Manager for the San Bruno Grade Separation project.

Education

- B.S., City and Regional Planning, California Polytechnic State University, San Luis Obispo

Memberships

- American Planning Association

Stephanie Bertollo Davis, Principal Planner

Stephanie Davis has extensive project management experience. Her planning portfolio includes project management of high-level, multi-faceted commercial, multi-family, industrial, mixed-use, and single- family residential development applications, wireless telecommunications, residential annexations, due diligence site analysis and long-range planning studies. Ms. Davis has extensive experience with the California Environmental Quality Act (CEQA) from exemptions, Negative and Mitigated Declarations up to Environmental Impact Report that includes preparation, compliance, implementation and coordination and management of outside environmental consultants.

She served as lead staff planner in the comprehensive preparation of General Plan, Climate Action Plan and Zoning Ordinance updates that involved extensive community outreach, active research, and plan preparation efforts in the development of policy direction, as well as coordination and management of third-party consultants. Ms. Davis' breadth of experience also carries over into the field of housing; with direct work including the administration and implementation of housing programs, including affordable housing and first-time homebuyer loan programs, Housing Element preparation and a comprehensive update of an inclusionary housing Ordinance. She is experienced in the writing and production of comprehensive reports, planning studies, and presentation of materials to decision-making boards, commissions, and community members.

Ms. Davis currently serves as Senior Planner at the Town of Atherton and for the City of San Carlos. As a Principal Planner, she has actively provided supervisory guidance and technical assistance to staff, served as the staff liaison to Planning Commissions and other appointed community committees and commissions, prepared process manuals and protocols for both internal staff and the public, and directly assisted in the preparation of annual Department work programs and fee study analysis. For private clients, she has prepared due diligence site analysis' and technical assistance in both the preparation of materials, and navigation of, development process through other jurisdictions. She is skilled in Geographical Information Systems (GIS), electronic mapping, and quantitative analysis.

Education

- B.S., Geography/Land Use, Oregon State University, OR

Memberships

- American Institute of Certified Planners
- American Planning Association

Kavitha Kumar, Principal Planner

Kavitha Kumar is an accomplished and versatile community planner and project manager, with more than two decades of local government experience in all aspects of current and long-range planning and community development. Most notably, her skills at problem solving and consensus building have led to streamlined project management incorporating process and workflow innovations.

Her planning portfolio includes community planning and project management of highly visible, multi-faceted academic, religions, commercial, mixed-use, multi-family, single-family residential development applications, and environmentally sensitive projects; due diligence site analysis; and diverse advanced planning studies.

Ms. Kumar's experience includes project management of all planning and development on Stanford University campus resulted in efficient processing of entitlements and permit applications for over 1.3 million net new academic square feet and 3,135 net new student and faculty housing units (2.4 million square feet) under the 2000 General Use Permit (GUP). She has also managed and led a newly created Project Management Division, overseeing and supervising planners responsible for and managing major, highly visible, and complex public and private projects like Sustainable Agriculture Policy, Riparian Protection Ordinance, SMARA (Surface Mines) and CEQA.

Her experience also includes being the first ever professional planner hired at the Town of Nederland, Colorado, and at the Town of Carver, Massachusetts, built a robust foundation for short and long-term planning programs. Both these communities have continued to use these foundation planning principles she initiated.

Education

- B.A., Architecture, Bangalore University, India
- Master of Community Planning, School of Planning, University of Cincinnati, Ohio

Mark Sullivan
AICP, Urban Planner
Mark is an urban planner with 25 years of experience in long-range and current planning with a focus on land use and housing policy. Mark retired from the public sector in 2018 after serving as planning, redevelopment, and housing manager for the City of San Bruno for 17 years. Before that, Mark was an economist at Seifel Associates working on redevelopment and housing projects for many California communities.
Mark has significant experience preparing and implementing land use plans and housing regulations, analyzing the economics of housing projects, managing housing efforts (including monitoring of affordable units) and overseeing the entitlement and environmental review process of complex development projects.
Notable projects he has successfully completed include: adoption of land use plans including the Transit Corridors Specific Plan (promotes high-density mixed-use TOD) and passage of an associated ballot measure to increase building heights and density, several housing elements, general plan amendments, parking management plan, and downtown facade improvement program; adoption of housing-related regulations including inclusionary housing and housing impact fee ordinances, emergency shelter zoning, accessory dwelling unit ordinance, and; managed the approval of over 1,100 housing units, a 150-room hotel, and over 15,000 square feet of commercial space.
Mark believes strongly that smart growth principles can enhance social equity, environmental conservation, and healthy communities. Mark is most interested in promoting land use solutions that can enable communities to adapt to the changing economic and demographic conditions currently facing the San Francisco Bay Area and balancing the needs of new worker households and families while preserving the quality of life of existing residents.
Memberships

- American Institute of Certified Planners

Kelly Beggs, Senior Planner

Kelly has over 6 years of experience in land use planning, environmental planning, and GIS analysis. Through her combination of contract planning and entitlements assistance experience, she has experience reviewing projects ranging from single-family home additions to 1,000-unit multi-family developments for cities throughout the Bay Area. Her environmental planning experience includes contributing to and managing CEQA documents for development, infrastructure, and energy projects throughout California. She also has significant front-counter experience.

Kelly's recent project responsibilities include contract planning for the City of San Carlos, serving as project manager for the Claremont Hotel EIR and the 2580 Bancroft Street EIR, and overseeing the entitlements process for the 500 Kirkham Street Project in West Oakland. She most recently managed two housing policy projects funded by the MTC to promote ADU development and innovative construction methods in the City of Oakland.

Education

- Master of City and Regional Planning, Rutgers, The State University of New Jersey
- Bachelor of Arts, English, Davidson College, Cum Laude

Project Experience Highlights (with previous employers)

- 500 Kirkham Street Entitlement Assistance, Oakland, CA
- Irvington BART Station Area Plan and EIR, Fremont, CA
- BART to Livermore Extension Project EIR, Livermore, CA
- 1055 Market Street IS/MND, San Francisco, CA
- 1500 15th Street Entitlement Assistance, San Francisco, CA
- Fulton to Fitch Mountain Reconductoring Project IS/MND, Sonoma County, CA
- TL 695 and TL 6971 Reconductor Project IS/MND, San Diego County and Orange County, CA
- Sycamore-Peñasquitos 230 Kilovolt Transmission Line Project EIR, San Diego County, CA

Christopher Dacumos, Senior Planner

Mr. Dacumos has over 12 years of experience in government and has spent the past 5 years in community development. He began his career as an aide to Congressman George Miller (retired) handling constituent services and case management. Following graduate school, Christopher pursued a career in local government working for the San Mateo County Transportation District (Samtrans, Caltrain, and the San Mateo County Transportation Authority), the Town of Hillsborough, and the City of Redwood City.

His local government experience includes project management, policy analysis, fund and grants programming, fee development, capital program budgeting, contracts and procurement, public works administration, staffing analysis, land negotiations and property management.

With the City of Redwood City, Christopher managed the Ferry Financial Feasibility Study and Cost-Benefit & Economic Impact Analyses. The effort involved coordination between the City, the Port of Redwood City, and the Water Emergency Transportation Authority.

Mr. Dacumos is adept at working across departments with the ability to digest complex ideas or processes and build partnerships with different functional areas. A recent example is working with the Chief Building Official to adopt Reach Codes and identifying potential impacts to the City's efforts to promote housing construction.

Education

- Master of Public Affairs, Certificate in Urban Policy and Planning, School of Public and International Affairs, Princeton University
- B.A., Social Welfare, Public Policy Minor, University of California, Berkeley

Jacob Garcia, Associate Planner

Jacob Garcia is an Associate Planner with Good City. A majority of his time is currently spent in the Town of Atherton, providing Associate Planner services. He provides front counter and telephone service to the public for current planning inquiries/assistance, review of design and working drawings for zoning conformance, conduct of site inspections, and review of projects and preparation and presentation of staff reports before the Planning Commission. Mr. Garcia also assists with the management of sustainability programs and attends the Environmental Programs Committee meetings. Mr. Garcia conducts wet weather construction site inspections and corresponding storm water reports.

Mr. Garcia has previously worked for multiple public and private land management agencies, providing natural resource planning services of public outreach, data collection, data analysis, and research. Highlights of his past work include monitoring and identifying surface water impacts for the Forest Service in Northern California, drafting watershed management and monitoring plans for the Bureau of Land Management in Southeast Utah, monitoring urban wildlife corridors in San Diego County and creating geospatial databases to inventory future mitigation efforts.

Education

- Graduate Studies, in Urban Planning with a certificate in Real Estate Development, San Jose State University
- B.S., Environmental Science Technology & Policy, California State University, Monterey Bay

Memberships

- American Planning Association
- SPUR

Roshni Saxena, Assistant Planner

Roshni Saxena is an Assistant Planner with Good City Company. Currently, most of her time is spent in the City of San Carlos providing Assistant Planner services. In this role, she provides counter and telephone service, reviews of architectural drawings for Zoning Ordinance and Municipal Code conformance, conducts site inspections, evaluates projects, and prepares and presents staff reports before committees and commission.

Roshni obtained her undergraduate degree in Environmental Studies with a focus upon Environmental Impact Assessment and is currently pursuing her Master's in Urban and Regional Planning from San Jose State University.
In addition to her years of experience in analyzing environmental topics and urban planning, Roshni grew up in San Jose and interned for the City of San Jose's City Council, allowing her to expand upon her knowledge of the City's policies and outlooks. In her role as an intern with City Council, Roshni honed her craft for community engagement and development, with primary expertise in working with marginalized communities and handling housing concerns.
She organized and hosted many intimate and large-scale community engagement events and interacted with residents to understand the goals and concerns of the community.
While she continues to work with Good City Company and completes her graduate degree, Roshni also volunteers at her local animal shelter and enjoys spending ample time in nature.
Education

- M.A., Urban and Regional Planning, San Jose State University (in progress)
- B.A., Environmental Studies, San Jose State University

Sara Cadona, Assistant Planner
Sara Cadona is an Assistant Planner with Good City. She is currently placed in the City of San Carlos, where she is working on the San Carlos 2040 Housing and Environmental Safety Element Update, provides front counter services, reviews single-family homes, writes staff reports, and completes zoning verifications. She also supports the City of Atherton providing application intake and development review.
Ms. Cadona also recently completed a brochure looking at San Carlos development trends, created a wireless telecommunication application checklist and assisted with Municipal Code updates. In addition to her day-to-day work, Ms. Cadona has also been assigned a wide range of research projects, including subjects such as childcare, downtown parking agreements, identification of underutilized and vacant land.
Prior to working with the Good City, Sara also completed projects for the San Francisco Bay Area Planning and Urban Research Association (SPUR), including organization of a large event with over 1,400 guests. Sara grew up and currently resides on the Peninsula, and has a Bachelor of Science, Community and Regional Development from the University of California, Davis.

Education

- B.S., Community and Regional Development, University of California, Davis

Julia Hoffman, Planning Technician
Julia Hoffman is a Planning Technician with Good City Company. She is currently placed in the City of San Carlos, where she provides front counter services, zoning verifications, plan reviews, business registrations and responds to public inquiries. She is also undertaking a general plan policy project.
Prior to her time with Good City, Julia worked at a small-scale solar company, Repower Yolo, in Davis. She submitted and tracked the issuance of solar permits, managed project timelines and scheduling, and provided customer service. While working in Davis, Ms. Hoffman was involved with Young Planners Group of the American Planning Association Sacramento Valley Section.
Ms. Hoffman studied urban planning and environmental sustainability in Northern Europe.

Education

- B.S., Environmental Policy Analysis and Planning, University of California, Davis

Brandon Wofford-Asuncion, Assistant Planner

Brandon was born and raised in the Stockton/Manteca area of the Central Valley but has lived in the Bay Area for ten years. He attended San Joaquin Delta College in Stockton and San Jose State University, from which he earned his Bachelor's and Master's degrees. His Master's thesis studied the development of urban community garden policies. Being an avid gardener and member of a community garden, anything relating to urban agriculture is one of his main interests.

Prior to coming to Good City, Brandon previously worked for the City of Milpitas in Recreation Services and later in the Planning department. While working in the latter, he handled day-to-day front counter services, as well as a variety of long-term projects. This included coordinating community outreach for the City's General Plan Update, as well as conducting an original land use survey of the Milpitas Midtown District. During his tenure, he was awarded the City employee "Rising Star" award for his efforts in the department.

In 2019, Brandon had the opportunity to briefly work as a research and GIS assistant for One San Mateo in a collaboration effort with various Bay Area housing nonprofits. This work delved into the history of housing discrimination on the Peninsula. The nonprofit coalition hosted a presentation by Richard Rothstein, the author of The Color of Law, where Brandon's work was featured, and he was also asked to be a speaker.

Brandon was recently placed at the City of San Bruno, where he will fill an assistant planner role.

Education

- B.A., Geography, Urban Studies, San Jose State University
- M.A., Urban & Regional Planning, San Jose State University

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FIRST AMENDMENT TO THE CONTRACTUAL SERVICES AGREEMENT BETWEEN THE CITY OF NEWARK AND GOOD CITY COMPANY

This First Amendment to Contractual Services Agreement between the City of Newark, a municipal corporation, ("City"), and Good City Company, a California Corporation ("Consultant") collectively the "Parties") dated March 2, 2021, is entered into as of April 1 ___, 2024 for professional planning services.

RECITALS

WHEREAS, the Parties executed a Contractual Services Agreement (the "Agreement") for Good City Company (the "Consultant") to perform general professional planning services including; serving in an on-call capacity as project manager for planning entitlements projects, as well as to provide other current and advanced planning services including environmental review as requested from time-to-time, organizational support and, and to serve and support the City's affordable housing program efforts, housing policy development, and regional planning efforts.

WHEREAS, Section 27, Modifications, of the Agreement allows the Parties to amend the Agreement provided that the amendment is in writing signed by the Parties; and

WHEREAS, the Parties desire to amend the Agreement, to increase the not-to-exceed amount to One Hundred and Fifty Thousand Dollars $150,000; and

WHEREAS, City staff is authorized to execute this Amendment in a form approved by the City Attorney.

NOW, THEREFORE, the Parties hereby agree as follows:

1. Section 3. A. "Not to Exceed" Compensation, of the Agreement, is amended to increase the not to exceed compensation by $100,000.00, for a total not to exceed the amount of $150,000.00 (from a previous not to exceed amount of $50,000.00).

2. With the exception of the foregoing, all other terms and conditions in the Agreement, as amended, remain in force and effect.

City of Newark

DocuSigned by:
[signature]
075787B2C2304C4...

David J. Benoun
City Manager

Dated: 3/31/2024

Consultant

DocuSigned by:
Aaron Aknin
9C8A1A91BD384BA...

Aaron Aknin, Principal and Co-Owner
Good City Company

Dated: 3/27/2024

Attest:

DocuSigned by:
Sheila Harrington
AD9089B0BABE45E...

Sheila Harrington
City Clerk

Approved as to Form:

DocuSigned by:
kristopher kokotaylo
ABDB916180E345C...

Kristopher J. Kokotaylo
Interim City Attorney

SECOND AMENDMENT TO THE CONTRACTUAL SERVICES AGREEMENT BETWEEN THE CITY OF NEWARK AND GOOD CITY COMPANY

This Second Amendment to Contractual Services Agreement between the City of Newark, a municipal corporation, ("City"), and Good City Company, a California Corporation ("Consultant") collectively the "Parties") dated March 2, 2021, is entered into as of _____ ___, 2024 for professional planning services.

RECITALS

WHEREAS, the Parties executed a Contractual Services Agreement (the "Agreement") for Good City Company (the "Consultant") to perform general professional planning services including; serving in an on-call capacity as project manager for planning entitlements projects, as well as to provide other current and advanced planning services including environmental review as requested from time-to-time, organizational support and, and to serve and support the City's affordable housing program efforts, housing policy development, and regional planning efforts.

WHEREAS, Section 27, Modifications, of the Agreement allows the Parties to amend the Agreement provided that the amendment is in writing signed by the Parties; and

WHEREAS, the Parties desire to amend the Agreement, to increase the not-to-exceed amount to Three Hundred Fifty-Nine Thousand Two Hundred Fifty Dollars ($359,250.00); and

WHEREAS, City staff is authorized to execute this Amendment in a form approved by the City Attorney.

NOW, THEREFORE, the Parties hereby agree as follows:

1. Section 3. A. "Not to Exceed" Compensation, of the Agreement, is amended to increase the not to exceed compensation by $209,250.00, for a total not to exceed the amount of $359,250.00 (from a previous not to exceed amount of $150,000.00).

2. With the exception of the foregoing, all other terms and conditions in the Agreement, as amended, remain in force and effect.

City of Newark

_____

David J. Benoun
City Manager

Dated: _____

Consultant

_____

Aaron Aknin, Principal and Co-Owner
Good City Company

Dated: _____

Attest:

_____
Sheila Harrington
City Clerk

Approved as to Form:

_____
Kristopher J. Kokotaylo
City Attorney

STAFF REPORT

Item D. 4.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Lenka Hovorka, Assistant City Manager
SUBJECT	Adopt a resolution to (1) amend the Employee Classification Plan to add the class specification of Strategic Initiatives Manager; (2) amend the Compensation and Benefit Plan for the Management, Supervisory, and Professional Employees Group to add the classification and salary range for Strategic Initiatives Manager; (3) amend the City's Salary Schedule in conformance with California Code of Regulations, Title 2, Section 570.5; and (4) amend the 2024 - 2026 Biennial Budget and Capital Improvement Plan to delete and add classifications

SUMMARY AND RECOMMENDATION

Two personnel changes are proposed: (1) to support strategic planning and drive citywide innovation and performance improvement, reclassification of a Senior Management Analyst to a Strategic Initiatives Manager; funding the reclassification by reducing the City Manager's Office professional services budget and (2) to provide permanent high-level administrative support to the Community Development Department, repurposing of funds to create one full-time Management Analyst I/II. Staff recommends that the City Council adopt a resolution to (1) amend the Employee Classification Plan to add the class specification of Strategic Initiatives Manager; (2) amend the Compensation and Benefit Plan for the Management, Supervisory, and Professional Employees Group to add the classification and salary range for Strategic Initiatives Manager; (3) amend the City's Salary Schedule in conformance with California Code of Regulations, Title 2, Section 570.5; and (4) amend the 2024 - 2026 Biennial Budget and Capital Improvement Plan to delete one full-time equivalent (FTE) Senior Management Analyst, add one FTE Strategic Initiatives Manager and add one Management Analyst I/II.

BACKGROUND

City Manager's Office - Strategic Initiatives Manager

Since emerging from the COVID-19 pandemic, the City's Executive Team has focused on strategic planning, community engagement, operational efficiencies and employee engagement based on the City's PRIDE values - Personal Service, Resourcefulness, Innovation, Diversity, and Engagement. Examples include creating a benchmark for a Biennial Community Survey, the development or update of several Master Plans and

the creation of a Leadership Team comprised of the City's executive team, department directors, division heads, and senior supervisors. The team meets regularly to discuss projects and activities the City could undertake to drive organizational change, measure organizational performance, execute communication strategies and strengthen community connections. While there is a lot of interest and support, the capacity to lead these types of initiatives is limited. Through a variety of employee engagement and strategic planning discussions, staff identified the need for a single position that would be responsible for these initiatives to coordinate with stakeholders and be accountable for outcomes and improvement measures.

Community Development Department - Management Analyst

The Community Development Department has relied on temporary staff and contractual services to augment staff capacity for a number of years. The higher level administrative needs of the department have continued to increase, placing burden on the department's deputy director and director and requiring ongoing temporary employee assistance. In recognition of this ongoing need, the Community Development Department reviewed their department budget and determined it could fund one full-time Management Analyst I with funds currently allocated for temporary staffing and contractual services.

DISCUSSION/ANALYSIS

City Manager's Office - Strategic Initiatives Manager

The City Manager's Office Senior Management Analyst was tasked with independently working with consultants and members of the Executive Team to research, analyze data, prepare reports and present findings to help move Leadership Team and City Manager initiatives forward. This included leading projects such as the preparation and implementation of the biennial Community Survey, development of the Facilities Master Plan, updates of the Public Art Master Plan and Parks Master Plan, and assisting with Leadership Team objectives and strategic planning sessions. In addition to other projects and assigned tasks, the Senior Management Analyst is also assigned to assisting with a community-wide branding and marketing effort for the City, enhancing community engagement efforts such as designing Town Hall Meetings, and developing key performance measures to improve data-driven decision-making and transparency. As her work increased in complexity, so did her level of autonomy and administrative discretion. A review of the Senior Management Analyst's current duties resulted in a determination that reclassification to Strategic Initiatives Manager would be an appropriate job title to encompass the assigned work.

A consultant assisted with creation of the class specification and a labor market study to determine appropriate compensation for the Strategic Initiatives Manager position. Staff recommends placement at Salary Range 16 in consideration of internal compensation relationships. The 2024 - 2026 Biennial Budget and Capital Improvement Plan must be amended to reflect the deletion of one FTE Senior Management Analyst and the addition of FTE Strategic Initiatives Manager to the City Manager's Office. Because the position is at the manager level and outside the Police Department, staff determined the appropriate employee group for the Strategic Initiatives Manager classification is the Management, Supervisory, and Professionals

employee group. No City recognized bargaining unit contested this determination.

Community Development Department - Management Analyst
The Community Development Department Management Analyst I would be responsible for implementing department-wide activities and projects related to housing, community preservation, or planning initiatives; serving as the department's chief communications officer; preparing and administering the department budget, including forecasting future needs; applying for, tracking, and reporting on grants; serving as the department's liaison with other management analysts for coordination of city-wide/organization efforts such as promoting and facilitating the PRIDE program and activities; conducting studies; working with department management staff to coordinate work plans, assess department/division performance, and identify and track department metrics; serving as the department's liaison with the Information Technology Department to ensure ongoing implementation and maintenance of hardware and software tools. Currently, this work is partially being completed by the Community Development Director, temporary staff and through contractual services. Creation of the Management Analyst I will alleviate the director of administrative duties and increase capacity for collecting and analyzing data, while eliminating the need and costs for some temporary help and contractual services. Therefore, no additional funding is being requested for the Management Analyst I position. The 2024 - 2026 Biennial Budget and Capital Improvement Plan must be amended to add the personnel allocation of one FTE Management Analyst I in the Community Development Department.

FISCAL IMPACT

There is no fiscal impact associated with this action. The net difference from reclassifying the current Senior Management Analyst to Strategic Initiatives Manager is approximately $30,500 for the remainder of Fiscal Year 2025, and estimated at $43,000 annually. A transfer of $30,500 for Fiscal Year 2025 from professional services to personnel costs is required and authorized in the attached resolution. To add one FTE Management Analyst in the Community Development Department, operational funds will be transferred to fund the $160,000 annual total compensation cost of this position. For the remainder of Fiscal Year 2025, the cost of approximately $113,000 will be funded with offsets from reduced contractual services, training, and/or temporary employee salaries.

REVIEW AND APPROVAL

Prepared by - Lenka Hovorka, Assistant City Manager
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

Resolution Strategic Initiatives Manager and Analyst
Job Description - Strategic Initiatives Manager

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK AUTHORIZING AN AMENDMENT TO THE EMPLOYEE CLASSIFICATION PLAN ADDING THE CLASS SPECIFICATION OF STRATEGIC INITIATIVES MANAGER; AUTHORIZING AN AMENDMENT TO THE COMPENSATION AND BENEFIT PLAN FOR THE MANAGEMENT, SUPERVISORY, AND PROFESSIONAL EMPLOYEES GROUP; APPROVING AN AMENDMENT TO THE CITY'S SALARY SCHEDULE IN CONFORMANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 2, SECTION 570.5; AND APPROVING AN AMENDMENT TO THE 2024 – 2026 BIENNIAL BUDGET AND CAPITAL IMPROVEMENT PLAN

WHEREAS, the Employee Classification Plan was adopted by City Council via Resolution No. 2,505; and

WHEREAS, the City must adjust job specifications to satisfy the changing and anticipated needs of the workforce and to acknowledge advanced skills and job complexity, providing advancement opportunities for talent retention; and

WHEREAS, the City determined, based on the current and anticipated needs of the City within the City Manager's Office and the Community Development Department; and

WHEREAS, the City seeks to amend the Classification Plan to add the class specification of Strategic Initiatives Manager; and

WHEREAS, the City seeks to amend the Compensation and Benefit Plan for the Management, Supervisory, and Professional Employee Group to add the classification of Strategic Initiatives Manager, along with the associated salary steps or ranges; and

WHEREAS, the City seeks to amend the City's Salary Schedule to add the classification of Strategic Initiatives Manager at the salary range listed below.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Newark that the Employee Classification Plan adopted by Resolution No. 2,505, and subsequently amended by resolutions, is hereby amended to add the class classification of Strategic Initiatives Manager.

BE IT FURTHER RESOLVED by the City Council of the City of Newark that the Compensation and Benefit Plan for the Management, Supervisory, and Professional Employee Group be amended to add the classification of Strategic Initiatives Manager, effective October 11, 2024, as reflected in the City's Salary Schedule.

BE IT FURTHER RESOLVED that the City Council hereby approves an amendment to the City's Salary Schedule to reflect the classification of Strategic Initiatives Manager effective October 11, 2024 as follows:

Classification		Step 1	Step 2	Step 3	Step 4	Step 5
Strategic	Hourly	$74.91		Range 16		$89.89
Initiatives	Biweekly	$5,992.80				$7,191.20
Manager	Annual	$155,812.80				$186,971.20

BE IT FURTHER RESOLVED that the City Council hereby approves an amendment to the 2024 – 2026 Biennial Budget and Capital Improvement Plan effective October 11, 2024 as follows:

Personnel Allocation

Delete: 1 FTE Senior Management Analyst (City Manager's Office)

Add: 1 FTE Strategic Initiatives Manager (City Manager's Office)

1 FTE Management Analyst (community Development Department)

Account Allocation

FROM:

110.50.050.500.6220	Consultant/Professional Services	$70,000
110.50.050.500.6450	Training & Education	$15,000
110.50.050.500.5120	Salaries (Temporary)	$75,000
110.20.020.200.6220	Professional Services	$30,500

TO:

110.50.050.500.5110	Full-time Salaries	$160,000
110.20.020.200.5110	Full-time Salaries	$30.500

egic Initiatives Manager

Class Specification
Created 10/24
Class ID: 115
Unit: MGMT
Probation: 12 Months
FLSA: Exempt

DEFINITION
Under general direction, leads and manages high-impact projects designed to enhance organizational effectiveness through advancement of the City's strategic goals and initiatives; and performs related duties as assigned.

SUPERVISION RECEIVED AND EXERCISED
Receives general direction from the City Manager and/or Assistant City Manager. May exercise supervision of assigned volunteers and administrative, technical, professional, and contract staff.

DISTINGUISHING CHARACTERISTICS
This is a single class management position responsible for managing complex studies and projects that often represent the City Manager's Office. The Strategic Initiatives Manager operates with a significant level of autonomy, requiring a high degree of administrative discretion. The role necessitates a deep understanding of strategic planning, project management, and performance improvement, as well as the ability to collaborate effectively with various stakeholders and drive organizational change. This position is distinguished from a Director level position in that it is responsible for implementing strategies set in collaboration with higher management and makes recommendations on high-level strategic decisions whereas a Director is responsible for determining the overall strategies, involved in long-term planning and making decisions that impact the organization as a whole.

EXAMPLES OF JOB FUNCTIONS (Illustrative Only)
Oversee the planning, execution, and evaluation of strategic projects to address community needs, ensuring they meet desired objectives and deadlines.

Track progress of strategic initiatives and assess their effectiveness in meeting local government goals. Provide regular updates to senior management and elected officials, including developing performance metrics, collecting and analyzing data, preparing reports, and presenting findings to stakeholders.
.
Utilize data and research to guide decision-making and recommend process improvements.

Build and maintain relationships with community members, local organizations, and other stakeholders to support successful implementation of strategic initiatives and enhance communication. Develop and execute communication strategies to inform the public about initiatives, their benefits, and progress.

Engage with residents and community organizations to build trust, gather feedback, and ensure initiatives address local priorities and concerns.

Lead and facilitate the Leadership Team's efforts to align departmental strategies with the City's overarching goals. Provide strategic direction, foster collaboration, and ensure effective communication across teams to drive the successful implementation of key initiatives and enhance organizational performance.

Conduct studies, prepare reports, and make recommendations and presentations to the City Manager,

City Council, committees, staff, the public, community groups and outside agencies.

Foster a culture of innovation by exploring new approaches, technologies, and best practices to improve government operations and services.

Identify, evaluate, and obtain funding for organizational development programs, including federal, state, and local grants; assist in the administration and compliance of grants.

Represent the City in meetings with public officials, regulatory bodies, the business community, members of policy and advisory boards, community and civic groups, and the public.

Negotiate contracts with consultants and contractors, including preparing and directing the preparation of requests for proposals, reviewing and evaluating proposals, and developing contracts; monitor the implementation of contracts for compliance and levels of service.

Develop, maintain, and foster positive working relationships with those contacted in the course of work.

Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:

- Strategic planning processes, methodologies, and best practices to develop and implement organizational strategies and goals.
- Project management principles, techniques, and tools for overseeing complex projects from inception to completion.
- Performance improvement methodologies and frameworks to evaluate and enhance organizational effectiveness.
- Data-driven decision-making processes, performance metrics, and reporting techniques.
- Communication strategies, techniques and other methods for information and engaging with community members, local organizations, and other stakeholders to build relationships and gather feedback.
- Local government operations, public policy, and administrative processes relevant to municipal management.
- Principles and practices of municipal budget preparation and administration, procurement processes, and contract negotiation.
- Methods and techniques of business correspondence and technical report preparation.
- Principles and practices of grant writing, processing, and managing.
- Current office procedures, methods, and equipment including computers and supporting word processing and spreadsheet applications.

Skill or Ability to:

- Lead and manage cross-functional teams, supervise staff and drive performance improvement initiatives effectively.
- Plan, execute, and evaluate strategic projects to ensure they meet objectives, timelines, and budgetary constraints.
- Conduct complex research projects, evaluate alternatives, make sound recommendations, and prepare effective technical reports.
- Analyze complex technical and administrative issues; make decision and exercise independent judgment.
- Prepare, negotiate and manage contracts and prepare and administer budgets.
- Prepare clear and concise reports, correspondence, policies, procedures, and other written

materials; keep accurate records and prepare reports.

- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical deadlines.
- Adapt to changing priorities, emerging issues, and new challenges in a dynamic environment.
- Effectively represent the City in meetings with staff the public, other government agencies, and other agencies and groups; work cooperatively with State, County and Federal government agencies.
- Communicate clearly and concisely, both orally and in writing; make persuasive presentations of ideas, concepts, and recommendations.
- Develop, implement and interpret goals, objectives, policies, procedures, work standards and internal controls.
- Use tact, initiative, prudence, and independent judgement within general policy and legal guidelines.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.
- Respectfully and effectively collaborate with a variety of people of varying backgrounds and roles. Demonstrate tact, professionalism, and diplomacy.

Education and Experience:

Any combination of education and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:

Possession of a Bachelor's degree from an accredited college or university with major coursework in Public Administration, Organizational Development, Organizational Leadership or a related field, and five (5) years of progressively responsible experience in project management, strategic planning, or related work. A Master's degree is desirable.

License and Certificate:

Possession of a valid driver license and a satisfactory driving record throughout employment.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer, and to operate a motor vehicle to visit various City and meeting sites; vision to read printed materials and a computer screen; and hearing and speech to communicate in person, before groups, and over the telephone. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification frequently sit for long periods of time, bend, stoop, kneel, and reach to perform assigned duties, as well as push and pull drawers open and closed to retrieve and file information. Standing in and walking between work areas is frequently required. Employees must possess the ability to lift, carry, push, and pull materials and objects weighing up to 25 pounds or more with the use of appropriate equipment.

ENVIRONMENTAL CONDITIONS

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees must be available to attend day and evening meetings, at various sites within and outside the City. Employees may interact with members of the public or with staff under emotionally stressful conditions while interpreting and enforcing departmental policies and procedures.

STAFF REPORT
Item D. 5.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Roya Gonzalez, Senior Management Analyst
SUBJECT	Adopt a resolution rejecting bid protests, awarding a contract to S & H Construction, Inc. for the Newark Resource Center, Project 1360 and amending the 2024-2026 Biennial Budget and Capital Improvement Plan

SUMMARY AND RECOMMENDATION

Bids for Newark Resource Center, Project 1360 were opened on September 5, 2024. The City received separate bid protests from Alex Kushner General and Bay Construction Co. (the “Bid Protests”). Following review, staff has determined that the Bid Protests were meritless and issued a notice of intent to reject the Bid Protests to Alex Kushner General and Bay Construction Co. (“Notices”). Staff recommends rejecting the Bid Protests for the reasons stated in the Notices and waiving immaterial deviations in the bid from S & H Construction, Inc. The low monetary bidder, S & H Construction, Inc., provided a responsive bid, is experienced in this type of project, and is a responsible contractor. Staff recommends that the City Council, by resolution, award a contract for Newark Resource Center, Project 1360, to S & H Construction, Inc., in the amount of $1,468,600. Staff also recommends including a 10% construction contingency of $146,860, for a total not to exceed amount of $1,615,460. Additionally, staff recommends approval of an amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan to allocate project funding.

BACKGROUND

After the Head Start program vacated the building at Ash Street Park approximately five years ago, the space has been envisioned as a year-round community service facility for the surrounding neighborhood, in addition to being homebase for one of the City's largest summer recreation programs. After the City was awarded $11.8 million from the Federal Government under the American Rescue Plan Act (ARPA), Coronavirus State and Local Fiscal Recovery Fund, City Council held a work session on October 7, 2021 to discuss options to spend the City’s $11.8 million allocation. On October 28, 2021, the City Council adopted Resolution No. 11275, the ARPA Recovery Plan, to guide staff on expenditure of the funds. This funding guide included seed funding for renovating the Ash Street Park building into the City's first resource center to serve as an entry point for social services in the Newark community. Planned use of the Newark Resource Center includes hosting contract services with

various health and social service providers and, when not in use by City programs, will be made available for local non-profit organizations and community groups.

As part of the ARPA plan, $250,000 was initially allocated as seed money for the Newark Resource Center renovations. At the close of FY 2024, an additional $350,000 from the remaining ARPA funds was requested to cover project costs.

Thanks to the lobbying efforts of Assemblymember Alex Lee, the City received an additional $1,000,000 from the State of California in 2023 for the Newark Resource Center, and in 2024, the City secured $232,023 in Community Development Block Grant (CDBG) funds to support the project.

In total, the project's funding sources amount to $1,832,023, combining ARPA funds, state funding, and CDBG contributions.

The Newark Resource Center, Project 1360 involves renovating an existing building and site improvements, including bathroom renovations, minor roof repairs, interior ADA upgrades, landscaping in both front and back areas, playground equipment installation, additional parking pavement construction, and security lighting enhancements, among other improvements to meet the resource center's programming needs.

In June 2023, the City contracted with KPA Group to provide architectural and engineering services and develop the final construction documents for the Newark Resource Center, Project 1360. In June 2024, the City then contracted with Cumming Management Group, Inc. (Cumming Group) to provide construction management services for the project. KPA Group's and Cumming Group's combined service agreements cost approximately $377,000. Following the completion of the construction documents, bids were advertised to renovate the Newark Resource Center in accordance with the requirements of the Public Contract Code.

DISCUSSION/ANALYSIS

Bids for the Newark Resource Center, Project 1360 were opened on September 5, 2024. The City received a total of thirteen bids. Below is a summary of the project bid log:

Bidder	Total Bid
S&H Construction	$1,468,600
Alex Kushner General	$1,495,000
Bay Construction	$1,640,000
Calstate	$1,669,777

EVRA Construction	$1,847,000
DGN Build	$1,985,000
Beals Martin	$1,989,226
Foundry Construction	$2,075,000
Rodan Builders	$2,198,000
Buhler Commercial	$2,266,802
On Point	$2,565,000
Marcon Builders	$2,679,862
Pro-Ex Construction	$2,830,000

*Engineers Estimate $1,500,000

After the bids were opened, the Bid Protests (attached) were received within the allowable period. The first protest was submitted by Alex Kushner General, the apparent second-lowest bidder, alleging that the bid from S & H Construction, Inc. was nonresponsive. The second protest was received from Bay Construction Co., the apparent third-lowest bidder, claiming that both S & H Construction, Inc. and Alex Kushner General submitted nonresponsive bids.

City staff, Cumming Group, and the City Attorney's Office thoroughly reviewed the protest letters and the bids to determine their responsiveness. This review included evaluating the completeness of the required bid forms, the inclusion of the bidder's guarantee, bond or check, subcontractor list, financial responsibility, technical ability, experience, attendance at the pre-bid conference, contractor's license number, Department of Industrial Relations registration, and verification of the signature block.

The Bid Protests outlining the alleged deficiencies that make S & H Construction, Inc. and, in the case of Bay Construction Co.'s bid protest, Alex Kushner General's bids nonresponsive. The bid documents for this project provide that the City of Newark to waive minor informalities or irregularities that do not impact the competitive nature of the bidding process. After review, staff has determined that any informalities or irregularities are non-material deviations and provided this determination to Alex Kushner General and Bay Construction Co. in the Notices, which are attached hereto. City staff recommends that the City Council waive the Bid Protests and waive any minor informalities or irregularities as non-material for the reasons provided in the Notices and award the contract to S & H Construction, Inc.

FISCAL IMPACT

In addition to the S&H Construction, Inc. total base bid amount of $1,468,600, staff recommends including a 10% construction contingency of $146,860 to cover any unforeseen construction costs. This contingency would bring the total recommended contract allocation to $1,615,460.

The total project cost, including $377,000 for initial architectural, engineering, and construction management services, is anticipated to be $1,992,460.

Funding for the Newark Resource Center, Project 1360, includes:

- $250,000 in ARPA seed money
- $1,000,000 from Assemblymember Alex Lee's office (budgeted in FY 2024, Resolution 11637)
- $232,023 in CDBG funds (budgeted in FY 2024, Resolution 11658)
- $350,000 from remaining ARPA funds at the close of FY 2024
- $160,437 of unappropriated fund balance from the Capital Improvement Fund (610)

A budget amendment is required to appropriate $600,000 in ARPA funds and $160,437 from the unappropriated fund balance of the Capital Improvement Fund (Fund 610) to cover the shortfall. Any unspent funds will be carried forward into the next fiscal year until the project is completed.

ENVIRONMENTAL/PLANNING COMMISSION REVIEW

The repair and maintenance of existing facilities is categorically exempt under the California Environmental Quality Act (CEQA) section 15301 (Existing Facilities).

REVIEW AND APPROVAL

Prepared by - Brett Oeverndiek, Management Analyst II
Reviewed by - Roya Gonzalez, Senior Management Analyst
Reviewed by - Lenka Hovorka, Assistant City Manager
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

Resolution NRC

S & H Construction Bid Submittal

Protest Response Bay Construction

Protest Response Alex Kushner General

Bay Construction Bid Protest

Alex Kushner General Bid Protest

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK REJECTING BID PROTESTS AND ACCEPTING THE BID AND AWARDING THE CONTRACT TO S & H CONSTRUCTION, INC. FOR THE NEWARK RESOURCE CENTER RENOVATIONS, PROJECT N0. 1360 AND AMENDMENT OF THE 2024-2026 BIENNIAL BUDGET AND CAPITAL IMPROVEMENT PLAN

WHEREAS, the City invited sealed bids for the construction of public improvements for renovations of the existing Ash Street Recreation Center for use as the Newark Resource Center, Project No. 1360 (the "Project"); and

WHEREAS, the City has, upon due notice, received a total of thirteen bids for the Project that were reviewed by staff for responsiveness and responsibility; and

WHEREAS, as stated in the Project Specifications, determination of the low monetary bidder was based solely on the Total Base Bid; and

Alex Kushner General and Bay Construction Co. (the "Bid Protests"); and

AS,
PAlex Kushner General and Bay Construction Co.("Notices"); and

WHEREAS, S & H Construction, Inc. was determined to be lowest responsible bidder with a Total Base Bid of $1,468,600; and

WHEREAS, staff recommends allocating an additional 10% construction contingency of $146,860, bringing the total allocation for Project 1360 to $1,615,460; and

WHEREAS,Protests from for thes, waive any immaterial deviations in the bid, and award a construction contract to S & H Construction, Inc., the lowest responsible bidder submitting a responsive bid; and

WHEREAS, the total cost of Project 1360, including $377,000 architectural and engineering services, construction, and construction management totals approximately $1,992,460; and

WHEREAS, the project is funded by $250,000 in American Rescue Plan Act (ARPA) funds as seed money, $1,000,000 from Assemblymember Alex Lee's office, $232,000 in Community Development Block Grant (CDBG) funds, and an additional $350,000 in ARPA funds allocated at the close of FY 2024 to cover the remaining costs; and

WHEREAS, a budget amendment is required to appropriate the additional $350,000 in ARPA funds for the Newark Resource Center, Project 1360, in the City's 2024-2026 Biennial Budget and Capital Improvement Plan.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Newark hereby rejects the Bid Protests for the reasons stated in the Notices, waives any immaterial bid deviations in S & H Construction, Inc.'s bid, and finds that S & H Construction, Inc. is the lowest responsive and responsible bidder for the Newark Resource Center Renovations, Project No. 1360, in the City of Newark.

BE IT FURTHER RESOLVED that the City Council hereby accepts said bid, awards a contract to S & H Construction Inc., and hereby authorizes the City Manager to execute an agreement, in a form approved by the City Attorney, for the Newark Resource Center Renovations, Project 1360, according to the plans, specifications, and terms of said bid for the Total Base Bid in an amount not to exceed $1,468,600.

BE IT FURTHER RESOLVED that the City Council hereby approves a construction contingency in the amount of $146,860, resulting in a total contract allocation of $1,615,460 for the Newark Resource Center Renovations, Project No. 1360.

BE IT FURTHER RESOLVED that the City Council hereby approves an amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan to appropriate $600,000 in ARPA funds and $160,437 from unappropriated fund balance of the Capital Improvement Fund (610) to fully fund Project 1360 as follows:

TO:	610.90.094.940.6221.CIP001360	Newark Resource Center	$760,437
FR:	382.00.000.000.9999	Transfer From ARPA Fund	$600,000
FR:	610.3000	Unappropriated Fund Balance	$160,437

BE IT FURTHER RESOLVED, that any unspent funds will be carried forward to the next fiscal year until the project is completed.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager, or their designee, to execute any change orders necessary to account for material testing and other unanticipated construction costs within the total allocation for the Project.

BE IT FURTHER RESOLVED that the City Manager is authorized to take any actions necessary to effectuate the intent of this Resolution.

SECTION 00 41 00
BID PROPOSAL
TO THE CITY OF NEWARK, CALIFORNIA

Name of Bidder: S&H Construction, Inc

Business Address: 5560 Boscell Common, Fremont, CA 94538

City, State, Zip: Fremont, California, Zip: 94538.

Telephone No.: Area Code (510) -579-7382

Email Address: shcalifornia@yahoo.com

The work for which this proposal is submitted is for construction in accordance with the Specifications (including the payment of not less than the minimum wage rates set forth therein) and the contract annexed hereto, the project Plans described below, and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished.

The project Plans for the work to be done were approved and are entitled:

NEWARK RESOURCE CENTER RENOVATIONS
37365 Ash Street, Newark, CA 94560
City Project No. 1360

Bids are to be submitted for the entire work. The amount of the bid for comparison purposes will be the total of all Base Bid items. This is deemed to include all labor, equipment material, transportation and applicable taxes, profit, insurance, bonds and other overhead to perform the Work in accordance with the Project Plans and Technical Specifications, herein:

BID ITEM	APPRO X.QTY.	UNIT	DESCRIPTION, WITH UNIT PRICE IN WORDS (EACH BID ITEM SHALL INCLUDE ALL APPLICABLE TAXES, PROFIT, INSURANCE, BONDS, AND OTHER OVERHEAD)	UNIT PRICE	TOTAL ITEM PRICE
001	1	Lump Sum	BASE BID—All work shown on the Newark Resource Center drawings, technical specifications, and IFB appendices.	$ 1,443,600	$ 1,443,600.00
002	1	Lump Sum	BASE BID – Abatement of all Hazardous Materials in the Resource Center Main Building. Viola Blythe Building is excluded from the scope of this project.	$ 25,000	$ 25,000.00

BID ITEM	APPRO X.QTY.	UNIT	DESCRIPTION, WITH UNIT PRICE IN WORDS (EACH BID ITEM SHALL INCLUDE ALL APPLICABLE TAXES, PROFIT, INSURANCE, BONDS, AND OTHER OVERHEAD)	UNIT PRICE	TOTAL ITEM PRICE
Base Bid Total (items 001 through 002) (Total in words: One Million Four hundred sixty eight Thousand six hundred dollars & 00/100 only.					$1,468,600.00

If this proposal is accepted and the undersigned shall fail to enter into the contract and furnish the two (2) bonds in the sums required by the State Contract Act and Section 00 21 13 (Instruction to Bidders) of the Specifications, with surety satisfactory to the City of Newark within ten (10) days, not including Sundays and legal holidays, after the Bidder has received notice from the City of Newark that the contract has been awarded, the City of Newark may, at its option, determine that the Bidder has abandoned the contract, and thereupon this proposal and the acceptance thereof shall be null and void and the forfeiture of such security accompanying this proposal shall operate and the same shall be the property of the City of Newark.

The undersigned as Bidder, declares that the only persons or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, or corporation; that he/she has carefully examined the location of the proposed work, the annexed proposed form of contract, and the Plans therein referred to; and he/she proposed and agrees, if this proposal is accepted, that he/she will contract with the City of Newark, in the form of the copy of the contract annexed hereto, to provide all necessary machinery, tools, apparatus and other means of construction and to do all the work therein prescribed, and according to the requirements of the Engineer as therein set forth.

NOTES:

1. The award of contract, if it is awarded, will be to the lowest responsible Bidder as determined by the Total Base Bid. Pursuant to Section 20103.8 of the Public Contract Code, the City reserves the right to add any or all of the Additive Alternate Bids after the lowest responsible Bidder has been determined. The addition of Additive Alternate Bids does not change the basis by which the project will be awarded.

CERTIFICATIONS AND SIGNATURES

CERTIFICATIONS - GENERAL
The Bidder's execution on the signature portion of this proposal shall also constitute an endorsement and execution of those certifications which are part of this proposal. Signature of Bidder shall be properly notarized.

MINOR INFORMALITIES
The City reserves the right to waive minor informalities and/or bid non-responsiveness that does not influence the competitive nature of the bid.

PROPOSAL FORM
Bids shall be submitted on the Bid Proposal forms included in this Section 00 41 00. A complete Bid Proposal, with all forms included in Section 00 41 00, must be submitted. The signature(s) of the Bidder constitutes acknowledgment that the set of Specifications used in preparing his/her bid is complete and the intent of the Bidder is to comply with all provisions of the Specifications.

BIDDER'S GUARANTEE
Accompanying this proposal is a Bidder's Guarantee *(Check Appropriate Attachment):*

☐ Cashiers Check ($_____)

☑ Bidder's Bond in the amount of 10% of the total bid

Note: Refund of a Bidder's Guarantee in the form of a Cashier's Check will be made by returning the unendorsed Cashier's Check to the Bidder, after the City has entered into a contract with the apparent low Bidder. Therefore, the Cashier's Check receipt should be retained by the Bidder.

ADDENDA
This Proposal is submitted with respect to the changes to the contract included in Addendum Number(s):

#01 08-09-2024 #02 08-27-2024

(Fill in addendum number(s) if addenda have been received)

Warning: If an addendum or addenda have been issued by the City and not noted above as being received by the Bidder, this Proposal may be rejected.

ADDITIONAL FORMS REQUIRED

Check the following boxes indicating attachment of the respective forms with this Bid Proposal:

☑ List of Subcontractor (required)

☐ Bidder's Statement of Financial Responsibility, Technical Ability, and Experience (required)

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29 DEBARMENT, AND SUSPENSION CERTIFICATION

The Bidder, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

NA

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

NA

Notes: Providing false information may result in criminal prosecution or administrative sanctions. The above certification is part of the Bid. Signing this Bid on the signature portion thereof shall also constitute signature of this Certification.

NON-COLLUSION DECLARATION

The undersigned declares:

I am the CEO of S&H Construction, Inc, the party making the foregoing bid. The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham bid. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5560 Boscell Common, Fremont, CA 94538, at Fremont, California.

LICENSE INFORMATION

The Bidder hereby certifies that he/she is licensed in accordance with an act providing for the registration of Contractors:

License No. 786358 Contractor's License Expiration Date 06-30-2026

Classification(s) A, B, C9, C10, C20, C36

DIR Registration No. 1000000362 Expiration Date 06-30-2026

LIST OF SUBCONTRACTORS

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposed to subcontract portions of the work in excess of one-half of one percent (1/2 of 1%) of the total bid. If none, so indicate. Provide all information requested below.

If the Bidder fails to specify a Subcontractor, or if the Bidder specified more than one Subcontractors for any portion of the work to be performed under the contract in excess of one-half of one percent (1/2 of 1%) of the Bidder's total bid, he/she agrees that he/she is fully qualified to perform that portion of work himself/herself, and that he/she will perform that portion himself/herself. The listing of more than one Subcontractor for each item of work to be performed with the words 'and/or' will not be permitted. Failure to comply with this requirement may render the Bid as non-responsive and may cause its rejection. List all such Subcontractors below, or on additional sheets, as required.

As of July 1, 2014, all Contractors bidding on this project are required to register with the Department of Industrial Relations (DIR) and to pay the required annual fee. Under California Labor Code section 1771.1, as amended by SB 854, unless registered with the DIR, a Contractor may not bid or be listed as a Subcontractor, for any bid proposal submitted for public works projects on or after March 1, 2015. The Contractors will be required to submit certified payrolls during the course of the project. This project is subject to compliance enforcement and monitoring by the State of California Department of Industrial Relations.

Subcontractor Name License Number DIR Registration No.	Address/ Phone Number/ Email	Description Of Work Subcontracted	Amount Subcontracted*
Eisen Environmental 870431 1000040077	Martinez CA 94553 (925) 270 3770 eric@eisenenvironmental.com	Abatement	$25,000.00
Future Flooring Group 780029 1001107957	San Jose CA 95112 (650) 862 3131 josea@futureflg.org	Flooring	$7,000.00
DB Painting 683394 1000006991	Oakland, CA 94621 (866) 431-9869 mh-dbpaint@att.net	Painting	$32,000.00
Pro West Wall Products 1014800 1000041721	West Sacramento CA 95691 (916) 572 0742	Wall Finishes	$11,000.00
BK Mill & Fixtures 428941 1000003062	Newark, CA 94560 (510) 713-0430 admin@bkmill.com	Casework/Mill Doors & Hardware	$103,000.00
AAA Fence 522762 1000002526	Santa Clara CA 95050 (831) 956 5465 keith@aaafenceco.com	Fence	$56,000.00
Peerless Tiles 106835 1000842727	San Jose CA 95113 (831) 256-2416 info@peerlesstile.com	Ceramic Tiles	$29,000.00

I&A Contractors 989071 1000005233	Redwood City CA 94063 (650)2187793 irene@iacontractorsinc.com	Roofing	$10,000.00
S&H Plastering Inc. 878936 1000016518	Fremont, CA 94538 (510)579-7382	Plastering	$25,000
Baum Construction 878162 1000892284	San Jose CA 95128 (408)768,7171 benca22@yahoo.com	Electrical & Low Voltage	$125,000
Tree & Green Landscaping Co. 560857 1000025768	Magalia, CA 95954 (530)327 8436 troy.montesqui@yahoo.com	Landscaping	$50,000
Big Valley Metals 826708 1000006653	West Sacramento CA 95691 (916)3722373 jesu@bvmetals.com	Structural Steel	$10,000

* Use Cost Amount representing actual work to be performed by the respective subcontractor.

BIDDER'S STATEMENT OF FINANCIAL RESPONSIBILITY, TECHNICAL ABILITY, AND EXPERIENCE

The Bidder submits, below (or attached), a statement of projects of similar character to that described in the proposed contract that have been successfully performed by the Bidder. The statement shall include a brief description, approximate cost, and applicable references associated with each project listed, and shall be of sufficient detail to enable the City Council to judge the responsibility, experience, skill, and business standing of the Bidder.

Project Name: Diridon Station Temporary Parking Project

Location: 3331 North First Street, San Jose, CA 95134-1927

Description of Project: "Improvement to an existing warehouse building, converting the use from mini-storage to an indoor parking facility."

Total Value of Construction: $7,798,600.00

Date of Completion: 2/22/2024

Project Name: Corporation Yard Building Replacement

Location: 41 Miles Avenue Los Gatos Santa Clara CA 95030

Description of Project: Perfomed Building Replacement Project

Project Name: Corporation Yard Building Replacement

Location: 41 Miles Avenue Los Gatos Santa Clara CA 95030

Description of Project: Perfomed Building Replacement Project

Total Value of Construction: $768,600.00

Date of Completion: 11/8/2023

Project Name: Five (5) Campus Tk Playground Refurbishment

Location: 1138 Heatherstone Way Sunnyvale, CA 94087

Description of Project: Refurbishment of playgrounds in 5 schools, including landscaping hardscaping, play structures etc

Total Value of Construction: $ 1,970,679.95

Actual Date of Completion: 8/4/2023

Similar Public Projects done by S&H Construction, Inc . in last five years	
Project	
Project Name *	Los Gatos Union School District Outdoor Classroom Project #22
Location *	Los Gatos, CA 95032
Owner *	Los Gatos Union School District
Owner Contact (Name and Current Phone #)	(408) 335-2100
Owner Contact Email *	[illegible]
Description of Project, Scope of Work Perfomed	Classroom Courtyards and Landscape Improvements at three sites: Blossom Hill Elementary School,Daves Avenue Elementary School,Louise Van Meter Elementary School
Architect or Engineer *	Verde Design, Inc
Architect or Engineer Contact (Name and Current Phone #) *	Devin Conway- 408-335-2100, Jamie Wallis- 408-850-3425
Initial Value of Construction *$	$3,598,600.00
Number and amount of filed stop notices or Mechanic's Liens-	0
Amount of liquidated damages assessed against Contractor	NA
Year contract awarded	2022
Original Scheduled Completion Date *	8/12/2022
Time Extensions Granted (# of Days) *	0
Actual Date of Completion *	8/12/2022
Project	
Project Name *	WRP Occupied Building Repairs - Phase 1
Location *	101 West Jack London BoulevardLivermore, CA 94551
Owner *	CITY OF LIVERMORE
Owner Contact (Name and Current Phone #)	Joe Kuderca (925) 567-6347
Description of Project, Scope of Work Perfomed	Modernization of RO building, upgrade mechanical systems in Laboratory Building,and upgrade EMS
Architect or Engineer *	Barry & Wynn Architects
Architect or Engineer Contact (Name and Current Phone #) *	Rod Sepulveda 925.837.1422
Construction Manager *	CITY OF LIVERMORE
Construction Manager Contact (Name and Current Phone #) *	Joe Kuderca (925) 567-6347
Total Value of Construction (including change orders) *$	$2,168,000.00

Number and amount of filed stop Notices or Mechanic's Liens-	None
Year contract awarded	2021
Amount of liquidated damages assessed against Contractor	None
Original Scheduled Completion Date *	9/26/2021
Time Extensions Granted (# of Days) *	0
Actual Date of Completion *	9/26/2021
Project	
Project Name *	Gabriela Mistral Elementary School,Dual Immersion School Modernization,Phase 4, Increment 3
Project Name *	Public Education
Location *	505 Escuela Avenue, Mountain View, CA 94040
Owner *	Mountain View Whisman School District
Owner Contact (Name and Current Phone #)	(650) 526-3552
Owner Contact Email *	Rwestover@mvwsd.org
Description of Project, Scope of Work Perfomed	Modernization of Existing Administration Building along with ADA Path of Travel Improvements
Architect or Engineer *	Quattrocchi Kwok Architects
Architect or Engineer Contact (Name and Current Phone #) *	Quattrocchi Kwok Architects 707.576.0829
Architect or Engineer Contact Email	info@qka.com
Construction Manager *	Mountain View Whisman School District
Construction Manager Contact (Name and Current Phone #) *	Juan Sagarra, (707) 230-3106
Construction Manager Contact Email	juan@greyshiregwest.com
Initial Value of Construction *$	$2,163,000.00
Total Value of Construction (including change orders) *$	$2,343,678.77
Number and amount of filed Stop notices or Mechanic's Liens-	0
Amount of liquidated damages assessed against Contractor	NA
Year contract awarded	2021
Nature and resolution of any claim, lawsuit, or arbitration betweenBid	NA
Original Scheduled Completion Date *	8/6/2021
Time Extensions Granted (# of Days) *	10
Actual Date of Completion *	8/16/2021
Project	
Project Name *	Corporation Yard Building Replacement

Location *	41 Miles Avenue Los Gatos Santa Clara CA 95030
Owner *	Town of Los Gatos - DPW
Owner Contact (Name and Current Phone #)	408.399.5756
Owner Contact Email *	kbuchi@losgatosca.gov
Description of Project, Scope of Work Performed	Building Replacement Project
Architect or Engineer *	CUSCHIERI HORTON ARCHITECTS
Architect or Engineer Contact (Name and Current Phone #) *	408.371 .8200
Architect or Engineer Contact Email	Ours@chorch.com
Initial Value of Construction *$	$768,600.00
Total Value of Construction (including change orders) *$	$768,600.00
Number and amount of filed stop notices or Mechanic's Liens-	0
Amount of liquidated damages assessed against Contractor	0
Year contract awarded	8/10/2022
Scheduled Completion Date *	11/8/2023
Time Extensions Granted (# of Days) *	0
Actual Date of Completion *	11/8/2023
Project	
Project Name *	All Gender Restroom Upgrade Foothill College
Location *	12345 El Monte Road Los Altos Hills, CA
Owner *	Foothill De Anza Coimunity College District
Owner Contact (Name and Current Phone #)	94022-4599
Description of Project, Scope of Work Performed	UPGRADE OF EXISTING MEN'S AND WOMEN'S MULTI-STALL RESTROOMS TO ALL-GENDER RESTROOMS AT EXISTING BUILDING 3500 (LIBRARY) AND BUILDING 8500 (LOWER CAMPUS COMPLEX)
Architect or Engineer *	Architect Steinberg Hart
Architect or Engineer Contact (Name and Current Phone #) *	408 817 3191
Construction Manager *	Jennifer Scott
Construction Manager Contact (Name and Current Phone #) *	669-293-0114
Total Value of Construction (including change orders) *$	$1,168,600.00
Year contract awarded	2024
Original Scheduled Completion Date *	9/17/2024
Time Extensions Granted (# of Days) *	0
Actual Date of Completion *	9/17/2024
Number and amount of filed stop Notices or Mechanic's Liens-	None
Amount of liquidated damages assessed against Contractor	None

SIGNATURE BLOCK

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE: If the Bidder or other interested person is a corporation, state the legal name of the corporation, also the names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state the true name of firm, also the names of all individual copartners composing firm; if the Bidder or other interested person is an individual, state the first and last names in full.

S&H Construction, Inc(Corporation) California

Harmeet Anand (CEO) Adress: 5560 Boscell Common, Fremont, CA 94538

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the Non-Collusion Affidavit required by Public Contract Code Section 7106 is true and correct.

SIGN HERE

☞ Date: 09-05-2024

Signature of Bidder ***Must be Properly Notarized***

Business address 5560 Boscell Common, Fremont, CA 94538

Place of business California

Place of residence Fremont

SATNAM SINGH
COMM. #2413073
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Aug. 16, 2026

Form of Company *(check one)*:

☑ California Corporation ☐ Limited Partnership ☐ Other (specify)

9/5/24

END OF SECTION

SECTION 00 43 13
BOND ACCOMPANYING BID (BIDDER'S BOND)

KNOW ALL MEN BY THESE PRESENTS,

That we, S&H Construction, Inc., as PRINCIPAL, and United States Fire Insurance Company as SURETY, are held and firmly bound unto the City of Newark in the penal sum of TEN PERCENT (10%) OF THE TOTAL AMOUNT OF THE BID of the Principal above named, submitted by said Principal to the City of Newark, Public Works Department, for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents. In no case shall the liability of the surety hereunder exceed the sum of Ten Percent (10%) of the Amount Bid ($----------).

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted the above-mentioned bid to the City of Newark, for certain construction specifically described as follows for which bids are to be opened at Newark, California on Tuesday, September 3, 2024 for:

NEWARK RESOURCE CENTER RENOVATIONS
Projects 1360

NOW, THEREFORE, if the aforesaid Principal is awarded the contract and within the time and manner required in these Specifications, after the prescribed forms are presented to him for signature, enters into a written contract for the work in accordance with the proposal, and files the two bonds with the Public Works Department, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by law, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

Bidder's Bond (continued)

In the event suit is brought upon this bond by the City of Newark and judgment is recovered, the surety shall pay all costs incurred by the City of Newark in such suit, including a reasonable attorney's fee to be fixed by the Court.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 28th day of August, 2024.

PRINCIPAL: S&H Construction, Inc.

Signature: Harmeet Anand / C.E.O.

Address: 5560 Boscell Common

City Fremont State CA Zip 94538

Phone: (510) 579-7382

SURETY: United States Fire Insurance Company

Home Office Address: 305 Madison Avenue

City Morristown State NJ Zip 07960

Phone: (973) 490-6600

By: Matthew Costa

Matthew Costa, Attorney-in-Fact

SURETY AGENT: Matthew Costa, Attorney-in-Fact

Office Address: 1625 El Camino Real

City Belmont State CA Zip 94002

Phone: (650) 593-8216

NOTE: Signatures of those executing for the surety must be properly notarized.

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On August 28, 2024 (*Date*) before me, Julie C. Pace, Notary Public (*Here Insert Name and Title of the Officer*)

personally appeared Matthew Costa (*Name(s) of Signer(s)*)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JULIE C. PACE
COMM. #2445833
Notary Public - California
San Mateo County
My Comm. Expires May 2, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julie C Pace (*Signature of Notary Public*)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

05679

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Greg McCartney, Mary P. Baez, Sylvia C. McGovern, Steve Suissa, Matthew Costa

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10th day of July, 2024.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey}
County of Morris }

On this 10th day of July, 2024, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

MELISSA H. D'ALESSIO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50125833
My Commission Expires 4/7/2025

Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 28th day of August 20 24

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

City of Newark
City Manager's Office
37101 Newark Boulevard
Newark, CA 94560

August 09, 2024

ADDENDUM NO. 1

PROJECT: FY 2023-2024 NEWARK RESOURCE CENTER RENOVATIONS – PROJECT 1360

The Contract Documents are hereby revised as indicated by this Addendum No. 1, dated August 09, 2024:

1. **Questions and Answers**

   The attached Questions and Answers document dated 08/09/24 has been added.

IMPORTANT:

RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED BY COMPLETING THE ADDENDA SECTION ON PAGE 4 OF 11 OF THE BID FORM. BID FORM IS PART OF BID PACKAGE ITEM 1.

Questions and Answers for Newark Resource Center ("Project"), Project 1360

08/09/24

1. **Q:** Does this project require Project Labor Agreement (PLA) or PSA?

   A: No.

2. **Q:** Provide the Engineers Estimate (what is the estimated value?).

   A: The Engineers Estimate $1.5 Million.

3. **Q:** How much are the Liquidated Damages?

   A: 1,000 per day. See section 6.02 of Bid Package Item 1.

4. **Q:** Besides a Bidder's Statement, are there any other pre-qualification processes?

   A: There are no pre-qualification requirements. The Bidder's Statement is due with your bid proposal.

5. **Q:** Is there Disabled Veteran Business Enterprise requirements?

   A: No.

6. **Q:** Is there a DBE or SBE goal?

   A: No DBE or SBE goals for this project.

7. **Q:** Can you provide the exact address of the Pre-Bid Conference?

   A: The mandatory pre-bid conference (job walk) will be held at 37365 Ash Street, Newark CA 94560. On Thursday, August 22, 2024 at 1:00 p.m.

City of Newark

City Manager's Office
37101 Newark Boulevard
Newark, CA 94560

August 27, 2024

ADDENDUM NO. 2

PROJECT: FY 2023-2024 NEWARK RESOURCE CENTER RENOVATIONS – PROJECT 1360

The Contract Documents are hereby revised as indicated by this Addendum No. 2, dated August 27, 2024:

1. **Questions and Answers**

   The attached Questions and Answers document dated 08/27/24 has been added.

2. **Pre Bid Conference**

   The attached Pre Bid Conference sign in sheet dated 08/22/24 has been added.

IMPORTANT:

RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED BY COMPLETING THE ADDENDA SECTION ON PAGE 4 OF 11 OF THE BID FORM. BID FORM IS PART OF BID PACKAGE ITEM 1.

Questions and Answers for Newark Resource Center ("Project"), Project 1360

08/27/24

1. **Q:** In reference to the requirements under Section 00 41 00 of the bid form list of subcontractors, it is indicated that the address, phone number, and email of the listed subcontractor must be provided. However, in accordance with California Public Contract Code (PCC) Section 4104(a)(1), it only requires to list the subcontractor's name, location of the place of business, California contractor license number, and public works contractor registration number issued pursuant to Section 1725.5 of the Labor Code. Please confirm listing of a listed subcontractor place of business is sufficient.

   A: Regarding Section 00 41 00 of the bid form list of subcontractors, under column titled "Address/Phone Number/Email", place of business is sufficient. Phone number and email are optional.

2. **Q: Is there a fire alarm plan for this project?**

   A: No.

3. **Q: Will the City consider moving the Bid Opening date due to the upcoming Holiday Weekend? It will be challenging to solicit subs/vendor bids on Tuesday 9/3/24.**

   A: The Bid Opening date is now scheduled on Thursday 9/5/24. The Bid Opening time and location remain the same.

City of Newark

City Manager's Office
37101 Newark Boulevard
Newark, CA 94560

August 30, 2024

ADDENDUM NO. 3

PROJECT: FY 2023-2024 NEWARK RESOURCE CENTER RENOVATIONS – PROJECT 1360

The Contract Documents are hereby revised as indicated by this Addendum No. 3, dated August 30, 2024:

1. **Questions and Answers**

   The attached Questions and Answers document dated 08/30/24 has been added.

2. **Special Inspections**

   The attached special inspections clarifications have been added. These notes will be pard of S502 on the issue for construction set. The attached Special Inspection Agency Recognition List and Special Inspection & Testing Statement has been added. Document dated June 25, 2020. The City will hire the special 3rd party special inspector.

3. **Site Logistics**

   The attached Site Logistics Plan dated 8/30/24 has been added.

IMPORTANT:

RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED BY COMPLETING THE ADDENDA SECTION ON PAGE 4 OF 11 OF THE BID FORM. BID FORM IS PART OF BID PACKAGE ITEM 1.

PRE-BID SIGN IN SHEET

PROJECT:	NRC Resource Center (#1360)	**MEETING DATE:**	August 22nd, 2024
FACILITATOR:	Saul Flores	**LOCATION:**	37365 Ash Street, Newark, CA

NAME	TITLE	COMPANY	PHONE	EMAIL
Maria Garcia	Manger	S & H Construction	9259173160	mariajshca@yahoo.com
Kristina Martynovskiy	worker	JPB Designs	9165496259	art.JPBdesigns@gmail.com
Alex Toler	Manager	Fusion Elec.	713-261-0124	alex@fusionElectric-inc.com
Joe Cumiskey	PM	Cumiskey Const. Corp	415/902/3600	JCumiskey@yahoo.com
			415.902-3600	
Dennis Basford	Manager	W.E. Lyons Const.	707.332.8200	dbasford@welyons.com
Rob Hawkins	Estimator	A McDonald	408-591-0988	RHawkins@acmcdonald.com
Jovani Carlos	Project Engineer	Rodan Builders	650-508-1700	bids@rodanbuilders.com
Meredith Lawrence	Partner	onPoint con	t. 650-222-7766	onPointmk@comcast.net
Pavel Chernyy	Owner	Pro-Ex	916-868-2137	Bids@Proexconstruction.com
Jared Perry	P.M	CalState	510.657.1800	jperry@CAlstateci.com
Eddie Delgadillo	P.M	Hilltop Asbestos Abatement Corp.	510-320-6770	eddiedelgadillo@hilltopasb.com
Juan Ochoa	PM	Coastwide Environmental	831 6731190	Juanjose@coastwide.net
Dmitry Sergienko	Plubing Supervisor	Fuse Service	4255156444	PS@fuseservice.com
Albert Martinez JR		Blue Arc Electric	408-499-4416	albert@bluearcelectric.com

2 of 2

PRE-BID SIGN IN SHEET

PROJECT:	NRC Resource Center (#1360)	**MEETING DATE:**	August 22nd, 2024
FACILITATOR:	Saul Flores	**LOCATION:**	37365 Ash Street, Newark, CA

NAME	TITLE	COMPANY	PHONE	EMAIL
Erman Cuellar		Bobo Construction	916-383-7777	bestimating@bobo construction inc.com
Michael Carbone		Trademark Concrete	925.746.0681	m.cbeck@trademark-concrete.com
Ruben Albor		MarCon	510-934-6428	ruben@marconcompany.com
Matt Anderson		Buhler Commercial	415 816-8650	matthew.anderson@buhlercommercial.com
Viacheslav Tarasov		Fuse Service	425 516 44	pw@fuseservice.com
Bal Singh		DGN Build Inc	209.715.7600	dgnbuild2009@gmail.com

PRE-BID SIGN IN SHEET

PROJECT:	NRC Resource Center (#1360)	**MEETING DATE:**	August 22nd, 2024
FACILITATOR:	Saul Flores	**LOCATION:**	37365 Ash Street, Newark, CA

NAME	TITLE	COMPANY	PHONE	EMAIL
Rick Edwards	Deputy Director	Work Preservation	925 724 2833	redwards@wpr compliance.org
Alex Kushner	CEO	Alex Kushner General	4157560945	amadevelopers @hotmail.com
JAGODA GAJEWICZ	BID ADMIN	CWS CONSTRUCTION	415-599 6545	CHARLIEJR.CWS @ gmail.com
Brandon Ortman	V.P	Beals Martin	650 364-8141	brando@[redacted]bealsMartin.com
Bill Kinney	Managing Principal	K+R Builders	(650)504-5498	info@krbuilder.com
DAVID KNUTH	ESTIMATOR	RANSOME	(415) 847 1965	DKNUTH@RANSOMECO.COM
Marco Arroyo	CEO	MD painting Service	408 497 6267	Mdpainting 605@gmail.com
HUNT KNOWLES	ESTIMATOR	DL FALK	(510) 589-6500	Htruong@dlfalk.com
ALFREDO ORTIZ	OWNER	ORTIZ PLUMBING DRAIN CLEANING	510-493-3268	aortizplumbing@gmail.com
ALAN STAL	PM	FOUNDRY CONSTRUCTION	510.703.1256	DS@FOUNDRYCONSTRUCTIONINC.COM
DANIEL JUN	PRESIDENT	THE FIXALL CO INC	570-916-7545	FIXALLCO99@gmail.com
Yonja Kay	President	GAY CONSTRUCTION	(570) 867-1294	YONJAKAY@YAHOO.COM
Gary Wilson	Compliance	NCCI	925 321 0935	gwilson@ncci.com
Victor Basilio	P.M.	Argo Construction Inc.	415-613-0739	Bidsargoemail.com
JOSEPH LOFASO	PM	LEGACY MECHANICAL	925 7866500	jlofaso@legacymechanical.com
LOC NGUYEN	DIRECTOR	NOVATECK	510 244-8537	lnguyen@novateckit.com

Sign In Sheet

Name	Title	Company	Phone	email
Ricardo Rodrigues	Super	EVEA construction	(415) 647-1336	Alex@EVEAconstruction.com
Ethan Short	Estimator	Solar Art	(650) 609-2313	ETHAN@SOLARART.com

4 of 4

October 2, 2024

Mr. Yon Kay, President
Bay Construction Co.
4026 Martim Luther King Jr.
Oakland, CA 94609

Subject: Bid Protest (Bid Opening: 9/3/24)
Newark Resource Center Renovations Project, Project No. 1360

Dear Mr. Kay,

This letter acknowledges the receipt of your bid protest dated September 10, 2024. Following your protest, Alex Kushner General, Inc. submitted a response. We have thoroughly reviewed the information received in consultation with the City Attorney and carefully considered your request for the City to deem both S & H Construction and Alex Kushner General as non-responsive bidders, and to refrain from awarding the contract to either.

We are writing to inform you that staff will recommend to the City Council that the bid protest be rejected. Both bids have been found to be responsive, and we will recommend awarding the contract to the lowest responsive bidder, S & H Construction.

The City's response to your bid protest includes the following claims against S & H Construction:

1. **Subcontractor Bid Amounts**: Your protest letter claims S & H Construction's listed subcontractor bid amounts are materially different from those received by other General Contractors. Subcontractor scopes can vary significantly, making comparisons difficult, as this was not required as part of the bid submittal.
2. **Addendum 3**: Your protest letter claims S & H did not list Addendum 3 on page 4 of 11 of the Bid Form. While this claim is accurate, the bid document allows the City of Newark to waive informalities, irregularities, and/or non-responsiveness that do not impact the competitive nature of the bid. S & H did include a copy of the addendum in the bid packet, and is bound by Addendum 3 regardless of whether or not it was listed on the Bid Form. This minor informality does not affect the bid's competitive nature.
3. **Disclosure of Relationships**: Your protest claims that the General Contractor must disclose the relationship between the prime contractor and subsidiaries. However, there is no legal basis for this requirement nor was it a requirement for the bid.
4. **Notarization**: Your protest letter claims S & H did not properly notarize their bid. While this claim is accurate, the bid document allows for waiving minor irregularities that do not affect the competitive nature of the bid. The signature on the bid is legally still binding on S & H, even

though it is not notarized. This informality does not alter the competitive nature of the bid.

5. **Business Registration**: Your protest letter claims S & H Plastering, Inc. is not registered as a business in Alameda County. However, this form of registration is not required at the time of bid submission.
6. **Training Payments**: Your protest mentions that no training payments were made to the California Apprenticeship Council for S & H Construction. There are several exceptions that could excuse Contractors from meeting this requirement, and S & H Construction hold all required state licenses.

The City's response to your bid protest includes the following claims against Alex Kushner General, Inc.:

1. **Subcontractor Bid Amounts**: Your protest letter claims Alex Kushner General's listed subcontractor bid amounts are materially different from those received by other General Contractors. Subcontractor scopes can vary significantly, making comparisons difficult, as this was not required as part of the bid submittal.
2. **List of Subcontractors**: Your protest letter claims Alex Kushner did not list a Plumbing sub-contractor. The advertised bid documents require the bidder to list all subcontractors proposed to do work in excess of one-half of one percent of the total bid. If the bidder fails to specify a subcontractor, the bidder agrees they fully qualified to perform that portion of work themselves. The bid documents only require a Class B license. Accordingly, failure to list a subcontractor does not make the bid non-responsive.
3. **Notarization**: Your protest letter claims Alex Kusher General did not properly notarize their bid. While this claim is accurate, the bid document allows for waiving minor irregularities that do not affect the competitive nature of the bid. The signature on the bid is still legally binding on Alex Kushner General, even though it is not notarized. This informality does not alter the competitive nature of the bid.
4. **Training Payments**: Your protest mentions that no training payments were made to the California Apprenticeship Council for Alex Kushner General. There are several exceptions that could excuse Contractors from meeting this requirement, and Alex Kushner General is in good hold all required state licenses.

Based on the foregoing reasons, staff will be recommending that the City Council reject your bid protest, and the award of contract for this proposal to S & H Construction. This item is scheduled for the City Council agenda at the October 10th meeting. The City is committed to providing all bidders with a fair opportunity to bid on and be awarded its numerous projects. Thank you for your interest in City of Newark.

Very truly yours,

Roya Gonzalez

of Newark

City Manager's Office
37101 Newark Boulevard
Newark, CA 94560

October 2, 2024

Mr. Alex Kusher
Alex Kushner Inc.
2363 Funston Ave.
San Francisco, CA 94116

Subject: Bid Protest (Bid Opening: 9/3/24)
Newark Resource Center Renovations Project, Project No. 1360

Dear Mr. Kushner,

This letter acknowledges receipt of your bid protest dated September 6, 2024. Following your protest, the City thoroughly reviewed the information provided in consultation with the City Attorney, and carefully considered your request for the City to deem S & H Construction as a non-responsive bidder.

We are writing to inform you that staff will be recommending the City Council reject your bid protest and proceed with awarding the contract to S & H Construction.

Your bid protest points out that S & H Construction failed to list a subcontractor for the portion of work related to specification section 32 18 16.3 PLAYGROUND PROTECTIVE SURFACING. However, the advertised bid documents only require the bidder to list subcontractors proposed to do work in excess of one-half of one percent of the total bid. If the bidder fails to specify a subcontractor, the bidder agrees they fully qualified to perform that portion of work themselves. Accordingly, failure to list a subcontractor does not make the bid non-responsive.

Based on the foregoing reasons, staff will be recommending that the City Council reject your bid protest, and the award of contract for this proposal to S & H Construction. This item is scheduled for the City Council agenda at the October 10th meeting. The City is committed to providing all bidders with a fair opportunity to bid on and be awarded its numerous projects. Thank you for your interest in City of Newark.

Very truly yours,

Roya Gonzalez

Senior Management Analyst

Bay Construction Co.
4026 Martin Luther King Jr. Way
Oakland, CA 94609
Phone: 510-658-7225 ext. 3
Fax: 510-658-4890

TRANSMITTAL FORM

PROJECT NAME: **FY 2023-2024 NEWARK RESOURCE CENTER RENOVATIONS – PROJECT 1360**
CONTRACT NO:

DATE: **September 10, 2024 5PM**
TO: **Roya Gonzalez, Senior Management Analyst**

COMPANY: **City Manager of the City of Newark at Second Floor Counter**
City of Newark
37101 Newark Boulevard
Newark, CA 94560

WE ARE SENDING HERE WITH:

DATE	QUANTITY	TITLE
September 10, 2024	1	Bid protest
	1	Notary
	1	certified check
	1	Supplemental documents

BY: Yong Kay

RECEIVED BY: _____

SPECIAL INSTRUCTIONS:

City Manager of the City of Newark at Second Floor Counter
City of Newark
37101 Newark Boulevard
Newark, CA 94560
ATTN: Roya Gonzalez, Senior Management Analyst

September 10, 2024

Re: Fy 2023-2024 Newark Resource Center Renovations – Project 1360. Bay Construction Co.'s bid protest against S&H Construction, Inc and Alex Kushner General Inc's bids on Thursday, Thursday, September 5, 2024 at 11:00 AM:

To City of Newark:

Bay Construction Co. submits this properly notarized bid protest against S&H Construction, Inc's bid for Fy 2023-2024 Newark Resource Center Renovations – Project 1360. Accompanying this bid protest are relevant supplemental information and bid protest filing fee in the amount of one hundred dollars ($100.00) in the form of a cashier's check made to the City of Newark. Bay Construction Co shall further be known as Bay. S&H Construction, Inc shall further be known as S&H. Alex Kushner General Inc shall further be known as Alex. The Responsible Managing Officer shall further be referred to as an RMO.

There are several material errors in S&H Construction, Inc's bid which renders them as a non-responsive bidder.

1. In the document LIST OF SUBCONTRACTORS, S&H listed subcontractor bid amounts that are materially different from subcontractor quotations. Such practices should be reviewed for bid shopping.
    a. Subcontractor Future Flooring Group was listed for Flooring scope of work for the bid amount of $7,000 which is $10,055.00 less than the $17,055.00 quotation given to other prime contractor bidders. A 59% reduction in quotation is a substantial material error.
    b. Subcontractor B-k Mill & Fixtures Inc was listed for Millwork scope of work for the bid amount of $103,000.00 which is $4,207.00 less than the $107,207.00 quotation given to other prime contractor bidders. A 3.9% reduction in quotation is a significantly material error.
    c. Subcontractor A.A.A. FENCE COMPANY, INC. was Fence listed for scope of work for the bid amount of $56,000.00 which is $488.00 less than the $56,488.00 quotation given to other prime contractor bidders. A 0.9% reduction in quotation is a material error.

   d. Subcontractor Peerless Tile was listed for Ceramic Tiles scope of work for the bid amount of $24,000.00 which is $200.00 less than the $24,200.00 quotation given to other prime contractor bidders. A 0.8% reduction in quotation is a material error.
   e. S&H cannot add any subcontractors after the bid. As all subcontractors Per Public Contract Code section 4100 et seq., the bidder must clearly identify the name, location, CSLB number, and DIR registration number of each subcontractor who will perform work or labor or render service to the Bidder in or about the construction of the Work in an amount in excess of one-half of one percent (1/2 of 1%) of Bidder's total Bid.
2. SECTION 00 41 00 BID PROPOSAL required all issued addenda to be acknowledged in full by the bidders. The full Addendum 3 was not clearly acknowledged by S&H. The document says "Warning: If an addendum or addenda have been issued by the City and not noted above as being received by the Bidder, this Proposal may be rejected". Additionally, the first page of addendum 3 notes as such "IMPORTANT: RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED BY COMPLETING THE ADDENDA SECTION ON PAGE 4 OF 11 OF THE BID FORM. BID FORM IS PART OF BID PACKAGE ITEM 1." S&H did not ACKNOWLEDGE addendum 3 as required per SECTION 00 41 00 BID PROPOSAL and addendum 3 instructions. It is a material error because even though S&H provided the cover page of the addendum 3, it is not in effect an acknowledgement of the entire addendum 3 in which there are important notes about the different scopes of work.
3. The prime contractor must disclose the relationship between the prime contractor and the subsidiary. This is important for transparency and compliance with public works regulations. A firm should notify of any existing relationships with a subsidiary, parent, holding company or affiliate of another construction firm.
   a. The prime contractor S&H Construction, Inc with license 786358 has the same RMO as the subcontractor S&H Plastering, Inc with license 878936. Both entities list the same address, workers compensation policy and phone number, 5560 Boscell Common, Fremont, CA 94538 and (510) 579-7382.
   b. The prime contractor S&H Construction, Inc with license 786358 has subcontractor Pawn Construction with license 878162 listed as a license that the personnel are associated with.
4. S&H did not properly notarize their bid. The signature did not include an acknowledgement or jurat as required by California Secretary of State per California Government Code section 8202. The required notarized signature is also in relation to the non-collusion affidavit. As their signature of the bidder was not notarized, their SECTION 00 41 00 BID PROPOSAL and non-collusion affidavit should be invalidated and they should be considered a non-responsive bidder.
5. S&H Plastering, Inc has not registered themselves as a business in Alameda County. S&H Construction, Inc does not have a current registration as required by Alameda County laws. See Alameda County recorder searches.
6. No training payments were made to California Apprenticeship Council for S&H Construction, Inc and S&H Plastering, Inc in the past 4 years even though they have been operating as a

corporate contractor for more than 4 years. They are not operating as a self-proprietor and has had employees.

There are several material errors in Alex Kushner General Inc's bid which renders them as a non-responsive bidder.

1. In the document LIST OF SUBCONTRACTORS, Alex listed subcontractor bid amounts that are materially different from subcontractor quotations. Such practices should be reviewed for bid shopping.
    a. Subcontractor B-k Mill & Fixtures Inc was listed for Millwork scope of work for the bid amount of $60,000.00 which is $11,810.00 less than the $71,810.00 quotation given to other prime contractor bidders. A 16.4% reduction in quotation is a significant material error.
    b. Subcontractor 99 North was listed for electrical scope of work for the bid amount of $60,000.00 which is $11,810.00 less than the $71,810.00 quotation given to other prime contractor bidders. A 16.4% reduction in quotation is a significantly material error.
    c. Alex cannot add any subcontractors after the bid. As all subcontractors Per Public Contract Code section 4100 et seq., the bidder must clearly identify the name, location, CSLB number, and DIR registration number of each subcontractor who will perform work or labor or render service to the Bidder in or about the construction of the Work in an amount in excess of one-half of one percent (1/2 of 1%) of Bidder's total Bid.
2. In the document LIST OF SUBCONTRACTORS, Alex did not list a plumbing contractor and plumbing contractor bid amount. A plumbing contractor is required per bid specifications and plans. Alex can't do the work because they don't have a C-36 plumbing license. Even though their electrical contractor 99 North has a C-36 plumbing license, Alex listed 99 North's subcontracted bid amount for $30,000.00 under electrical scope of work. The market price of the plumbing scope of work is valued to be around $63,000. Aire Sheet Metal, Inc. is listed as their HVAC/mechanical subcontractor and they did not include plumbing in their scope of work.
3. Alex did not properly notarize their bid. The signature did not include an acknowledgement or jurat as required by California Secretary of State per California Government Code section 8202. The signature is also in relation to the non-collusion affidavit. As their signature of the bidder was not notarized, their SECTION 00 41 00 BID PROPOSAL and non-collusion affidavit should be invalidated and they should be considered a non-responsive bidder.
4. No training payments were made to California Apprenticeship Council for Alex in the past 4 years.

S&H Construction, Inc and Alex Kushner General Inc should not be considered as responsive bidders as they did not meet the requirements of the bid. Bay Construction Co has provided a competitive bid with the specified materials per bid specifications and should be awarded: Fy

BID PROTEST LETTER SIGNATURE
FY 2023-2024 NEWARK RESOURCE CENTER RENOVATIONS – PROJECT 1360

09/10/2024
DATE

SIGNATURE OF BIDDER

Yong Kay, President
Bay Construction Co.
4026 Martin Luther King Jr Way
Oakland, CA 94609
5106587225, yongkay@yahoo.com

Attached: bid protest letter, notarial acknowledgement, relevant supplemental information and bid protest filing fee in the amount of one hundred dollars ($100.00) in the form of a cashier's check made to the City of Newark

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On 09/10/2024 before me, Carmen Camacho Sciano, Notary Public
(insert name and title of the officer)

personally appeared Yong Siu Kay,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CARMEN CAMACHO-SOLANO
COMM. # 2417021
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. SEP. 20, 2026

Signature _____ (Seal)

supplemental information packet
FY 2023-2024 NEWARK RESOURCE CENTER RENOVATIONS – PROJECT 1360
bid protest

CUSTOMER INFORMATION	
Company:	Bidding Generals
Address:	
Attn:	Estimating Dept
Phone #	
Email:	

PROJECT INFORMATION	
Project Name:	Newark Family Resource Center
Address:	37365 Ash Street, Newark, CA 94560
Project Contact:	
Phone Number:	

PROPOSAL SUBMITTED BY:	JOSE ROJO
PHONE NUMBER:	408.807.9023

SCOPE OF WORK

We propose to furnish and install luxury vinyl tile, schluter and rubber base as per plans and specifications. Price reflects work to be done on straight time Monday-Friday

Item	Amounts	Description	Break Down (If Required)
LUXURY VINYL TILE	1588 sf	Milliken Luxury Vinyl Tile color and style TBD	$ 17,055.00
LVT ADHESIVE	3 units	Milliken pressure sensitive LVT adhesive	
SCHLUTER	24 lf	Schluter Reno U Transition from tile to concrete	
RUBBER BASE	463 lf	Johnsonite 4" topset rubber base color TBD	
BASE ADHESIVE	8 tubes	Mapei eco-575 rubber base adhesive	
FLOOR PREP	1445 sf		
		ADD AS ALTERNATE	
DEMO/REMOVAL	1445 sf	Demo and removal of existing flooring	$ 1,445.00
MOISTURE TESTING	3 tests	Rapid RH moisture testing of existing slab	$ 450.00
		BASE PRICE (NOT INCLUDING ADD ALTERNATES)	**$ 17,055.00**

UNION * BONDABLE * PRICE GOOD FOR 30 DAYS * PREVAILING WAGES AND DAVIS BACON WAGES

Inclusions: Minimal prep (light sweeping, fill hairline cracks), install weekday hours (M-F 5:00am - 5:00pm).

Exclusions: Any overtime or premium hours; demolition of existing flooring; excessive preparation work (floating, leveling, grinding, etc.); concrete vapor control, final sealing, waxing, protection and cleaning. and any phasing of the project outside that

FOR YOUR INFO:

Concrete moisture testing is not included in this price. Costs for Relative Humidity and/or Calcium Chloride Tests are charged at $100 per test. Neither relative humidity nor calcium chloride test will not predict any future occurrence of moisture activity in the concrete, but will only give you a picture of the moisture content at the time of the test. C&S Flooring Systemsis not responsible for any failures due to moisture.

Authorization of the proposal:

When the Owner/Owners Representative signs this proposal it will be treated as a binding contract. Only after C&S Flooring Systems receives a copy of this signed document will the process of submittals and ordering of material proceed. By signing this proposal, the owner/owners representative agreesto invoice terms of NET 30 DAYS. Material Invoices will be due 15 days from reciept of invoice. Labor Invoices will be due 15 days from reciept of invoice.

By signing this proposal the owner/owners' representative agrees to all terms and conditions set forth by this contract.

Date: _____ PO# or Contract Reference # _____

Authorized Signature: _____

Aire Sheet Metal, Inc.

DIR: 1000000307
Contractor's License: #271264
MBE: VON93DN0084 • NCMSDC: BA11029 • SBE: 1785148

Bay Construction Co.
Attn: Yong Kay
4026 Martin Luther King Jr. Way
Oakland, CA 94609
Email: yongkay@yahoo.com

DATE: 9/5/24
RE: Newark Family Resource Center
ASM BID: #24-7508

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC):

- 23 05 93 Testing, Adjusting, and Balancing for HVAC
- 23 07 13 Duct Insulation
- 23 23 00 Refrigerant Piping
- 23 31 13 Metal Ducts
- 23 33 00 Air Duct Accessories
- 23 33 46 Flexible Ducts
- 23 37 13 Grilles, Registers, and Diffusers
- 23 54 16 Gas-Fired Furnaces
- 23 81 26 Split-System Air-Conditioners

CLARIFICATIONS:

- Due to the price fluctuation of materials and equipment, this proposal is based on pricing at bid time. In order to protect against cost increase, we will order all material in a timely manner and will require terms of net 30 days. If this requirement is not met we reserve the right to adjust our proposed price.

ADDITIONAL EXCLUSIONS:

- Demolition.

OUR NORMAL EXCLUSIONS (UNLESS SPECIFICALLY NOTED ABOVE):
Cutting; Patching; Framing; Painting; Roofing; Plumbing; Electrical; Hazardous Materials Removal; Coring/Saw Cutting; Premium Time;Title 24 Calculations; Condensate Drains; Permits/Fees; Gas Piping; Concrete; Starters; Disconnects; Steel Beam Penetrations; Architectural Access Doors; Demolition; Caulking at Louvers; Ferroscan and/or X-ray for concrete walls and floors.

ADDENDA NOTED: #1, #2, #3

We Hereby Propose to Furnish Labor, Material and Tax to Install, in Accordance with the Above Specifications for the Sum of:

Base Bid: $ 81,500.00

Payments to be made as follows: Progressive payments less 5% retention; 100% upon completion. This proposal may be withdrawn by us if not accepted within thirty (30) days.

Sincerely,
Jordan Bramlett
(650) 451-8179

PEERLESS TILE

September 4, 2024

Attn: Estimating Department

Project : Newark Community Center
Section : Ceramic Tile

Peerless Tiles bid proposal is based on the plans and specifications referenced and as clarified below. Wherever the terms of this bid proposal are inconsistent with the terms of the Contract Documents, the terms of this document shall control.

Peerless Tile proposes to furnish and install ceramic tile on the above referenced project for the sum of $24,200.00

INCLUSIONS / CLARIFICATIONS

- Tile installation at toilet rooms 103,104 and exterior drinking fountain.
- Thinset installation of wall and floor tile specified.
    - Wainscot on all walls to approximately 5' aff.
    - Floor tile set in grid pattern.
    - Base tile 6" x 12"
    - Tile installation at the drinking fountain.
    - 093013 finish specifications from 096000 Schedule for Finishes
- Cement type grout as specified.
- Schluter Reno floor transitions.
- Tile joint size as per the manufacturer's recommendations.
- This proposal is based on August 5, 2024 drawings.
- Includes Specification section 093013 for tile.
- Addendums 1-3
- This proposal is valid for 60 days.
- Alternates: None

EXCLUSIONS (unless expressly included above):

- All work not expressly included above.
- Bonds, Permits and Inspections
- All tile backer board and/or tile backing, bracing and/or reinforcing.
- Taping and/or caulking at tile backer boards
- All substrate preparation.
- Excludes Schluter Dilex where wall and floor tile meet.

QUALIFICATIONS:

- Subject to mutually agreed durations for each component of Peerless Tile's work. All such durations shall be protected.
- All materials are priced at today's material prices and are subject to change. Lead time for materials is subject to availability when orders placed.

Peerless Tile
325 South First Street, Suite 120
San Jose, CA 95113
(831) 256-2416

License #1068035
DIR #1000842727
DVBE Cert ID #2020882

- Peerless Tile's installation work will be performed Monday through Friday, during a regular eight (8) hour workday. Please allow 7 regular working days for Peerless Tile's completion of its installation work. The proposed work to be completed by March 2025.
- Subcontractor shall not be obligated to work overtime or otherwise accelerate its work without additional compensation unless Subcontractor is the cause of the delay giving rise to the need to work overtime or otherwise accelerate the schedule.
- Subcontractor shall not be obligated to perform new or additional work on T&M, or subject to force account, unless such work is incidental to Subcontractor's base contract scope of work.
- The standards for Peerless Tile's bonded tile and stone work are set out in the American National Standard Specifications for the Installation of Ceramic Tile. The applicable installation means and methods for such work are described in the Tile Council of North America Handbook for Ceramic Tile Installation.
- Peerless Tile will give Contractor notice of patently defective preceding work. If the defective preceding work cannot be timely remedied, Peerless Tile will proceed with its work if directed to do so in writing by Contractor, but Peerless Tile will not be liable for any resulting damage due to the defective preceding work.
- Indemnification clauses are clarified as follows: Peerless Tile's obligations are limited to its proportion of fault.
- Temporary power and connections and toilet facilities will be provided by others.

If there are any questions concerning this proposal, please contact me at your earliest convenience.

Sincerely yours,

Mike Horan / Estimator
Peerless Tile

AAA FENCE COMPANY, INC.

Lic. No. 522762

2745 Scott Boulevard, Santa Clara, California 95050 • (408) 727-5465 • (800) 956-5465 • Fax (408) 970-8680

PROPOSAL

Project: **Newark Family Resource Center**

Attention: Estimators

Date: 9/5/2024

Time: 11:00 AM

Location: **Newark, Ca**

Estimator: FRANK L. FISHER

Direct : 408-200-1728

Email: frank@aaafenceco.com

Includes Installation and Tax.

INCLUSIONS: **UNION** -signatory to Laborers' Union

Small Business SBE #44402 State of California

Addenda Noted: 3

Move-Ins Included: 1

Additional Move-Ins: $1,100.00

[x] Prevailing Wage Included if Checked DIR#1000002526

Bid Item	Description	Number of Units	Type	Unit Price	Total Price
	Furnish and Install 52 LF of 6' H, Ameristar Aegis Plus Comm Classic 3- Rail, Ext Pickets with Perforated Screen on the Face of Ea Panel. To include 1- 70" H X 42" OPN Panic Gate. Includes Hdwh Set # 11.				**$37,560.00**
	Furnish and Install 14 LF of 6' H, BVC Chain Link Fencing with Vinyl Slats. To include 2 EA 7' H X 54" DD Gates. Attach Fabric to Existing Fence Posts. Furnish and Install 1-70" H X 42" OPN Galvanized Chain Link Panic Gate in Existing Fence Line. To include Gate Hdwh Set # 11.				**$13,470.00**
	Furnish and Install 82 LF of Fabric Privacy Screen on 6' Tall Chain Link Perimeter Fencing. Attach to New Gate and to Slide Gate.				**$5,208.00**
	Removal of Dirt Spoils from the Site is included.				
Optional Insurance	***Waiver of Subrogation on Workers Compensation Insurance is an additional $250.00***			**ADD**	**$250.00**

IMPORTANT NOTE - Due to the Volatility of the Steel Market, prices quoted above are good for only 30 days from date of Proposal. After 30 days price is subject to Re-Negotiation, if terms cannot be reached AAA Fence Company, Inc. reserve the right to nullify this proposal.

EXCLUSIONS: Bond Premium, Waiver of Subrogation on Workers Compensation Insurance, Building Permits, Railroad Protective Liability Policy, Special Coverage Insurance Premiums, Penalties for Delays beyond AAA Fence Control, Clearing / Grubing, Grading, Concrete & Asphalt Patching, Lightning Protection System, Fence Grounding & Electrical work (Power, Wiring,and Conduits), Telephone lines, Landscape Restoration, Temporary Fences, Surveys and Layout staking, Traffic Control, Painting, Demo / Removal of fences, Engineering and Calc's, Stamped Drawings, Embeds for fence posts such as Weld Plates / Post Pockets / Sonitube or Sleeves, Core-Drilling and Saw Cutting, Dewatering or Casings for post holes that encounter water during or after post hole drilling, Removal or Disposal of Dirt Spoils (Dirt spoils will be left near the fence post holes), Removal or Disposal of Hazardous Substances, Padlocks & Locking Hardware, Keying and cores for locks, Knox Boxes and Knox Padlocks, Guardrails, Handrails, Concrete Mowbands and Flat Work, Hand Digging post holes, Potholing, Liability For Locating Underground Utilities (except as identified by USA Underground), Liability For Damages To Un-located Underground Utilities, Damages or repairs to landscaping, flower / planter beds, trees, shrubbery, drain lines and pipes, sprinklers and irrigation lines, electrical or phone lines, etc..during installation of this scope of work. Repairs to exisitng fences as needed, Windscreens, Guardrails, Railings, Handrails, Signs on fences and gates, Bollards,POWER, FENCE GROUNDING, CONDUITS, TELEPHONE LINE(S), ACCESS CONTROL WIRING, AND ACCESS CONTROLS EXCLUDED UNLESS SPECIFICALLY INCLUDED ABOVE. (CONDUITS BY OTHERS TO BE CLEARLY LABELED, MARKED ON DRAWINGS, AND HAVE PULL STRINGS.), ENGINEERING CALCULATIONS, STAMPED DRAWING, CAD DRAWINGS, 3D DRAWINGS, BIM MODELING,UNDERGROUND UTILITIES BEYOND U.S.A. ARE TO BE LOCATED AND CLEARLY MARKED, OR EXPOSED BY G.C., OWNER, END USER OR THEIR RESPECTIVE REPRESENTATIVE PRIOR TO MOBILIZATION TO BEGIN DIGGING.

Note: All Terminal and Corner Points shall be located and clearly marked prior to our crews arrival unless otherwise indicated herein. Fence line location is the sole responsibility of the General Contractors..

Change Orders / Extra Work shall be quoted prior to being performed and requires a written Change Order prior to beginning work. Any Extra Work performed on a Time and Material Basis shall be charges at $85.00 per man per hour for Normal Time and $120.00 per man per hour for overtime ($350.00 minimum Charge), Equipment Charge cost plus 30%, Materials cost is standard Contractors price, Subcontractors cost plus 10%. Time starts when the crew leaves our yard and ends when the crew returns to the yard. Rates include our work truck.

Proposal is Valid for 30 Days - Acceptance of this Proposal will require this Proposal to be incorporated into the Contract Documents as an Exhibit and shall include all Exclusions noted above. AAA Fence Company will be provided with two complete sets of plans and specifications free of charge.

AAA Fence Company, Inc. Bid Clarifications

1. AAA Fence Company, Inc. is not responsible for damage to our work caused by acts of God, including but not limited to, earthquake, windstorm and flood. It is the responsibility of the owner or general contractor to provide builders risk insurance to cover the value of our work until the final payment is made. We will be named as an insured under the project's builders risk policy.

2. AAA Fence Company, Inc. is not responsible for deductibles under builders risk policy, wrap-up policies, or other project insurance policies exceeding $10,000 per occurrence.

3. AAA Fence Company, Inc. is not responsible for design errors or for faulty plans or specifications.

4. AAA Fence Company, Inc. is not responsible for the negligent acts of others (with the exception of our own subcontractors), including architects, engineers, other contractors, inspectors, ect.

5. AAA Fence Company, Inc. is not responsible for indemnity broader than "caused by our negligence," in accordance with Civil Code Section 2782.

6. AAA Fence Company, Inc. is not responsible for any pollutants or hazardous substances encountered at the jobsite. AAA Fence Company, Inc. will not remove or dispose of hazardous materials, dirt or debris for the jobsite.

7. AAA Fence Company, Inc. contract language is not to be interpreted in excess of the project's specifications and our scope of work for this specific job.

8. AAA Fence Company, Inc. participation in any OCIP or Wrap Up insurance program is subject to our company's review of the OCIP manual, its terms and coverage conditions and limits of coverage. The insurance premium credit will not exceed our company's insurance premium cost and rates. Under no circumstances shall our company's contribution to a self-insured retention or deductible exceed our current program deductible or $10,000, whichever is less.

9. After 30 days the Proposal and Bid shall not be reasonably relied upon in any fashion that may subject AAA Fence Company, Inc. to a claim for damages based on promissory estoppel, or otherwise.

AAA Fence Company, Inc.

Forrest Williams - **General Manager**

The above Bid Clarifications are material terms of the Proposal and shall be incorporated into and considered material terms of any subcontract agreement.

DOORS & HARDWARE
PROPOSAL AND CONTRACT

BK Mill & Fixture, Inc.
37523 Sycamore St., Newark, CA 94560
Tel: 510-713-0430 Fax: 510-713-0436
Contractors License # 428941
DIR #1000003062 WBE #12050010 SBE #1414420

Date: 9/5/2024
Bid Prepared By: Suzy Korhummel

Job Name: Newark Family Resource Center Renovation **Included Sections:**
Contractor:

Included As per Plans and Specifications:
Hollow Metal Door Frames
Hollow Metal Doors
Prefit Wood Doors - 1/4 clear temp glass installed
Finish Door Hardware

Noted Add 1- 3

Add for WI certificates for wood doors/installation add to base bid $3000.00

PLEASE NOTE ALL EXCLUSIONS BELOW.

Notes:
Hollow metal frames and doors have a 30 day exposure limit to rust if not painted within that time.
Hollow metal doors & frames need to be touch sanded before painted otherwise BK Mill is not liable.
IF JOB IS CANCELLED AFTER AWARD, A SUBMITTAL COST OF $750.00 WILL BE CHARGED.

IF WOOD DOORS CALL TO BE WI INSTALLED AND IF YOU ELECT FOB ONLY- THE G.C. WILL BE LIABLE FOR THE CERTIFICATION.
If waiver of subrogation is needed on insurance - Add $150.00
Add for Textura usage fee. $50.00 min. Jobs over $40,000 add .22%.
BK Mills takes the same position as Door Manufacturers, wherein there will be no warranty on wood doors for exterior use
Exclusions: Not Included: (No exceptions unless noted under Included or Other Included Items)

Bonds, Architectural Hardware Consultant	Garage, Access, Coiling, & Roll Up Doors and Frames.
Glass, Glazing, or Mirrors	Cabinet Hardware,any window hardware
Installation, welding over sized frames in field	Bondo on frames in field, Caulking,anchor bolts
Blocking,Furring,Grouting,Backing,Sealants	Gates and Hardware
Card Readers and Electrical Wiring/Software	Signage/Attic Stock/Tools
Factory Finish/Finish painting on all Hollow Metal.	Staging of materials if job is FOB.
Marble & Corian Thresholds	Door Operators and actuators
Medeco Cores & Keying.	Temporary Doors/Barricades & Demo work of any kind
Special templates & tools & software noted in Spec	Refurbish & Adjusting of existing doors/frames
Aluminum Storefront & Hardware	Install of frame in New CMU Wall & pour in place concrete
Re-Prepping Existing Doors for New Hardware	All wiring including wiring to power supplies.
Fire Assembly Testing	

Quote is Valid for 30 Days after Bid Date. BK reserves the right to withdraw our bid until fully accepted.
Any items produced based upon your schedule that is stored at our facility as a result of your delayed schedule is subject to a storage fee of $10 per day.
Thank You for the Opportunity to assist you with your project.

Base Bid: **$ 35,397.00**
Sales Tax is Included
Add to Install, if Value is Blank, the quote is FOB: $ 9,900.00 **UNION INSTALLED**

B-K Mill & Fixtures, Inc.
37523 Sycamore St.
Newark, CA 94560
www.bkmill.com
Tel: 510-713-0430
Fax: 510-713-0436

MILLWORK ESTIMATE

DIR REG. #1000003062
WBE CERTIFICATION #12050010
SBE CERTIFICATION #1414420

Contractor's License: 428941

Date: 9-5-2024

Job Name: Newark Family Resource Center Reno
Contractor:

Millwork Per Plan And Specification

Section:

Base: $71,810.00
Tax included

Included: F.O.B. Jobsite

Included: Installed

Plastic laminate cabinets and Stone tops in rooms 106 and 101.
Wood cap per keynotes 5 and 6 on A101 and per 2/A501.
WI.

Other

Noted Addendum's 1-3.

Add for waiver of subrogation on insurance. $150.00

Not Included
No Exceptions Unless Noted Under Included Items

1. Glass, Glazing, & Mirrors.
2. Hardware & Its Installation. (Except Cabinet Hardware)
3. Blocking, Furring, Grounds,& Backing inside Walls
4. Metal Doors & Frames.
5. Marker boards, Tack boards, & Soundboards.
6. Exterior Fencing, Gates, Stairs, Trellis, & Decking, Trim
7. Structural Wood Items.
8. **Painting, Priming, & Prefinish Of Any Kind. (unless specified).**
9. Walls Coverings, Plywood's, Siding's, Vinyl's, & Carpets.
10. Marlite –FRP.
11. Garage Doors.
12. Marbles & Granites unless specified.
13. Metal Coverings and Stainless Steel unless specified.
14. Fabric Covered Items.
15. Removal & Re-Install of Existing.
16. Pre-Manufactured Casework (Specified By Factory Trade Manufacturers).
17. Cleanup Fees-BK Mill Will Do Own Cleanup.
18. Bonds.
19. **Refinish of existing.**
20. **Locks – none shown.**

Jk.bkmill@bkmill.com

Quote is valid for 30 days after bid date. BK reserves the right to withdraw our bid until fully accepted.

Thank You: Jim Korhummel
BK Mill & Fixture, Inc.

S&H Construction, Inc

Customer Account Lookup

Name

S&H Construction, Inc

Customer Account

S&H Construction, Inc

Type

Contractor

Website

(empty)

Email

shcalifornia@yahoo.com

Address 1

5560 Boscell Common

Address_2

City

Fremont

State

California

Zip

94538

Contractor Status

DIR Approved

CSLB

786358

Legal Name

S&H CONSTRUCTION, INC.

Business Structure

-- None --

Business Phone

5105797382

Registration Number

President

Harmeet Anand

PWCR

1000000362

Registration Start Date

2024-07-01

Registration End Date

2025-06-30

Doing Business As (DBA)

Crafts

Painter Carpenter Landscape Plumber Laborer and Related Classifications
Carpenter and Related Trades Drywall Installer/Lather (Carpenter)
OPERATING ENGINEER (BUILDING CONSTRUCTION) Electrician
Laborer and Related Classifications (Building Construction) Sheet Metal Worker
Drywall Installer/Lather/Finisher LABORER Cement Mason

Legacy Registration Date

2023-07-01

Legacy Registration Expiration

2024-06-30

Related Lists

Historical Registration Dates (1)



CONTRACTORS STATE LICENSE BOA

Contractor's License Detail for License 786358

DISCLAIMER: A license status check provides information taken from the CSLE license database. Before relying on this information, you should be aware of t following limitations.

- CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure on link that will appear below for more information. Click here for a definition of disclosable actions.
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not listed unless the contractor fails to comply with the terms.
- Due to workload, there may be relevant information that has not yet been entered into the board's license databa

Data current as of 9/9/2024 11:08:11

Business Information

S & H CONSTRUCTION INC
5560 BOSCELL CMN
FREMONT, CA 94538
Business Phone Number:(510) 579-7382

Entity	Corporation
Issue Date	10/24/2000
Reissue Date	06/06/2006
Expire Date	**06/30/2026**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- B - GENERAL BUILDING
- C-9 - DRYWALL

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with HUDSON INSURANCE COMPANY.
Bond Number: 30113380
Bond Amount: $25,000
Effective Date: 03/10/2023
Contractor's Bond History

Bond of Qualifying Individual

- The qualifying individual HARMEET SINGH ANAND certified that he/she owns 10 percent or mo of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
  Effective Date: 09/14/2023
  BQI's Bond History

- The qualifying individual JUAN GARCIA VELAZQUEZ certified that he/she owns 10 percent or m of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
  Effective Date: 06/25/2024

- The qualifying individual LEVI NICK PIVOVAROFF certified that he/she owns 10 percent or more the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
  Effective Date: 05/06/2023

Workers' Compensation

This license has workers compensation insurance with the STATE COMPENSATION INSURANCE FUND
Policy Number:9329889
Effective Date: 01/01/2023
Expire Date: 01/01/2025
Workers' Compensation History

Workers' compensation classification code(s):
0000 - Description Unavailable

For a description of the workers' compensation classification code(s) listed for this licensee, conta the licensee's insurance carrier. Contact information for the licensee's insurer is available by clickir the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

Miscellaneous Information

- 06/06/2006 - LICENSE REISSUED TO ANOTHER ENTITY

Other

- Personnel listed on license (current or disassociated) are listed on other licenses.

A0602842

FILED
In the office of the Secretary of State
of the State of California
OCT 10 2003
KEVIN SHELLEY, Secretary of State

NCTO:

2464229

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION

The undersigned certify that:

1. They are the President and the Secretary, respectively, of Systobuilders Inc., a California corporation.

2. Article I of the Articles of Incorporation of this corporation is amended to read as follows:

The name of this corporation is **S & H Construction Inc.**

3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

4. The foregoing amendment of Articles of Incorporation has been duly approved by the required vote of shareholders in accordance with Section 902, California Corporations Code. The total number of outstanding shares of the corporation is 100. The number of shares voting in favor of the amendment equaled or exceeded the vote required. The percentage vote required was more than 50%.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: Oct. 7, 2003

Harmeet Singh Anand, President

Harmeet Singh Anand, Secretary

Contractor's License Detail (Other Licenses)

Contractor License #	786358
Contractor Name	S & H CONSTRUCTION INC

Select the license name you would like to check for additional status details

JESSE ORAN SKAGGS HUDAK

Licensed With	HUDAK CONSTRUCTION & ROOFING
Status	Active

SAMUEL AIBUEDEFE OGHOGHO

Licensed With	UWA ELECTRIC CO
Status	Expired
Licensed With	U W A ELECTRIC INC
Status	Active
Licensed With	STANFORD SERVICES INC
Status	Expired

HARMEET SINGH ANAND

Licensed With	S & H PLASTERING INC
Status	Active
Licensed With	S & H SCAFFOLDING RENTALS INC
Status	Active

JONATHAN MIGUEL GOMEZ

Licensed With	IMPLICIT CONSTRUCTION
Status	Inactive
Licensed With	IMPLICIT CONSTRUCTION

SANTOS SANCHEZ CHAVEZ

Licensed With RAM PLUMBING

Status Inactive

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STATE OF CALIFORNIA Gavin Newsom, *Governor*

CALIFORNIA APPRENTICESHIP COUNCIL
P.O. Box 420603
San Francisco, CA 94142-0603
(415) 703-4920

To whom it may concern:

According to transactions recorded as of September 9, 2024, no contributions have been received for Contractors License number 1007203 in the past four years.

If you have any questions please contact the Division of Apprenticeship Standards. trainingfund@dir.ca.gov

Glen Forman
for the Secretary, California Apprenticeship Council

STATE OF CALIFORNIA Gavin Newsom, *Governor*

CALIFORNIA APPRENTICESHIP COUNCIL
P.O. Box 420603
San Francisco, CA 94142-0603
(415) 703-4920

To whom it may concern:

According to transactions recorded as of September 9, 2024, no contributions have been received for Contractors License number 878936 in the past four years.

If you have any questions please contact the Division of Apprenticeship Standards. trainingfund@dir.ca.gov

Glen Forman
for the Secretary, California Apprenticeship Council

STATE OF CALIFORNIA Gavin Newsom, *Governor*

CALIFORNIA APPRENTICESHIP COUNCIL
P.O. Box 420603
San Francisco, CA 94142-0603
(415) 703-4920

To whom it may concern:

According to transactions recorded as of September 9, 2024, no contributions have been received for Contractors License number 786358 in the past four years.

If you have any questions please contact the Division of Apprenticeship Standards. trainingfund@dir.ca.gov

Glen Forman
for the Secretary, California Apprenticeship Council

Alameda County, California
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Criteria: Party Name like ANAND HARMEET
Showing Records 1 through 1 (1 records found as of 09/10/2024 10:29:36 AM count again)

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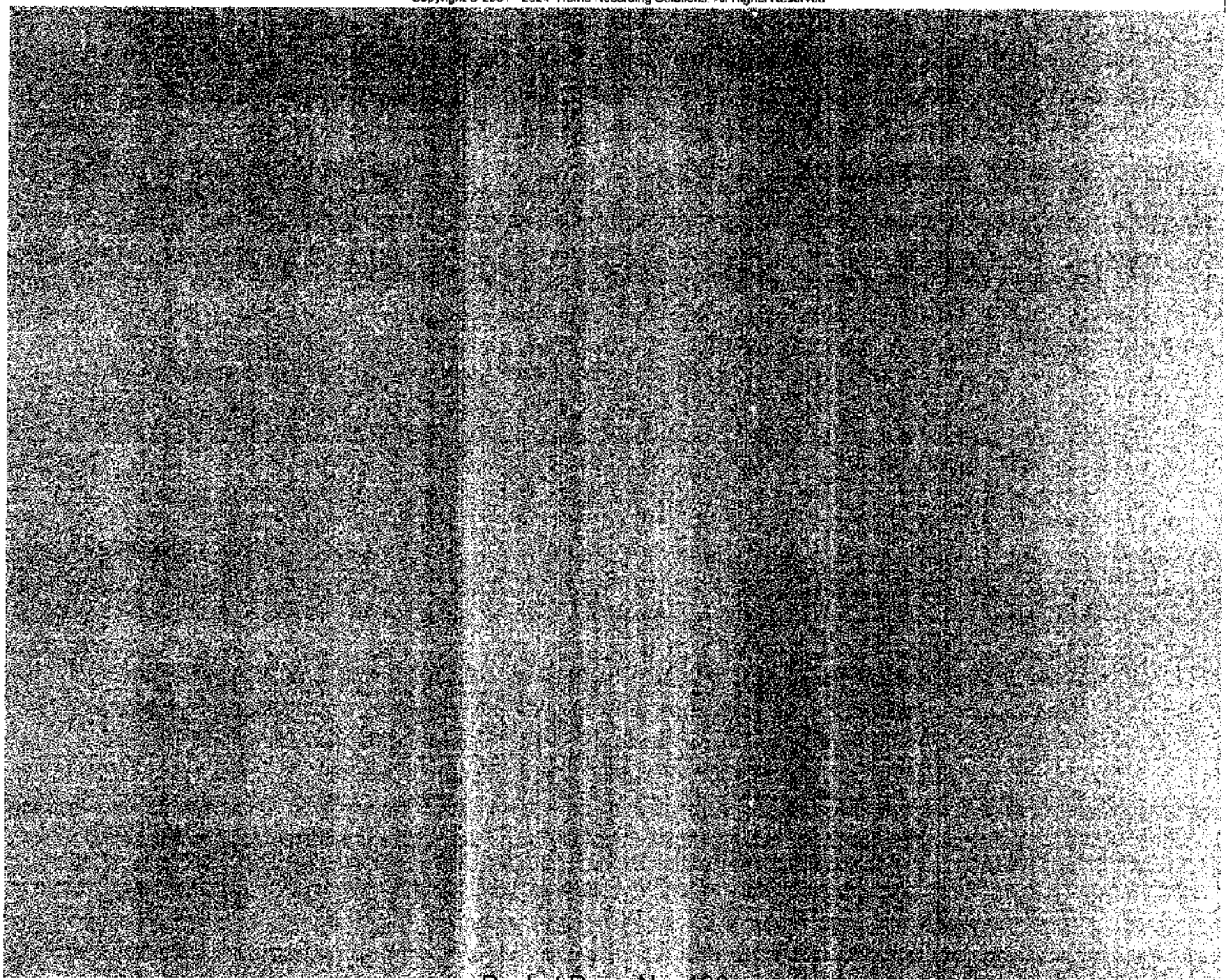
Page 1 Sort By:

#	File #	Fictitious Business Name	Business Type	Status	Date Filed	Abandon	Expiration
1	[redacted]	S K H CONSTRUCTION [redacted]	INDIVIDUAL	EXPIRED	[redacted]		10/16/2000

Other Options
New Search
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Page 1 Sort By:

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BA20241101708

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20241101708
Date Filed: 6/7/2024

Entity Details

Corporation Name	S & H CONSTRUCTION INC.
Entity No.	2464229
Formed In	CALIFORNIA

Street Address of Principal Office of Corporation

Principal Address	5560 BOSCELL CMN FREMONT, CA 94538

Mailing Address of Corporation

Mailing Address	5560 BOSCELL CMN FREMONT, CA 94538
Attention	

Street Address of California Office of Corporation

Street Address of California Office	5560 BOSCELL CMN FREMONT, CA 94538

Officers

Officer Name	Officer Address	Position(s)
JUAN GARCIA VELAZQUEZ	5560 BOSCELL CMN FREMONT, CA 94538	Chief Financial Officer
HARMEET SINGH ANAND	5560 BOSCELL CMN FREMONT, CA 94538	Chief Executive Officer
LEVI NICK PIVOVAROFF	5560 BOSCELL CMN FREMONT, CA 94538	Secretary

Additional Officers

Officer Name	Officer Address	Position	Stated Position
None Entered			

Directors

Director Name	Director Address
HARMEET SINGH ANAND	5560 BOSCELL CMN FREMONT, CA 94538

The number of vacancies on Board of Directors is: 0

Agent for Service of Process

Agent Name	HARMEET SINGH ANAND
Agent Address	5560 BOSCELL CMN FREMONT, CA 94538

Type of Business

Type of Business	CONSTRUCTION BUSINESS

Email Notifications

Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.

06/07/2024 2:27 PM Received by California Secretary of State

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

HARMEET SINGH ANAND	*06/07/2024*
Signature	Date

Electronically Received by California Secretary of State 07/07/2024 11:44 AM PDT

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Document Detail

File Number: 297597
Date Filed: 10/16/2000
Status: EXPIRED
Document Type: NEW FBN
Effective Date: 10/16/2000
Expiration Date: 10/16/2005
Continued From:
Continued To:
Business Type: INDIVIDUAL
Fictitious Business Name: S & H CONSTRUCTION

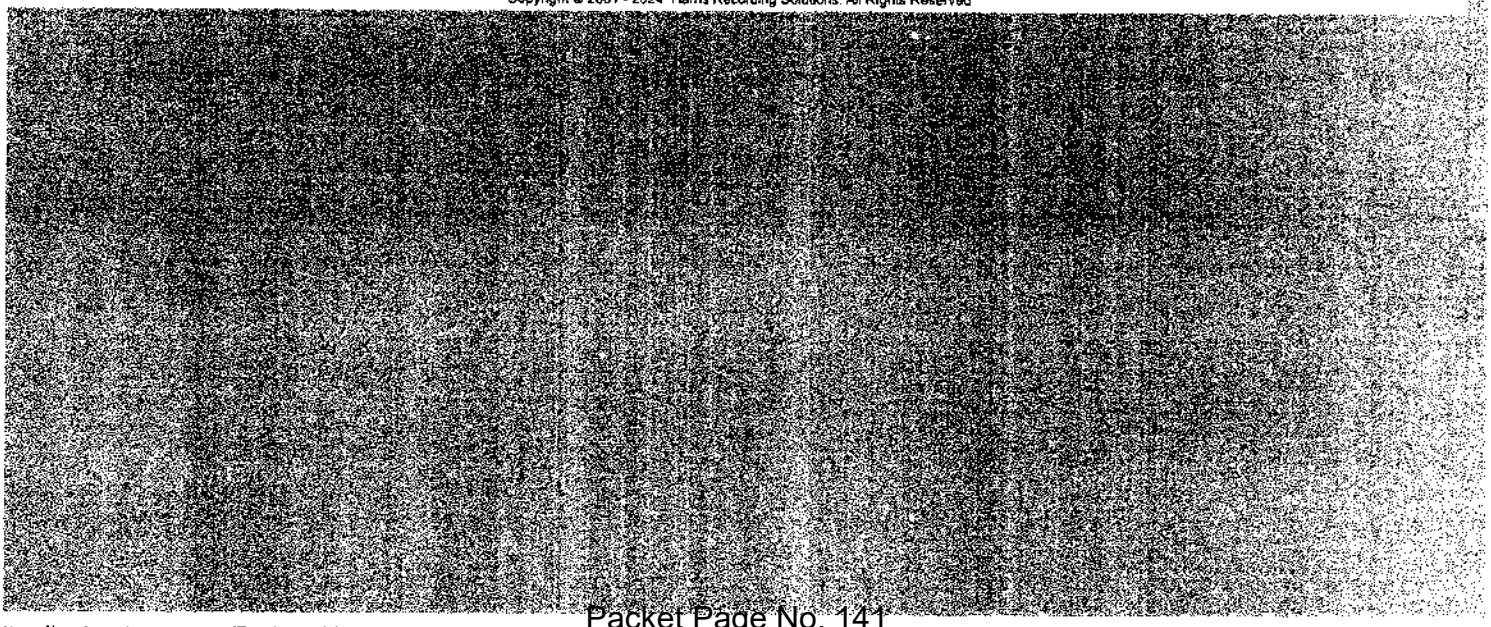
Parties

Type	Name	Withdrawn Date
	ANAND HARMEET SINGH	

Transactions

Action	Trans.ID	Action Date	Image
-err-	148736	10/16/2000	

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A0602842

FILED
In the office of the Secretary of State
of the State of California
OCT 10 2003
KEVIN SHELLEY, Secretary of State

NC10:

2464229

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION

The undersigned certify that:

1. They are the President and the Secretary, respectively, of Systobuilders Inc., a California corporation.

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The name of this corporation is **S & H Construction Inc.**

3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

4. The foregoing amendment of Articles of Incorporation has been duly approved by the required vote of shareholders in accordance with Section 902, California Corporations Code. The total number of outstanding shares of the corporation is 100. The number of shares voting in favor of the amendment equaled or exceeded the vote required. The percentage vote required was more than 50%.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date: Oct. 7, 2003

Harmeet Singh Anand, President

Harmeet Singh Anand, Secretary

BA20241101708

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

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File No.: BA20241101708

Date Filed: 6/7/2024

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Entity No.	2464229
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Mailing Address of Corporation

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Officer Name	Officer Address	Position(s)
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HARMEET SINGH ANAND	5560 BOSCELL CMN FREMONT, CA 94538	Chief Executive Officer
LEVI NICK PIVOVAROFF	5560 BOSCELL CMN FREMONT, CA 94538	Secretary

Additional Officers

Officer Name	Officer Address	Position	Stated Position
None Entered			

Directors

Director Name	Director Address
HARMEET SINGH ANAND	5560 BOSCELL CMN FREMONT, CA 94538

The number of vacancies on Board of Directors is: 0

Agent for Service of Process

Agent Name	HARMEET SINGH ANAND
Agent Address	5560 BOSCELL CMN FREMONT, CA 94538

Type of Business

Type of Business	CONSTRUCTION BUSINESS

Email Notifications

Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.

Document ID: 7777777777 Certified by California Secretary of State

Labor Judgment

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

HARMEET SINGH ANAND	*06/07/2024*
Signature	Date

E-Filed 06/07/2024 4:42 PM Received by California Secretary of State



CONTRACTORS STATE LICENSE BOA

Contractor's License Detail for License 878162

DISCLAIMER: A license status check provides information taken from the CSLI license database. Before relying on this information, you should be aware of t following limitations.

- CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure on link that will appear below for more information. Click here for a definition of disclosable actions.
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not listed unless the contractor fails to comply with the terms.
- Due to workload, there may be relevant information that has not yet been entered into the board's license databa

Data current as of 9/9/2024 11:56:49

Business Information

PAWN CONSTRUCTION
400 REED STREET, SUITE 120
SANTA CLARA, CA 95050
Business Phone Number:(408) 768-7171

Entity Sole Ownership
Issue Date 05/22/2006
Expire Date **05/31/2026**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- B : GENERAL BUILDING
- C9 : ELECTRICAL

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Pawn Construction

Contractor

Contractor business email

pawnconstruction95129@gmail.com

Contractor c ation eff date

2024-07-01

Contractor first name

Contractor mailing city

Contractor mailing state

Contractor mailing zip

Contractor physical city

San Jose

Contractor physical state

CA

Contractor physical zip

95128

Contractor certify date

Contractor company type

Contractor craft legacy

Contractor craft snow

Contractor c ation exp date

2025-06-30

Contractor date deactivated

Contractor dba name

Contractor entity number

Contractor ID

1000892284

Contractor last name

Contractor mailing address2

Contractor physical address1

1325 castlemont ave #1SUITE 120

Contractor physical address2

Contractor source

SNOW

Contractor wc cert date

Contractor wc exp date

Contractor wc policy number

Contractor wc selection

Contractor legal entity name

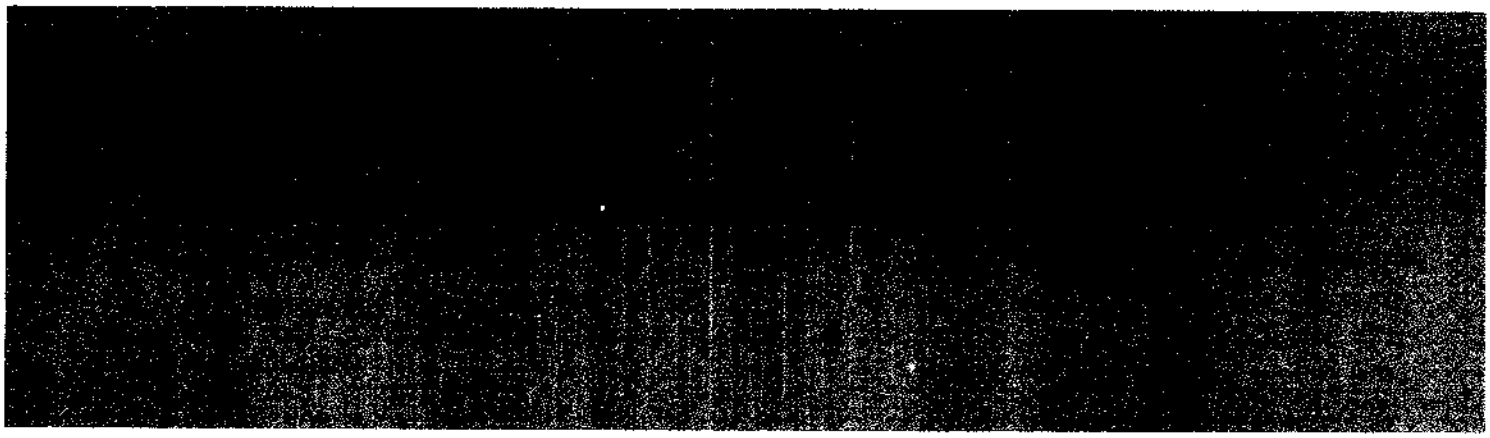
Pawn Construction

Contractor mailing address1

Contractor wc carrier

Clear Spring Property and Casualty Compa

Checked



S&H Construction, Inc

Customer Account Lookup

Name

S&H Construction, Inc

Customer Account

S&H Construction, Inc

Type

Contractor

Website

(empty)

Email

shcalifornia@yahoo.com

Address 1

5560 Boscell Common

Address_2

City

Fremont

State

California

Zip

94538

Contractor Status

DIR Approved

CSLB

786358

Legal Name

S&H CONSTRUCTION, INC.

Business Structure

-- None --

Business Phone

5105797382

Registration Number

President

Harmeet Anand

PWCR

1000000362

Registration Start Date

2024-07-01

Registration End Date

2025-06-30

Doing Business As (DBA)

Crafts

Painter Carpenter Landscape Plumber Laborer and Related Classifications Carpenter and Related Trades Drywall Installer/Lather (Carpenter) OPERATING ENGINEER (BUILDING CONSTRUCTION) Electrician Laborer and Related Classifications (Building Construction) Sheet Metal Worker Drywall Installer/Lather/Finisher LABORER Cement Mason

Legacy Registration Date

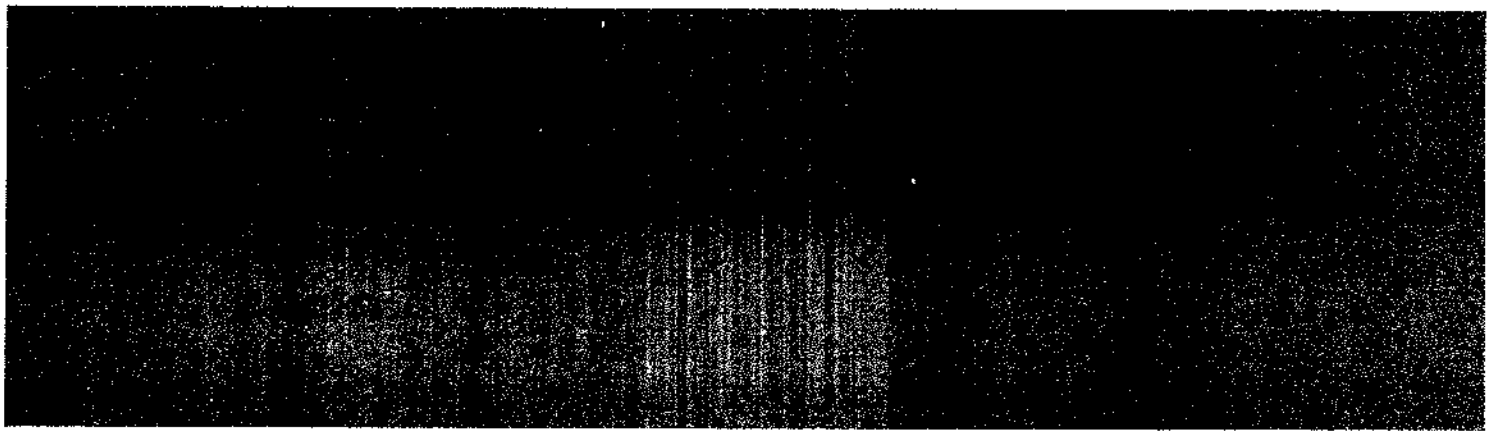
2023-07-01

Legacy Registration Expiration

2024-06-30

Related Lists

Historical Registration Dates (1)



CONTRACTORS STATE LICENSE BOA

Contractor's License Detail for License 786358

DISCLAIMER: A license status check provides information taken from the CSL license database. Before relying on this information, you should be aware of t following limitations.

- CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure on link that will appear below for more information. Click here for a definition of disclosable actions.
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not listed unless the contractor fails to comply with the terms.
- Due to workload, there may be relevant information that has not yet been entered into the board's license databa

Data current as of 9/9/2024 11:08:11

Business Information

S & H CONSTRUCTION INC
5560 BOSCELL CMN
FREMONT, CA 94538
Business Phone Number:(510) 579-7382

Entity	Corporation
Issue Date	10/24/2000
Reissue Date	06/06/2006
Expire Date	**06/30/2026**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- B : GENERAL BUILDING
- C-9 : DRYWALL

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with HUDSON INSURANCE COMPANY.
Bond Number: 30113380
Bond Amount: $25,000
Effective Date: 03/10/2023
Contractor's Bond History

Bond of Qualifying Individual

- The qualifying individual HARMEET SINGH ANAND certified that he/she owns 10 percent or mo of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
  Effective Date: 09/14/2023
  BQI's Bond History

- The qualifying individual JUAN GARCIA VELAZQUEZ certified that he/she owns 10 percent or m of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
  Effective Date: 06/25/2024

- The qualifying individual LEVI NICK PIVOVAROFF certified that he/she owns 10 percent or more the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.
  Effective Date: 05/06/2023

Workers' Compensation

This license has workers compensation insurance with the STATE COMPENSATION INSURANCE FUND
Policy Number:9329889
Effective Date: 01/01/2023
Expire Date: 01/01/2025
Workers' Compensation History

Workers' compensation classification code(s):
0000 - Description Unavailable

For a description of the workers' compensation classification code(s) listed for this licensee, contac the licensee's insurance carrier. Contact information for the licensee's insurer is available by clickir the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

Miscellaneous Information

- 06/06/2006 - LICENSE REISSUED TO ANOTHER ENTITY

Other

- Personnel listed on this license (current or disassociated) are listed on other licenses.

DIR State of California Department of Industrial Relations

eCPR Public Search YK

YK YONG KAY

Public Works Support

Logout

Contractors

Projects

Services

Your information

Home > Customer Account Lookup > S&H Plastering, Inc

Search

S&H Plastering, Inc

Customer Account Lookup

Name

S&H Plastering, Inc

Customer Account

S&H Plastering, Inc

Type

Contractor

Website

(empty)

Email

pritshc@yahoo.com

Address 1

5560 Boscell Common

Address_2

City

Fremont

State

California

Zip

94538

Contractor Status

DIR Approved

CSLB

878936

Legal Name

S&H PLASTERING, INC.

Business Structure

-- None --

Business Phone

5105797382

Registration Number

President

Harmeet Anand

PWCR

1000016518

Registration Start Date

2024-07-01

Registration End Date

2025-06-30

Doing Business As (DBA)

Crafts

Plasterer/Tender Drywall Installer/Lather (Carpenter) Laborer and Related Classifications

Legacy Registration Date

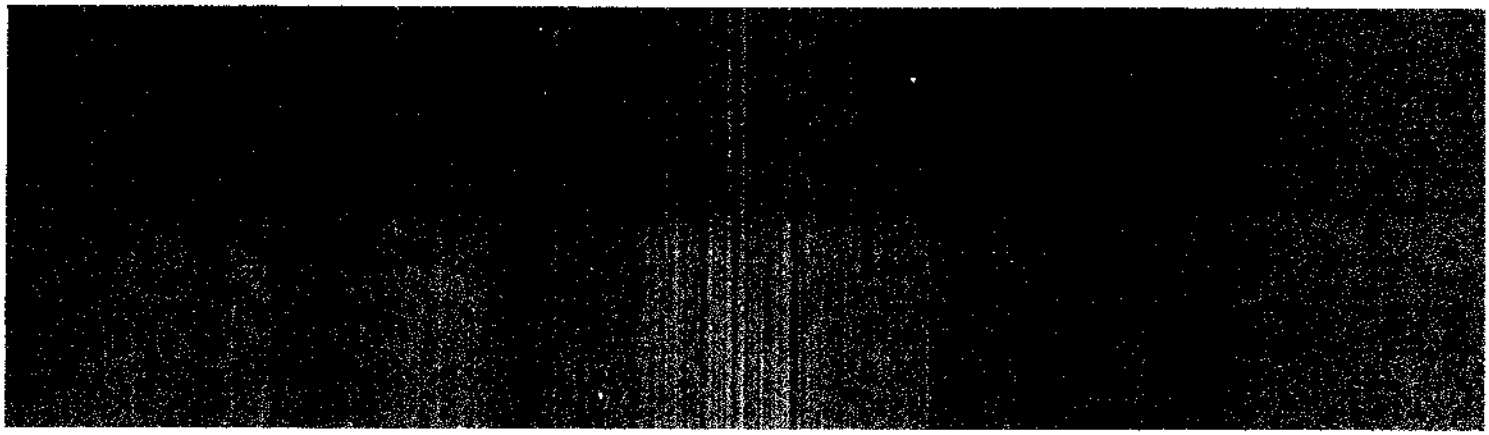
2023-07-01

Legacy Registration Expiration

2024-06-30

Related Lists

Historical Registration Dates (1)





CONTRACTORS STATE LICENSE BOA

Contractor's License Detail for License 878936

DISCLAIMER: A license status check provides information taken from the CSLE license database. Before relying on this information, you should be aware of t following limitations.

- CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure on link that will appear below for more information. Click here for a definition of disclosable actions.
- Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- Arbitrations are not listed unless the contractor fails to comply with the terms.
- Due to workload, there may be relevant information that has not yet been entered into the board's license databa

Data current as of 9/9/2024 10:57:04

Business Information

S & H PLASTERING INC
5560 BOSCELL COMMON
FREMONT, CA 94538
Business Phone Number:(510) 579-7382

Entity Corporation
Issue Date 06/07/2006
Expire Date 06/30/2026

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- C35 - LATHING AND PLASTERING
- C61/D39 - DRYWALL

Workers' Compensation

This license has workers compensation insurance with the STATE COMPENSATION INSURANCE FUND

Policy Number: 9329889
Effective Date: 01/01/2023
Expire Date: 01/01/2025
Workers' Compensation History

Workers' compensation classification code(s):
5443 - Lathing
5446 - Wallboard Installation-low wage
5485 - Plastering/Stucco Work-high wage

For a description of the workers' compensation classification code(s) listed for this licensee, conta the licensee's insurance carrier. Contact information for the licensee's insurer is available by clickir the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

Other

- Personnel listed on this license (current or disassociated) are listed on other licenses.

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SECTION 00 41 00
BID PROPOSAL
TO THE CITY OF NEWARK, CALIFORNIA

Name of Bidder: S&H Construction, Inc

Business Address: 5560 Boscell Common, Fremont, CA 94538

City, State, Zip: Fremont, California, Zip: 94538.

Telephone No.: Area Code (510) -579-7382

Email Address: shcalifornia@yahoo.com

The work for which this proposal is submitted is for construction in accordance with the Specifications (including the payment of not less than the minimum wage rates set forth therein) and the contract annexed hereto, the project Plans described below, and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished.

The project Plans for the work to be done were approved and are entitled:

NEWARK RESOURCE CENTER RENOVATIONS
37365 Ash Street, Newark, CA 94560
City Project No. 1360

Bids are to be submitted for the entire work. The amount of the bid for comparison purposes will be the total of all Base Bid items. This is deemed to include all labor, equipment material, transportation and applicable taxes, profit, insurance, bonds and other overhead to perform the Work in accordance with the Project Plans and Technical Specifications, herein:

BID ITEM	APPRO X.QTY.	UNIT	DESCRIPTION, WITH UNIT PRICE IN WORDS (EACH BID ITEM SHALL INCLUDE ALL APPLICABLE TAXES, PROFIT, INSURANCE, BONDS, AND OTHER OVERHEAD)	UNIT PRICE	TOTAL ITEM PRICE
001	1	Lump Sum	BASE BID—All work shown on the Newark Resource Center drawings, technical specifications, and IFB appendices.	$ 1,443,600	$ 1,443,600.00
002	1	Lump Sum	BASE BID – Abatement of all Hazardous Materials in the Resource Center Main Building. Viola Blythe Building is excluded from the scope of this project.	$ 25,000	$ 25,000.00

CERTIFICATIONS AND SIGNATURES

CERTIFICATIONS - GENERAL

The Bidder's execution on the signature portion of this proposal shall also constitute an endorsement and execution of those certifications which are part of this proposal. Signature of Bidder shall be properly notarized.

MINOR INFORMALITIES

The City reserves the right to waive minor informalities and/or bid non-responsiveness that does not influence the competitive nature of the bid.

PROPOSAL FORM

Bids shall be submitted on the Bid Proposal forms included in this Section 00 41 00. A complete Bid Proposal, with all forms included in Section 00 41 00, must be submitted. The signature(s) of the Bidder constitutes acknowledgment that the set of Specifications used in preparing his/her bid is complete and the intent of the Bidder is to comply with all provisions of the Specifications.

BIDDER'S GUARANTEE

Accompanying this proposal is a Bidder's Guarantee *(Check Appropriate Attachment)*:

☐ Cashiers Check ($_____)

☑ Bidder's Bond in the amount of 10% of the total bid

Note: Refund of a Bidder's Guarantee in the form of a Cashier's Check will be made by returning the unendorsed Cashier's Check to the Bidder, after the City has entered into a contract with the apparent low Bidder. Therefore, the Cashier's Check receipt should be retained by the Bidder.

ADDENDA

This Proposal is submitted with respect to the changes to the contract included in Addendum Number(s):

#01 08-09-2024 #02 08-27-2024

(Fill in addendum number(s) if addenda have been received)

Warning: If an addendum or addenda have been issued by the City and not noted above as being received by the Bidder, this Proposal may be rejected.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

NA

Notes: Providing false information may result in criminal prosecution or administrative sanctions. The above certification is part of the Bid. Signing this Bid on the signature portion thereof shall also constitute signature of this Certification.

NON-COLLUSION DECLARATION

The undersigned declares:

I am the CEO of S&H Construction, Inc, the party making the foregoing bid. The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham bid. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5560 Boscell Common, Fremont, CA 94538, at Fremont, California.

LICENSE INFORMATION

The Bidder hereby certifies that he/she is licensed in accordance with an act providing for the registration of Contractors:

License No. 786358 Contractor's License Expiration Date 06-30-2026

Classification(s) A, B, C9, C10, C20, C36

DIR Registration No. 1000000362 Expiration Date 06-30-2026

LIST OF SUBCONTRACTORS

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposed to subcontract portions of the work in excess of one-half of one percent (1/2 of 1%) of the total bid. If none, so indicate. Provide all information requested below.

If the Bidder fails to specify a Subcontractor, or if the Bidder specified more than one Subcontractors for any portion of the work to be performed under the contract in excess of one-half of one percent (1/2 of 1%) of the Bidder's total bid, he/she agrees that he/she is fully qualified to perform that portion of work himself/herself, and that he/she will perform that portion himself/herself. The listing of more than one Subcontractor for each item of work to be performed with the words 'and/or' will not be permitted. Failure to comply with this requirement may render the Bid as non-responsive and may cause its rejection. List all such Subcontractors below, or on additional sheets, as required.

As of July 1, 2014, all Contractors bidding on this project are required to register with the Department of Industrial Relations (DIR) and to pay the required annual fee. Under California Labor Code section 1771.1, as amended by SB 854, unless registered with the DIR, a Contractor may not bid or be listed as a Subcontractor, for any bid proposal submitted for public works projects on or after March 1, 2015. The Contractors will be required to submit certified payrolls during the course of the project. This project is subject to compliance enforcement and monitoring by the State of California Department of Industrial Relations.

Subcontractor Name License Number DIR Registration No.	Address/ Phone Number/ Email	Description Of Work Subcontracted	Amount Subcontracted*
Eisen Environmental 870431 1000040077	Martinez CA 94553 (925) 270 3770 eric@eisenenvironmental.com	Abatement	$25,000.00
Future Flooring Group 780029 1001107957	San Jose CA 95112 (650) 862 3131 jose@futurefg.org	Flooring	$7,000.00
DB Painting 683394 1000006991	Oakland, CA 94621 (866) 431-9869 mh-dbpaint@att.net	Painting	$32,000.00
Pro West Wall Products 1014800 1000041721	West Sacramento CA 95691 (916) 572 0742	Wall Finishes	$11,000.00
BLC Mill & Fixtures 428941 1000003062	Newark, CA 94560 (510) 713-0430 admin@blcmill.com	Casework/Millwork Doors & Hardware	$103,000.00
AAA Fence 522762 1000002526	Santa Clara CA 95050 (SW) 956-5465 keith@aaafence.com	Fence	$56,000.00
Peerless Tiles 106835 1000842727	San Jose CA 95113 (831) 256-2916 info@peerlesstile.com	Ceramic Tiles	$29,000.00

T&A Contractor 989071 1000005233	Redwood City CA 94063 (650)2187793 irene@tacontractor inc.com	Roofing	$10,000.00
S&H Plastering Inc 878936 1000016518	Fremont, CA 94538 (510) 657-7382	Plastering	$25,000
Pawn Construction 878162 1000892284	San Jose CA 95128 (408)768, 7171 benca22@yahoo.com	Electrical & Low Voltage	$125,000
Tree & Green Landscaping Co. 560057 1000025768	Magalia, CA 95954 (530)327 8436 tony.nguyen@yahoo.com	Landscaping	$50,000
Big Valley Metals 826708 1000066653	West Sacramento CA 95691 (916)3722373 jesus@bvmetals.com	Structural Steel	$10,000

* Use Cost Amount representing actual work to be performed by the respective subcontractor.

SIGNATURE BLOCK

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE: If the Bidder or other interested person is a corporation, state the legal name of the corporation, also the names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state the true name of firm, also the names of all individual copartners composing firm; if the Bidder or other interested person is an individual, state the first and last names in full.

S&H Construction, Inc(Corporation) California

Harmeet Anand (CEO) Adress: 5560 Boscell Common, Fremont, CA 94538

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the Non-Collusion Affidavit required by Public Contract Code Section 7106 is true and correct.

SIGN HERE

☞ Date: 09-05-2024

Signature of Bidder ***Must be Properly Notarized***

Business address 5560 Boscell Common, Fremont, CA 94538

Place of business California

Place of residence Fremont

SATNAM SINGH
COMM. #2413071
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Aug. 16, 2026

Form of Company *(check one)*:

☑ California Corporation ☐ Limited Partnership ☐ Other (specify)

9/5/24

END OF SECTION

no jurat or acknowledgement

City of Newark
NEWARK
california
City Manager's Office
37101 Newark Boulevard
Newark, CA 94560

August 30, 2024

ADDENDUM NO. 3

PROJECT: FY 2023-2024 NEWARK RESOURCE CENTER RENOVATIONS – PROJECT 1360

The Contract Documents are hereby revised as indicated by this Addendum No. 3, dated August 30, 2024:

1. **Questions and Answers**

   The attached Questions and Answers document dated 08/30/24 has been added.

2. **Special Inspections**

   The attached special inspections clarifications have been added. These notes will be pard of S502 on the issue for construction set. The attached Special Inspection Agency Recognition List and Special Inspection & Testing Statement has been added. Document dated June 25, 2020. The City will hire the special 3rd party special inspector.

3. **Site Logistics**

   The attached Site Logistics Plan dated 8/30/24 has been added.

IMPORTANT:

RECEIPT OF THIS ADDENDUM MUST BE ACKNOWLEDGED BY COMPLETING THE ADDENDA SECTION ON PAGE 4 OF 11 OF THE BID FORM. BID FORM IS PART OF BID PACKAGE ITEM 1.

SECTION 00 41 00
BID PROPOSAL
TO THE CITY OF NEWARK, CALIFORNIA

Name of Bidder: ALEX KUSMER General Inc

Business Address: 2364 Funston Ave

City, State, Zip: San Francisco CA 94116

Telephone No.: Area Code (415) 756 0945

Email Address: amadevelopers@hotmail.com

The work for which this proposal is submitted is for construction in accordance with the Specifications (including the payment of not less than the minimum wage rates set forth therein) and the contract annexed hereto, the project Plans described below, and the Labor Surcharge and Equipment Rental Rates in effect on the date the work is accomplished.

The project Plans for the work to be done were approved and are entitled:

NEWARK RESOURCE CENTER RENOVATIONS
37365 Ash Street, Newark, CA 94560
City Project No. 1360

Bids are to be submitted for the entire work. The amount of the bid for comparison purposes will be the total of all Base Bid items. This is deemed to include all labor, equipment material, transportation and applicable taxes, profit, insurance, bonds and other overhead to perform the Work in accordance with the Project Plans and Technical Specifications, herein:

BID ITEM	APPRO X QTY.	UNIT	DESCRIPTION, WITH UNIT PRICE IN WORDS (EACH BID ITEM SHALL INCLUDE ALL APPLICABLE TAXES, PROFIT, INSURANCE, BONDS, AND OTHER OVERHEAD)	UNIT PRICE	TOTAL ITEM PRICE
001	1	Lump Sum	BASE BID—All work shown on the Newark Resource Center drawings, technical specifications, and IFB appendices.	$ 1,462,005	$ 1,462,005
002	1	Lump Sum	BASE BID – Abatement of all Hazardous Materials in the Resource Center Main Building. Viola Blythe Building is excluded from the scope of this project.	$ 32,995	$ 32,995

CERTIFICATIONS AND SIGNATURES

CERTIFICATIONS - GENERAL

The Bidder's execution on the signature portion of this proposal shall also constitute an endorsement and execution of those certifications which are part of this proposal. Signature of Bidder shall be properly notarized.

MINOR INFORMALITIES

The City reserves the right to waive minor informalities and/or bid non-responsiveness that does not influence the competitive nature of the bid.

PROPOSAL FORM

Bids shall be submitted on the Bid Proposal forms included in this Section 00 41 00. A complete Bid Proposal, with all forms included in Section 00 41 00, must be submitted. The signature(s) of the Bidder constitutes acknowledgment that the set of Specifications used in preparing his/her bid is complete and the intent of the Bidder is to comply with all provisions of the Specifications.

BIDDER'S GUARANTEE

Accompanying this proposal is a Bidder's Guarantee *(Check Appropriate Attachment)*:

☐ Cashiers Check ($_____)

☑ Bidder's Bond in the amount of 10% of the total bid

Note: Refund of a Bidder's Guarantee in the form of a Cashier's Check will be made by returning the unendorsed Cashier's Check to the Bidder, after the City has entered into a contract with the apparent low Bidder. Therefore, the Cashier's Check receipt should be retained by the Bidder.

ADDENDA

This Proposal is submitted with respect to the changes to the contract included in Addendum Number(s):

1 2 3

(Fill in addendum number(s) if addenda have been received)

Warning: If an addendum or addenda have been issued by the City and not noted above as being received by the Bidder, this Proposal may be rejected.

Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Notes: Providing false information may result in criminal prosecution or administrative sanctions. The above certification is part of the Bid. Signing this Bid on the signature portion thereof shall also constitute signature of this Certification.

NON-COLLUSION DECLARATION

The undersigned declares:

I am the CEO of ALEX KUSHNER General Inc. the party making the foregoing bid. The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham bid. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on September 5 2024, at San Francisco, California.

LICENSE INFORMATION

The Bidder hereby certifies that he/she is licensed in accordance with an act providing for the registration of Contractors:

License No. 1007203 Contractor's License Expiration Date 9/30/2025

Classification(s) A B C33

DIR Registration No. 1000061175 Expiration Date 6/30/2025

LIST OF SUBCONTRACTORS

The Bidder shall list the name and address of each subcontractor to whom the Bidder proposed to subcontract portions of the work in excess of one-half of one percent (1/2 of 1%) of the total bid. If none, so indicate. Provide all information requested below.

If the Bidder fails to specify a Subcontractor, or if the Bidder specified more than one Subcontractors for any portion of the work to be performed under the contract in excess of one-half of one percent (1/2 of 1%) of the Bidder's total bid. he/she agrees that he/she is fully qualified to perform that portion of work himself/herself, and that he/she will perform that portion himself/herself. The listing of more than one Subcontractor for each item of work to be performed with the words 'and/or' will not be permitted. Failure to comply with this requirement may render the Bid as non-responsive and may cause its rejection. List all such Subcontractors below, or on additional sheets, as required.

As of July 1, 2014, all Contractors bidding on this project are required to register with the Department of Industrial Relations (DIR) and to pay the required annual fee. Under California Labor Code section 1771.1, as amended by SB 854, unless registered with the DIR, a Contractor may not bid or be listed as a Subcontractor, for any bid proposal submitted for public works projects on or after March 1, 2015. The Contractors will be required to submit certified payrolls during the course of the project. This project is subject to compliance enforcement and monitoring by the State of California Department of Industrial Relations.

Subcontractor Name License Number DIR Registration No.	Address/ Phone Number/ Email	Description Of Work Subcontracted	Amount Subcontracted*
PALS 700658 1000868914	P.O Box 31986 STOCKTON CA 510 750 7543	HAZ MAT DEMO	39,995
BK Miel 428941 1000003062	37523 Sycamore Newark CA	Millwork	60,000
Aire Sheetmetal 271264 1000000307	1973 East Bayshore Redwood City 650 451 8179	HVAC mechanical	81,500
B M Builders 861848 1000003277	11330 Sunrise Park Suite C Rancho Cordova	AC paving	25,822
99 North 1112114 1001120242	4651 Melody unit A Concord CA	Electrical C10 Labor	30,000
Future Flooring 780029 1001107957	1001 S 5th San Jose	Flooring	17,055
Robertson 667261 1000002700	2140 East Cedar Tempe AZ Frank 510-2609025	Poured in Place Safety Surfacing	22,011

Free to Green 560057	6145 De Sabla Magalia Ca	Irrigation Landscape	49,985
Bailey Fence 498 661 1000005722	3205 Baumber Hayward CA 510-783 2980	Fence	65,000

* Use Cost Amount representing actual work to be performed by the respective subcontractor.

SIGNATURE BLOCK

The names of all persons interested in the foregoing proposal as principals are as follows:

IMPORTANT NOTICE: If the Bidder or other interested person is a corporation, state the legal name of the corporation, also the names of the president, secretary, treasurer, and manager thereof; if a co-partnership, state the true name of firm, also the names of all individual copartners composing firm; if the Bidder or other interested person is an individual, state the first and last names in full.

Alex Kushner CEO and President

Alex Kushner Secretary

Alex Kushner Treasurer

ALEX KUSHNER GENERAL INC

CALIFORNIA CORPORATION

By my signature on this proposal I certify, under penalty of perjury under the laws of the State of California, that the Non-Collusion Affidavit required by Public Contract Code Section 7106 is true and correct.

SIGN HERE

☞ Date: 9/5/2024 Alex Kushner

Signature of Bidder ***Must be Properly Notarized***

Business address 2364 Funston Ave San Francisco CA 94116

Place of business 2364 Funston Ave San Francisco CA 94116

Place of residence 2364 Funston Ave San Francisco CA 94116

Form of Company *(check one)*:

☑ California Corporation ☐ Limited Partnership ☐ Other (specify)

END OF SECTION

Alex Kushner General, Inc.

License B 1007203

VIA EMAIL
September 6, 2024

And submitted in writing to the Office of the City Manager
Of the City of Newark
At 37101 Newark Blvd. Newark, Ca
Second Floor Counter
Attention Roya Gonzalez, Senior Management Analyst

Signed and notarized by
Alex Kushner
CEO
Alex Kushner General Inc.

Accompanied by non refundable bid protest fee in the form of cashiers check in the amount of $100

Bid Protest City of Newark Resource Center renovations project 1360.

Roya, good afternoon.

This letter serves as Alex Kushner General Inc.'s formal bid protest as to the bid submitted by S & H Construction Inc., the apparent low bidder for the above-referenced project. Alex Kushner General Inc. protests the bid as nonresponsive and directs the City of Newark to the details set forth below.

BASIS OF PROTEST:

Per project Bid documents:

Public Contract Code §4100 et seq. requires, among other provisions, that bidders for public works projects list in their bids the name and locations of the place of business of each subcontractor who will perform work or labor or **render services** to the prime contractor in or about the construction of the work of improvement. Bidders are also required to state the portion of the work that will be done by each subcontractor (PCC §4104(b)).

S & H Construction Inc. failed to list subcontractor for the portion of work related to specification section 32 18 16.3 PLAYGROUND PROTECTIVE SURFACING.

S & H Construction Inc. will not be able to self perform the scope , since specification requires certain qualifications and certifications for the installer.

SECTION 32 18 16.13 PLAYGROUND PROTECTIVE SURFACING

1.05 SUBMITTALS
D. Quality Assurance/Control Submittals: Submit the following:
1. Certificate of qualifications of the playground surfacing installer.

1.06 QUALITY ASSURANCE
A. Qualifications: Utilize an installer approved and trained by the manufacturer of the playground surfacing system, having experience with other projects of the scope and scale of the work described in this section.
B. Certifications: Certification by manufacturer that installer is an approved applicator of the playground surfacing system.
C. International Play Equipment Manufacturers Association (IPEMA) certified.

Alex Kushner General, Inc.

License B 1007203

2.01 POURED-IN-PLACE PLAYGROUND SURFACING SYSTEM
A. Basis-Of-Design Manufacturer or Approved Equal: **Surface America, Inc**.

S & H Construction Inc. had to include in their bid specified product by Surface America, Inc. Like all other bidders, for the bid to be fair, the product specified had to be included in the bid.
The Specified basis of design material, Surface America is a materials supplier from the east coast who contracts out all their installs. S&H should be a **currently certified** Surface America installer and be able to immediately produce that certification.

Attached is the professional summation of the process by PIP certified supplier / installer, familiar with this matter, Mr. Frank Horwath, Regional Sales Manager, Northern California/Northwest Robertson Recreational Surfaces.

Also attached is the cost of installing the system specified, at over $22,000 by certified licensed installer.

Any potential manipulation of the cost to suggest to show it to be lower than $7,500 should be met with proper diligent investigation.

Any potential manipulation with changing the basis of design product to a different one, should be met with rejection, for any product substitution during bid time and before project award should have been done officially way before bid and with proper documentation and public knowledge, so that all bidders could react accordingly to product substitution.

Therefore, for the reasons set forth above, Alex Kushner General Inc. respectfully requests that the City of Newark reject the bid of S & H Construction Inc. as nonresponsive.

The City of Newark must not overlook the basic rules of competitive bidding and conformance and must therefore reject the S & H Construction Inc. . bid.
Alex Kushner General Inc. is the lowest responsible and responsive bidder and an award to Alex Kushner General Inc. is proper.

Alex Kushner
CEO
Alex Kushner General Inc.
2364 Funston ave.
San Francisco, Ca. 94116

Signature _____ By Alex Kushner CEO September 6, 2024
Notarized and signed under penalty of perjury

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Santa Clara
Subscribed and sworn to (or affirmed) before me on this 06 day of September, 2024, by Alex Kushner
_____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Signature _____ (Seal)

JAEHYUN CHOI
COMM. #2334550
Notary Public - California
Santa Clara County
My Comm. Expires Oct. 1, 2024

Proposal # 24-40851

Robertson Industries, Inc.
2140 E. Cedar Street
Tempe, AZ 85281
(800) 858-0519
FAX: (602) 340-0402
www.totturf.com

Robertson
Recreational Surfaces
A PLAYCORE Company

Date Issued: 08/19/2024

Project Name: Newark Resource Center Renovation Pour in Place 8-2024
Address: 37365 Ash Street, Newark, CA. 94560
Contact:
Email:

Sales Representative
Name: Frank Horwath
Phone: +15102609025
Email: fhorwath@totturf.com

PRICE EXPIRES: 11/18/2024

PRODUCT NAME	DESCRIPTION	QTY	UNIT PRICE	TOTAL
TotTurf Poured in Place Safety Surfacing	Install IPEMA Certified Poured in Place Safety Surfacing	680	$32.37	$22,011.60
GRAND TOTAL				$22,011.60

CONTRACT TYPE: Regular **WAGE TYPE:** State Prevailing **UNION:** No **CA GRANT:** No

DETAILED SCOPE:
Provide all material, equipmentand labor for installation of IPEMA certified and tested Pour in Place Safety Surfacing:
680sf at 3" depth for up to 6' Fall height. Aromatic Urethane binder , 1-4mm EPDM rubber wearourse granules.
33's color blend of black, light gray and beige.
* base and borders by others. security fencing during install and 48 hour cure time by others.

COMMENTS:

SECURITY:

Estimated Install Date:
12/2024

INITIALS

TERMS & CONDITIONS:

1. Quote is based on the information provided here within and is subject to change based on final installation unless otherwise indicated in writing. Any changes or additions to this proposal will affect pricing.
2. Changes to the proposed scope not agreed to here within or separately in writing may result in additional charges (change order). Work cannot commence until Change Order(s) are fully executed.
3. ANY additional site work not included here within, including sub base, is the responsibility of the owner.
4. Job site access must be at a maximum of 25' for trucks and mixer, with no stairs. Irrigation, sprinkler, and/or water systems must be shut off 24 hours before install and remain off until 24 hours after the installation has completed.
5. Charges for downtime/stand-by may be assessed in the event that installation is delayed due to the site not being ready as scheduled or if installation is interrupted for reasons other than those related to weather or general public emergencies.
6. Security during install and upon completion is the responsibility of the owner, unless specified otherwise in Project Scope.
7. Excess material at the job site upon completion is property of Robertson Industries, Inc., unless otherwise noted here within.
8. Installations scheduled after 90 days of proposal acceptance may be subject to price adjustments.
9. Scheduling and crew deployment is subject to local weather conditions.
10. Warranty will NOT be issued unless "Completion Sheet" is signed.
11. All projects over $2,500.00 will be issued a preliminary lien.

Force Majeure: No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this Agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

PROPOSAL ACCEPTANCE: I agree to the scope and details as provided for the above mentioned proposal as well as the terms outlined in this agreement. I am duly authorized to approve and accept this proposal as stated.

☐ CONTRACT to follow ☐ PURCHASE ORDER to follow ☐ ACCEPT THIS AS OUR AGREEMENT

PAYMENT TERMS:

Payment is due upon receipt, and payment may be made via Check, ACH or Credit Card. Customers requesting credit terms may be required to submit a credit application and/or a deposit. Credit applications can be obtained from your sales representative. If credit terms are extended, payment terms are due Net 30 days from date of invoice.

Please attach a copy of your TAX EXEMPT CERTIFICATE if you or your company is claiming tax exemption.

TOTAL PURCHASE AMOUNT: $22,011.60

SIGNATURE: _____ **DATE:** _____

Printed Name: _____ **Title:** _____

Company Name: _____

Address: _____

BILLING Contact Name: _____

BILLING Email: _____ **Phone:** _____ **Fax:** _____

Issue all POs, Contracts, and payments to ROBERTSON INDUSTRIES, INC.

Send ALL completed forms back to your Sales Representative:
Frank Horwath: fhorwath@lotturf.com

CLICK HERE TO PAY WITH A CREDIT CARD: PAY NOW!

Robertson Industries, Inc: 2140 East Cedar Street, Tempe, AZ 85281 ~ (800) 858-0519, FX: (602) 340-0402

AZ: ROC091920, CLASS L-05 ~ **CA:** 667261, CLASS C/61 D/12 ~ **NV:** 42331, CLASS C25 C40
CALIFORNIA PWC REGISTRATION NUMBER: 1000002700 (DIR#)

The PlayCore Surfacing Division Includes: Robertson Industries, Inc, Sports Surface Specialties, Rubber Designs and American Recycling Center

STAFF REPORT
Item D. 6.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Krysten Lee, Finance Director
SUBJECT	Adopt a resolution establishing a maintenance reserve fund

SUMMARY AND RECOMMENDATION

The City's Fund Balance and Reserve Policy allows the City Council to allocate specific General Fund balance levels above the Emergency and Fiscal Uncertainty Reserve target for other long-term goals that are in the best interest of the City. As of the end of Fiscal Year 2023, the City has an Emergency and Fiscal Uncertainty Reserve of $22.2 million, exceeding the policy target of 30% of final General Fund operating and debt service expenditures. There is also sufficient accumulated fund balance to support the creation of a new maintenance reserve, in response to identified needs for maintaining City facilities.

Staff recommends that the City Council, by resolution, establish a maintenance reserve and contribute $7 million to begin addressing current and future maintenance needs of the City.

BACKGROUND

In February 2024, the City Council received findings from the Facilities Master Plan assessments and community outreach process, which outlined approximately $73 million in preventative maintenance costs anticipated over the next twenty years.

Each year, following the completion of the year-end audit, a review of the City's General Fund reserves and fund balance is conducted by the Finance Department to ensure the Emergency and Fiscal Uncertainty Reserve target levels are met and to identify potential funding for other priorities or long-term goals. The conclusion of the FY 2023 audit confirms that there is adequate funding available to establish a new maintenance reserve.

DISCUSSION/ANALYSIS

The City of Newark's Facilities Master Plan, presented to the City Council in February 2024 by Group 4 Architecture and Planning, outlined a comprehensive approach to assessing and planning for the City's facility needs. The process included four key tasks: (1) evaluate existing conditions, (2) conduct a future needs assessment, (3) determine facility options, and (4) develop an implementation plan which included

preventative maintenance.

The City currently owns and maintains 24 facilities ranging from a 300-square-foot boathouse to a 32,000-square-foot aquatic center. The Facilities Master Plan estimates that the total maintenance needs for these facilities over the next twenty years will amount to approximately $72.46 million (excluding vacant buildings and facilities recommended for repurposing, sale, or demolition).

This estimate includes:

- Immediate Needs: $1.72 million
- Short-Term Needs (Years 1-2): $2.74 million
- Near-Term Needs (Years 3-5): $7.38 million
- Mid-Term Needs (Years 6-10): $15.63 million
- Long-Term Needs (Years 11-20): $44.99 million

Establishing a maintenance reserve fund is a proactive measure that will enable the City to address its current and future facility maintenance needs effectively. This action aligns with the City’s long-term financial planning and ensures the sustainability and functionality of City-owned properties for public use.

FISCAL IMPACT

To establish a new maintenance reserve fund, $7 million from the unallocated fund balance of the General Fund was transferred to the Capital Improvement Fund (CIP) at the end of Fiscal Year 2024. This transfer earmarks the funds for the maintenance reserve, using the CIP as a temporary holding account until the reserve is formally established within the General Fund. The creation of this $7 million reserve will not affect the City's Emergency and Fiscal Uncertainty Reserves, which remain above the target levels set by City policy. This proactive measure ensures the City can continue maintaining its facilities for both current and future public use without compromising financial stability.

REVIEW AND APPROVAL

Prepared by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

Resolution - Maintenance Reserve

RESOLUTION NO. XXXXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK AUTHORIZING THE ESTABLISHMENT OF A MAINTENANCE RESERVE FUND

WHEREAS, the Governmental Accounting Standards Board (GASB) enacted GASB Statement 54, which provides guidance on fund balance reporting and governmental fund type definitions; and

WHEREAS, the City of Newark's Fund Balance and Reserve Policy allows the City Council to commit or assign specific General Fund balance levels above the Emergency and Fiscal Uncertainty Reserve target for other long-term goals that the City Council determines to be in the best interest of the City; and

WHEREAS, the City Council has determined that it is in the best interest of the City to establish a Maintenance Reserve Fund to address current and future maintenance needs of the City's facilities and infrastructure; and

WHEREAS, findings from the Facilities Master Plan assessments and community outreach process presented in February 2024 identified approximately $73 million in preventative maintenance costs for City facilities over the next twenty years (excluding vacant buildings and facilities recommended for repurpose, sale, or demolition), underscoring the need for a dedicated maintenance reserve; and

WHEREAS, the City maintains an Emergency and Fiscal Uncertainty Reserve of $22.2 million as of the end of FY 2023, which exceeds the policy target of 30% of final General Fund operating and debt service expenditures; and

WHEREAS, a $7 million transfer from the unallocated fund balance of the General Fund to the Capital Improvement Fund (CIP) was made at the end of FY 2024 as an initial step to establish the Maintenance Reserve Fund within the General Fund; and

WHEREAS, the Capital Improvement Fund is currently being used as a temporary holding account to earmark these funds for the maintenance reserve, pending formal establishment within the General Fund; and

WHEREAS, the establishment of a Maintenance Reserve Fund is a proactive measure to ensure the ongoing maintenance and upkeep of the City’s facilities, thereby safeguarding both current and future public use and aligning with the City's long-term financial planning.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newark, California, as follows:

1. Establishment of the Maintenance Reserve Fund: The City Council hereby approves the establishment of a Maintenance Reserve Fund in the amount of seven million dollars ($7,000,000) to be used for the maintenance and upkeep of the City’s facilities and infrastructure.

2. Designation and Assignment of Funds: The Maintenance Reserve Fund shall be established as Fund 105 and recorded within the General Fund as an Assigned Fund Balance, specifically designated for maintenance purposes.

3. Future Transfers and Allocations: Any proposed transfers from the General Fund to the Maintenance Reserve Fund or any future allocations to this reserve shall require the approval of the City Council.

STAFF REPORT
Item F. 1.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Oscar Carrillo, Community Preservation Manager
SUBJECT	Introduction of an ordinance adding Newark Municipal Code Chapter 5.42, “Tobacco Retailers” to Title 5 of the Newark Municipal Code

SUMMARY AND RECOMMENDATION

City staff have been working with community stakeholders on a proposed Tobacco Retail License (TRL) program and modifications to the Newark Municipal Code. Adopting comprehensive tobacco retail laws addresses public health problems associated with tobacco use and ensures compliance with Federal, State, and local tobacco laws and responsible retailing practices. Under local licensing regulations, a city can require all businesses that sell tobacco products to obtain a license and require retailers to pay an annual fee to fund administrative costs which can include inspections and compliance checks.

Staff recommends that the City Council waive full reading and introduce by title only an ordinance adding Newark Municipal Code Chapter 5.42, “Tobacco Retailers” to Title 5 of the Newark Municipal Code.

BACKGROUND

California Business and Professions Code section 22971.3 allows local jurisdictions to implement tobacco retail licensing regulations. Under local licensing regulations, a city can require all businesses that sell tobacco products to obtain a license and require retailers to pay an annual fee to fund inspections and compliance checks. California Health and Safety Code section 104559.5(g) allows a local jurisdiction to impose greater restrictions on access to tobacco products than State regulations, such as a local licensing program, minimum tobacco product pricing, and retailer proximity restrictions, among others.

The City of Newark's municipal code currently defines a "tobacco retailer" in its zoning code as any establishment that either devotes 20% percent or more of floor area or display area to the sale of tobacco products and/or paraphernalia or derives 75% or more of gross sales receipts from the sale of tobacco products and/or paraphernalia (Newark Municipal Code section 17.45.030 - Use Classifications, Commercial). Tobacco retailers, as defined, are currently subject to the following regulations (Newark

Municipal Code section 17.26.270 - Tobacco retailers):

1. Tobacco retailers must be located at least 1,000 feet from any other tobacco retailer, public park, child day care facility, or school.
2. Products must be secure so that only store employees have access to them, and self-service displays are prohibited.
3. Retailers must comply with local, state, and federal laws regarding the sales, advertising, and display of tobacco products.
4. No minors may sell tobacco products.
5. Sales to minors are prohibited.

There are 39 known retail establishments that sell tobacco products within Newark's city limits. However, these establishments would not necessarily meet the definition of tobacco retailer in the zoning code. Staff proposes an ordinance establishing a retail license requirement and a regulatory and inspection program that would apply to all businesses that sell tobacco products and not just those businesses as currently defined in the zoning ordinance. A TRL ordinance would require businesses to obtain a TRL from the City of Newark before it is allowed to sell tobacco products or paraphernalia. A TRL would be valid for 12 months, and retailers would be required to renew the license annually. An annual fee would be calculated to ensure the TRL program is 100% cost recoverable. The cost would account for staff time reviewing TRL applications, conducting initial site inspections, performing annual or bi-annual inspections for license renewals, and staff time for compliance inspections to verify that violations identified during initial inspections were corrected.

DISCUSSION/ANALYSIS

Tobacco retail licensing is an effective policy tool that is used to regulate tobacco retailers by implementing proactive inspections to ensure retailers are in compliance with Federal and State tobacco laws and provides a defined enforcement process to address violations. The proposed TRL ordinance would also expand the definition of a tobacco retailer to include any retailer that sells tobacco and tobacco products, regardless of floor or display area or percentage of sales.

A TRL ordinance can also regulate the location of new tobacco retailers, impose additional restrictions on the sale of certain tobacco products, and even establish minimum prices or pack sizes. There are several options for what a local TRL ordinance can encompass. Attachment B identifies what other municipalities within Alameda County have adopted in their TRL ordinances.

Staff met with several key stakeholders, including the Alameda County Public Health Department, various health advocates, and tobacco retailers, to receive feedback on a potential ordinance. Staff held and invited all State licensed tobacco retailers in Newark to an informational webinar that outlined the proposed ordinance, and a copy of the presentation was posted on the City of Newark website. Based on the feedback and data collected, staff recommends that the City Council consider introduction and, ultimately, adoption of an ordinance (Attachment A) adding Chapter 5.42 to the Newark Municipal Code to establish a TRL ordinance, which includes the following:

Definitions:

1. Define tobacco retailer to ensure that all businesses that sell tobacco are subject to the same regulations, regardless of their floor area or percentage of sales of tobacco products.
2. Define other related terms to ensure clarity and the correct interpretation of the ordinance.

Requirements:

1. All retailers of tobacco products or paraphernalia must obtain a City of Newark Tobacco Retail License and pay the associated fees.
2. A valid TRL must be prominently displayed in a publicly visible location at the establishment.
3. Prohibit the sale of tobacco products or paraphernalia to anyone under the minimum age established by state law.
4. Prohibit a person younger than the minimum age to engage in tobacco retailing.
5. Prohibit the redemption of tobacco discounts and coupons.
6. Prohibit all flavored tobacco products, consistent with state law.
7. Establish minimum pack size and pricing for specific tobacco products. Staff does not believe these proposed changes would significantly, if at all, impact adults' choice or ability to use these products but would instead discourage underage users from purchasing them.

Eligibility:

1. Limit the density of tobacco retailers by adopting proximity requirements for new retailers. Tobacco retailers must be located at least one thousand feet from other tobacco retailers, parks, schools, and daycare facilities.
2. Prohibit the sale of tobacco products in pharmacies.
3. Legal nonconforming status for existing retailers that otherwise would be ineligible due to any adopted proximity requirements.
4. If an existing legal nonconforming retailer sells its business, allow the new owner to obtain a TRL if they would otherwise be ineligible due to any adopted proximity requirements.

Penalties:

1. Allow a license suspension or revocation process for violations of state and local regulations.
2. Penalties under the TRL will apply to the licensee or owner, not any clerks or employees.
3. Specify that the adopted ordinance will not penalize the purchase, use, or possession of banned products by anyone not engaging in retailing. This ensures that individuals are not criminalized for using or possessing tobacco products and instead focus on retailers and licensees.

Furthermore, the ordinance would establish operational and maintenance standards for tobacco retailers to ensure these businesses do not create a nuisance. In addition to the ordinance requirements summarized above, operational standards would include prohibiting self-service displays and enforcing State codes related to tobacco

advertisements and warnings. Maintenance standards would include graffiti removal, litter, and refuse management.

Pending the adoption of the ordinance, staff will carry out the Implementation Plan (Attachment C) and engage with existing and new tobacco retailers to provide support and assistance through the implementation of the new ordinance. The Finance Department will process the TRL application payments, the Planning Division will review the applications to ensure that the retailers meet zoning and proximity requirements, and the Community Preservation Division will conduct the initial inspections and any required follow-up inspections. It is estimated that among the noted staff, it will take approximately 3-4 total hours of staff time to process, verify, and conduct the required inspections for each retailer.

FISCAL IMPACT

An annual fee would be calculated to ensure the TRL program is 100% cost recoverable. The fee is not included with the staff recommended action but would be proposed through an amendment to the Master Fee Schedule later this year.

ENVIRONMENTAL/PLANNING COMMISSION REVIEW

Adoption of an ordinance establishing the TRL program, regulations, and inspection framework are not considered to be a “Project” under the provisions of the California Environmental Quality Act.

REVIEW AND APPROVAL

Prepared by - Oscar Carrillo, Community Preservation Manager
Reviewed by - Steven Turner, Community Development Director
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

Attachment A - Ordinance

Exhibit A - Chapter 5.42

Attachment B - TRL Benchmarks / Jurisdictional Benchmarks

Attachment C - Implementation Plan

Presentation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWARK ADDING CHAPTER 5.42, "TOBACCO RETAILERS", TO THE NEWARK MUNICIPAL CODE

WHEREAS, the California Constitution, Article XI, Section 7, provides cities and counties with the authority to enact ordinances to protect the health, safety, welfare, and morals of their citizens; and

WHEREAS, approximately 480,000 people die in the United States from smoking-related diseases and exposure to secondhand smoke, making tobacco use the nation's leading cause of preventable death;[1] and

WHEREAS, the World Health Organization (WHO) estimates that tobacco kills 98 million people and causes over 1.4 trillion dollars in economic damage each year;[2] and

WHEREAS, 5.6 million of today's Americans who are younger than 18 are projected to die prematurely from a smoking-related illness;[3] and

WHEREAS, tobacco use is the number one cause of preventable death in California[4] and continues to be an urgent public health issue; and

WHEREAS, tobacco use among priority populations in California contributes to health disparities and creates significant barriers to health equity;[5] and

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[1] U.S. Department of Health and Human Services. *The Health Consequences of Smoking: 50 Years of Progress. A Report of the Surgeon General*. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health. 2014. Available at: https://www.ncbi.nlm.nih.gov/books/NBK179276/pdf/Bookshelf_NBK179276.pdf

[2] World Health Organization. *WHO Report on the Global Tobacco Epidemic, 2019: Offer Help to Quit Tobacco Use*. 2019. Available at: https://apps.who.int/iris/handle/10665/326043.

[3] *Supra*, Note 1.

[4] California Department of Public Health, California Tobacco Control Program. The #1 Preventable Cause of Death. http://tobaccofreeca.com/other-tobacco-products/the-number-1-preventable-cause-of-death. Accessed May 12, 2020.

[5] California Tobacco Control Program. *California Tobacco Facts and Figures 2019*. Sacramento, CA: California Department of Public Health. 2019.

WHEREAS, despite the State's efforts to limit youth access to tobacco, youth are still able to access tobacco products in California;[6] and

WHEREAS, the federal Family Smoking Prevention and Tobacco Control Act, enacted in 2009, prohibited candy and fruit flavored cigarettes[7] largely because of these flavored products are marketing toward youth and young adults,[8] and younger smokers and more likely than older smokers to have tried these products;[9] and

WHEREAS, according to the California Department of Public Health, flavored tobacco products are used by the majority of youth and young adult tobacco users (86.4% and 57.7%) in California;[10] and

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[6] California Tobacco Control Program. *California Tobacco Facts and Figures 2016*. Sacramento, CA: California Department of Public Health. 2016. California Tobacco Control Program. *California Tobacco Facts and Figures 2019*. Sacramento, CA: California Department of Public Health. 2019. California Student Tobacco Survey, 2017-18. San Diego, California: Center for Research and Intervention in Tobacco Control (CRITC), University of California, San Diego; April 2019; Centers for Disease Control and Prevention. *Best Practices for Comprehensive Tobacco Control Programs — 2014*. U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health. 2014; Centers for Disease Control and Prevention. Youth Risk Behavior Surveillance — United States, 2019. California: Tobacco Use. 2019. Available at: https://nccd.cdc.gov/youthonline/app/Results.aspx?LID=CA. Accessed August 31, 2023; Lin C, Baiocchi M, Halpern-Felsher B. Longitudinal trends in e-cigarette devices used by Californian youth, 2014–2018. *Addict Behav*. 2020;108:106459. doi: 10.1016/j.addbeh.2020.106459.

[7] 21 U.S.C. § 387g(a)(1)(A).

[8] U.S. Department of Health and Human Services. *Preventing Tobacco Use Among Youth and Young Adults: A Report of the Surgeon General*. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Pre- vention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health. 2012. Available at: https://www.ncbi.nlm.nih.gov/books/NBK99237/pdf/Bookshelf_NBK99237.pdf.; Villanti AC, Collins LK, Niaura RS, Gagosian SY, Abrams DB. Menthol cigarettes and the public health standard: a systematic review. *BMC Public Health*. 2017;17(1):983. doi: 10.1186/s12889-017-4987-z; Institute of Medicine. *Public Health Implications of Raising the Minimum Age of Legal Access to Tobacco Products*. Washington, DC: The National Academies Press. 2015. Available at: t: https://www.nap.edu/catalog/18997/public-health-im-plications-of-raising-the-minimum-age-of-legal-access-to-tobacco-products.

[9] U.S. Department of Health and Human Services. *Preventing Tobacco Use Among Youth and Young Adults: A Report of the Surgeon General*. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Pre- vention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health. 2012. Available at: https://www.ncbi.nlm.nih.gov/books/NBK99237/pdf/Bookshelf_NBK99237.pdf.

[10] California Tobacco Control Program. *California Tobacco Facts and Figures 2019*. Sacramento, CA: California Department of Public Health. 2019.

WHEREAS, mentholated and flavored products have been shown to be "starter" products for youth who begin using tobacco[11] and that these products help establish tobacco habits that can lead to long-term addiction;[12] and

WHEREAS, research indicates that the FDA ban in 2009 on all flavored cigarette products (except menthol) led to a 6% decrease in youth tobacco use and a 17% decrease in the likelihood of a youth becoming a cigarette smoker;[13] and

WHEREAS, studies indicate that laws prohibiting the sale of flavored tobacco products lead to decreases in youth tobacco use;[14] and

WHEREAS, in 2020, California passed SB 793, which amended the California Health and Safety Code Section 104559.5 to prohibit the sale of most types of flavored tobacco products, including flavored electronic cigarettes, non-premium flavored cigars, as wells as flavored enhancers;[15] and

WHEREAS, in 2022, California voters passed Proposition 31, which upheld SB 793;[16] and

WHEREAS, 75.64 percent of voters in Alameda County voted yes to uphold SB 793;[17] and

WHEREAS, California Health and Safety Code Section 104559.5 still allows the sale of flavored loose-leaf pipe tobacco and premium cigars with a wholesale price of twelve dollars

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[11] U.S. Department of Health and Human Services. *Preventing Tobacco Use Among Youth and Young Adults: A Report of the Surgeon General*. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health. 2012. Available at: https://www.ncbi.nlm.nih.gov/books/NBK99237/pdf/Bookshelf_NBK99237.pdf.

[12] *Id.*

[13] Courtemanche CJ, Palmer MK, Pesko MF. Influence of the Flavored Cigarette Ban on Adolescent Tobacco Use. *Am J Prev Med*. 2017;52(5):e139-e146. doi: 10.1016/j.amepre.2016.11.019.

Farley SM, Johns M. New York City flavoured tobacco product sales ban evaluation. *Tob Control*. 2017;26(1):78-84. doi: 10.1136/tobaccocontrol-2015-052418; Pearlman DN, Arnold JA, Guardino GA, Boles Welsh E. Advancing Tobacco Control Through Point of Sale Policies, Providence, Rhode Island. *Prev Chronic Dis*. 2019;16:E129. doi: 10.5888/pcd16.180614.

[15] California Health and Safety Code (HSC) Section 104559.5.

[16] Statement of the Vote Summary Pages. November 8, 2022, General Election. State of California. https://elections.cdn.sos.ca.gov/sov/2022-general/sov/06-summary.pdf.

[17] Official Election Site of Alameda County. General Election (Certified Final Results) – November 08, 2022. Last Updated: Thursday, December 08, 2022. https://www.acgov.org/rovresults/248/.

($12.00 or more), as well as flavored shisha/hookah tobacco if sold in licensed stores that only allow people twenty-one (21) years of age on the premises at any time;[18] and

WHEREAS, the health effects of non-cigarette tobacco products such as cigars, cigarillos, smokeless tobacco, and shisha are substantial as demonstrated by research that shows that non-cigarette tobacco products have addictive levels of nicotine, harmful toxins, and dangerous carcinogens;[19] and

WHEREAS, unlike cigarette use that has steadily declined among youth, the U.S. has seen a surge in teen e-cigarette use, and youth e-cigarette use remains a serious public health concern;[20] and

WHEREAS, research has consistently shown that increases in cigarettes prices will result in less smoking across various sociodemographic populations;[21] and

WHEREAS, a systematic review by the U.S. Community Preventive Services Task Force found that a 20% price increase would reduce demand for cigarettes by approximately 10.4%, the prevalence of adult tobacco use by 3.6%, and initiation of tobacco use by young people by 8.6%;[22] and

WHEREAS, youth are particularly responsive to changes in tobacco prices and evidence suggests that tobacco companies deliberately target youth with price reductions;[23] and

WHEREAS, although federal and state law ban the sale of individual cigarettes, neither federal nor California state laws restrict the sale of individual little cigars and cigars;[24] and

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[18] California Health and Safety Code (HSC) Section 104559.5.

[19] Hoffmann D, Hoffmann I. Chapter 3: Chemistry and Toxicology. In: *Smoking and Tobacco Control Monograph No. 9: Cigars: Health Effects and Trends*. National Cancer Institute; 1998.

[20] Park-Lee E, Ren C, Cooper M, Cornelius M, Jamal A, Cullen KA. Tobacco Product Use Among Middle and High School Students — United States, 2022. MMWR Morb Mortal Wkly Rep 2022;71:1429–1435. National Youth Tobacco Survey (NYTS). https://www.cdc.gov/mmwr/volumes/71/wr/mm7145a1.htm?s_cid=mm7145a1_w.

[21] Yao T, Ong MK, Max W, et al. Responsiveness to cigarette prices by different racial/ethnic groups of US adults. *Tob Contro*l. 2018;27(3):301-309. doi: 10.1136/tobaccocontrol-2016-053434.

[22] Community Preventive Services Task Force. *Reducing Tobacco Use and Secondhand Smoke Exposure: Interventions to Increase the Unit Price for Tobacco Products*. 2012.

[23] U.S. Department of Health and Human Services. *Preventing Tobacco Use Among Youth and Young Adults: A Report of the Surgeon General*. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health. 2012. Available at: https://www.ncbi.nlm.nih.gov/books/NBK99237/pdf/Bookshelf_NBK99237.pdf

[24] 21 C.F.R. § 1140.16(b); Cal. Penal Code § 308.3(a).

WHEREAS, neither federal nor California law set a minimum price for tobacco products; and

WHEREAS, minimum price markups and related laws in other states have been shown to be effective at increasing the price of cigarettes but may remain vulnerable to price manipulation by the tobacco industry without attention to coupons and discounts;[25] and

WHEREAS, by selling tobacco products, pharmacies reinforce positive social perceptions of smoking, convey tacit approval of tobacco use, and send a message that it is not so dangerous to smoke;[26] and

WHEREAS, the City Council of the City of Newark has a substantial interest in protecting youth and underserved populations from the harms of tobacco use; and

WHEREAS, the City Council of the City of Newark finds that a local licensing system for tobacco retailers is appropriate to ensure that retailers comply with tobacco control laws and business standards of the City of Newark in order to protect the health, safety, and welfare of its residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEWARK DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

The above recitals ("Recitals") are true and correct and made a part of this Ordinance.

SECTION 2. CEQA. Approval of the amendments is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that the ordinance will have a significant effect on the environment.

SECTION 3. Newark Municipal Code Chapter 5.42

Chapter 5.42 "Tobacco Retailers," of the Newark Municipal Code is hereby added to read as displayed in Exhibit A, incorporated and made a part of this Ordinance.

SECTION 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application

[25] Huang J, Chriqui JF, DeLong H, Mirza M, Diaz MC, Chaloupka FJ. Do state minimum markup/price laws work? Evidence from retail scanner data and TUS-CPS. *Tob Control.* 2016;25(Suppl 1):i52-i59. doi: 10.1136/tobaccocon- trol-2016-053093.

[26] Hudmon KS, Fenlon CM, Corelli RL, Prokhorov AV, Schroeder SA. Tobacco sales in pharmacies: time to quit. *Tob Control*. 2006;15(1):35-38. doi: 10.1136/tc.2005.012278.

of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 5. Publication and effective date. Within fifteen (15) days from and after adoption, this Ordinance shall be published once in a newspaper of general circulation printed and published in Alameda County and circulated in the City of Newark, in accordance with California Government Code Section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

EXHIBIT A

5.42.010 Definitions.

The following words and phrases, whenever used in this chapter, shall have the meanings defined in this section unless the context clearly requires otherwise:

"Administrator" means the Community Development Director or designee.

"Arm's length transaction" means a sale or transfer, in good faith and for valuable consideration between two informed and willing parties, as determined by the parties, neither of which is under any compulsion to participate in the transaction. A sale or transfer for which a significant purpose is avoiding the effect of the violations of this chapter is not an arm's length transaction.

"Cigar" means any roll of tobacco that is wrapped in tobacco leaf or in any other substance containing tobacco, with our without a tip or mouthpiece. "Cigar" includes but is not limited to, tobacco products known or labeled as cigar, cigarillo, little cigar, blunt, blunt wrap, or cigar wrap.

"Coupon" means any voucher, rebate, card, paper, note, form, statement, ticket, image, or other issue, whether in paper, digital, or other form, used for commercial purposes to obtain an article, product, service, or accommodation without charge or at a discounted price.

"Department" means the Community Development Department.

"Drug paraphernalia" shall have the definition set forth in California Health and Safety Code Section 11014.5, as that section may be amended from time to time.

"Electronic smoking device" means any device that may be used to deliver any aerosolized or vaporized substance to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen, or e-hookah. Electronic smoking device includes any component, part, or accessory of the device, and also includes any substance that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine. Electronic smoking device does not include drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act.

"Flavored Tobacco Product" means any tobacco product that imparts:

1. a taste or odor distinguishable by an ordinary consumer, other than the taste or odor of tobacco, either prior to or during the consumption of such tobacco product, including but not limited to tastes or odors relating to any fruit, chocolate, vanilla, honey, candy, cocoa, dessert, alcoholic beverage, mint, wintergreen, menthol, herb, or spice; or
2. a heating, cooling, or numbing sensation distinguishable by an ordinary consumer during the consumption of such tobacco product.

"License" means a tobacco retailer's license as defined below.

"Licensee" means a tobacco retailer with a tobacco retailer's license.

"Manufacturer" means any person, including any repacker or relabeler, who manufactures, fabricates, assembles, processes, or labels a tobacco product; or imports a finished tobacco product for sale or distribution into the United States.

"Nominal cost" means the cost of any item that is transferred from one person to another for less than the total of: (1) twenty-five percent of the full retail value of the item exclusive of taxes and fees; plus (2) all taxes and fees previously paid and all taxes and fees still due on the item at the time of transfer.

"Nonsale distribution" means to give, within the jurisdictional limits of the City, a tobacco product or coupon at no cost or at nominal cost to a person who is not a tobacco seller.

"Person" means any natural person, partnership, cooperative association, corporation, personal representative, receiver, trustee, assignee, or any other legal entity.

"Pharmacy" means any retail establishment in which the profession of pharmacy is practiced by a pharmacist licensed by the State of California in accordance with the Business and Professions Code and where prescription pharmaceuticals are offered for sale, regardless of whether the retail establishment sells other retail goods in addition to prescription pharmaceuticals.

"Proprietor" means a person with an ownership or managerial interest in a business. An ownership interest shall be deemed to exist when a person has a ten percent or greater interest in the stock, assets, or income of a business other than the sole interest of security for debt. A managerial interest shall be deemed to exist when a person can or does have or share ultimate control over the day-to-day operations of a business.

"Public place" means any place within the City, public or private, that is open to the general public regardless of any fee or age requirement, including, for example, bars, restaurants, clubs, stores, stadiums, parks, playgrounds, taxis, and buses.

"Retailer" means tobacco retailer as defined herein.

"Sale" or "Sell" means any transfer, exchange, barter, gift, offer for sale, or distribution for a commercial purpose, in any manner or by any means whatsoever.

"Self-service display" means the open display or storage of tobacco products in a manner that is physically accessible in any way to the general public without the assistance of the retailer or employee of the retailer and a direct person-to-person transfer between the purchaser and the retailer or employee of the retailer. A vending machine is a form of self-service display.

"Tobacco product" means

1. any product containing, made of, or derived from tobacco or nicotine that is intended for human consumption or is likely to be consumed, whether inhaled, absorbed, or ingested by any other means, including but not limited to, a cigarette, a cigar, pipe tobacco, chewing tobacco, snuff, or snus;
2. any electronic smoking device and any substances that may be aerosolized or vaporized by such device, whether or not the substance contains nicotine; or
3. any component, part, or accessory of (1) or (2), whether or not any of these contains tobacco or nicotine, including but not limited to filters, rolling papers, blunt or hemp wraps, hookahs, mouthpieces, and pipes.

"Tobacco product" does not mean drugs, devices, or combination products authorized for sale by the U.S. Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act.

"Tobacco retailer" means any person who sells, offers for sale, or does or offers to exchange for any form of consideration tobacco products. This definition is without regard to the quantity of tobacco products sold, offered for sale, exchanged, or offered for exchange., electronic cigarettes, electronic cigarette products, electronic cigarette paraphernalia, tobacco products or tobacco paraphernalia.

"Tobacco retailing" means engaging in the activities of a tobacco retailer. .

"Tobacco retailer's license" means the license issued pursuant to this chapter that authorizes tobacco retailing at a certain location and by a certain tobacco retailer.

5.42.020 Requirements and prohibitions.

A. Tobacco Retailer License Required. It is unlawful for any person to act as a tobacco retailer in the City without first obtaining and maintaining a valid tobacco retailer's license pursuant to this chapter for each location at which that activity is to occur. Tobacco retailing without a valid tobacco retailer's license is a nuisance as a matter of law. This chapter shall not be construed to apply to the use of any tobacco product.

B. Lawful Business Operation. In the course of tobacco retailing or in the operation of the business or maintenance of the location for which a license issued, it shall be a violation of this chapter for a licensee, or any of the licensee's agents or employees, to violate any local, State, or Federal law applicable to the sale of tobacco products.

C. Display of License. Each tobacco retailer license shall be prominently displayed in a publicly visible location at the licensed location.

D. Positive Identification Required. No person engaged in tobacco retailing shall sell or transfer a tobacco product to another person without first examining the identification of the recipient, as required by State law, to confirm that the recipient is at least the minimum age under State law.

E. Minimum Age for Persons Selling Tobacco. Persons employed by a tobacco retailer under this chapter that sell tobacco products must be at least the minimum legal sales age established by state law.

F. Self-Service Displays Prohibited. Tobacco retailing by means of a self-service display is prohibited.

G. False and Misleading Advertising Prohibited. A tobacco retailer or proprietor without a valid tobacco retailer license, including, for example, a person whose license has been revoked:

1. Shall keep all tobacco products out of public view. The public display of tobacco products in violation of this provision shall constitute tobacco retailing without a license; and

2. Shall not display any advertisement relating to tobacco products that promotes the sale or distribution of such products from the tobacco retailer's location or that could lead a reasonable consumer to believe that such products can be obtained at that location.

H. Signage Violations. It is a violation of this chapter for any licensee to violate any local, State, or Federal law regulating exterior, storefront, window, or door signage.

I. Drug Paraphernalia. It is a violation of this chapter for any licensee or any of the licensee's agents or employees, to violate any local, State, or Federal law regulating controlled substances or drug paraphernalia.

J. Nonsale Distribution of Tobacco Products Prohibited.

1. No tobacco retailer nor any agent or employee of a tobacco retailer shall engage in the nonsale distribution of any tobacco product or coupon in any public place.

2. No person, motivated by an economic or a business purpose, shall knowingly permit the nonsale distribution of any tobacco product or coupon: (a) anywhere in any public place under the legal or de facto control of the person; or (b) through any agent or employee of the person. This provision shall not apply to coupons incidentally distributed in connection with a printed or electronic publication, such as, for example, magazines, newspapers, and websites, so long as that person's distribution of a publication containing coupons is not primarily motivated by an economic or a business purpose to distribute coupons.

3. No tobacco retailer may honor or redeem, or offer to honor or redeem, a coupon to allow a consumer to purchase a tobacco product for less than the full retail price.

4. No tobacco retailer may sell any tobacco product to a consumer through a multiple-package discount or otherwise provide any such product to a consumer for less than the full retail price in consideration for the purchase of any tobacco product or other item.

5. No tobacco retailer may provide any free or discounted item to a consumer in exchange for the purchase of any tobacco product.

K. Minimum Pack Size for Cigars.

1. Notwithstanding any other provision of this chapter, no tobacco retailer shall sell, offer for sale, or exchange for any form of consideration:

a. Any single cigar, whether or not packaged for individual sale;

b. Any number of cigars fewer than the number contained in the manufacturer's original consumer packaging designed for retail sale to a consumer; or

c. Any package of cigars containing fewer than five cigars.

d. Cigars at a price of less than eight dollars per package of five cigars, including all applicable taxes and fees.

2. This subsection does not apply to the sale or offer for sale of a single cigar for which the retail price exceeds five dollars, including all applicable taxes and fees. This amount may be increased annually by the Consumer Price Index, as determined by the City Council and adopted by resolution.

3. This subsection shall apply to cigars, cigarillos and any other cigar product regardless of the terminology used for the product.

L. Flavored Tobacco Products. It shall be unlawful for any tobacco retailer to sell any flavored tobacco product.

1. Presumptive flavored tobacco product. There shall be a rebuttable presumption that a tobacco product is a flavored tobacco product if a tobacco retailer, manufacturer, or any employee or agent of a tobacco retailer or manufacturer has taken action directed to consumers that would be reasonably expected to cause consumers to believe the tobacco product is a flavored tobacco product. Any communication by or on behalf of the manufacturer or retailer of a tobacco product that such tobacco product imparts a taste or odor other than the taste or odor of tobacco, or that imparts a heating, cooling, or numbing sensation, constitutes presumptive evidence that the tobacco product is a flavored tobacco product. This includes but is not limited to public statements that a product is flavored, such as describing the product as "chill," "ice," "fresh," "arctic," "sweet," "spicy," or "frost."

5.42.030 Limits on eligibility for a tobacco retailer license.

A. No license shall be issued to authorize tobacco retailing at other than a fixed location.

B. No license shall be issued to authorize tobacco retailing at a location where tobacco products are prohibited from being distributed pursuant to Title 17.

C. No license shall be issued to a location or a tobacco retailer where prohibited pursuant to Section 5.42.110.

D. Proximity to other tobacco retailers or other uses. No license may issue, and no existing license may be renewed, to authorize tobacco retailing within 1000 feet of a tobacco retailer location already licensed pursuant to this chapter or a public park, a child day care facility, or school, as measured by a straight line from the nearest point of the property line of the parcel on which the applicant's business is located to the nearest point of the property line of the parcel on which an existing licensee's business is located or on which a public park, a child day

care facility, or school is located. This restriction does not apply to an applicant who has been selling tobacco products consistent with all Federal, State and local laws and regulations as of the effective date of this chapter.

E. Pharmacies. No license may issue, and no existing license may be renewed, to authorize tobacco retailing in a pharmacy.

5.42.040 Application procedure.

A. Application for a tobacco retailer's license shall be submitted in the name of each proprietor proposing to conduct tobacco retailing and shall be signed by each proprietor or an authorized agent thereof.

It is the responsibility of each proprietor to be informed regarding all laws applicable to tobacco retailing, including those laws affecting the issuance of a tobacco retailer's license. No proprietor may rely on the issuance of a license as a determination by the City that the proprietor has complied with all laws applicable to tobacco retailing. A license issued contrary to this chapter, contrary to any other law, or on the basis of false or misleading information supplied by a proprietor shall be revoked pursuant to Section 5.42.110(D) of this chapter. Nothing in this chapter shall be construed to vest in any person obtaining and maintaining a tobacco retailer's license any status or right to act as a tobacco retailer in contravention of any provision of law.

All applications shall be submitted on a form supplied by the Department and shall contain the following information:

1. The name, address, and telephone number of each proprietor of the business seeking a license;
2. The business name, address, and telephone number of the single fixed location for which a license is sought;
3. A single name and mailing address authorized by each proprietor to receive all communications and notices (the "authorized address") required by, authorized by, or convenient to the enforcement of this chapter. If an authorized address is not supplied, each proprietor shall be understood to consent to the provision of notice at the business address specified in subsection (A)(2);
4. Proof that the location for which a tobacco retailer's license is sought has been issued a valid state tobacco retailer's license by the California Department of Tax and Fee Administration;
5. Whether or not any proprietor or any agent of the proprietor has admitted violating, or has been found to have violated, this chapter and, if so, the dates and locations of all such violations within the previous five years;
6. A statement signed by each proprietor that no drug paraphernalia is or will be sold at the location for which the license is sought;
7. Such other information as the Department deems necessary for the administration or enforcement of this chapter as specified on the application form required by this section.

B. A licensed tobacco retailer shall inform the Department in writing of any change in the information submitted on an application for a tobacco retailer's license within ten business days of a change.

C. All information specified in an application pursuant to this section shall be subject to disclosure under the California Public Records Act (California Government Code Sections 7920 et seq.) or any other applicable law, subject to the laws' exemptions.

5.42.050 Issuance of license.

Upon the receipt of a complete application for a tobacco retailer's license and the license fee required by this chapter, the Administrator shall issue a license, which shall be effective beginning January 1 of each year, unless substantial evidence demonstrates that one or more of the following bases for denial exists:

A. The information presented in the application is inaccurate or false. Intentionally supplying inaccurate or false information shall be a violation of this chapter;

B. The application seeks authorization for tobacco retailing at a location for which this chapter prohibits issuance of tobacco retailer licenses. However, this subsection shall not constitute a basis for denial of a license if the applicant provides the City with documentation demonstrating by clear and convincing evidence that the applicant has acquired or is acquiring the location or business in an arm's length transaction and the license is issued no later than 30 days following the acquisition of the location or business;

C. The application seeks authorization for tobacco retailing for a proprietor or location for which this chapter prohibits a license to be issued, including the provisions of Section 5.42.110;

D. The application seeks authorization for tobacco retailing that is prohibited pursuant to this chapter (e.g., mobile vending), that is unlawful pursuant to this Code or that is unlawful pursuant to any other law;

E. The location for which a tobacco retailer's license is sought lacks a valid state tobacco retailer's license by the California Department of Tax and Fee Administration.

5.42.060 License renewal and expiration.

A. Term and Renewal of License. A tobacco retailer's license is invalid if the appropriate fee has not been timely paid in full or if the term of the license has expired. The term of a tobacco retailer license is one year. Each tobacco retailer shall apply for the renewal of their tobacco retailer's license and submit the license fee prior to expiration of the term.

B. Expiration of License. A tobacco retailer's license that is not timely renewed shall expire at the end of its term.

5.42.070 Licenses nontransferable.

A. A tobacco retailer's license may not be transferred from one person to another or from one location to another. A new tobacco retailer's license is required whenever a tobacco retailing location has a change in proprietor(s).

B. Notwithstanding any other provision of this chapter, prior violations at a location shall continue to be counted against a location and license ineligibility periods shall continue to apply to a location unless:

1. The location has been fully transferred to a new proprietor or fully transferred to entirely new proprietors; and

2. The new proprietor(s) provide the City with clear and convincing evidence that the new proprietor(s) have acquired or is acquiring the location in an arm's length transaction.

5.42.080 License conveys a limited, conditional privilege.

Nothing in this chapter shall be construed to grant any person obtaining and maintaining a tobacco retailer's license any status or right other than the limited conditional privilege to act as a tobacco retailer at the location in the City identified on the face of the permit. For example,

nothing in this chapter shall be construed to render inapplicable, supersede, or apply in lieu of, any other provision of applicable law, including but not limited to, any provision of this Code, or any condition or limitation on smoking in an enclosed place of employment pursuant to California Labor Code Section 6404.5. For example, obtaining a tobacco retailer license does not make the retailer a "retail or wholesale tobacco shop" for the purposes of California Labor Code Section 6404.5.

5.42.090 Fee for license.

The fee to issue or to renew a tobacco retailer's license shall be established from time to time by resolution of the City Council and shall be included within the City's Master Fee Schedule. The fee shall be calculated so as to recover the cost of administration and enforcement of this chapter, including, for example, issuing a license, administering this chapter, retailer inspection and compliance checks, documentation of violations, and prosecution of violators, but shall not exceed the cost of the regulatory program authorized by this chapter. All fees and interest upon proceeds of fees shall be used exclusively to fund the program. Fees are nonrefundable except as may be required by law.

5.42.100 Compliance monitoring.

A. Compliance with this chapter shall be monitored by the Community Development Department. The City may designate any number of additional persons to monitor compliance with this chapter.

B. Compliance checks shall be conducted so as to allow the Police Department to determine, at a minimum, if the tobacco retailer is conducting business in a manner that complies with laws regulating youth access to tobacco products. When the Police Department deems appropriate, the compliance checks shall determine compliance with other laws applicable to tobacco retailing.

5.42.110 Suspension and revocation of license.

A. Suspension or revocation of tobacco retailer license for violation. In addition to any other penalty authorized by law, a Tobacco Retailer License shall be suspended or revoked if the Department finds or a court of competent jurisdiction determines, after the licensee is afforded notice and an opportunity to be heard, that the licensee, or any of the licensee's agents or employees, has violated any provision of this Chapter.

1. Upon a finding of a first violation of this Chapter at a location within any 5 year period, the License shall be suspended for 30 days.

2. Upon a finding of a second violation of this Chapter at a location within any 5 year period, the License shall be suspended for 90 days.

3. Upon a finding of a third violation of this Chapter at a location within any 5 year period, the License shall be suspended for 1 year.

4. Upon a finding of four or more violations of this Chapter at a location within any 5 year period, the License shall be revoked with no new license issued for a five year period.

B. Procedures. If the licensee contacts the Administrator to challenge the finding of a violation, the Administrator shall provide written notice of a hearing, not less than five business days after the notice, at which the tobacco retailer may show cause, at a time and place specified in the notice, why a violation does not exist. Should the tobacco retailer fail to present evidence at such hearing establishing, in the reasonable determination of the Administrator, that

a violation does not exist, the Administrator shall provide written notice to the tobacco retailer that the notice of violation is upheld. If a license is subject to revocation, the Administrator shall provide written notice of revocation along with the reasons for revocation, facts suggesting violation, the penalties for violation, and ability to appeal pursuant to subsection C. Within five days of the mailing of notice of revocation, the tobacco retailer shall cease the operation of the business for which the license was issued.

C. Appeal of Revocation. A decision of the Administrator to revoke a license is appealable to the City Manager and must be filed with the City Clerk within ten days of mailing of the Administrator's notice of revocation. If such an appeal is made, it shall stay enforcement of the appealed action. An appeal to the City Manager is not available for a revocation made pursuant to subsection D. The date, time, and place of appeal hearings shall be provided in writing to the tobacco retailer with at least ten days' notice and copies of hearing rules. If the tobacco retailer fails to present evidence establishing that tobacco retailer is entitled to retain the license, the City Manager shall uphold the revocation and give written notice to the tobacco retailer. Within five days of the mailing of the notice of upheld revocation, the tobacco retailer shall cease operation of the business for which the license was issued.

D. Revocation of License Wrongly Issued. A tobacco retailer's license shall be revoked if the Administrator finds, after the licensee is afforded notice and an opportunity to be heard, that one or more of the bases for denial of a license under Section 5.42.050 existed at the time application was made or at any time before the license issued. The decision by the Administrator shall be the final decision of the City. Such a revocation shall be without prejudice to the filing of a new license application.

5.42.120 Enforcement.

A. Each incident of violation of this chapter is an infraction. The Department may impose administrative penalties as follows:

1. For a first violation of this Chapter within any one year period, one hundred dollars ($100);

2. For a second violation of this Chapter within any one year period, two hundred dollars ($200); and

3. For a third or subsequent violation of this Chapter within any one year period, five hundred dollars ($500).

B. Civil Enforcement by the City.

1. Fines. Violations of this chapter are subject to a civil action brought by the City of Newark, punishable by a civil fine not less than two hundred fifty dollars and not exceeding one thousand dollars per violation.

2. Injunctions, Nuisance Abatement, and Code Enforcement. In addition to other remedies provided by this chapter or by other law, any violation of this chapter may be remedied by a civil action brought by the City Attorney including, for example, administrative or judicial nuisance abatement proceedings, civil or criminal code enforcement proceedings, and suits for injunctive relief. Where the City pursues a civil action to remedy a violation of this chapter, the prevailing party shall be entitled to recovery of attorneys fees if the City elects, at the beginning of that action, to seek recovery of its own attorneys' fees pursuant to Government Code Section 38773.5 as currently drafted or as amended.

C. General Provisions.

1. Cumulative Remedies. The remedies provided by this chapter are cumulative and in addition to any other remedies available at law or in equity.

2. Violations. Causing, permitting, aiding, abetting, or concealing a violation of any provision of this chapter shall also constitute a violation of this chapter. A violation exists for each day on which a tobacco product is offered for sale in violation of this chapter. A violation also exists for each individual retail tobacco product that is distributed, sold, or offered for sale in violation of this chapter.

3. Nuisances. Violations of this chapter are hereby declared to be public nuisances.

4. No Testimony for Persons Under Eighteen. Whenever evidence of a violation of this chapter is obtained in any part through the participation of a person under the age of eighteen years old, such a person shall not be required to appear or give testimony in any civil or administrative process brought to enforce this chapter and the alleged violation shall be adjudicated based upon the sufficiency and persuasiveness of the evidence presented.

Tobacco Retail Licensing Comparison

Jurisdiction	TRL	Flavored Ban	Electronic Smoking Device Restrictions	Youth Proximity Restrictions	Retailer Proximity Restrictions	Density Regulations	Minimum Pack Size	Minimum Price	Coupon Restrictions	Pharmacy Restrictions	Enforcement Agency	Annual Fee	Approx. # of Retailers
Newark (Proposed)	✓	✓	✗	Within 1,000 ft of youth populated areas	Within 1,000 ft of another retailer	✗	5 little cigars	$8 little cigar pack $5 premium cigar	✓	✓	Code Enforcement	est. $500	39
Alameda	✓	✓	✗	Within 300 ft of schools	Within 500 ft of another retailer	1 per 2,500 population	5	$7 cigarettes, $5 little cigars $5 premium cigar	✓	✓	Code Enforcement (Annual) + Police (Decoys)	Not set	43
Alameda County	✓	✓	✓	Within 1,000 ft of youth populated areas	Within 500 ft of another retailer	1 per 2,500 population	20	$8 cigarettes, little cigars, premium cigars	✓	✓	Comm. Dev. (Annual) + Sheriff (Decoys)	$940	82
Albany	✓	✓	✗	✗	✗	✗	20 little cigars, 6 cigars, except $8+single cigars	$8 cigarettes, little cigars	✓	✗	Police	$250	11
Berkeley	✓	✓	✗	Within 600 ft of schools	✗	✗	20 little cigars, 6 for large cigars	$8 cigarettes, little cigars, $7 premium cigars	✓	✓	Environmental Health + Police	$427	71
Dublin	✓	✓	✓	✗	✗	✗	✗	✗	✓	✗	Police	$298	26
Emeryville	✓	✓	✓	Within 1,000 ft of youth populated areas	Within 500 ft of another retailer	New owners must conform to proximity requirements	20 cigars, except $10+ cigars	$10 per pack, $10 premium cigar	✓	✓	TBD	TBD	14
Fremont	✓	✓	✗	✗	✗	✗	5	$8 little cigars and cigarettes, $5 premium cigar	✗	✗	Code Enforcement + Police	Not set	108
Hayward	✓	✓	✓	Within 1,000 ft of youth populated areas	Within 500 ft of another retailer	✗	5, except $8+ single cigars	$8 little cigars and cigarettes, $8 single large cigar	✓	✓	Code Enforcement + Police	$400	105
Livermore	✓	✓	✓	Within 1,000 ft of youth populated areas	✗	✗	✗	✗	✗	✗	Code Enforcement + Police	$1,005	64
Oakland	✓	✓	✗	Within 1,000 feet of residential or youth populated areas	✗	✗	20	$8 little cigars and cigarettes, $8 single large cigar	✓	✓	Police/ABAT Unit	$1,500	354
Piedmont	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	Police	N/A	1
Pleasanton	✓	✓	✓	Within 1,000 ft of youth populated areas	✗	✗	20 cigarettes, 5 cigars	$8 per pack and $7 large cigars	✓	✗	Code Enforcement + Police	$550 initial, $450 renewals	39
San Leandro	✓	✓	✗	✗	✗	✗	5 little cigars	$7 per pack and $5 premium cigars	✗	✗	Police	$500	82
Union City	✓	✓	✗	Within 1,000 ft of youth populated areas	Within 500 ft of another retailer	✗	10, except $8+ single cigars	$15 for cigar packs	✓	✓	Police	$863	33

Tobacco Retail License Implementation Plan

Action	Description	Timeframe
1. City Council adopts TRL ordinance	• Council adopts ordinance. • Ordinance goes into effect.	October-November 2024
2. Administrative tasks	• Create a database of all retailers. • Develop outreach materials and FAQs. • Create an application packet with instructions. • Create the license to be displayed by the retailer. • Update the website to include TRL informational materials. • Calculate the annual TRL fee • Billing coordination with Finance Department • Staff training • Create a system to track the program's actual costs to reassess fees if needed.	October-December 2025
3. Outreach and enrollment	• In-person outreach to all retailers to provide print collateral and TRL applications. • Process the applications and collect the fees.	January-March 2025
4. Inspections	• Complete initial inspections. • Track enrollees and any noted violations. • Conduct follow-up inspections to ensure compliance.	March-April 2025

Attachment C

Tobacco Retail License Ordinance

Presenter:
Oscar Carrillo – Community Preservation Manager

Community Development Department

NEWARK
california

Overview

- Current Legislation
- Tobacco Retail License (TRL) Ordinance
- Analysis
- Proposed Ordinance
- Implementation
- Q & A



Current Legislation

STAKE Act

- Effective January 1, 1995
- Minimum age requirements
- Penalties and license suspension

Business and Professions Code

- Effective January 1, 2004
- § 22971.3 allows for local tobacco control laws

SB 793

- Effective January 3, 2023
- Flavor ban
- Includes menthol
- Local enforcement is encouraged
- Allows for stricter local restrictions



Tobacco Retail License

What is it?

- A TRL allows retailers to sell tobacco and tobacco products
- Requires all tobacco retailers to obtain a license and renew annually
- License fee funds processing, inspections, and enforcement
- Establishes fines and penalties
- Ensures responsible retailing practices

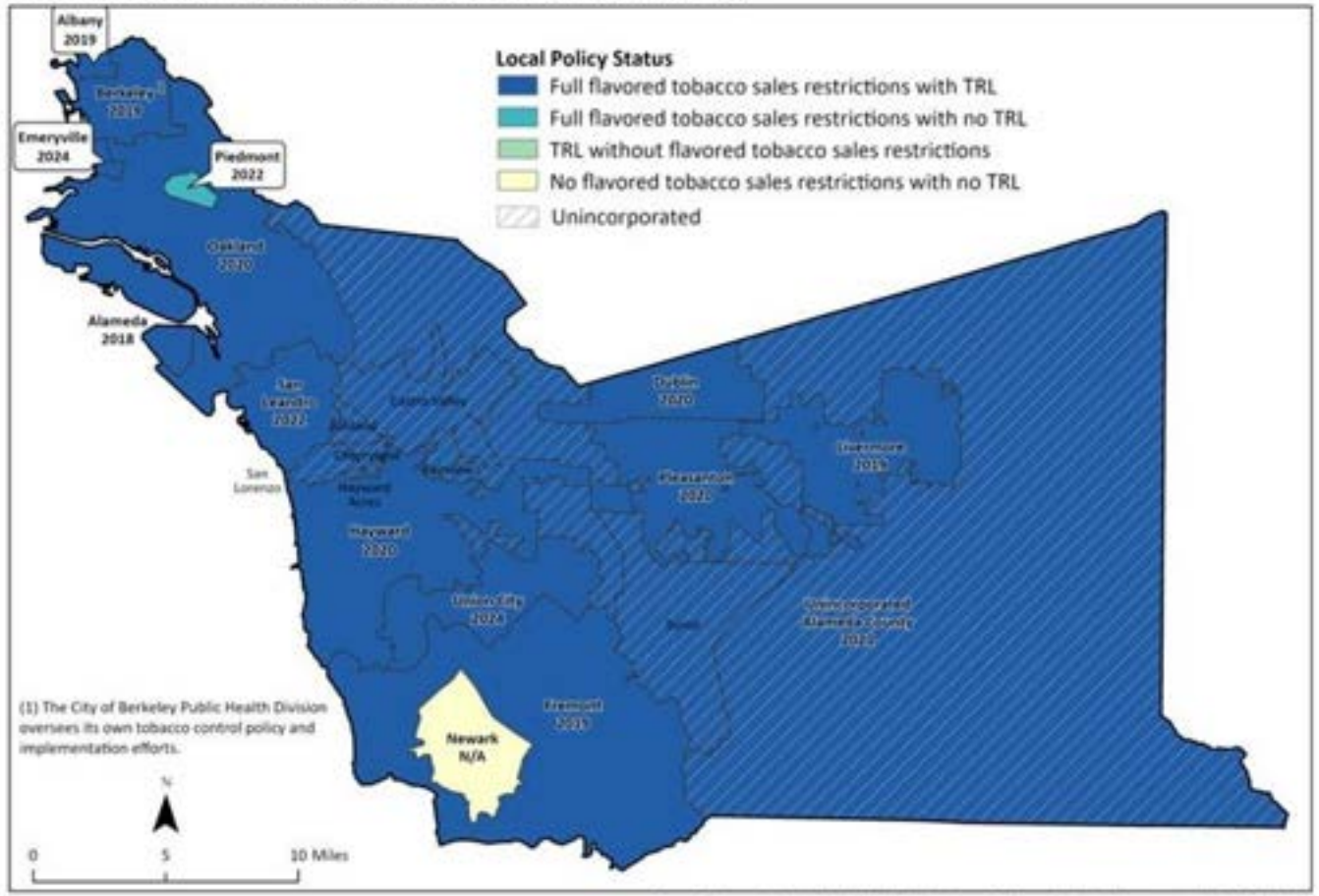


Tobacco Retail License

Newark is the only city in Alameda County that does not have a TRL program or tobacco ordinance.

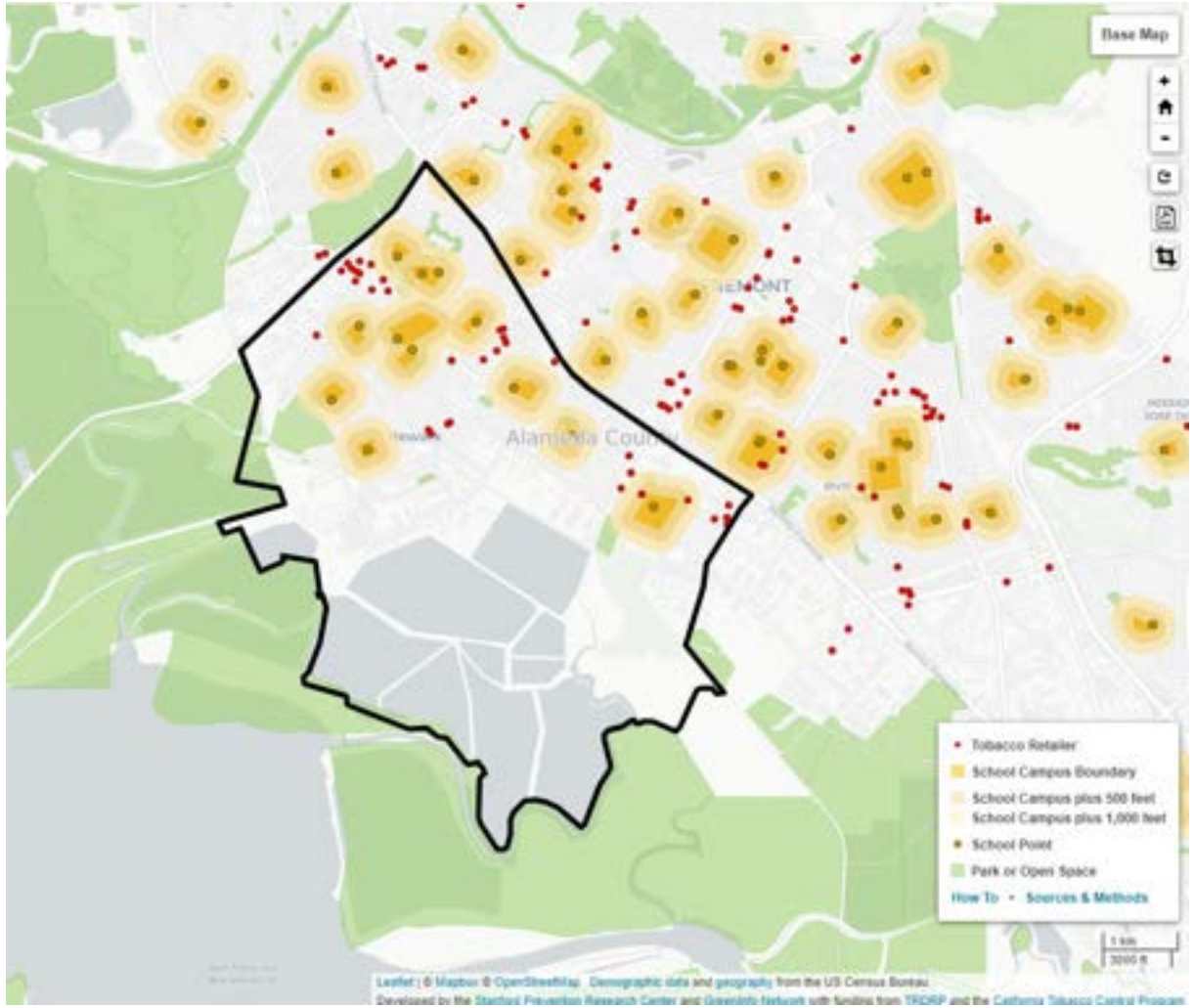


Flavored Tobacco Sales Restrictions & Tobacco Retail Licensing (TRL) Policy Status By Jurisdiction with Adoption Year | Alameda County



Source: Alameda County Public Health Department Tobacco Control Program, updated April 2024.

Tobacco Retailers

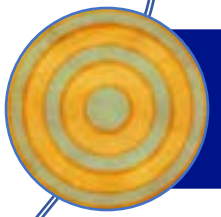




39 Retailers



12 Schools



4 Retailers within 1,000 feet of a school

Current Tobacco Regulations

- Tobacco Retailers:
  - 20% or more of floor/display area, or
  - 75% or more of gross sales
- Located a minimum of 1,000 feet from:
  - Another retailer
  - Parks, day care, and schools
- Comply with Federal and State regulations
- No minors shall sell tobacco products
- No tobacco products shall be sold or given to minors



Proposed Ordinance

- Create a TRL program
- Ban all flavored products
- Update the definition of a tobacco retailer
- Proximity restrictions within:
  - 1,000 feet of existing retailers,
  - 1,000 feet of parks, day care, or schools
- Legal nonconforming for existing retailers
- Allow a new owner of existing retailer to obtain a license



Proposed Ordinance

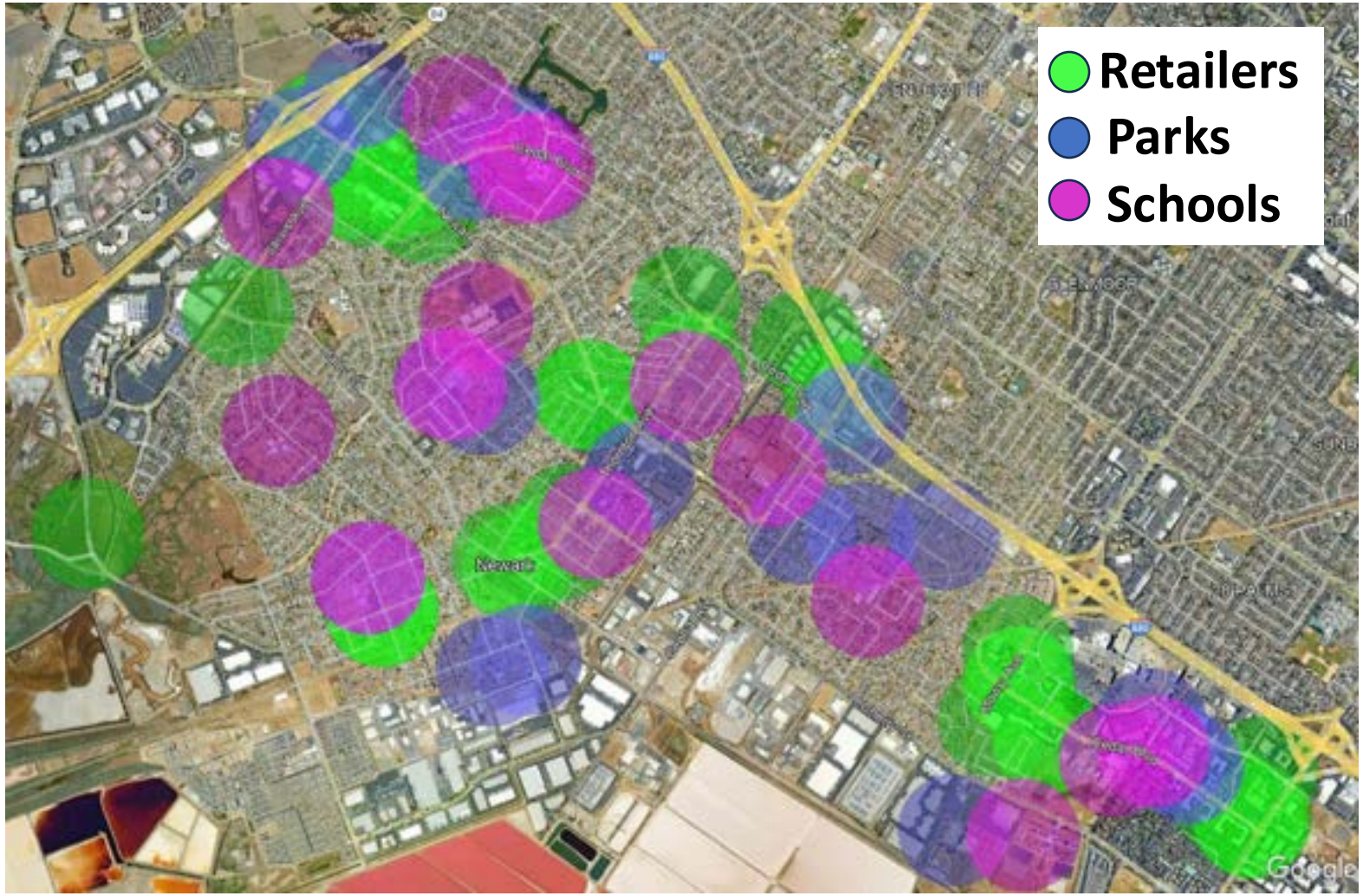
- Penalties shall apply only to the owner or license holder, not any employees
- Will not criminalize use or possession of banned products
- Prohibit the sale of tobacco in pharmacies
- Minimum prices and package sizes
- Prohibit tobacco discounts and coupons
- Defined enforcement process



Proposed Ordinance

With the proposed proximity restrictions, no new retailers would be allowed to obtain a TRL and operate within the colored circles.

Existing legal nonconforming retailers can sell their business and the new owner can obtain a TRL.



Implementation



City Council

October-November

- Adopts ordinance
- The ordinance goes into effect



Administrative

October-December

- Application and Fees
- FAQs
- Checklist for retailers



Enrollment

January-March 2025

- Invoices and applications mailed
- Applications processed
- Licenses issued



Inspection

March-April 2025

- Exterior conditions
- Permits for improvements
- Signs
- Banned products
- Decoy program



Thank you!

Questions & Answers

STAFF REPORT

Item F. 2.

DATE	10/10/2024
TO	Honorable Mayor and City Council Members
FROM	Roya Gonzalez, Senior Management Analyst
SUBJECT	Adopt a resolution approving the Facilities Master Plan and direct staff to explore options for a funding plan for the priority needs, as identified in the Plan

SUMMARY AND RECOMMENDATION

In November 2022, the City Council authorized an agreement with Group 4 Architecture & Planning to develop the City's first Facilities Master Plan. An overview of findings was presented to the City Council in February 2024, followed by the draft Facilities Master Plan presented in September 2024. This Plan, now prepared for final consideration, includes recommendations for three new facilities. Direction is needed from the Council for staff to explore funding options.

Staff recommends that the City Council, by resolution, adopt the Facilities Master Plan and direct staff to explore funding options for the replacement of Fire Stations #27 and #29, as well as the replacement of the Community Center with a new Cultural Arts Center.

BACKGROUND

The City of Newark owns and maintains 24 building structures, each managed within the constraints of allocated resources. As the City's infrastructure ages and demographics evolve, the need for a comprehensive Facilities Master Plan became evident. In November 2022, the City Council authorized an agreement with Group 4 Architects to develop this plan.

Group 4 Architects, in collaboration with sub-consultants and City staff, led a comprehensive process that included two phases of community outreach and building assessments in order to develop the plan. On February 22, 2024, Group 4 Architects summarized the community engagement process and presented key findings. On September 12, 2024, the draft Facilities Master Plan was presented, reiterating the key findings and immediate needs. The City Council and the public were provided with opportunities to ask questions and give feedback following this presentation. Feedback received, including potential uses for buildings that may become vacant in the future, was noted for inclusion in future analyses that are recommended by the plan.

DISCUSSION/ANALYSIS

The Facilities Master Plan serves as a strategic roadmap for managing and addressing the evolving needs of Newark's infrastructure. Upon approval, this plan will provide guidance to the City Council and staff for the next twenty years.

The approach to the plan was built around the following key goals:

1. Assess: Evaluate facility needs and conditions.
2. Determine Growth: Determine growth and future needs.
3. Engage: Engage the Newark community about community program and space needs.
4. Develop: Develop recommendations and options with supporting cost estimates.
5. Plan: Create an action plan to guide and improve future decision-making about programs, services, workflow, and facilities.

This comprehensive approach ensures that the Facilities Master Plan is not only a response to current challenges but also a proactive strategy for the City's future development.

The implementation plan is structured around four key categories: Preventative Maintenance, Renovations/CIP Projects, New or Replacement Facilities, and Sell/Repurpose/Demolish. Within these categories, the recommendations are organized by estimated timeframe to prioritize actions effectively. These timeframes include Immediate Needs, Short-Term (1-2 Years), Near-Term (3-5 Years), Mid-Term (6-10 Years), and Long-Term (11-20 Years). This clear and organized structure ensures a prioritized approach to addressing the facility needs of Newark over the coming years.

If the plan is adopted, the following next steps are recommended for each category:

1. Preventative Maintenance: The estimated cost for preventative maintenance over the next 20 years is $73 million, with expenses expected to fluctuate annually. This estimate does not include preventative maintenance for facilities recommended for replacement (Newark Community Center, Fire Stations #27 and #29) or vacant buildings (Watkins Hall, previous library, or previous fire station on Thornton Avenue). Earlier this evening, staff recommended that the City Council establish a maintenance reserve of $7 million through a resolution to address current and future maintenance needs. If approved, this proactive measure will enable the City to effectively manage the maintenance requirements of its facilities. Additionally, utilizing the Facility Condition Assessments, City staff will need to develop a long-term preventative maintenance plan.

2. Renovations/Capital Projects: Currently, there are no projects recommended for immediate or short-term completion. The next steps involve using the categorized time frames as a guide for making recommendations regarding future capital projects.

3. New or Replacement Facilities: The Plan recommends the immediate replacement

of Fire Stations #27 and #29, as well as the existing Community Center with a new Cultural Arts Center. Next steps include directing City staff to explore funding options to present to the City Council for consideration.

4. Sell/Repurpose/Demolish: During the two-part community engagement and future needs assessment, there was no identified use for three vacant buildings. Staff recommends that the City conduct further analysis of each building within the next one to two years. This analysis will allow staff to make informed recommendations to City Council.

The Facilities Master Plan represents a vital step forward in addressing the evolving infrastructure needs of Newark. The structured approach, which prioritizes immediate actions across key categories, ensures that resources are allocated effectively and that the City is prepared to meet future demands.

With the recommendation to explore funding options for critical projects, including the replacement of Fire Stations #27 and #29 and the Community Center, the City can proactively secure the necessary resources to implement the Plan.

As Newark continues to grow and evolve, the Facilities Master Plan will serve as a comprehensive guide for decision-making, ensuring that the City remains responsive to the needs of its residents while strategically planning for a sustainable future.

FISCAL IMPACT

There is no fiscal impact associated with this item.

REVIEW AND APPROVAL

Prepared by - Roya Gonzalez, Senior Management Analyst
Reviewed by - Lenka Hovorka, Assistant City Manager
Reviewed by - Krysten Lee, Finance Director
Reviewed by - Kristopher J. Kokotaylo, City Attorney
Approved by - David J. Benoun, City Manager

Attachments

Final FMP Report

FMP Presentation

Resolution - Facilities Master Plan

NEWARK
California

City of Newark
Facilities Master Plan

FINAL REPORT | 06 SEPTEMBER 2024







GROUP 4 ARCHITECTURE

GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

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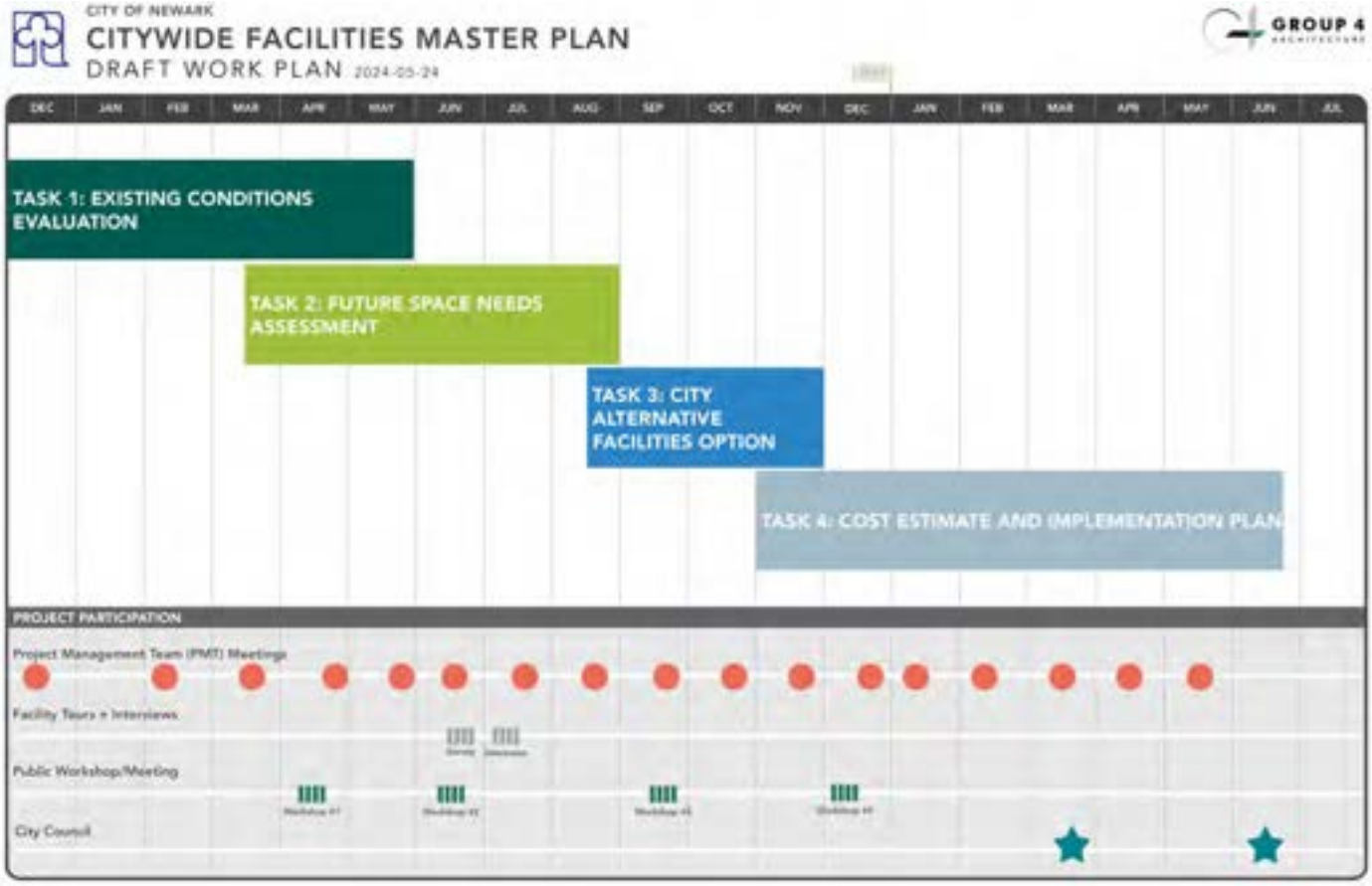
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INTRODUCTION



INTRODUCTION

EXECUTIVE SUMMARY

For 70 years, the City of Newark has been a part of Alameda County, California. The city has changed a lot in those seven decades, evolving from the railroad and agricultural to the biotech and health sciences industries. Though Newark was incorporated within the last century, its community can be traced back 150 years. Today, the City of Newark owns and operates 24 facilities that serve vastly different purposes; aquatic recreation, library, park restrooms, shelters for residents experiencing barriers, public safety, and more. With such a strong community and deep roots in the Bay Area, the investments that Newark makes in their facilities will work to emphasize and improve what already exists, while propelling the city into a new era of service.

The City of Newark began a facility master plan process in 2022 with Group 4 Architecture with the goal of planning for the city's future growth and developing needs. The objectives for this process included a master plan for the near future (1-3 years), and long term (5-10+ years) as well as a strategy for capital investments in city facilities. Throughout the master planning process, city leadership and staff have been involved during every step of the process so that each decision and recommendation is realistic and caters directly to the needs of all Newark residents.

The thorough engagement process for this master plan helped to create the best plan possible. Newark residents were able to help envision the future of their city by participating in engagement and providing opinions on potential types of public spaces and project site options. Over several months, in-person pop-ups at city events, community meetings, and online surveys were used for two rounds of engagement to ensure a diverse range of needs and opinions were reflected in the final plan and recommendations.



VACANT FACILITIES

16 OLD FIRE STATION LOCATION
7700 Thornton Avenue
- 4,852 SF

17 OLD NEWARK LIBRARY LOCATION
6300 Civic Terrace
- 15,000 SF

18 WATKINS HALL
37013 Ash Street
- 8,640 SF

1 ASH STREET CENTER, RESTROOM, AND VIOLA BLYTHE COMMUNITY SERVICE CENTER
37365 Ash Street
- Ash Street Center: 1,968 SF
- Restroom: 1,100 SF
- Viola Blythe: 960 SF

2 BIRCH RESTROOM @ BIRCH GROVE PARK
38080 Birch Street
- 900 SF

3 BOATHOUSE @ LAKESHORE PARK
Chelsea Drive
- 300 SF

4 DAVID W. SMITH CITY HALL
37101 Newark Blvd.
- 25,638 SF

5 ALAN L. NAGY LIBRARY
37055 Newark Blvd.
- 25,580 SF

6 NEWARK COMMUNITY CENTER, ANNEX AND RESTROOM
35501 Cedar Blvd.
- Community Center: 15,000 SF
- Community Annex: 3,000 SF
- Community Center Restroom: 500 SF

7 FIRE STATION 27
39039 Cherry Drive
- 7,005 SF

8 FIRE STATION 29
7500 Thornton Avenue
- 18,000 SF

9 FIRE STATION 30
35775 Ruschin Drive
- 5,450 SF

10 NEWARK POLICE DEPARTMENT
37077 Newark Blvd.
- 23,987 SF

11 CLARK W. REDEKER NEWARK SENIOR CENTER
7401 Enterprise Drive
- 7,300 SF

12 SECOND CHANCE SHELTER
6516 Central Avenue
- 3,116 SF

13 SERVICE CENTER (NEWARK PUBLIC WORKS MAINTENANCE)
37440 Filbert Street
- 24,700 SF

14 GEORGE M. SILLIMAN COMMUNITY ACTIVITY CENTER AND SPORTSFIELD SCOREKEEPER HUT
6800 Mowry Avenue
- Phase I: 36,410 SF
- Phase II: 32,320 SF
- Sportsfield Scorekeeper Hut: 680 SF

15 SPORTSFIELD RESTROOM
39111 Cherry Street
- 680 SF

PROJECT GOALS AND PURPOSE

The goals for this planning process align with the City of Newark's original vision for the project and created a detailed and focused framework for the planning approach.

1. **ASSESS**
Assess facility needs and conditions

2. **DETERMINE GROWTH**
Determine growth and future needs

3. **ENGAGE**
Engage the Newark community about community program and space needs

4. **DEVELOP**
Develop recommendations and options with supporting cost estimates

5. **PLAN**
Create an action plan to guide and improve future decision-making about programs, services, workflow, and facilities

PLAN SUMMARY

Within the last 14 months, the planning process for the City of Newark has included thorough analysis, close work with city staff and administration, and public engagement which led to the development of a plan for Newark's facilities that works with what the city already has, and channels effort into identified areas of need. The following are strategies that were determined throughout the planning process and target areas that the City of Newark can invest in to increase the number of services and programs provided and functionality across the board.

- Protecting capital assets
- Reinvesting in the Community Center
- Rethinking the Clark W. Redeker Senior Center
- Addressing the condition of two Fire Stations
- Investing further in aquatic recreation



TASK 1: EXISTING CONDITIONS EVALUATION

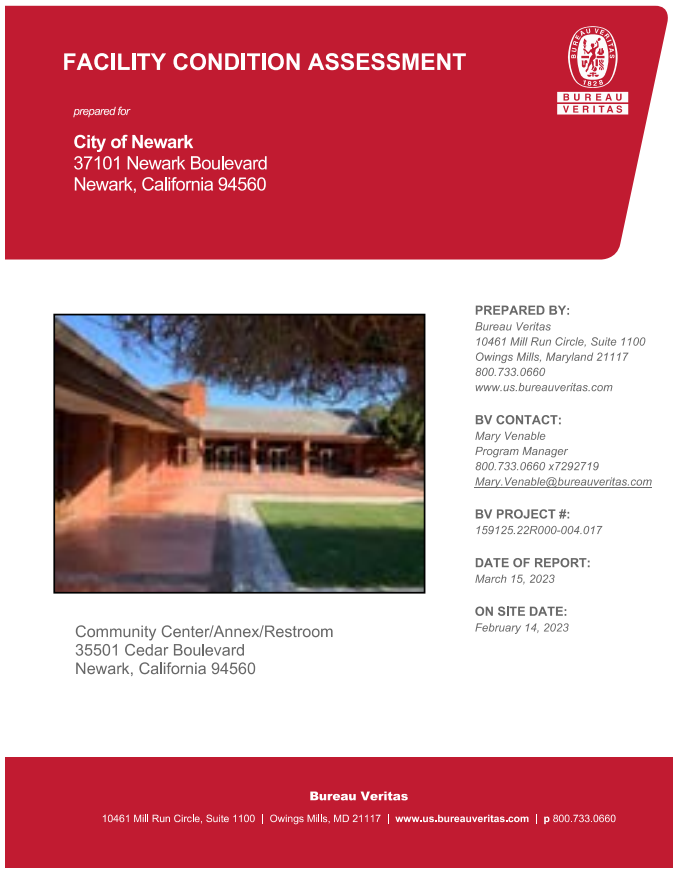
WORK PLAN AND PARTICIPATION PLAN

This facilities master plan focused on four main studies. The first being an existing space analysis of City Hall to examine the efficiency of the building's layout. The second study looked at the functionality and health of the city's existing community facilities such as the Newark Community Center and Annex, Service Center, Senior Center, and Silliman Center. The third study was a space analysis of the remaining Newark facilities, and the last study, performed by TenOver Studio, examined the condition and functionality of Newark's existing Fire Stations (27, 28, and 29).

The existing City Hall building currently contains staff from six different departments: City Administration (City Manager, City Attorney, City Clerk, Human Resources), Information Technology (IT), Finance, Community Development, Public Works, and Fire Prevention. As part of the planning process, Group 4 attended a walkthrough of the building's public and staff spaces to assess how space is currently used by the city. From this, Group 4 created floor plan diagrams which were confirmed by Newark's administrative team.

Group 4 then walked through Newark's community, recreation, and aquatic facilities to determine whether the city's recreation and community space needs are being met. The project team paid special attention to the current Newark Community Center which is functioning suboptimally. From this, Community Center options were brought to the public for input.

Ten Over Architects walked through and determined the existing conditions of the three Fire Stations in Newark as well as the Police Station and reported their findings back to the project management team. Additionally, Aquatic Design Group performed an analysis of the Silliman Center, Newark's aquatic facility.



FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560

Community Center/Annex/Restroom
35501 Cedar Boulevard
Newark, California 94560

PREPARED BY:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.us.bureauveritas.com

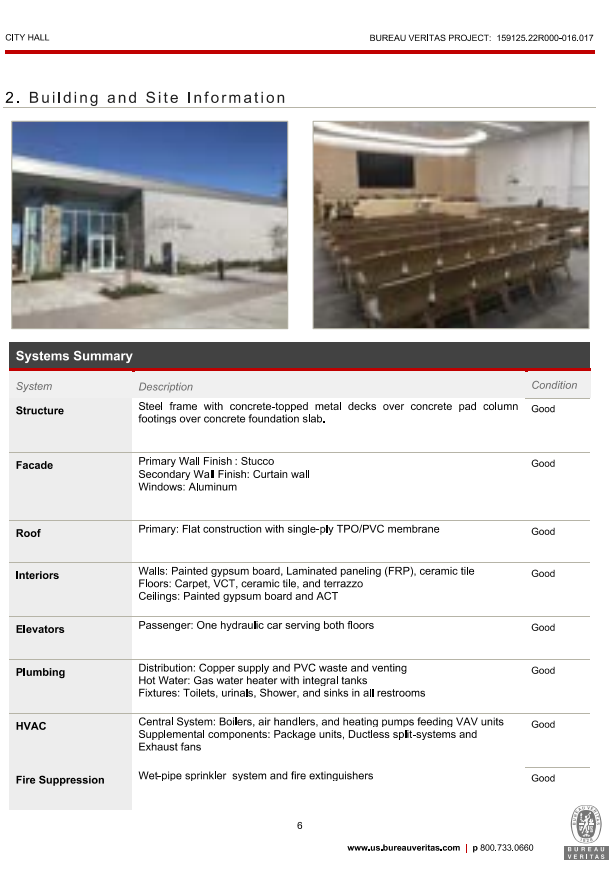
BV CONTACT:
Mary Venable
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Mary.Venable@bureauveritas.com

BV PROJECT #:
159125.22R000-004.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
February 14, 2023

Bureau Veritas
10461 Mill Run Circle, Suite 1100 | Owings Mills, MD 21117 | **www.us.bureauveritas.com** | **p** 800.733.0660



CITY HALL BUREAU VERITAS PROJECT: 159125.22R000-016.017

2. Building and Site Information

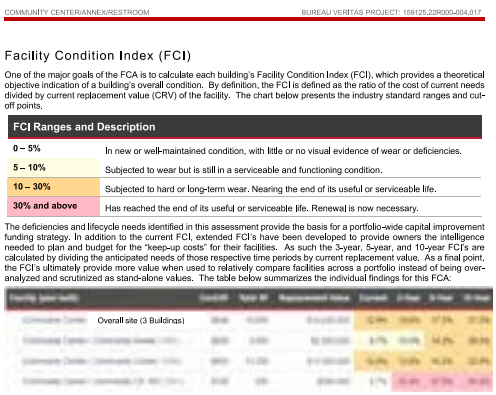
Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings over concrete foundation slab.	Good
Facade	Primary Wall Finish : Stucco Secondary Wall Finish: Curtain wall Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, Laminated paneling (FRP), ceramic tile Floors: Carpet, VCT, ceramic tile, and terrazzo Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: One hydraulic car serving both floors	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, Shower, and sinks in all restrooms	Good
HVAC	Central System: Boilers, air handlers, and heating pumps feeding VAV units Supplemental components: Package units, Ductless split-systems and Exhaust fans	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

6

www.us.bureauveritas.com | p 800.733.0660

Left: Facility Condition Assessment report cover for the Community Center Right: City Hall FCA report building and site information



COMMUNITY CENTER/ANNEX/RESTROOM BUREAU VERITAS PROJECT: 159125.22R000-004.017

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Overall site (3 Buildings)						

Facility Condition Index (FCI) for the Community Center projected out 10 years

FACILITY CONDITION ASSESSMENTS

To understand the full range of needs for each of Newark's facilities, facility condition assessments were conducted. These assessments resulted in reports that detail the health of each building structure. They outline maintenance and accessibility issues, if any, as well as provide FCI (facility condition index) percentages for the current year, 3 years, 5 years, and 10 years into the future. FCI numbers show the percentage of a building and its components that will need replacement or maintenance.

Process:

- **Pre-Survey:** The Project Management Team completed pre-survey questionnaires prior to site visits and reviewed existing building data.
- **Assessments:** Bureau Veritas (BV) visited each facility and inspected building systems including the surrounding site and infrastructure, exterior and building envelope, roof and rooftop systems, interiors & accessibility, and life safety systems. BV then identified deficiencies in the existing buildings and developed repair/ replace recommendations. Finally, BV created cost estimations and a maintenance plan.

Facility Condition Assessments Summary Table

FACILITY	CURRENT FCI	3-YEAR FCI	5-YEAR FCI	10-YEAR FCI
Ash Street Park Bldgs	2.1%	5.0%	9.8%	28.9%
Birch Grove Restroom	0.0%	3.3%	22.6%	29.8%
Boathouse	0.9%	0.9%	9.7%	12.4%
Newark Community Center Annex	8.7%	10.0%	14.2%	29.5%
Newark Community Center	13.0%	13.8%	16.2%	23.5%
Community Center Restroom	2.7%	35.4%	37.5%	93.3%
Fire Station 27	8.8%	10.2%	12.8%	25.2%
Fire Station 28	0.4%	1.2%	3.2%	9.5%
Fire Station 29	5.5%	7.7%	11.7%	19.8%
Old Fire Station	13.1%	13.5%	21.6%	27.1%
Old Library	8.1%	17.1%	18.7%	22.7%
Clark W. Redeker Senior Center	0.3%	2.7%	4.9%	22.9%
Second Chance Shelter	0.7%	2.7%	6.6%	22.6%
Newark Service Center	4.0%	8.5%	14.0%	24.7%
George M. Silliman Community Activity Center	0.8%	2.6%	7.5%	20.5%
Sports Field Restroom	0.6%	8.9%	14.5%	41.0%
Watkins Hall	12.6%	21.9%	24.2%	25.4%
David W. Smith City Hall	0.0%	0.0%	0.1%	3.8%
Alan L. Nagy Library	0.0%	0.0%	0.0%	4.5%
Newark Police Department	0.1%	0.1%	0.1%	3.5%

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.



TASK 2: FUTURE SPACE NEEDS ASSESSMENT

In order to determine the future space needs of Newark, Group 4 engaged with the community through pop-up events and conducted a community survey to ask about public space and recreation needs. With the guidance and approval of the Project Management Team (PMT), Group 4 additionally conducted calculations of existing David W. Smith City Hall space and examined future staff growth to determine adequate space recommendations.

TASK 3: CITY ALTERNATIVE FACILITIES OPTIONS

Based on the results of this plan's public engagement efforts with the residents of Newark in combination with the prepared facility condition assessments, alternative options were developed specifically for the Newark Community Center located in Newark Community Park. Some of these options include changes to the Clark W. Redeker Senior Center and Newark's Old Library.

Further information on the future space needs assessment and the city alternative facilities options for each of Newark's facilities can be found in the following facility sections.

	Immediate	Short Term (1-2 yrs.)	Near Term (3-5 yrs.)	Mid Term (6-10 yrs.)	Long Term (11-20 yrs.)	TOTAL
Total expenditures for ALL facilities	$8.15M	$4.08M	$9.93M	$20.41M	$57.53M	$100.1M
Total expenditures for facilities *EXCLUDING Community Center-Annex-Restroom, Fire Station 27 and 29, Watkins Hall, Old Fire Station and Old Library*	$1.72M	$2.74M	$7.38M	$15.63M	$44.99M	$72.46M
Total expenditures for ALL facilities for Safety Plan Type costs	$500K					
Total expenditures for facilities for Safety Plan Type costs *EXCLUDING Community Center-Annex-Restroom, Fire Station 27 and 29, Watkins Hall, Old Fire Station and Old Library*	$52K					

Facility Maintenance Cost Table

TASK 4: COST AND IMPLEMENTATION PLAN

The facility condition assessments included an identification of deficiencies, inventory of assets, repair and replace recommendations and a maintenance plan identifying expenditures for immediate to long-term costs. The table summarizes those expenditures for all facilities as well as expenditures when the City excludes its vacant facilities (the old library, old fire station and Watkins Hall) and those facilities identified to be replaced or renovated (Newark Community Center, Fire Station 27 and Fire Station 29). It also highlights those expenditures specifically associated as safety to be addressed as an immediate need and costs. The facility costs below are costs to maintain and repair the current facilities and do not address costs associated with upgrading a facility to current codes, meet operational requirements or respond to community needs.

FACILITY RECOMMENDATION

BASED ON 5-YEAR FCI

✓ INDICATE SHORT TERM NEEDS

FACILITY	MAINTAIN	RENOVATE	REPLACE	SELL, DEMO, OR REPURPOSE	PAGE #
Ash Street Park Bldgs	✓				40
Birch Grove Restroom		✓			41
Boathouse	✓				42
Newark Community Center Annex			✓		19
Newark Community Center			✓		18
Newark Community Center RR			✓		43
Fire Station 27			✓		62
Fire Station 28	✓				68
Fire Station 29			✓		63
Old Fire Station				✓	79
Old Library				✓	46
Clark W. Redeker Senior Center	✓				34
Second Chance Shelter	✓				78
Newark Service Center		✓			76
George M. Silliman Center	✓				36
Sports Field Restroom		✓			45
Watkins Hall				✓	47
David W. Smith City Hall	✓				50
Alan L. Nagy Library	✓				44
Newark Police Department	✓				72

Newark facility recommendation summary table with corresponding report pages.

Based on the facility maintenance costs, a table was created to determine which facilities the City should maintain, renovate, replace or sell/repurpose. The facilities in the maintain facilities column currently meet the community needs and generally meet operational requirements. Those listed as renovate require futher costs to bring them up to code and operational requirements. Facilities identified as replace require significant costs to bring them up to code and operational requirements and do not address the community needs identified during the community outreach. The facilities listed as sell, demo, or repurpose require further study by the City. During the community outreach no need was identified for those facilities and/or their locations. These facilities would also require significant cost to bring them up to current building and life safety code if a new use was identified.

		Project Costs	Immediate & Short Term	Near Term (3-5 yrs.)	Mid Term (5-10 yrs.)	Long Term (11-20 yrs.)
AQUATICS	Improvement to George M. Silliman Center • Updated pool amenities • Improve Check-in and Staff Workspaces • Ninja Cross and Aquatic Fitness	*$7-9M* *($5-6M)* *($1-1.5M)* *($1-1.5M)*			✓	
COMMUNITY & ARTS	New 18-32k SF Community & Arts Center @ Community Park	*$31-56M*	✓			
RECREATION	Improvement to Silliman Center • Improved Storage • Evaluate underutilized space for additional program opportunities • Evaluate additional gym and courts w/indoor walk/run track	*$3-4M* *$23-28M*				✓ ✓
DAVID W. SMITH CITY HALL	Minor improvements to David W. Smith City Hall	*$1.5-2M*				✓
SERVICE CENTER	Improvements to Newark Service Center • New Admin Building • New maintenance bays (4) • Update locker/changing rooms and break room • Update HVAC in Shop Bldg. • Additional covered parking	*$18.5-23M* *($3-4M)* *($7-8M)* *($2-3M)* *($.5-1M)* *($6-7M)*		✓		
FIRE	New 8-10k Fire Station 27 New 8-10k Fire Station 29 Upgrades to Fire Station 28	*$15-19M* *$15-19M* *$1.5-2M*	✓ ✓	✓		
POLICE	Minor improvement to Newark Police Department	*$2-2.5M*			✓	
SAFETY ISSUES			$52-500K			
MAINTENANCE			$4.5-12.3M	$7.4-10M	$15.7-20.5M	$45-57.6M

Facility Improvement Projects

At the conclusion of the community outreach, facility assessments, and needs study, an implementation plan for the City was identified. The projects identified take into account, not only the condition of the facility but also respond to the communities' priorities and needs. The table below summarizes each of the facility projects and categorizes them in immediate/short-term vs long-term needs. The project costs associated with each project is a rough order of magnitude cost that was generated based of a $/SF for building and site costs, and assumes a publicly bid process using prevailing wages. It takes into account any associated furniture, fixtures, and equipment (FFE), and technology costs as well as soft costs including design and construction management fees and city administration and permit fees. These project costs also include a construction and project contingency. The project costs do NOT include escalation as these projects are currently unfunded with no associated timeline for design and construction.

The City also identified a number of funding strategies:

- **State & Federal grants:** a financial award given by a government or other outside agency for beneficial projects.
- **Measure GG:** 1/2 cent sales tax approved by voters in 2016.
- **Development Impact Fees:** One-time charges imposed by the City on new or proposed development projects.
- **Capital Funds:** Newark's existing or anticipated revenue.
- **Other:** local bond measures

Final recommendations & directions paragraph to be added after City Council presentation



PROJECT PARTICIPATION

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COMMUNITY, RECREATION, AND AQUATIC FACILITIES

NEWARK COMMUNITY CENTER



RECOMMENDATION: **REPLACE**

Address: *35501 Cedar Boulevard, Newark, CA 94560*

Built: *1968*

Size: *13,400 square feet*

Site Area: 3.75 acres

Estimated Project Cost:

18,000 SF Facility: $30,796,000

25,000 SF Facility: $44,289,000

32,000 SF Facility: $56,399,000

YEAR	FCI (Facility Condition Index)
Current	13.0%
3-Year	13.8%
5-Year	16.2%
10-Year	23.5%

NEWARK COMMUNITY CENTER ANNEX



RECOMMENDATION: **REPLACE**

Address: *35501 Cedar Boulevard, Newark, CA 94560*

Built: *1991*

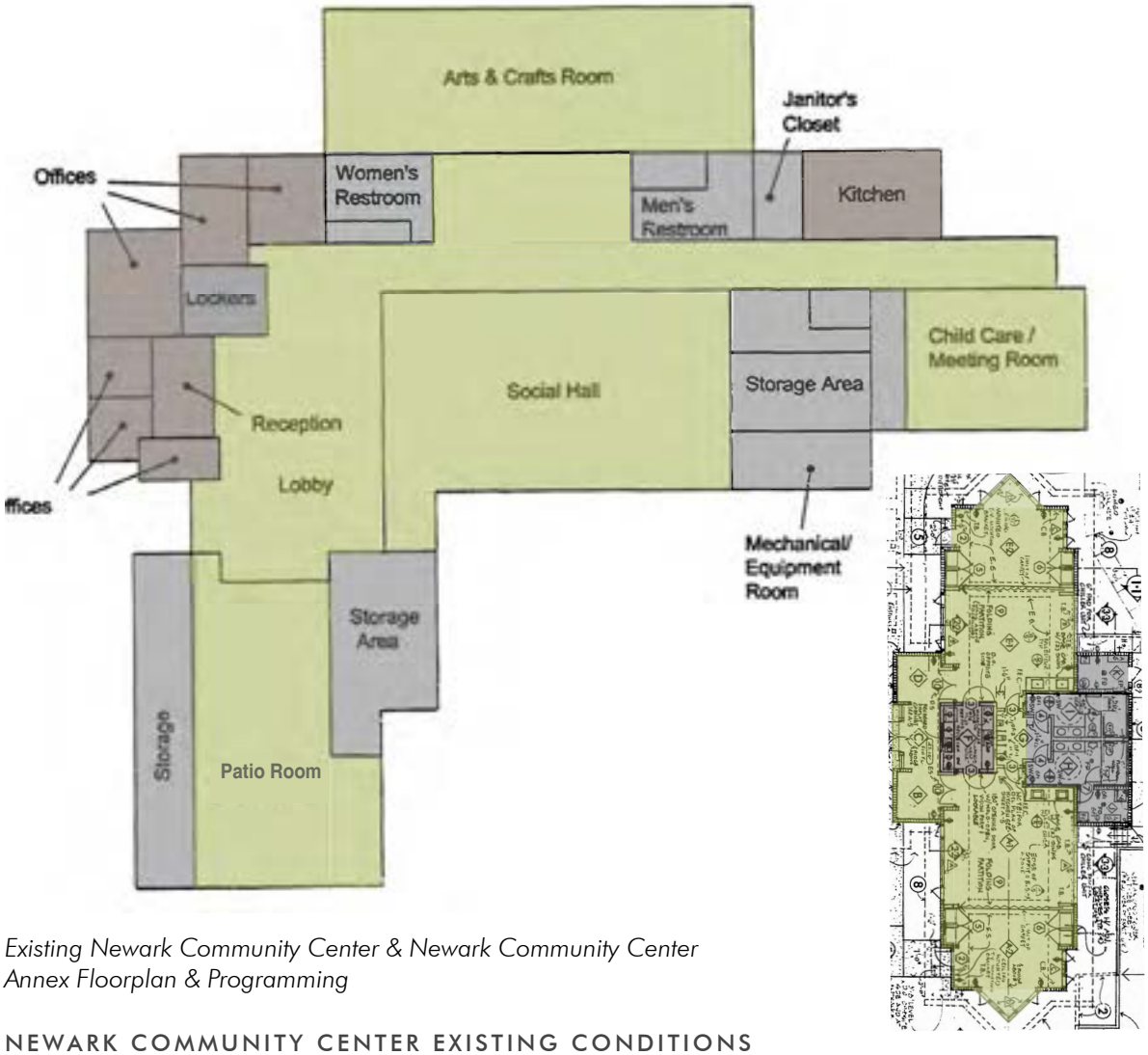
Size: *3,000 square feet*

Site Area: 3.75 acres

Estimated Project Cost:

See Community Center

YEAR	FCI (Facility Condition Index)
Current	8.7%
3-Year	10.0%
5-Year	14.2%
10-Year	29.5%



Existing Newark Community Center & Newark Community Center Annex Floorplan & Programming

NEWARK COMMUNITY CENTER EXISTING CONDITIONS

The Newark Community Center was built in 1968 and has nearly 14,000 square feet across a single story. What was once a community space for city activities and programs, room rentals, and childcare, has become mostly unoccupiable to the public except for opportunities to rent out rooms for personal events and parties. At its peak, there were functioning staff offices, a reception and lobby space, a patio room and social hall for renting, an arts and crafts room, storage, meeting space, and kitchen. In the center of the building is a large courtyard which connects the Newark Community Center to the Newark Community Center Annex, which is presently used for a popular pre-school childcare program. Newark Community Center observations are listed below.

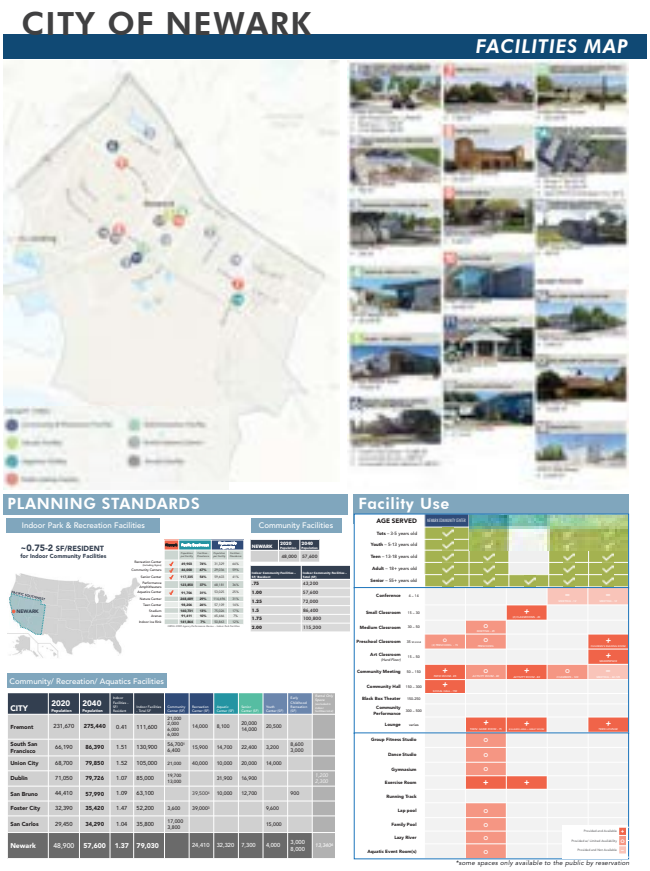
Exterior

- Building shows signs of wear and has significant maintenance needs.
- Significant water damage to roof and walls.

Interior

- Staff offices in the front of the building are not able to be occupied due to water leakage and intrusion, and rooms have been locked.
- Poor air quality and water damage in the downstairs area, currently locked and not used.
- Roof and skylights leak; have water stains and also actively drip and need buckets to catch falling water.
- Interior finishes affected by water damage, include fungal concerns.



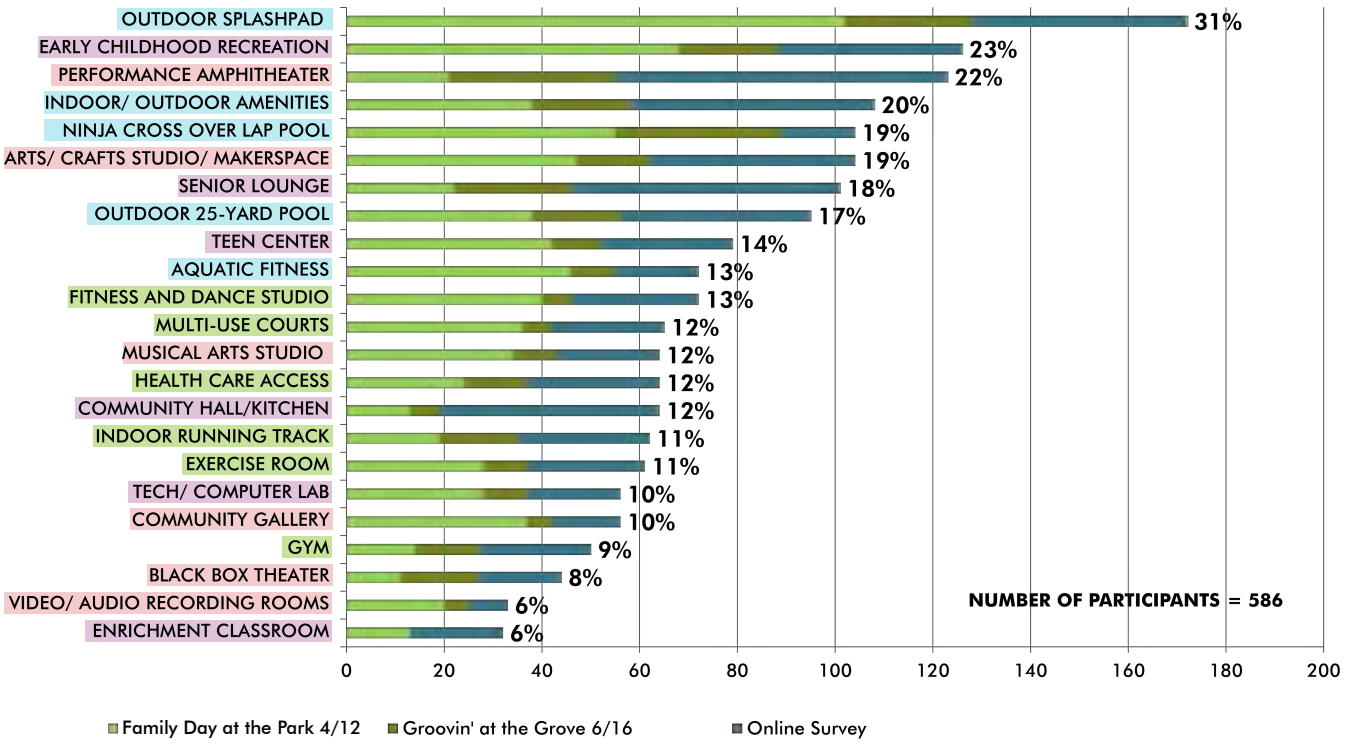


ROUND 1 COMMUNITY ENGAGEMENT

Collecting Newark community's input on city facility needs was an essential part of this planning process. With the PMT's approval and edits, Group 4 developed 5 large boards to bring to various community events as pop-ups. This first round of engagement included two in-person pop-up events plus a community survey. Nearly 600 residents participated.

The engagement boards explained the current use of each of Newark's facilities, as well as the regional planning standards for Northern California. The boards asked residents about their opinions (love it or change it) on their facilities as well as asked about their community space priorities. To inquire about residents' community space priorities, Group 4 provided 23 space options for participants to place a vote/ dot. These space options fell under four categories; community/ lounge, the arts and performance, exercise and recreation, and aquatics. The purpose of this exercise was to gain a better understanding of what types of spaces Newark's residents are looking for in their city's facilities. Below are the events that Group 4 attended for round one engagement pop-ups.

- Family Day at the Park (4/12/23)
- Groovin' at the Grove (6/16/23)



Round 1 Engagement Results

AQUATICS

The residents of Newark prioritize access to aquatic centers. Many were in agreement that indoor/ outdoor aquatics experiences, aquatic recreation such as Ninja Crossovers for pools, and aquatic fitness.

THE ARTS

The Newark community values the arts and sees the importance of public space for opportunities to hold theater performances, somewhere to practice and play music, arts/ makerspaces, a community gallery, and video/ audio recording rooms.

COMMUNITY

Designated space for specific age groups is a priority as well; the Newark community's priorities include early childhood recreation, a senior lounge, a dedicated teen center, community hall/ kitchen, computer lab, and enrichment classrooms.

RECREATION

Newark community members value spaces which allow them access to fitness and dance, a variety of sports with multi-use courts, health care, and personal fitness through gyms and exercise rooms.



Community members adding votes to their space priorities at Groovin' at the Grove.



Engagement pop-up tent for Family Day in the Park.




FACILITY INPUT
LOVE IT
CHANGE IT
Newark Dog Park

PLANNING STANDARDS

INDOOR PARK & RECREATION FACILITIES

~0.75-2 SF/RESIDENT
for Indoor Community Facilities



	Newark	Pacific Southwest		Nationwide Agencies	
		Population per Facility	*Facilities - Prevalence*	*Population per Facility*	*Facilities - Prevalence*
Recreation Center (Including Gyms)	✓	**49,903**	**74%**	31,329	64%
Community Centers	✓	**46,000**	**67%**	29,036	59%
Senior Center	✓	**117,335**	**54%**	59,603	41%
Performance Amphitheaters		**123,850**	**37%**	68,181	36%
Aquatics Center	✓	**91,706**	**31%**	53,025	25%
Nature Center		**268,689**	**29%**	114,696	31%
Teen Center		**98,206**	**26%**	57,109	14%
Stadium		**160,731**	**13%**	75,026	17%
Arenas		**91,411**	**10%**	65,466	7%
Indoor Ice Rink		**141,864**	**7%**	50,863	12%

NRPA's 2022 Agency Performance Review – Indoor Park Facilities

PLANNING STANDARDS

The existing Newark Community Center is not currently open for programs due to water damage like roof leakage and mold concerns in rooms that are not accessible and securely closed off. The only current use of this facility is renting out space to residents for event use. During public engagement, findings identified that Newark lacks an adequate community center. Additionally, there is a growing need for public performance and amphitheater space which a community center could provide.

Newark has just under 50,000 residents. Based on the Pacific Southwest's community facility planning standards, the City of Newark should have ~0.75-2.0 square feet of indoor community facilities per resident. These planning standards also dictate that a city of Newark's size should have more robust teen center and performance amphitheater square footage. While Newark has some recreation and teen space located at the George M. Silliman Community Activity Center and the Alan L. Nagy Library, the lack of a dedicated community center and performance space creates programming and service difficulties, both of which should be readily available to the community.

CITY	2020 Population	2040 Population	Indoor Facilities - SF/ Resident	Indoor Facilities - Total SF	Community Center (SF)	Recreation Center (SF)	Aquatic Center (SF)	Senior Center (SF)	Youth Center (SF)	Early Childhood Recreation (SF)	*Rental Only Space (excluded in indoor facilities total)*
Fremont	231,670	**275,440**	0.41	111,600	21,000 2,000 6,000 6,000	14,000	8,100	20,000 14,000	20,500		
South San Francisco	66,190	**86,390**	1.51	130,900	56,700[1] 6,400	15,900	14,700	22,400	3,200	8,600 3,000	
Union City	68,700	**79,850**	1.52	105,000	21,000	40,000	10,000	20,000	14,000		
Dublin	71,050	**79,726**	1.07	85,000	19,700 13,000		31,900	16,900			*1,200* *2,300*
San Bruno	44,410	**57,990**	1.09	63,100		39,500[4]	10,000	12,700		900	
Foster City	32,390	**35,420**	1.47	52,200	3,600	39,000[3]			9,600		
San Carlos	29,450	**34,290**	1.04	35,800	17,000 3,800				15,000		
Newark	48,900	**57,600**	**1.37**	**79,030**		24,410	32,320	7,300	4,000	3,000 8,000	*13,340[6]*

Comparable cities and Newark's existing community space

As shown in the chart above, Newark's indoor facility square feet per resident is currently 1.37 SF. Newark's goal SF/capita is between 1.5 and 1.75. The amount of indoor communty square footage needed to achieve those goals is detailed in the chart below.

NEWARK	2020 Population	2040 Population
	48,000	57,600

Indoor Community Facilities - SF/ Resident	Indoor Community Facilities - Total (SF)	New Facility / Addition (SF)	Existing Facilities (SF)
.75	43,200	**0**	79,030
1.00	57,600	**0**	79,030
1.25	72,000	**0**	79,030
1.5	86,400	**+ 7,370**	79,030
1.75	100,800	**+ 21,770**	79,030
2.00	115,200	**+ 36,170**	79,030

Community facility planning standards

ALTERNATIVE OPTIONS PROCESS

Round 1 engagement results and existing space analysis show that a larger and better functioning community center is needed. Because of Newark's current population and projected population growth, The City needs space to provide programs, services, and recreation space to residents. Additionally identified in outreach was the need for a community performance space and/ or large community rooms.

With the PMT, Group 4 developed new potential site options for a community center, either on its existing site at Newark Community Park, or in Civic Center Park in place of the Old Library which currently is closed to the public.

NEWARK COMMUNITY CENTER



3-YEAR FCI: **13.0%**

10-YEAR FCI: **23.5%**

- **CONSTRAINTS:** Mold detected in non-occupiable areas. Water damage from ongoing leaks and potential structural issues.
- **COMMUNITY BENEFITS:** Large rooms for community events with adjacent outdoor courtyard for indoor/ outdoor

NEWARK COMMUNITY CENTER ANNEX



3-YEAR FCI: **8.7%**

10-YEAR FCI: **29.5%**

- **CONSTRAINTS:** Mold detected in non-occupiable areas. Lack of proper staff and storage space.
- **COMMUNITY BENEFITS:** Provides much needed early childcare with proximity to park and playground.

CLARK W. REDEKER SENIOR CENTER



3-YEAR FCI: **2.7%**

10-YEAR FCI: **22.9%**

- **CONSTRAINTS:** Current program rooms are undersized to meet senior needs. Staff spaces are dispersed and reaching capacity.
- **COMMUNITY BENEFITS:** Space for senior activities and the opportunity for residents to meet and interact

OLD LIBRARY



3-YEAR FCI: **8.1%**

10-YEAR FCI: **22.7%**

- **CONSTRAINTS:** Facility is currently unoccupied and in need of repair. Limited visibility from street.
- **COMMUNITY BENEFITS:** Proximity to David W. Smith City Hall, Alan L. Nagy Library, and Newark Civic Park.

BASE - A

SQUARE FEET
~18,000 SF, 1-Story

1ST FLOOR FOOTPRINT
~18,000 SF

CAPITAL COST
$$$ – $$$$

PARKING
~60 – 130 spaces


LOBBY/ RECEPTION
16-20 PEOPLE


COMMUNITY GALLERY


2 PRESCHOOL CLASSROOMS
30-36 PEOPLE


ART/ MAKER CLASSROOM
34-48 PEOPLE


STAFF SUPPORT SPACES +
6-8 PEOPLE


CHAMBER OF COMMERCE





COMMUNITY ROOM
Divisible into 2: 500 people assembly, 300 banquet

A

B

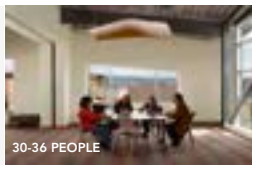
SQUARE FEET
~25,000 SF, 2-Story

1ST FLOOR FOOTPRINT
~18,000 SF

CAPITAL COST
$$$$ – $$$$$

PARKING
~80 – 150 spaces

BASE +


2 MEETING ROOMS
30-36 PEOPLE


CONFERENCE ROOM
16-20 PEOPLE


SENIOR LOUNGE


CONSULTATION ROOM


CAFE & VENDING

B

C

SQUARE FEET
~32,000 SF, 2-Story

1ST FLOOR FOOTPRINT
~20,000 SF

CAPITAL COST
$$$$$ – $$$$$$

PARKING
~105 – 175 spaces

BASE + B +


DANCE STUDIO

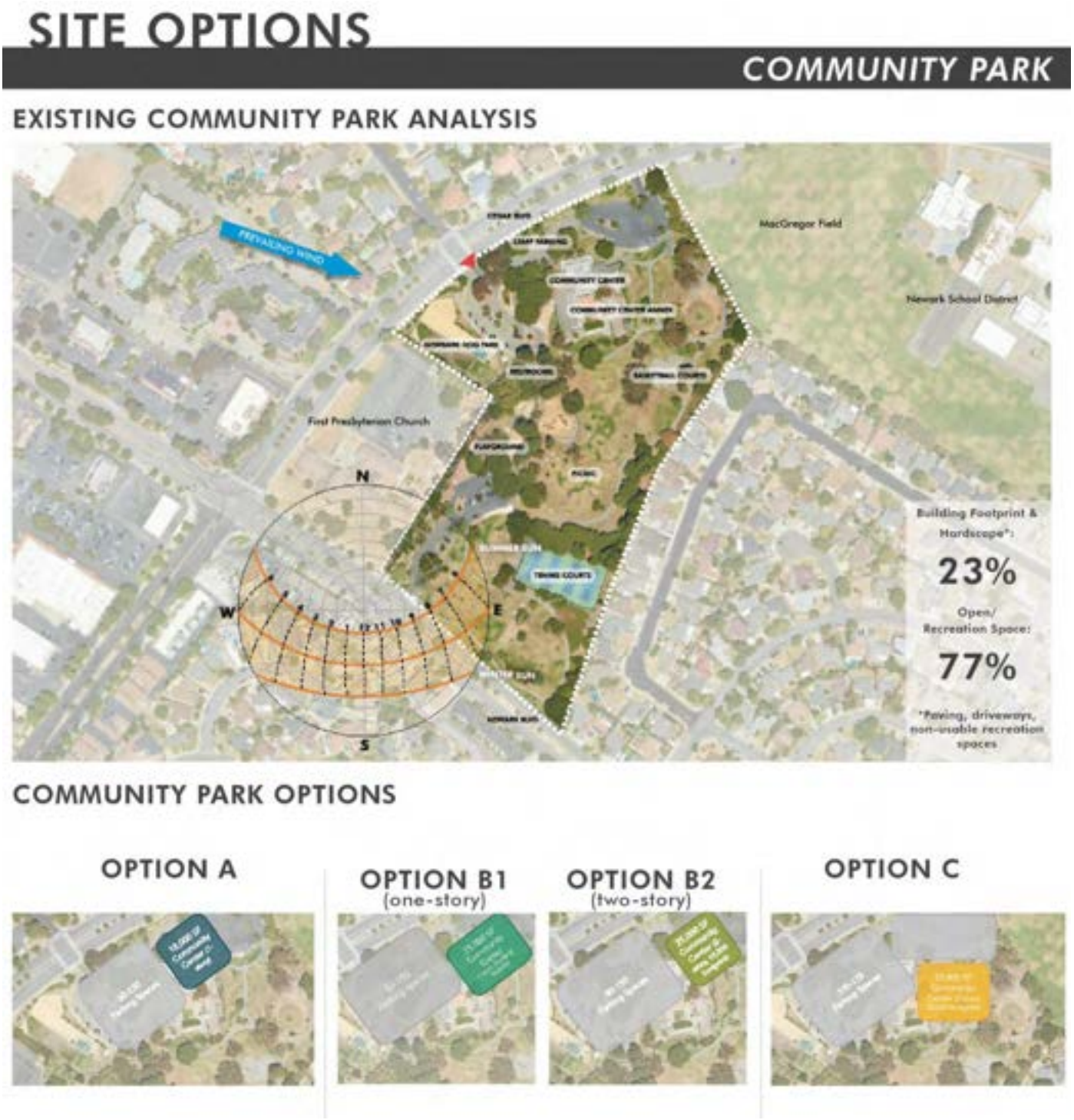

MUSIC ROOM


ARTS/ CERAMICS STUDIO

C

COMMUNITY CENTER PROGRAM OPTIONS

Above are program options for a new community center that range in size from a single story with 18,000 square feet to 32,000 square feet with two stories. Base A includes modern community center spaces such as preschool classrooms, staff space, a large community room, gallery space, and art classrooms. Each option builds off of the last, with Option C including all of A and B program spaces as well.



NEWARK COMMUNITY PARK ANALYSIS AND OPTIONS

The Newark Community Park includes ample green space, parking, multiple sport courts such as basketball and tennis, a playground, and the NewBark Dog Park. The existing Newark Community Center building is surrounded by public and staff parking lots, one of which is shared with the NewBark Dog Park.

The above program options for a new community facility range from 18,000 square feet and 1 story to 32,000 square feet and 2 stories. Base A includes modern community center spaces such as preschool classrooms, staff space, a large community room, gallery space, and art classrooms. Options B and C build off of A, and option C includes A, B, and C spaces as the largest option.

SITE OPTIONS

CIVIC CENTER PARK

EXISTING CIVIC CENTER PARK ANALYSIS



CIVIC CENTER PARK OPTIONS



NEWARK CIVIC CENTER PARK ANALYSIS AND OPTIONS

Newark Civic Center Park is connected to the Alan L. Nagy Library, David W. Smith City Hall, and Newark Police Department by a large parking lot and includes a large green lawn, playground, and Newark's Old Library building that is currently not open to the public. This site option shows that a new community center could take the place of the Old Library, either by repurposing or constructing a new building in place of it.

Option A, with 18,000 square feet, requires less parking spaces, but will still encroach on the park's existing playground and green space. As the program options get larger, more parking spaces are needed, and more of the park will become used for the new building.

EVALUATION CRITERIA (● POOR ● FAIR ● EXCELLENT)	COMMUNTY CENTER & ANNEX AT COMMUNITY PARK				OLD LIBRARY AT CIVIC CENTER PARK			
	Base- A (18k SF)		Base+B (25k SF)	Base+B+C (32k SF)	Base- A (18k SF)		Base+B (25k SF)	Base+B+C (32k SF)
	Renovate Community Center & Annex	Replace Community Center & Annex	Consolidate: Relocate/ replace Senior Center	Expanded Community Center	Renovate Old Library	Replace Old Library	Consolidate: Relocate/ replace Senior Center	Expanded Community Center
TOP CRITERIA: OPERATIONAL EFFICIENCY	●	●	●	●	●	●	●	●
TOP CRITERIA: COMMUNITY NEEDS	●	●	●	●	●	●	●	●
TOP CRITERIA: COSTS	●	●	●	●	●	●	●	●
VISIBILITY	●	●	●	●	●	●	●	●
SYNERGY/ CONNECTIVITY	●	●	●	●	●	●	●	●
BLDG/ PARK RELATIONSHIP	●	●	●	●	●	●	●	●
ACCESSIBILITY	●	●	●	●	●	●	●	●
ENVIRONMENT	●	●	●	●	●	●	●	●

FUNCTIONALITY



Does the facility prioritize functional design and inherent flexibility to best serve the community, support the operational efficiency, and support programs now and well into the future?

SUSTAINABILITY



Sustainability, both environmental and operational, will be fundamental in the location and design of the community center.

OPERATIONAL EFFICIENCY



Can the City continue to provide excellent programs to the residents of Newark? Does the facility enhance or decrease the number of staff required to operate the facility?

COMMUNITY NEEDS



Does the facility meet the needs of the Community? Does it support the programs and events for the community?

COSTS



What are the total development costs? Costs including site infrastructure (sewer, water, power, roads), site entitlement costs (CEQA), site and building construction costs, and potential relocation costs for existing users?

VISIBILITY



Is the entrance and wayfinding to the new community center site clear for visitors? Is the facility visible and easily identifiable as one enters the site? Does it have civic presence?

SYNERGY/ CONNECTIVITY



Is there opportunity for the facility to enhance the community and be a dynamic amenity for residents? Does the facility have good connectivity to other community services, such as other community centers, schools, or parks?

BLDG/ PARK



Does the facility offer the opportunities to expand or improve the existing park amenities? Does is complement existing park use? Is there an opportunity to develop shared parking in order to conserve resources?

ACCESSIBILITY



Is the facility easy to get to, not only by car but by alternative modes of transportation? Are pedestrians and cyclist able to navigate throughout the site? Is the circulation into and out of the site efficient, disruptive or dangerous?

ENVIRONMENT

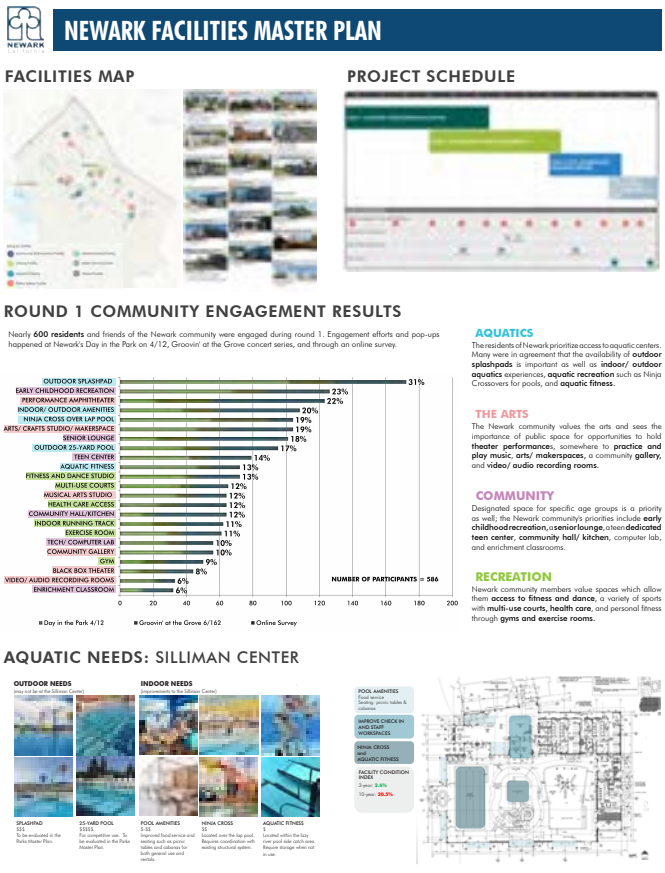


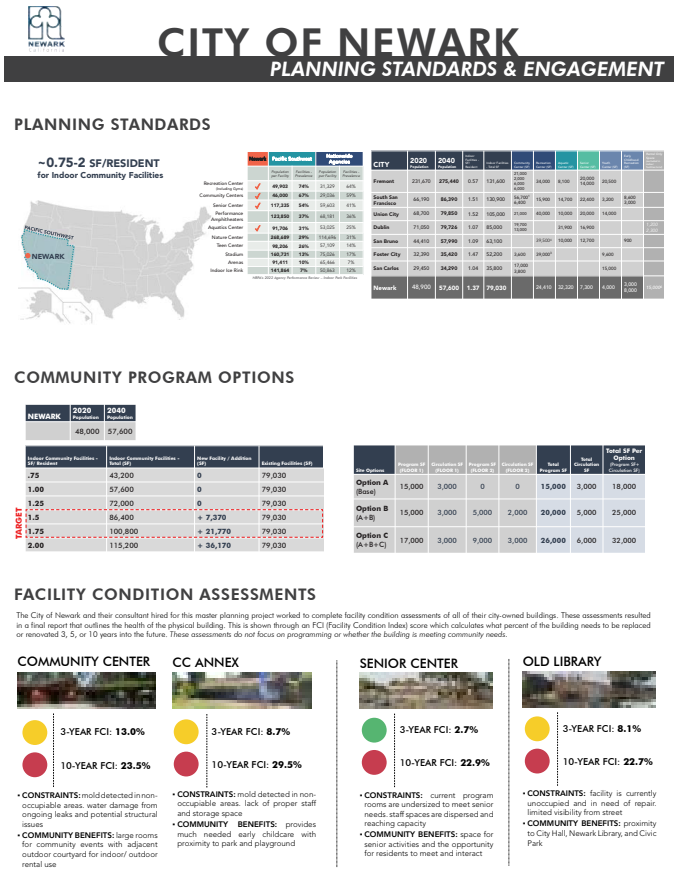
Are there extraordinary environmental risks associated with the site (seismic, sea level rise) that will impact the construction costs, longevity, operations, or maintenance costs for the building or site improvements?

SITE OPTION EVALUATION

Each of the site options and program options were evaluated based on the criteria outlined above. Most importantly, operational efficiency, community needs, and cost were highlighted for all options as well as functionality and sustainability which are prerequisites and assumed to be included and improved for all future Newark projects.

As seen above, program options B and C at Newark Community Park which suggest consolidating the Newark Community Center and the Clark W. Redeker Senior Center into one new building, and expanding the Newark Community Center have most "excellent" ratings.



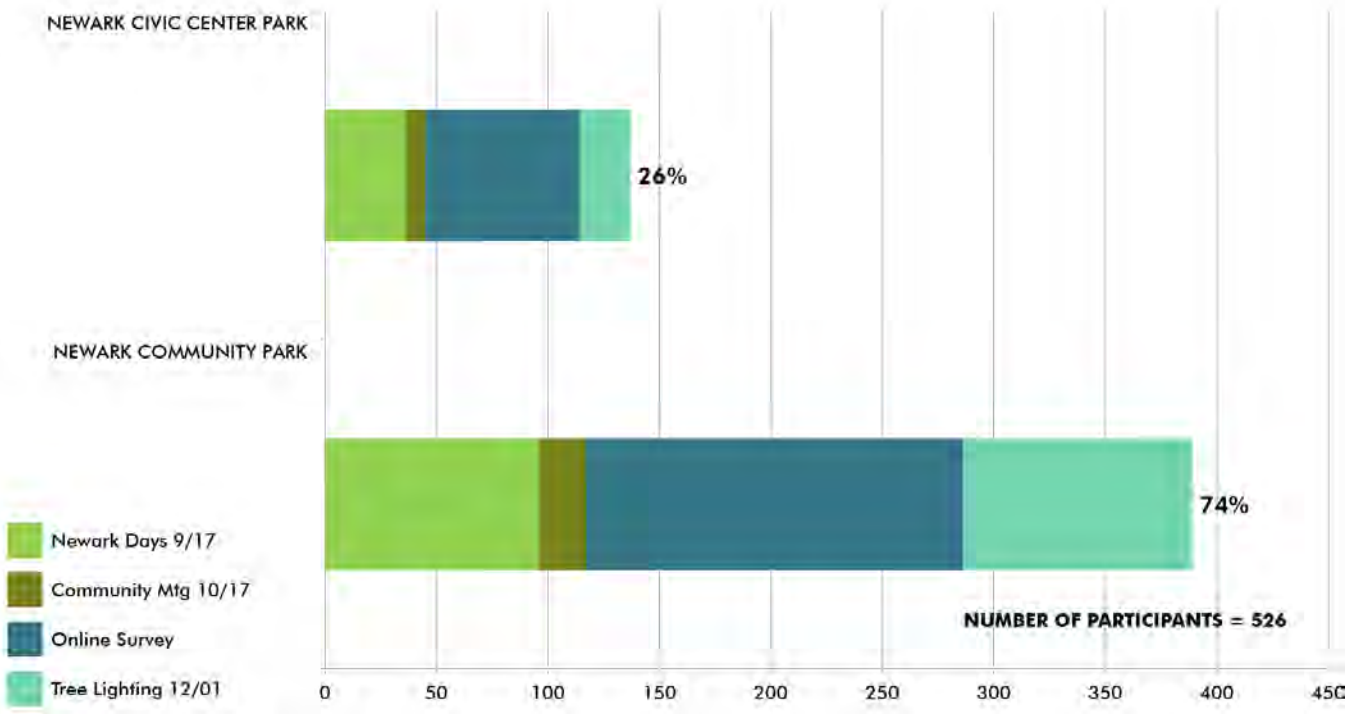


ROUND 2 ENGAGEMENT

The second round of community engagement for this master planning process involved bringing the site options and program options that were identified by the PMT and Group 4 to the public. These options were presented through pop-ups, community meetings, and an online community survey. Participants first chose which site they would prefer a new community center to be built on, and then which program option they would prefer on the chosen site.

Community members had the chance to engage with the pop-up boards at the following events:

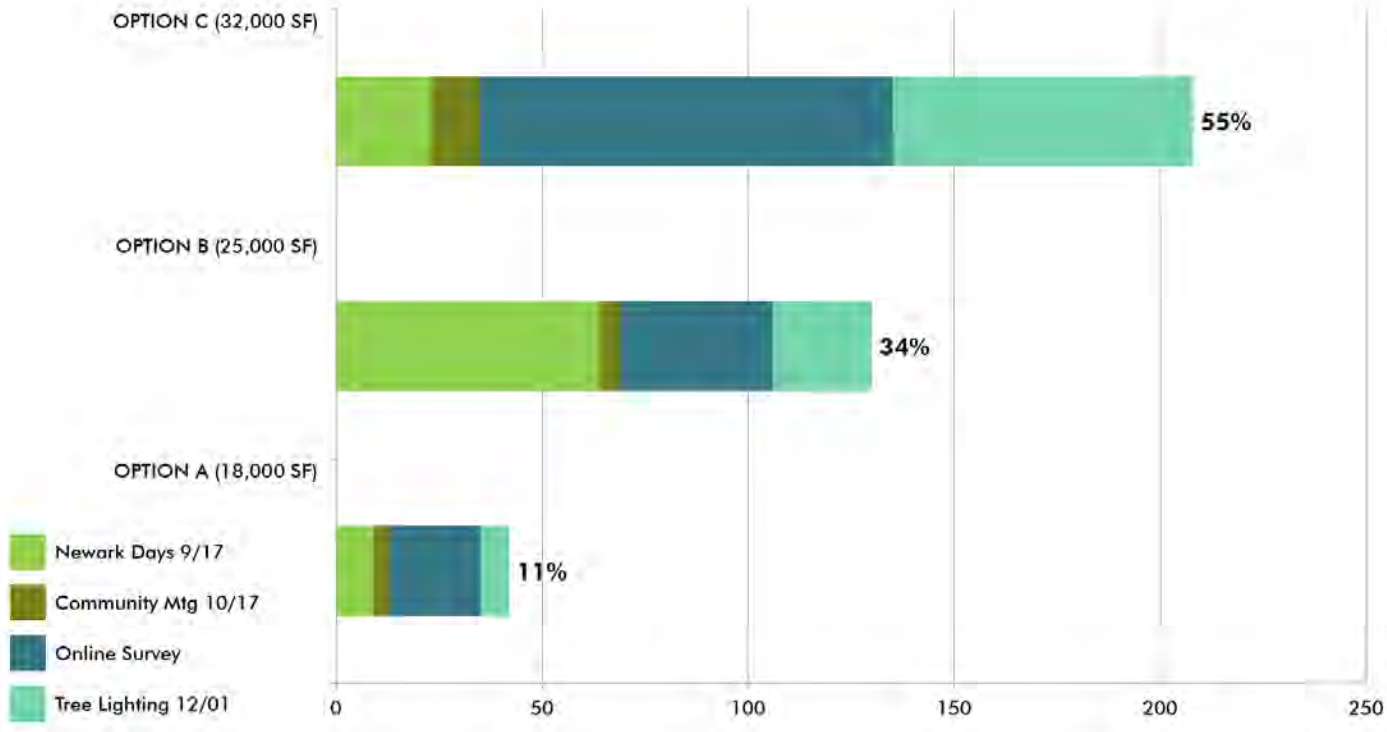
- Newark Days (9/17/2023)
- Community meeting and open house at Alan L. Nagy Library (10/17/2023)
- Newark Tree Lighting (12/01/2023)

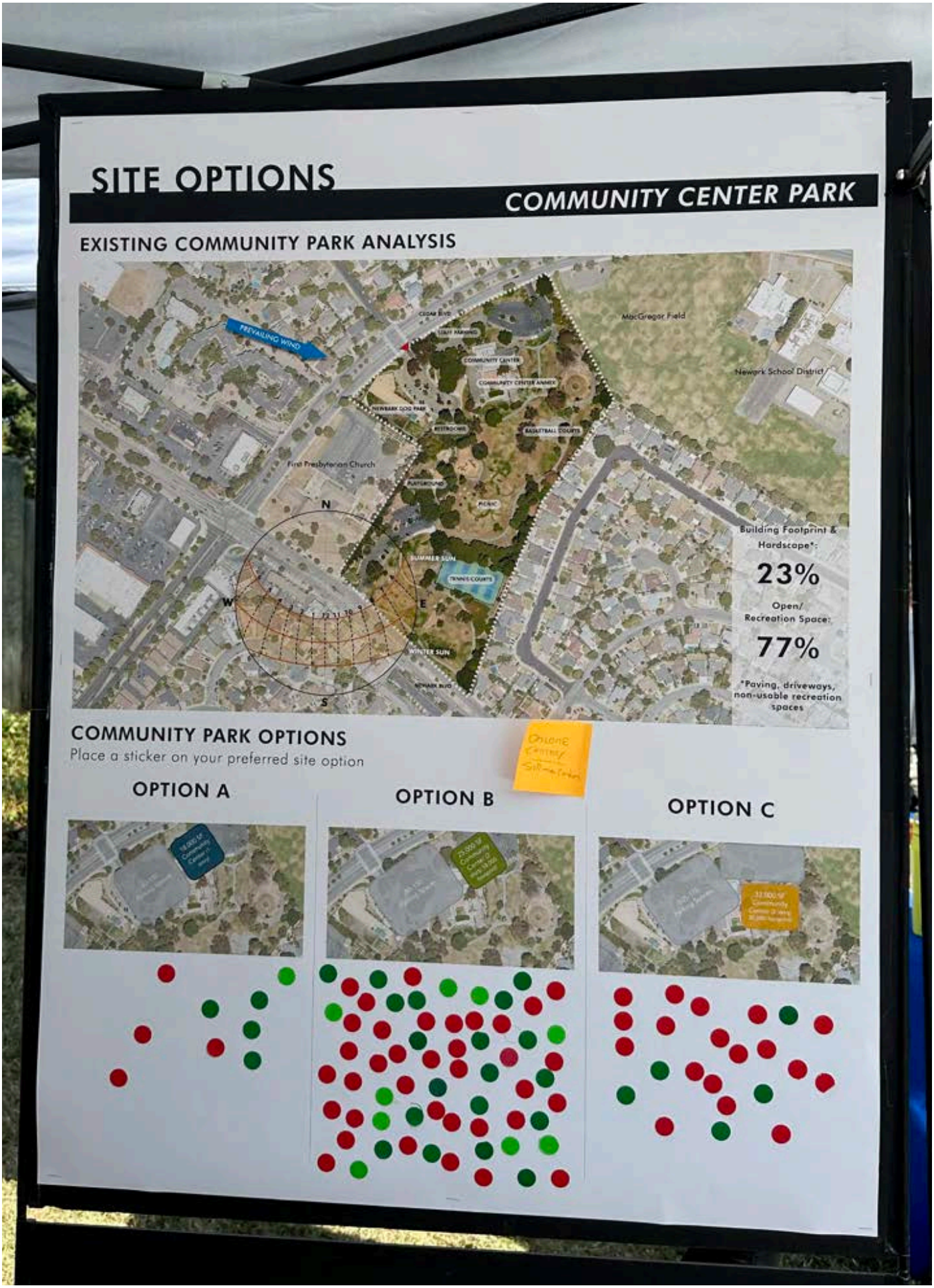


ROUND 2 ENGAGEMENT RESULTS

Between the two site options, the Newark Community Park option was most voted for during all instances of engagement including the online survey.

The program option most popular amongst people who voted for the Newark Community Park site was Option C at 32,000 square feet.




SITE OPTIONS
COMMUNITY CENTER PARK
EXISTING COMMUNITY PARK ANALYSIS
PREVAILING WIND
MacGregor Field
Newark School District
First Presbyterian Church
COMMUNITY CENTER
COMMUNITY CENTER ANNEX
NEWBARK DOG PARK
RESTROOMS
BASKETBALL COURTS
PLAYGROUND
PICNIC
TENNIS COURTS
SUMMER SUN
WINTER SUN
N
E
S
W
Building Footprint & Hardscape*:
23%
Open/ Recreation Space:
77%
*Paving, driveways, non-usable recreation spaces
COMMUNITY PARK OPTIONS
Place a sticker on your preferred site option
OPTION A
OPTION B
OPTION C

CLARK W. REDEKER SENIOR CENTER



RECOMMENDATION: **MAINTAIN**

Address: *7401 Enterprise Drive, Newark, CA 94560*

Built: *1979*

Size: *7,300 square feet*

Site Area: 0.84 acres

YEAR	FCI (Facility Condition Index)
Current	0.3%
3-Year	2.7%
5-Year	4.9%
10-Year	22.9%



REDEKER SENIOR CENTER EXISTING CONDITIONS

Located on Enterprise Drive, the Clark W. Redeker Senior Center has 7,300 square feet of building space on a single story and sits on a 0.84-acre site next to Ash Street Park. Clark W. Redeker Senior Center also faces the Newark Service Center across the street. The site was developed in two phases, the first in 1979 and the second in 1992 and it received some updates in 2007.

Free memberships to the Clark W. Redeker Senior Center are available to anyone age 55 or older. Eligible adults can have opportunities to engage in activities such as dance, educational classes, and budget-friendly special events. Members can also get information and referrals to outside agencies for Medicare, relocation help, Social Security, and downsizing resources.

The building itself is in overall good condition, but is small, outdated, and has maintenance needs. Some of the key findings from the facility condition assessment report include the movable partitions, foodservice equipment, and ADA kitchen and laundry areas as immediate needs and in poor condition. Clark W. Redeker Senior Center, though located next to a park, is not in a prime location to provide community programs, especially to an age group that can have limited access to safe transportation options. The building lacks the space and technology to accommodate modern adult recreation needs.

GEORGE M. SILLIMAN COMMUNITY ACTIVITY CENTER



RECOMMENDATION: **MAINTAIN**

Address: *6800 Mowry Avenue, Newark, CA 94560*

Built: *Phase I: 2000, Phase II: 2004*

Size: *68,740 square feet*

Estimated Project Costs:

Recreation Improvements: $3,275,000

Aquatic Improvements: $6,672,000

YEAR	FCI (Facility Condition Index)
Current	0.8%
3-Year	2.6%
5-Year	7.5%
10-Year	20.5%

EXISTING FLOOR PLAN



GEORGE M. SILLIMAN COMMUNITY ACTIVITY CENTER EXISTING CONDITIONS

The George M. Silliman Community Activity Center, located on Mowry Avenue, was constructed in two phases, Phase I in 2000, and Phase II in 2004. In total, the activity center has nearly 69,000 square feet of recreation space such as a large aquatic facility, teen center, and sport courts. The aquatic facility includes a large lap pool, water slide, and waterspout play structure. Observations of this facility are listed below.

Indoor Aquatics

- Check In and staff workspaces are outdated and limited. Currently, there is one office for the aquatics manager, a small workroom for staff and a small staff lounge.
- The lap pool lacks modern aquatic recreation functionality such as aquatic fitness machines and ninja cross systems.

Outdoor

- Not many outdoor amenities such as general seating, picnic tables and/ or cabanas.
- Food services areas are additionally outdated and small.

AQUATIC NEEDS

SILLIMAN CENTER

Outdoor Needs

(may not be at the Silliman Center)



Splashpad
$$$
To be evaluated in the Parks Master Plan



25-Yard Pool
$$$$$
For competitive use. To be evaluated in the Parks Master Plan

Indoor Needs

(improvements to the Silliman Center)



POOL AMENITIES
$-$$
Improved food service and seating such as picnic tables and cabanas for both general use and rentals.



NINJA CROSS
$$
Located over the lap pool. Requires coordination with existing structural system.



AQUATIC FITNESS
$
Located within the lazy river pool side catch area. Require storage when not in use.

POTENTIAL FUTURE PROJECTS

Throughout the duration of this planning process, several potential projects for the George M. Silliman Community Activity Center were identified for both the general recreation spaces and aquatics.

Recreation Projects*

Recreation spaces within the George M. Silliman Community Activity Center are in need of bigger and better storage solutions for their program spaces. Additionally, there are several areas of the recreation space that are underutilized and could be activated to provide additional programs. The Newark community expressed a need for additional multi-use gym and court space as well as an indoor walk/ run track during the community engagement process for this master plan.

Aquatic Projects*

As identified through community engagement efforts and existing facility analysis, there are aquatic needs that will be addressed through future projects such as improving and modernizing pool amenities. These amenities include food service and outdoor seating options. Additionally, the staff workspaces need updating as well as the public check in station. Also identified by the Newark community is a desire for updated aquatic recreation systems like Ninja Cross and aquatic fitness machines.

Location of potential future projects shown graphically on page 39.

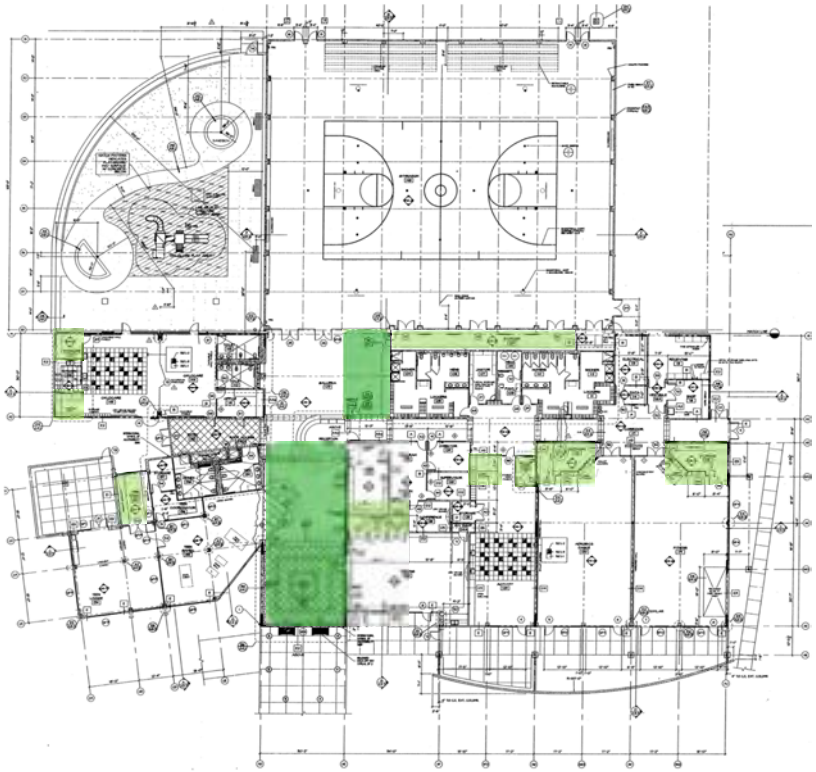
RECREATION NEEDS

SILLIMAN CENTER

GENERAL
Improved storage for all program spaces

GENERAL
Look at underutilized space for additional program opportunities

FUTURE NEEDS
Multi use gym and courts with indoor walk/run track



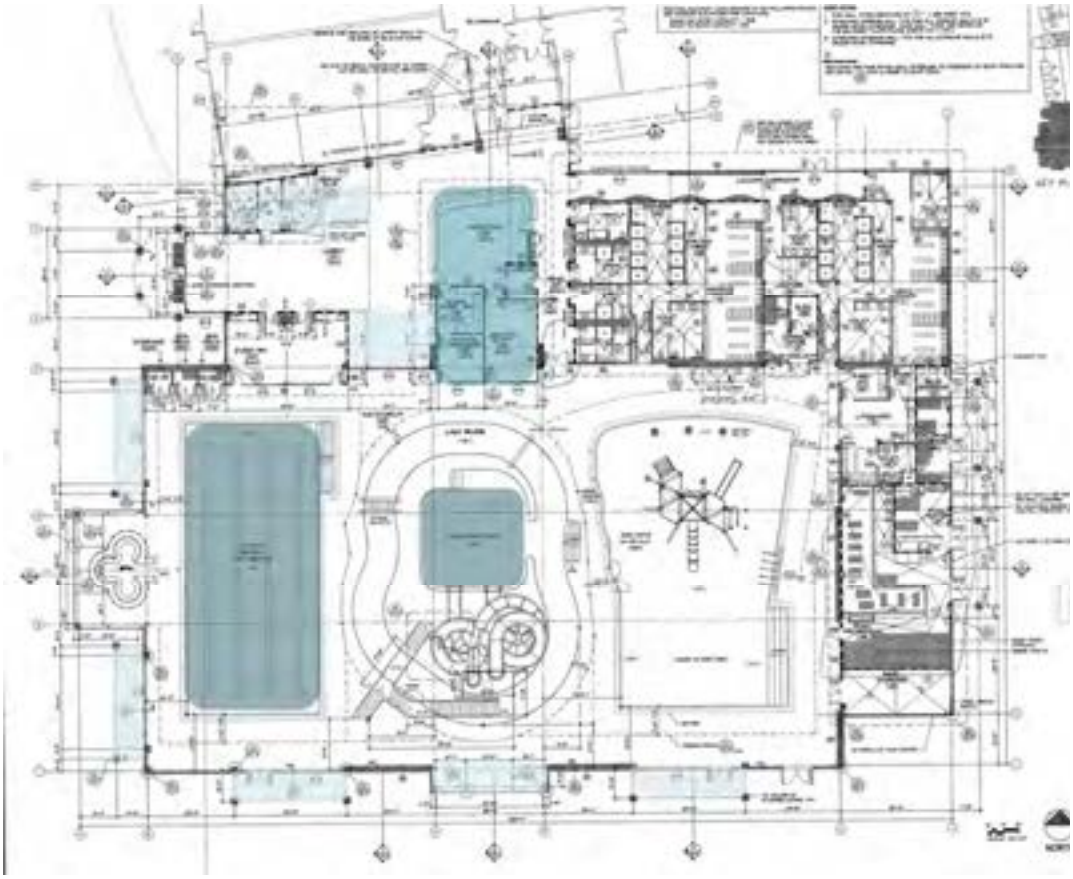
AQUATIC NEEDS

SILLIMAN CENTER

POOL AMENITIES
Food service
Seating: picnic tables & cabanas

IMPROVE CHECK IN AND STAFF WORKSPACES

NINJA CROSS and AQUATIC FITNESS



ASH STREET RECREATION



RECOMMENDATION: **MAINTAIN**

Address: *37365 Ash Street, Newark, CA, 94560*

Built*: *1970, 1979, 2002*

Size: *4,430 square feet total*

Site Area: 0.66 acres

**Renovation planned for FY24/25*

YEAR	FCI (Facility Condition Index)
Current	2.2%
3-Year	7.6%
5-Year	12.0%
10-Year	25.0%

BIRCH GROVE PARK RESTROOMS



RECOMMENDATION: **RENOVATE**

Address: *38080 Birch Street, Newark, CA 94560*

Built: *1975*

Size: *900 square feet*

Site Area: 0.2 acres



Interior of park restrooms

YEAR	FCI (Facility Condition Index)
Current	1.8%
3-Year	3.5%
5-Year	22.6%
10-Year	29.8%

LAKESHORE PARK BOATHOUSE



RECOMMENDATION: **MAINTAIN**

Address: *Chelsea Drive, Newark, CA, 94560*

Built: *2019*

Size: *300 square feet*

Site Area: 0.4 acres

YEAR	FCI (Facility Condition Index)
Current	0.9%
3-Year	0.9%
5-Year	9.7%
10-Year	12.4%

NEWARK COMMUNITY PARK RESTROOMS



RECOMMENDATION: **REPLACE**

Address: *35501 Cedar Boulevard, Newark, CA 94560*

Built: *1991*

Size: *500 square feet*

**See Community Center on page 18*

YEAR	FCI (Facility Condition Index)
Current	2.7%
3-Year	35.4%
5-Year	37.5%
10-Year	93.3%

ALAN L. NAGY NEWARK LIBRARY



RECOMMENDATION: **MAINTAIN**

Address: *37055 Newark Blvd. Newark, CA 94560*

Built: *2022*

Size: *25,600 square feet*

Site Area: 0.66 acres

YEAR	FCI (Facility Condition Index)
Current	0.0%
3-Year	0.0%
5-Year	0.0%
10-Year	4.5%

SPORTSFIELD RESTROOM



RECOMMENDATION: **RENOVATE**

Address: *3911 Cherry Street, Newark, CA 94560*

Built: *1992*

Size: *680 square feet*

YEAR	FCI (Facility Condition Index)
Current	0.6%
3-Year	8.9%
5-Year	14.5%
10-Year	41.0%

OLD NEWARK LIBRARY (VACANT)



RECOMMENDATION: SELL, REPURPOSE, OR DEMOLISH

Address: *6300 Civic Terrace, Newark, CA 94560*

Built: *1983*

Size: *15,560 square feet*

Site Area: 1.00 acre

The Old Library is currently vacant and used for city storage. The FCA indicates a high amount of maintenance needs and updates to code compliance to be inhabited by the public. This would be costly for the City of Newark and would require a large amount of renovation to address issues with its structure, interiors, finishes, and accessibility compliance.

YEAR	FCI (Facility Condition Index)
Current	8.1%
3-Year	17.1%
5-Year	18.7%
10-Year	22.7%

WATKINS HALL (VACANT)



RECOMMENDATION: SELL, REPURPOSE, OR DEMOLISH

Address: *37013 Ash Street, Newark, CA 94560*

Built: *1896*

Size: *8,640 square feet*

Newark's Watkins Hall has remained vacant for several years. Seen in the table to the right, is faciliy condition index is high, showing that there are many deferred maintenance needs. In order to create a habitable building for Newark employees or the public, The City would need to dedicate large amounts of money and time to its deficiencies (detailed in the FCA report in the Appendix).

YEAR	FCI (Facility Condition Index)
Current	12.6%
3-Year	21.9%
5-Year	24.2%
10-Year	25.4%



ADMINISTRATION, PUBLIC SAFETY, & SERVICE FACILITIES

DAVID W. SMITH CITY HALL



RECOMMENDATION: **MAINTAIN**

Address: *37101 Newark Blvd. Newark, CA, 94560*

Built: *2022*

Size: *25,600 square feet*

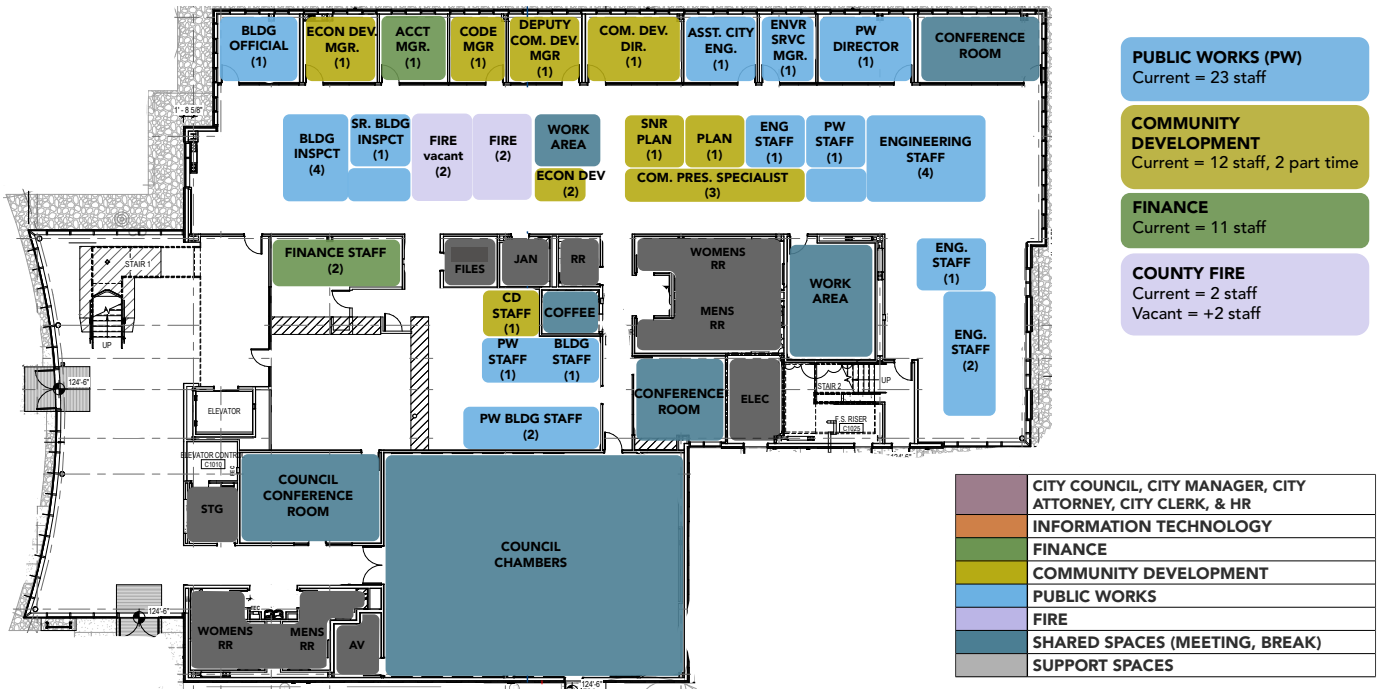
Site Area: 3.84 acres

Estimated Project Costs:

City Hall Improvements: $2,037,000

YEAR	FCI (Facility Condition Index)
Current	0.0%
3-Year	0.0%
5-Year	0.1%
10-Year	3.8%

EXISTING FLOOR PLAN 1ST FLOOR



DAVID W. SMITH CITY HALL EXISTING CONDITIONS

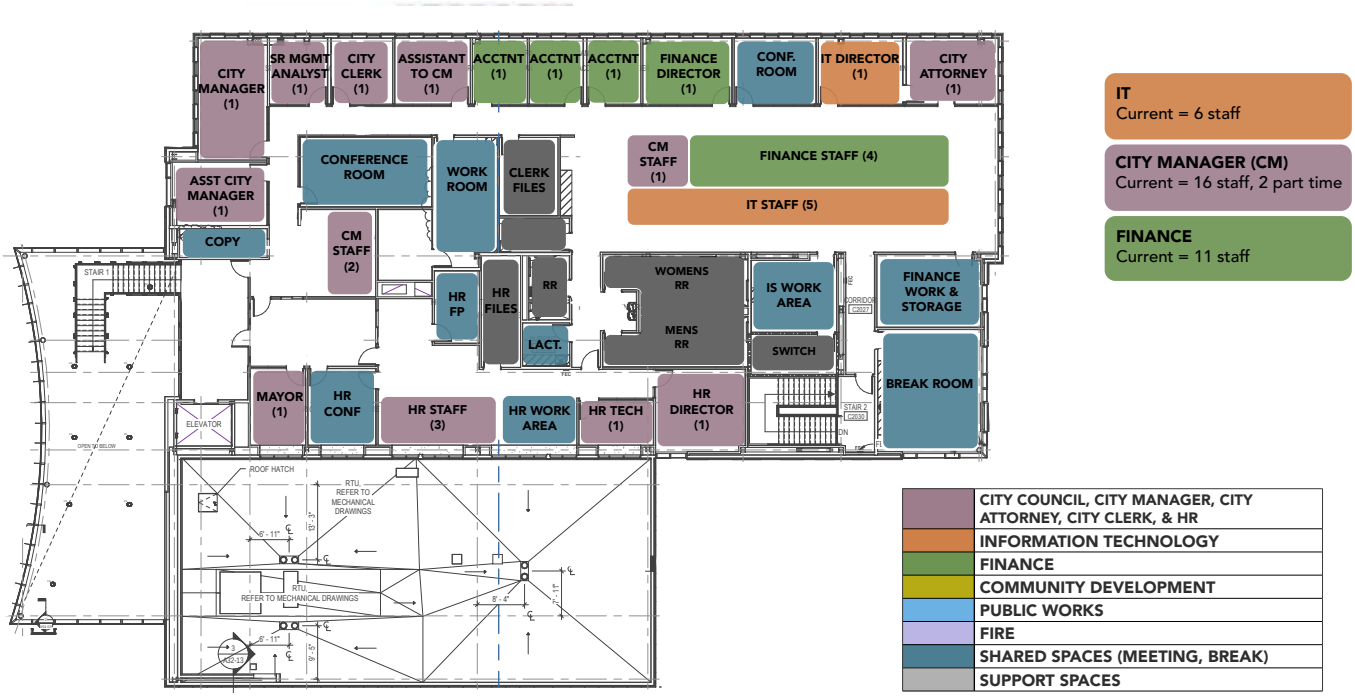
The David W. Smith City Hall was designed and constructed in 2020 by Perkins & Will and Webcor as part of the Civic Center campus along with the new Alan L. Nagy Newark Library and Newark Police Department. It currently has nearly 25,600 square feet across two floors and 68 full time staff with 4 part time. It includes the City Administration (City Manager, City Attorney, City Clerk, HR), Information Technology (IT), Finance, Community Development, Public Works, and Fire prevention departments. Also located within David W. Smith City Hall are Newark's City Council Chambers and conference room, several department workstations and conference rooms, breakrooms, two public service counters, and a large public lobby. The building is modern and full of natural light with a public staircase and elevator linking the two floors.

Public Lobbies and Service Counters

The David W. Smith City Hall currently has two service counters, a large first-floor lobby with a seating area, and a smaller lobby and two public service windows on the second floor. The service desk on the first floor mainly serves Community Development and the Public Works department, and the two windows upstairs serve the City Administration.

- Public lobbies and service desks are redundant and oversized. The first-floor lobby combined with the second-floor landing and second public waiting space oftentimes go unused by the public and would be much more useful as city department space.
- The public counter on the first floor is too large and can be reduced to make room for more workstations.
- Security for the first-floor service desk should be improved.

EXISTING FLOOR PLAN 2ND FLOOR





Open office space with cubicles at David W. Smith City Hall



Conference room on David W. Smith City Hall's first floor

Cubicle Work Areas

Both the first and second floor include large, open work areas with cubicles for various department staff. The department staff that work in these stations are from Public Works, Fire Prevention, Community Development, Human Resources, City Administration, Finance, and Information Technology (IT).

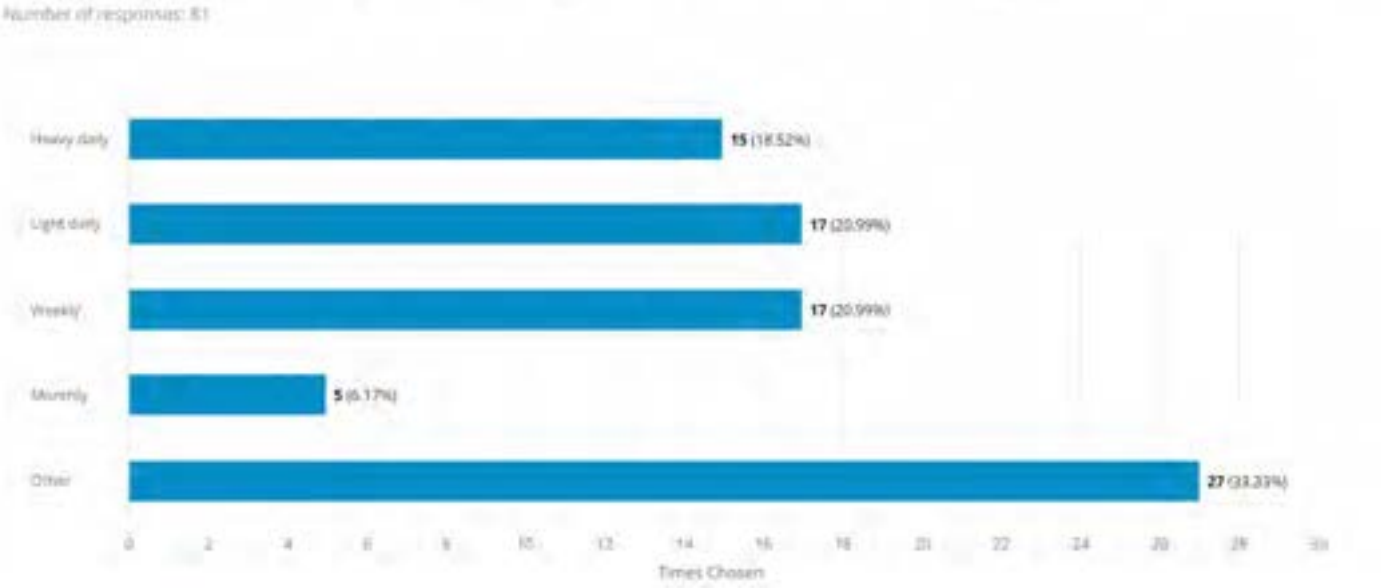
- Engineering staff workstation size can be reduced to make room for future Public Works staff additions in the southeast corner of the first floor.
- The main, larger open workspace has a slightly inefficient layout with some empty workstations and department work areas being used for storage.
- Conference room space is limited and does not accommodate all staff needs. Because of the open cubicle layout, there are not many options for staff to take calls or mitigate noise if they do not have a personal office.

STAFF SURVEY RESULTS

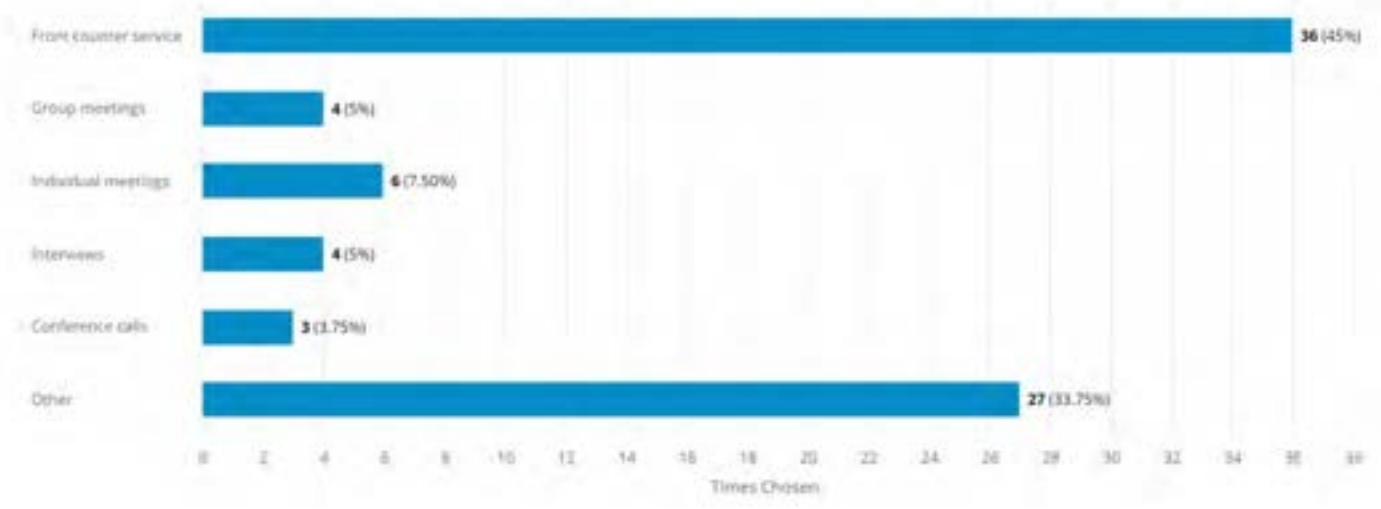
To fully comprehend the existing space and needs of all facilities, staff and department head surveys were distributed. The purpose of these surveys was to collect information about both their department's overall layout as well as their individual workspaces. The questions in the survey went into detail about what they liked about their current workspaces/ departments, what they would change, if their adjacencies were adequate, adequacy of storage, amount of noise, and more.

The general staff survey results summary for all departments can be found below and on the next few pages.

1. Please describe your in-office interaction with the public. For the purpose of this survey, please do not include your public interaction in the field. a. How frequently do you interact with the public in-office?

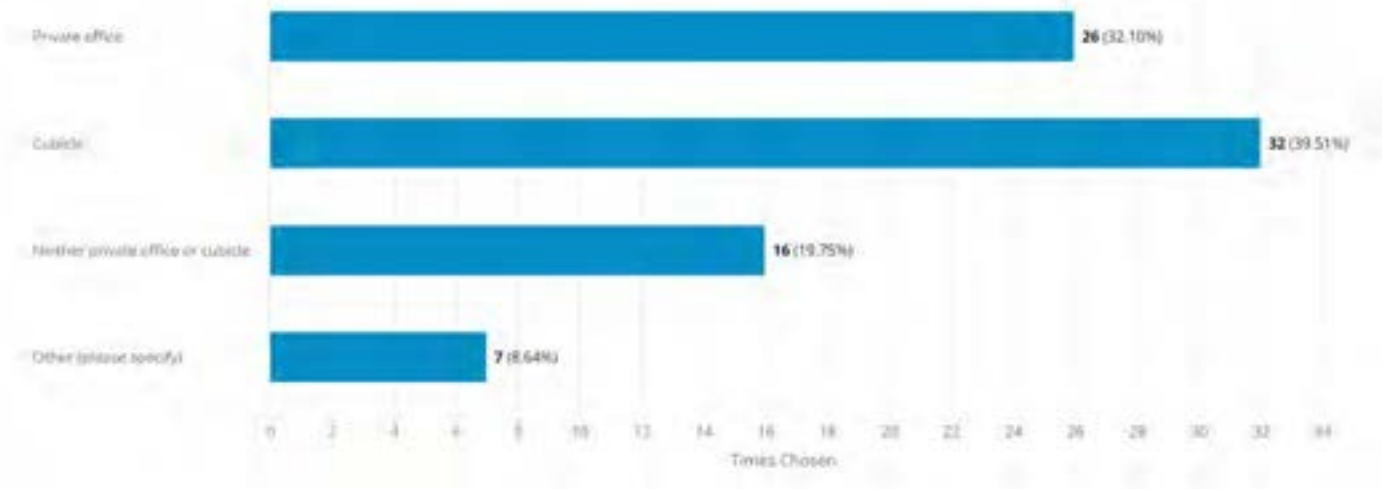


b. What type of interactions do you have with the public in-office?



2. Please describe your workspace:

Number of responses: 81

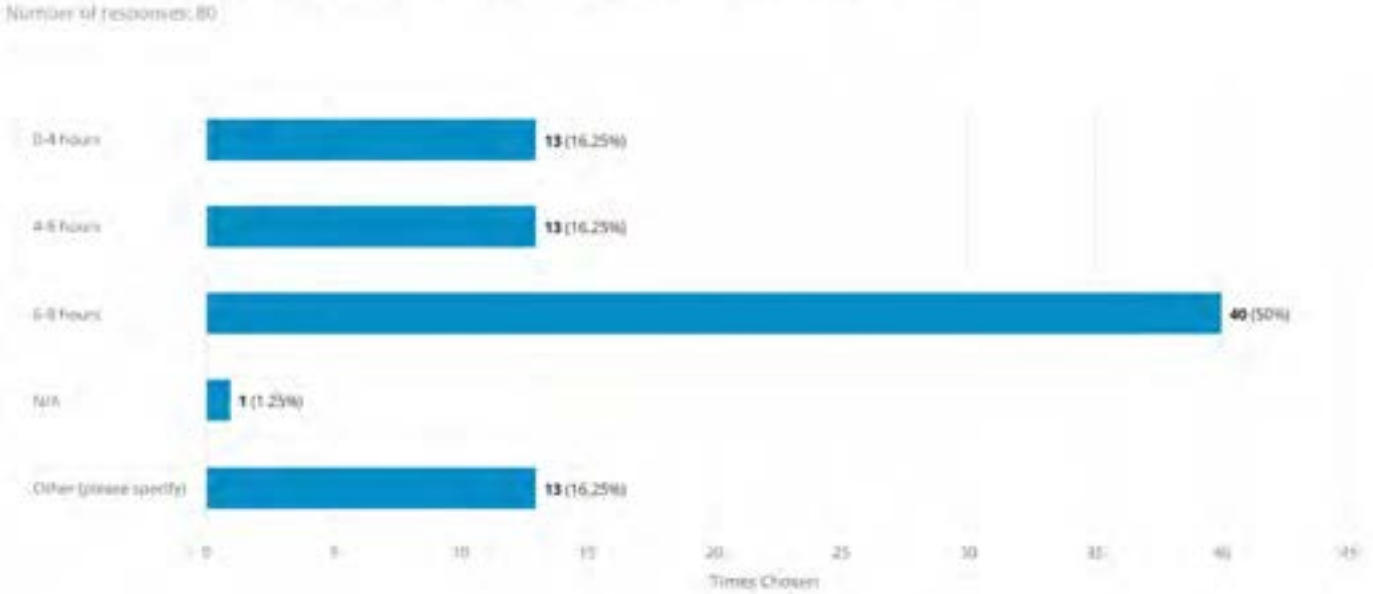


3. Please indicate the condition of each work area as applicable:

Number of responses: 81



4. On average, how many hours do you work at your workstation per day?



5. How many hours do you spend per day on the phone or on video conference meetings at your workstation?





DAVID W. SMITH CITY HALL ADMINISTRATION NEEDS

As shown above, David W. Smith City Hall has several space needs that have been determined by examining staff survey results, conducting department head interviews, and completing a thorough walk-through of the work spaces.

- **Workspace:** Limited vacant workstations and offices for future staff growth
- **Meeting Rooms:** Meeting rooms have been reduced to accommodate for current office needs. Need for small focus/ zoom rooms
- **Public Spaces:** Public counters and lobbies are underutilized. Security concerns regarding current public counters.

DAVID W. SMITH CITY HALL

BUILDING PROGRAM

		Space	CURRENT STAFF City Hall FTE	CURRENT STAFF City Hall Part Time Seasonal	CURRENT STAFF Other Locations FTE	CURRENT STAFF Other Locations Part Time Seasonal	CURRENT SPACE SF	CURRENT SPACE USF/person	FUTURE STAFF City Hall FTE	FUTURE STAFF City Hall Part Time Seasonal
1. CITY COUNCIL, CITY MANAGER, CITY ATTORNEY, CITY CLERK & HR										
	1.01	Mayor	1				132	132		
	1.02	City Manager	1				251	251		
	1.03	Assistant City Manager	1				182	182		
	1.04	City Manager Staff	4	1			476	119	3	
	1.05	City Attorney	1				196	196		
	1.06	City Attorney Staff								
	1.07	City Clerk	1				129	129		
	1.08	City Clerk Staff								
	1.09	Human Resources Director	1				230	230		
	1.10	HR Staff	4				318	80		
		City Council, City Manager, City Attorney, City Clerk &	**14**	**2**	**0**	**0**	**1913**	**120**	**3**	**0**
2. INFORMATION TECHNOLOGY										
	2.01	Chief Information Officer/IT Director	1				175	175		
	2.02	IT Staff	5				400	80	2	
		Information Technology Total:	**6**	**0**	**0**	**0**	**575**	**96**	**2**	**0**
3. FINANCE										
	3.01	Finance Director	1				183	183		
	3.02	Accounting Manager	1				135	135		
	3.03	Collections Staff	1				65	65		
	3.04	Cashier	1				65	65		
	3.05	Finance Staff	7				696	99	3	
		Finance Total:	**11**	**0**	**0**	**0**	**1144**	**104**	**3**	**0**

PROGRAM OF SPACE NEEDS

With careful analysis of the existing facility layouts, staff surveys, and department head interviews, a space needs program for David W. Smith City Hall was developed.

The table below includes the David W. Smith City Hall's existing space (square footage) and future space needs that projects out to 10 years in the future. This table was created and adjusted as needed through several iterations in interviews and PMT meetings.

DAVID W. SMITH CITY HALL

BUILDING PROGRAM

		Space	CURRENT STAFF City Hall FTE	CURRENT STAFF City Hall Part Time Seasonal	CURRENT STAFF Other Locations FTE	CURRENT STAFF Other Locations Part Time Seasonal	CURRENT SPACE SF	CURRENT SPACE USF/person	FUTURE STAFF City Hall FTE	FUTURE STAFF City Hall Part Time Seasonal
3. FINANCE										
	3.01	Finance Director	1				183	183		
	3.02	Accounting Manager	1				135	135		
	3.03	Collections Staff	1				65	65		
	3.04	Cashier	1				65	65		
	3.05	Finance Staff	7				696	99	3	
	Finance Total:		**11**	**0**	**0**	**0**	**1144**	**104**	**3**	**0**
4. COMMUNITY DEVELOPMENT										
	4.01	Community Development Director	1				196	196		
	4.02	Deputy Community Development Director	1				147	147		
	4.03	Community Development Staff	1				80	80	5	
	4.04	Economic Development Manager	1				147	147		
		Economic Development Staff		2			65	33		
	4.05	Community Preservation Manager	1				60	60		
	4.06	Community Preservation Staff	3				180	60		
	4.06	Senior Planner	1				90	90		
	4.07	Planning Staff	1				90	90		
	Community Development Total :		**10**	**2**	**0**	**0**	**1055**	**88**	**5**	**0**
5. PUBLIC WORKS										
	5.01	Public Works Director	1				196	196		
	5.02	Public Works Staff	2				160	80	5	
	5.03	Assistant City Engineer	1				147	147		
	5.04	Engineering Staff	8				688	86		
	5.05	Chief Building Official	1				170	170		
	5.06	Building Staff	8				455	57		
	5.07	Environmental Services Manager	1				113	113		
	5.08	Envrionmental Services Staff	0							
	5.09	Maintenance Superintendent			1			0		
	5.10	Assistant Maintenance Superintendent			1			0		
	5.11	Maintenance Staff			19			0		
	5.12	Building Manager			1					
	5.13	Fleet/Street Manager			1					
	5.14	Code Enforcement Manager	1				114	114		
	Public Works Total:		**23**	**0**	**23**	**0**	**2133**	**93**	**5**	**0**
6. FIRE										
	6.01	Fire Marshal	1				90	90		
	6.02	Fire Inspector	1				60	60		
	6.03	Fire Staff (Vacant)	1				90	90		
	6.04	Fire Inspector (vacant)	1				60	60		
	Information Technology Total:		**4**	**0**	**0**	**0**	**300**	**75**	**0**	**0**
	SUBTOTAL		**68**	**4**	**23**	**0**	**7120**	**99**	**18**	**0**

Department Office Space

Department office space: Currently, David W. Smith City Hall is operating with 99 square feet of office space per person. This number is calculated using the square footage of each office space and how many staff members occupy each space. Total office square footage is divided by total staff members. There are 68 full-time employees that work at David W. Smith City Hall and 4 part-time. Some departments are more efficient with space than others, but the results of this study show that David W. Smith City Hall's floor plan is slightly inefficient, with each department needing more space to accommodate future staff growth.

DAVID W. SMITH CITY HALL

BUILDING PROGRAM

		Space	CURRENT STAFF				CURRENT SPACE		FUTURE STAFF	
			City Hall		Other Locations		SF	USF/person	City Hall	
			FTE	Part Time Seasonal	FTE	Part Time Seasonal			FTE	Part Time Seasonal
7. MEETING ROOMS & OTHER STAFF AMENITY SPACES										
	7.01	Chambers Conference					351			
	7.02	Meeting Room 2					230			
	7.03	Meeting Room 3					246			
	7.04	Meeting Room 4					291			
	7.05	Meeting Room 5					167			
	7.06	HR Conference Room					165			
	7.07	IS Work Room					190			
	7.08	Floor 1 Work Area					325			
	7.09	Finance Storage/ Work Room					240			
	7.1	HR Work Area					69			
	7.11	Floor 2 Work Room					245			
	7.12	HR Finger Print					100			
	7.13	Break Room					415			
	7.14	Coffee Area					77			
	7.15	Lactation Room					60			
	7.16	Council Chambers					2032			
		Meeting Rooms and Other Staff Amenity Spaces Total :					**5,202.81**			
8. STORAGE & OTHER NON ASSIGNABLE AREAS										
	8.01	Chair Storage					100			
	8.02	Chambers AV Closet					41			
	8.03	Clerk Files					131			
	8.04	HR Files					150			
	8.05	Cashier Files					80			
	8.06	Copy Room 1					77			
	8.07	First Floor Restrooms					806			
	8.08	Second Floor Restrooms					496			
	8.09	First Floor Building Support (Mech, Elec, etc.)					431			
	8.1	Second Floor Building Support (Mech, Elec, etc.)					280			
	8.11	Floor 1 Circulation					6,632			
	8.12	Floor 2 Circulation					3,225			
		Storage and Other NonAssignable Area Total :					**12,449**			
		GRANDTOTAL	**64**	**4**	**23**	**0**	**24,772**	**364**	**18**	**0**

Staff Growth

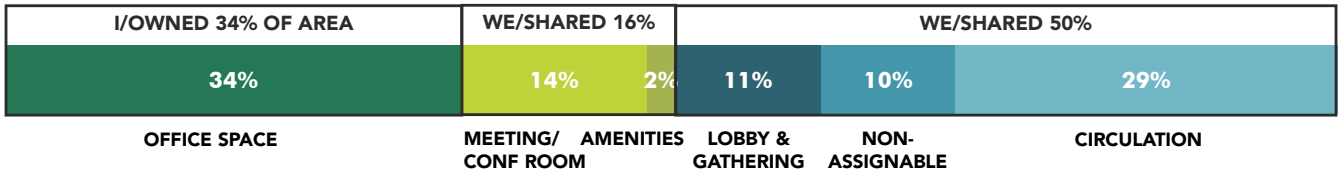
18 future staff are projected to be added to David W. Smith City Hall over the next 10 years. During interviews conducted to determine needs and future growth, each department head identified future staff additions, if any.

72 Current Staff, 25,000 SF David W. Smith City Hall
Total SF/ person: **347**

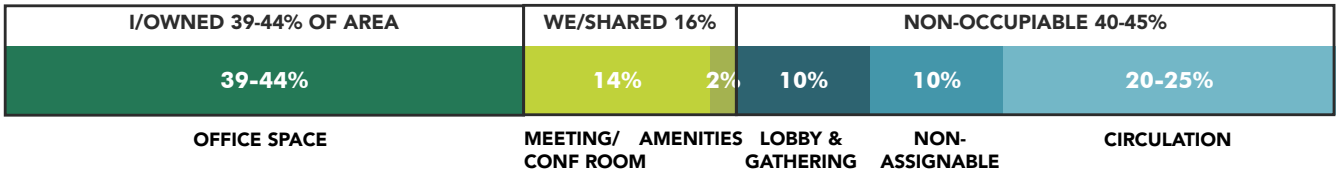
90 Future Staff, 25,000 SF David W. Smith City Hall
Total SF/person: **278**

29% Circulation Factor: indicates a slightly inefficient space plan, planning standards is 20-25%.

Current Space Utilization



Future Space Utilization



SPACE UTILIZATION

Through calculating current space usage, the space allocation for David W. Smith City Hall was determined and is shown below in percentages. This calculation shows that the layout and current space allocation is slightly inefficient, with 29% percent used for circulation while 20-25% is the average. With some carefully rework of public lobbies and service desks, there could be some shift to increase office space to accommodate future staff growth.

City staff noted a lack of storage in the David W. Smith City Hall workspaces throughout the planning process, though in-person assessment and space utilization analyses concluded that existing storage is not efficiently used and could be reorganized to better handle staff storage needs.



FIRE STATION 27



RECOMMENDATION: **REPLACE**

Address: *3909 Cherry Street, Newark, CA 94560*

Built: *1981*

Size: *6,000 square feet*

Site Area: 1.2 acres

Estimated Project Costs:

New 8,000 SF Station: $15,801,000

New 10,000 SF Station: $19,655,000

YEAR	FCI (Facility Condition Index)
Current	8.8%
3-Year	10.2%
5-Year	12.8%
10-Year	25.2%

FIRE STATION 29



RECOMMENDATION: **REPLACE**

Address: *35775 Ruschin Drive, Newark, CA 94560*

Built: *1962*

Size: *5,200 square feet*

Site Area: 0.58 acres

Estimated Project Costs:

New 8,000 SF Station: $15,801,000

New 10,000 SF Station: $19,655,000

YEAR	FCI (Facility Condition Index)
Current	5.5%
3-Year	7.7%
5-Year	11.7%
10-Year	19.8%

FIRE OPERATIONS ISSUES:

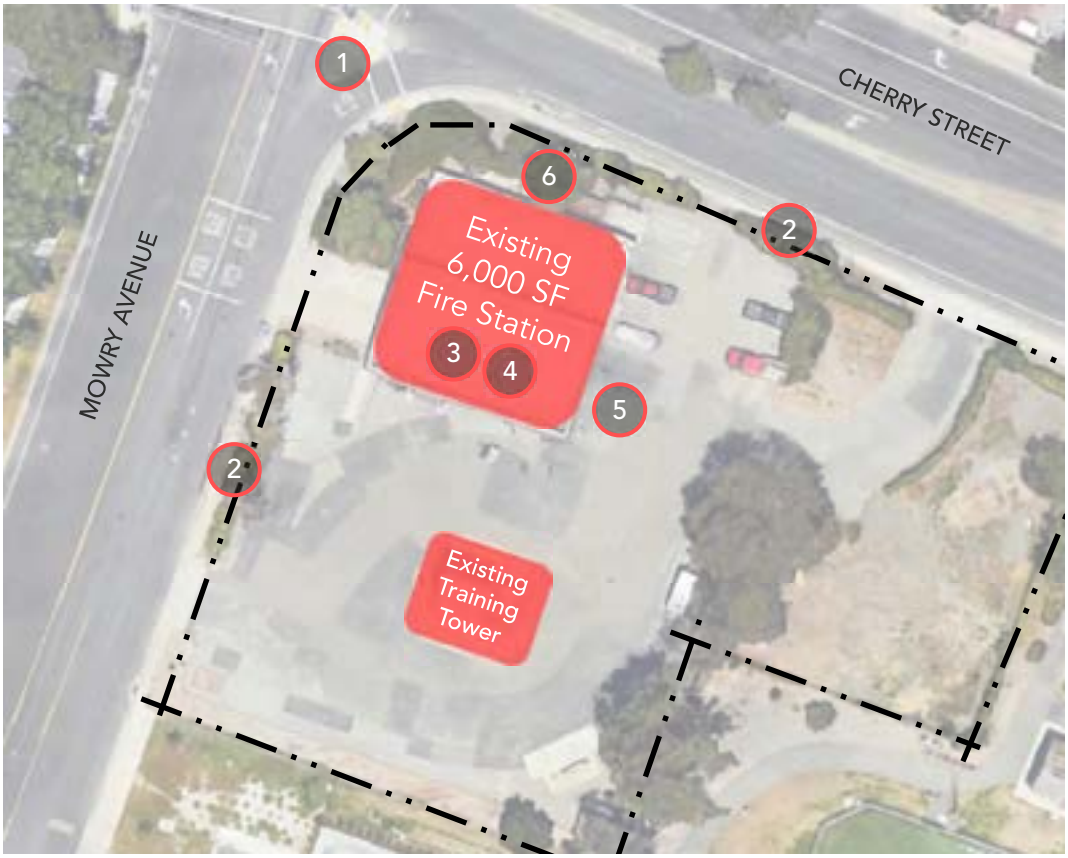
1. Need to repair intersection pre-empt signage
2. Need site security with perimeter fencing and gates

ESSENTIAL SERVICES ACT COMPLIANCE ISSUES:

3. Need emergency back-up power for entire station
4. Need seismic strengthening for entire station

CODE COMPLIANCE ISSUES:

5. Need to divert truck washing to sewer
6. Need to repair leaks at exterior wall and doors



FIRE STATION 27 EXISTING CONDITIONS

The Newark Fire Station 27 was built in 1981 on a corner lot located at Mowry Avenue and Cherry Street. The one-story station is approximately 6,000 SF and sited on a 1.38 acre site. The three-story fire training tower was constructed in 1982.

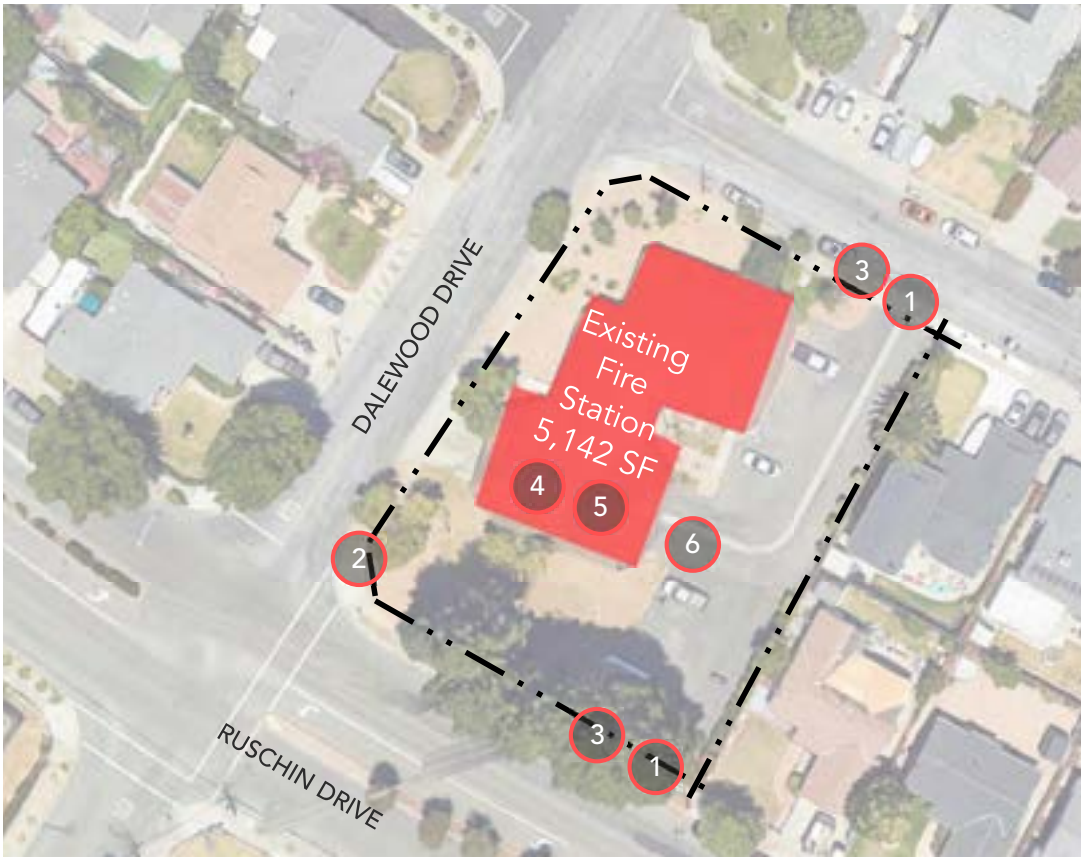
The fire station accommodates a single engine company, which is staffed with three fire personnel. The apparatus bays were expanded to accommodate longer fire apparatus and the one large dormitory room was divided into semiprivate sleeping areas with partial height walls.

The wood framed building is finished on the exterior, cement plaster on the walls, and metal mansard roof framing around the building perimeter. There is low sloped roof framing and foam roofing material behind the mansards to accommodate mechanical equipment.

The existing station comprised of two apparatus bays, which is also used as the decontamination clean up, turnout gear storage space and exercise space. All these functions are required to have separate ventilated spaces to be code compliant with the National Fire Protection Association (NFPA) and OSHA.

The living quarters is a combined kitchen, dayroom and dining room space with separate locker room for personal gear and one restroom. The sleeping quarters are one large space that has been subdivided. The main public entrance to the fire station opens into a small lobby and reception area. There is no dedicated Fire Captain's office or Firefighter work area for report writing.

The existing site is not secured along the entire perimeter of the site. There is adequate parking for fire personnel, but no dedicated parking for the public or accommodation for accessibility. The fire station is immediately adjacent to the Newark Skate Park, Sports Field Park and close to the Silliman Activity and Family Aquatic Center.



FIRE OPERATIONS ISSUES:

1. Need site security with perimeter fencing and gates
2. Need to repair phone line
3. Need to underground existing power lines over emergency path of response

ESSENTIAL SERVICES ACT COMPLIANCE ISSUES:

4. Need emergency back-up power for entire station
5. Need seismic strengthening for entire station

CODE COMPLIANCE ISSUES:

6. Need to divert truck washing to sewer

FIRE STATION 29 EXISTING CONDITIONS

Newark Fire Station 29 was built in 1962 and is located on the corner of Newark Blvd. and Dalewood Drive. The one-story station is approximately 5,142 SF and sited on a 0.58-acre site. The station was renovated and expanded in 1975 to accommodate individual bunk rooms and restrooms with showers and lockers.

The exterior walls are load bearing stack bond concrete masonry block with aluminum framed windows and doors. The roof framing is pitched and is covered with lightweight concrete tiles. There are several areas of dry rot, insect and water damage to the roof eaves and facias.

The fire station accommodates a single engine company, which is staffed with three fire personnel. The apparatus bays were not expanded to accommodate longer fire apparatus as originally planned. The existing station is comprised of two drive through apparatus bays, which are also used as the decontamination clean up and turnout gear storage space. All these functions are required to have separate ventilated spaces to be code compliant with the NFPA and OSHA.

The living quarters is a combined kitchen, dayroom and dining room space. There is a dedicated exercise space. The sleeping quarters is one large space that has been subdivided into semi private sleeping areas with partial height walls. The main public entrance to the fire station opens onto the watch room and reception area. There are dedicated Fire Captain's office and Firefighter work area for report writing.

The existing site is not secured along the entire perimeter. There is adequate parking for fire personnel, but no dedicated parking for the public or accommodation for accessibility. The fire station is immediately adjacent to single family residential neighborhoods. Newark Junior High School, Newark Community Center Park and NewBark Dog Park are in close proximity.

FIRE STATION NEEDS

FIRE STATION 27 & 29

ESSENTIAL SERVICE ACT COMPLIANCE ISSUES
Both facilities need seismic strengthening and emergency back-up power.

CODE COMPLIANCE ISSUES
Current facilities do not meet current ADA as well as other compliance issues with egress and ventilation.

LIFE SAFETY ISSUES
Current facilities need fire alarm systems.

OPERATIONS
Improvements to bring facilities up to current best practices for fire operations and security.





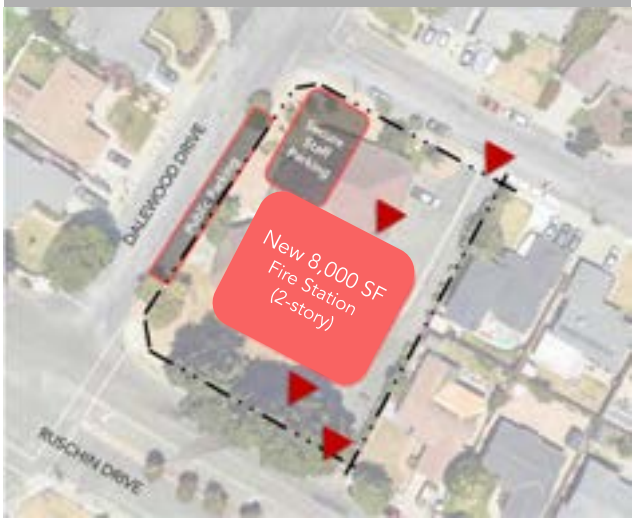
FIRE STATION OPTIONS

FIRE STATION 27 & 29

FIRE STATION #27



FIRE STATION #29





FIRE STATION 27 & 29 NEEDS

As shown by the facility condition index numbers on pages 62 and 63, Fire Stations 27 and 29 are in need of major improvements projects. Both of the stations have a vast amount of deferred maintenance needs that include code compliance, life safety, and operational shortcomings. Both facilities were constructed several decades ago in the 1960s and 80s, and do not reflect modern fire safety standards. Listed below are the overall needs for both facilities. Facility-specific information can be found on pages 64 and 65.

- **Essential Service Act Compliance:** Both facilities need seismic strengthening and emergency back-up power.
- **Code Compliance Issues:** Current facilities to not meet current ADA as well as other compliance issues with egress and ventilation.
- **Life Safety Issues:** Current facilities need fire alarm systems.
- **Operations:** Improvements are needed to bring facilities up to current best practices for fire operations and security.

FIRE STATION 28



RECOMMENDATION: **MAINTAIN**

Address: *7550 Thornton Avenue, Newark, CA 94560*

Built: *2005*

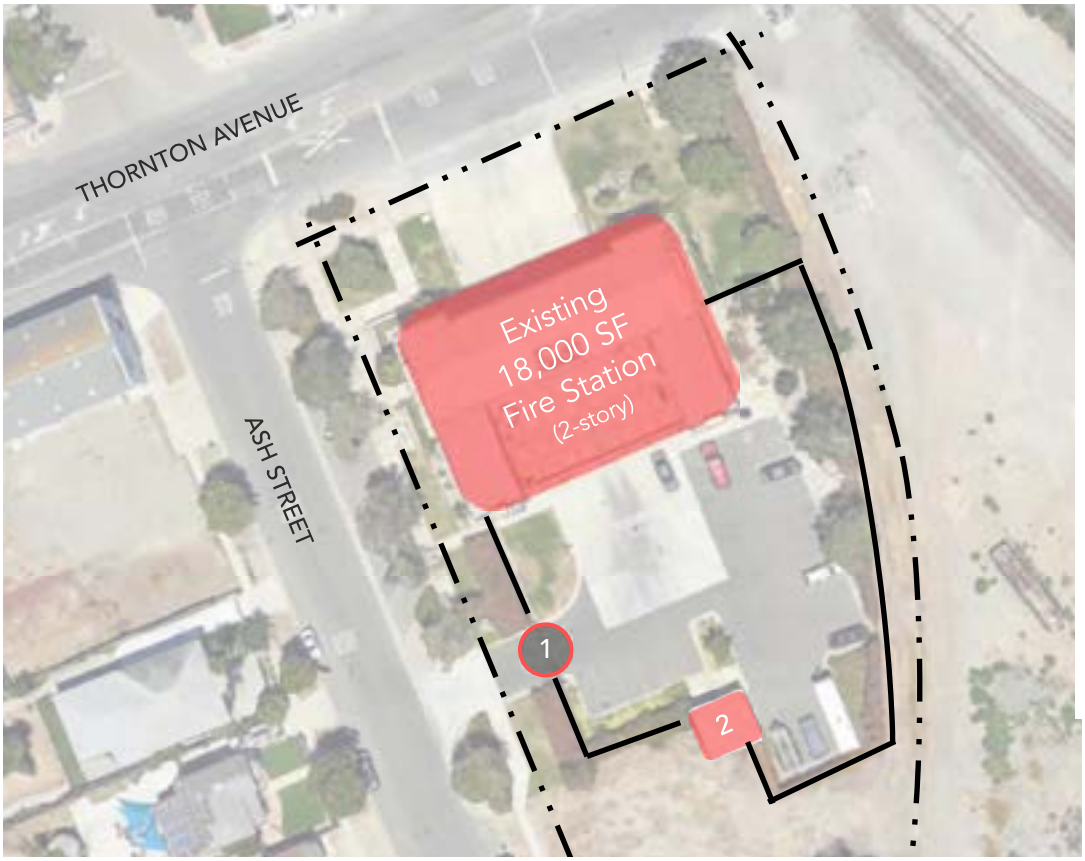
Size: *18,000 square feet*

Site Area: 1.12 acres

Estimated Project Costs:

Station 28 Improvements: $2,060,000

YEAR	FCI (Facility Condition Index)
Current	0.4%
3-Year	1.2%
5-Year	3.2%
10-Year	9.5%



FIRE OPERATIONS ISSUES:

1. Need to improve gate opening speed

ESSENTIAL SERVICES ACT COMPLIANCE ISSUES:

2. Need to increase emergency generator and fuel tank systems capacity to provide emergency power for the entire facility

FIRE STATION 28 EXISTING CONDITIONS

Newark Fire Station 28 was built in 2005 and is located on the corner of Thornton Avenue and Ash Street. The two-story facility is approximately 18,000 square feet which includes a storage loft and walk in attic space. The site is approximately 1.12 acres and has secured parking for fire personnel and an ancillary building, which houses the emergency generator and fuel tank. Renovation to the mechanical system occurred in 2015, but no expansion to the facility was needed.

The existing fire station is constructed with concrete masonry block bearing walls on the first floor and second floors that are clad with traditional detailed face brick and has decorative cast stone features emphasizing the apparatus bays, window heads and sills and along the roof line. The roof assembly is comprised of a pitched metal roofing with traditionally detailed stepped parapet end walls with stone parapet caps.

The fire station accommodates a single engine company, which is staffed with three fire personnel and a Battalion Chief. There are three drive thru apparatus bays with dedicated spaces for medical storage, the self-contained breathing apparatus (SCBA) compressor, work shop, and decontamination clean-up. Though this is a relatively new station, the turnout gear is stored along the apparatus bay walls. Per code the turnout gear should be stored in a separate ventilated space to be code compliant with the NFPA and OSHA.

There is a main public entrance and dedicated lobby, reception area and accessible restroom. The administrative spaces include a conference room, work area for firefighters, and offices for the Fire Captain and Battalion Chief.

The living and sleeping quarters are on the second floor with an open concept kitchen, dayroom and dining room space, individual bunk rooms, gender specific restrooms, exercise room and a large roof patio space.

The existing site is secured along the entire perimeter with metal fencing. There is adequate parking for fire personnel and on street parking for public visitors, which accommodates accessibility. The fire station is immediately adjacent to railroad tracks, single family residences, and commercial businesses.

FIRE STATION NEEDS

FIRE STATION 28

ESSENTIAL SERVICE ACT COMPLIANCE
Increase emergency power capacity for the entire facility and systems.

INTERIOR
Minor interior improvements to improve life safety, code compliance, operations and security issues.

EXTERIOR
Improvements to site security and operations.



FIRE STATION 28 NEEDS

Fire Station 28 is in good condition as shown by the Facility Condition Index numbers on page 68. In order to keep the building maintained, these following needs should be addressed:

- **Essential Service Act Compliance:** Increase emergency power capacity for the entire facility and systems
- **Interior:** Minor interior improvements to improve life safety, code compliance, operations, and security issues
- **Exterior:** Improvements to site security and operations



NEWARK POLICE DEPARTMENT



RECOMMENDATION: **MAINTAIN**

Address: *37077 Newark Boulevard, Newark, CA 94560*

Built: *2020*

Size: *24,000 square feet*

Site Area: 1.76 acres

Estimated Project Costs:

Police Station Improvements: $2,223,000

YEAR	FCI (Facility Condition Index)
Current	0.1%
3-Year	0.1%
5-Year	0.1%
10-Year	3.5%



1. Bad acoustics in lobby/ entrance
2. Reallocate existing sleeping room to court zoom room
3. Repair ballistics glazing and add visual control at high windows
4. Relocate live scan into a room
5. Repurpose existing interview room to soft interview room and sleeping room
6. Add door for second tier security at armory
7. Complete visual surveillance and access control systems
8. Add door at patrol for visual and acoustical control
9. Reallocate office spaces to provide separate offices for the red light analyst and dispatch supervisor

NEWARK POLICE DEPARTMENT EXISTING CONDITIONS

The Newark Police Department was built in 2020 along with the Alan L. Nagy Library and the David W. Smith City Hall as part of the Civic Center campus. The building sits on 1.76 acres and has one story of 24,000 square feet. The central location of the Newark Civic Center gives officers easy access to the Newark community and additionally connects the building to the plaza between the Alan L. Nagy Library and David W. Smith City Hall where community events often take place. The building's public parking is shared with the Newark Civic Center and has secured police car parking as well.

The building is modern and features a large, light-filled public lobby and service desk. Beyond the lobby, there is a large training room, open and individual office spaces, evidence storage, men's and women's locker rooms, and other detective and interview spaces. Observations are listed below:

- New building that serves the Newark community well
- Lobby and entryway acoustics: noise carries
- Ballistics and glazing need to be repaired
- Armory could use second tier security
- Patrol space lacks visual and acoustical control
- Red light analyst and dispatch supervisor share office

PUBLIC SAFETY NEEDS

POLICE STATION



INTERIOR
Minor interior improvements to improve operations and security.

EXTERIOR
- Improvements to site security, vehicle charging capacity and operations.
- Improve roof and storm drainage and waterproofing issues.

NEWARK POLICE DEPARTMENT NEEDS

Because the Newark Police Department was built only four years ago, it is operating well and remains a new, modern, effective building. In order to maintain the building well into the future, some minor improvements could be made within the next few years:

- **Interior:** Minor interior projects to improve operations and security
- **Exterior:** Improvements to site security, vehicle charcing capacity and operations as well as improving roof and storm drainage and waterproofing issues



NEWARK SERVICE CENTER



RECOMMENDATION: **RENOVATE**

Address: *37440 Filbert Street, Newark, CA 94560*

Built: *1965-1988*

Size: *40,000 square feet total (multiple buildings)*

Site Area: 4.9 acres

Estimated Project Costs:

Service Center Improvements: $13,016,000

YEAR	FCI (Facility Condition Index)
Current	4.0%
3-Year	8.5%
5-Year	14.0%
10-Year	24.7%



Identified needs at Newark Service Center

NEWARK SERVICE CENTER EXISTING CONDITIONS

Located on Filbert Street, the Newark Service Center sits across from the existing Clark W. Redeker Senior Center. There are seven buildings included on the site that were all developed between the years of 1965 and 1988. The seven buildings total just under 40,000 square feet. One of the seven buildings is used for Maintenance administration staff offices and is 2,400 square feet. Newark Service Center observations are listed below.

Administration Building

- Office space is not efficiently laid out.
- Portable facility that is outdated and small.

Lockers and Break Room

- Both genders' lockers are located within the open training/ lunchroom, meaning that staff are changing in the open area. A room divider exists but does not work anymore.

Building Shop and Maintenance Bays

- Shop does not have HVAC/ proper air circulation.
- Maintenance bays cannot fully accommodate fleet size; fire engines do not fit well.

Covered Parking and Security

- The back corners of the Newark Service Center are sometimes used as illegal entry points to the facility; facility security is not adequate.
- Not enough coverage for parking needs.

SECOND CHANCE EMERGENCY SHELTER



RECOMMENDATION: **MAINTAIN**

Built: *1960*

Size: *3,200 square feet*

Site Area: 0.51 acres

YEAR	FCI (Facility Condition Index)
Current	0.7%
3-Year	2.7%
5-Year	6.6%
10-Year	22.6%

OLD FIRE STATION (VACANT)



RECOMMENDATION: SELL, REPURPOSE, OR DEMOLISH

Address: *7700 Thornton Avenue, Newark, CA 94560*

Built: *1980*

Size: *4,900 square feet*

Site Area: 0.37 acre

Newark's Old Fire Station is currently vacant and has high amounts of maintenance needs (see FCA report in appendix for further details). This building should be sold, repurposed, or demolished based on its lack of code compliance and the high cost of needed renovation to adhere to modern building operations standards.

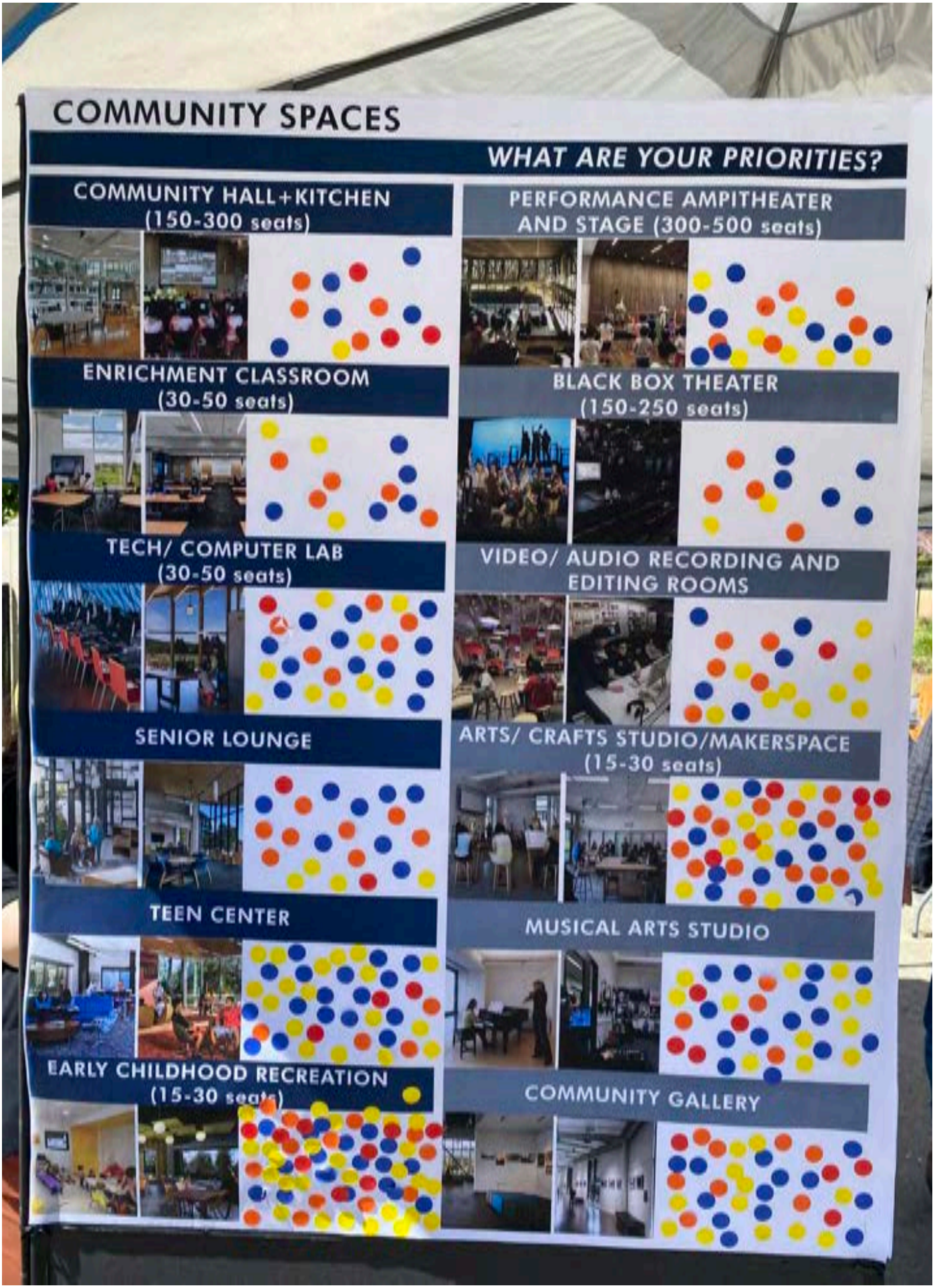
YEAR	FCI (Facility Condition Index)
Current	13.1%
3-Year	13.5%
5-Year	21.6%
10-Year	27.1%



Round 1 Engagement Results

Family Day at the Park 04-01-23


COMMUNITY SPACES
WHAT ARE YOUR PRIORITIES?
GYM
OUTDOOR SPRAYGROUND/
INDOOR RUNNING/ WALKING TRACK
OUTDOOR 25-YARD POOL
MULTI-USE COURTS
INDOOR/ OUTDOOR AMENITIES (PICNIC TABLES, CABANAS, ETC.)
FITNESS AND DANCE STUDIO
NINJA CROSS OVER LAP POOL
EXERCISE ROOM (FITNESS EQUIPMENT)
AQUATIC FITNESS (UNDERWATER BIKES, ETC.)
HEALTH CARE ACCESS AND SUPPORT
OTHER?
CITY OF NEWARK



Round 1 Engagement Results

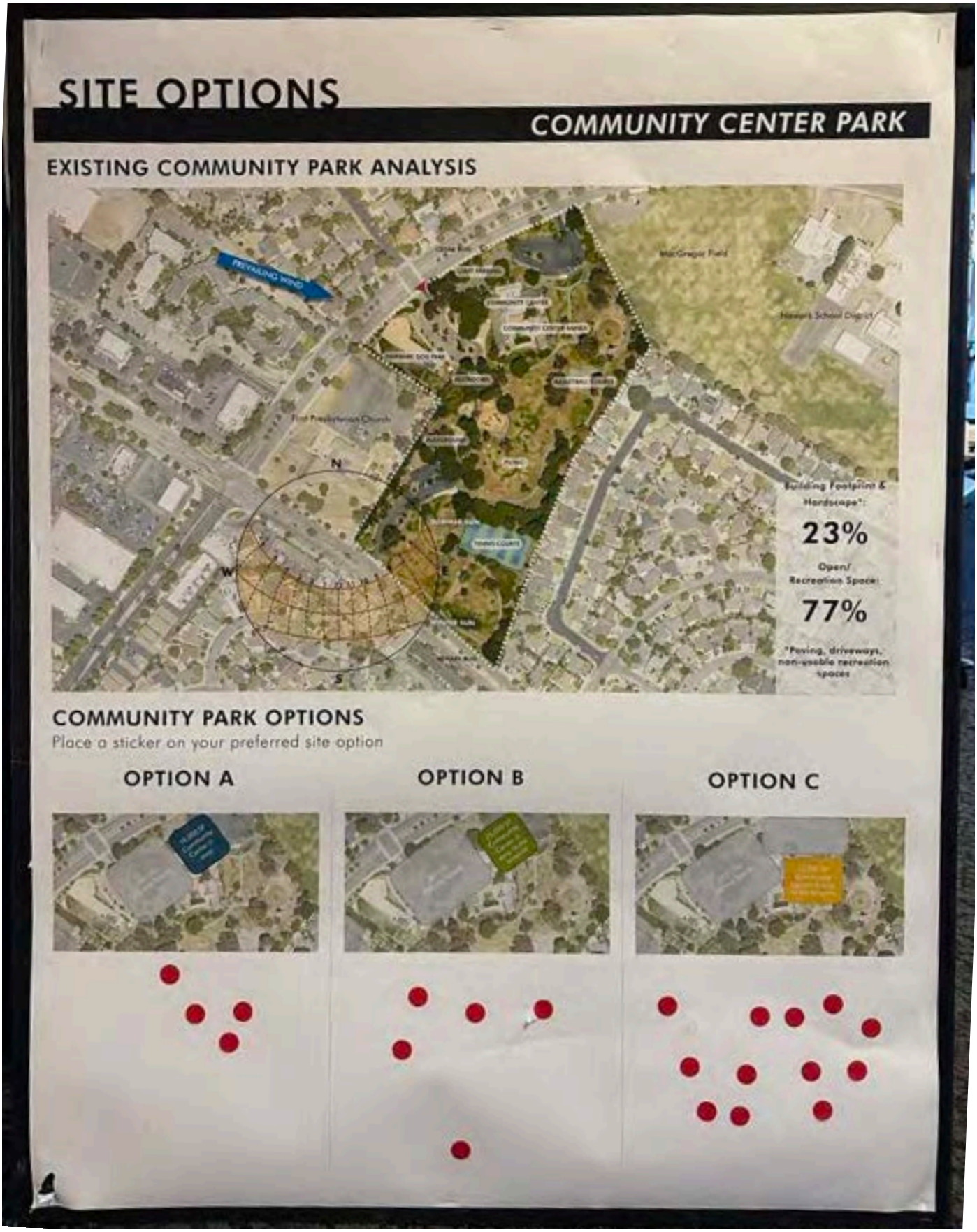
Family Day at the Park 04-01-23



Round 1 Engagement Results

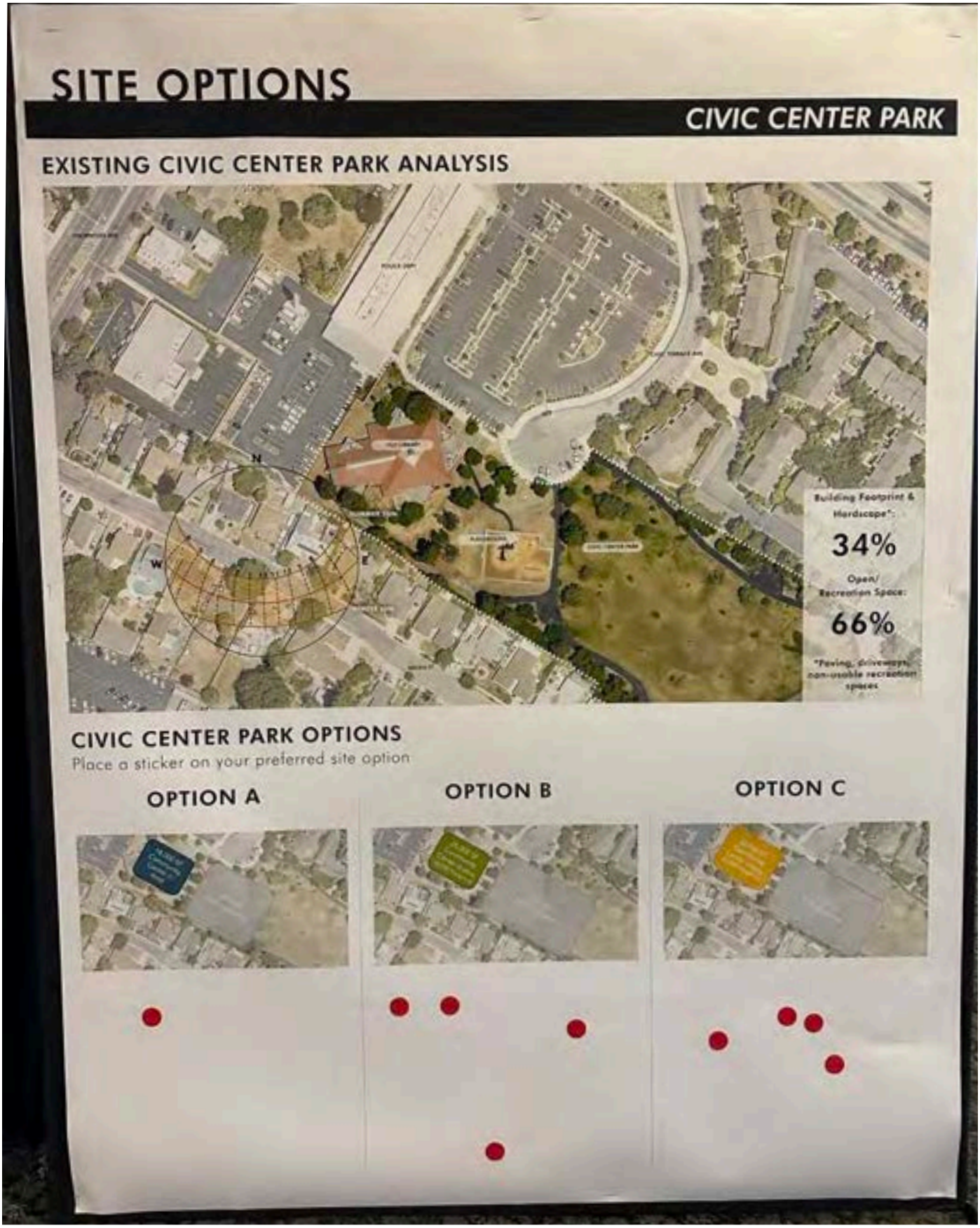
Groovin' at the Grove 06-20-23


COMMUNITY SPACES
WHAT ARE YOUR PRIORITIES?
COMMUNITY HALL+KITCHEN (150-300 seats)
PERFORMANCE AMPITHEATER AND STAGE (300-500 seats)
ENRICHMENT CLASSROOM (30-50 seats)
BLACK BOX THEATER (150-250 seats)
TECH/ COMPUTER LAB (30-50 seats)
VIDEO/ AUDIO RECORDING AND EDITING ROOMS
SENIOR LOUNGE
ARTS/ CRAFTS STUDIO/MAKERSPACE (15-30 seats)
TEEN CENTER
MUSICAL ARTS STUDIO
EARLY CHILDHOOD RECREATION (15-30 seats)
COMMUNITY GALLERY



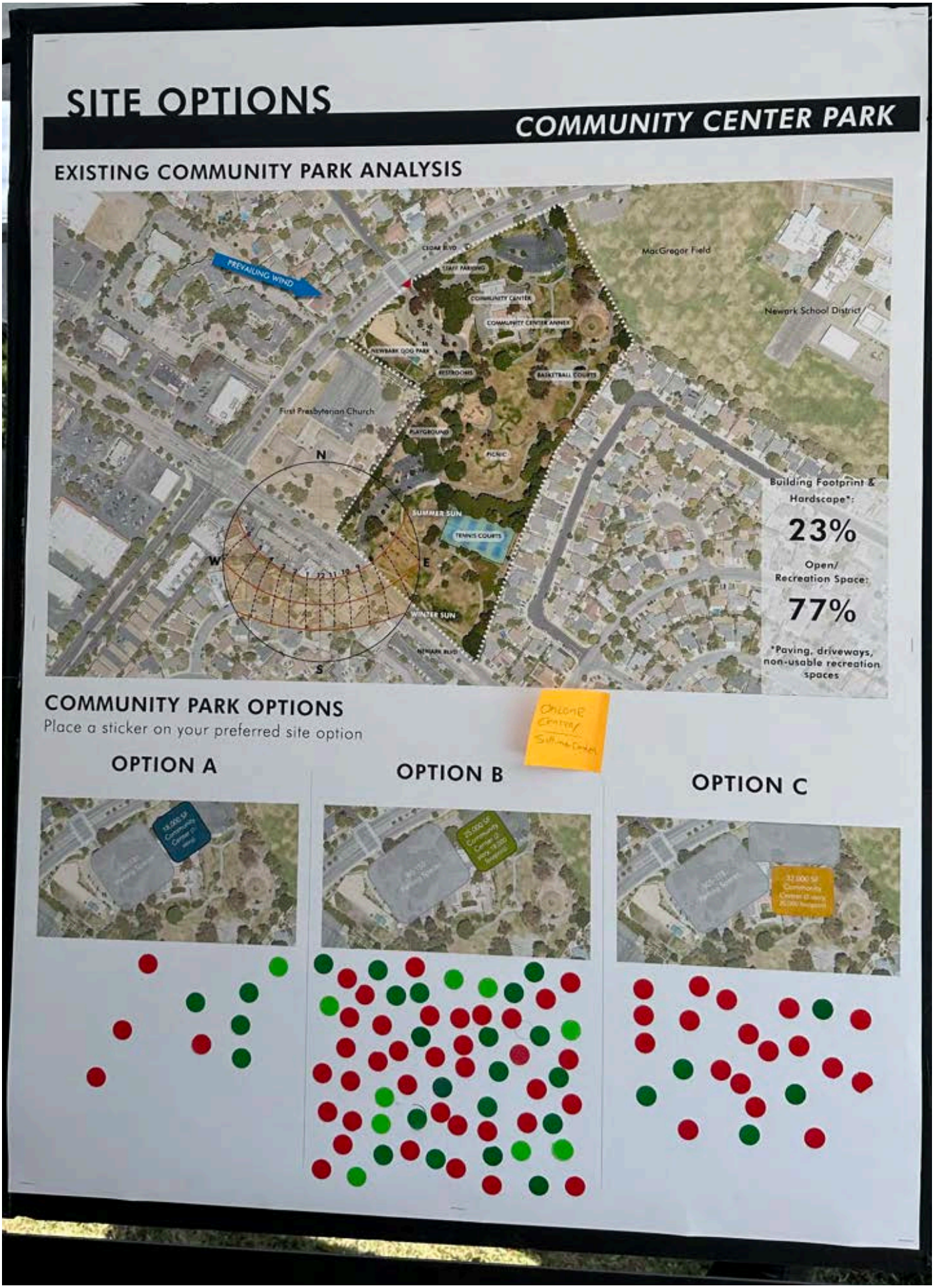
Round 2 Engagement Results: Community Center Park

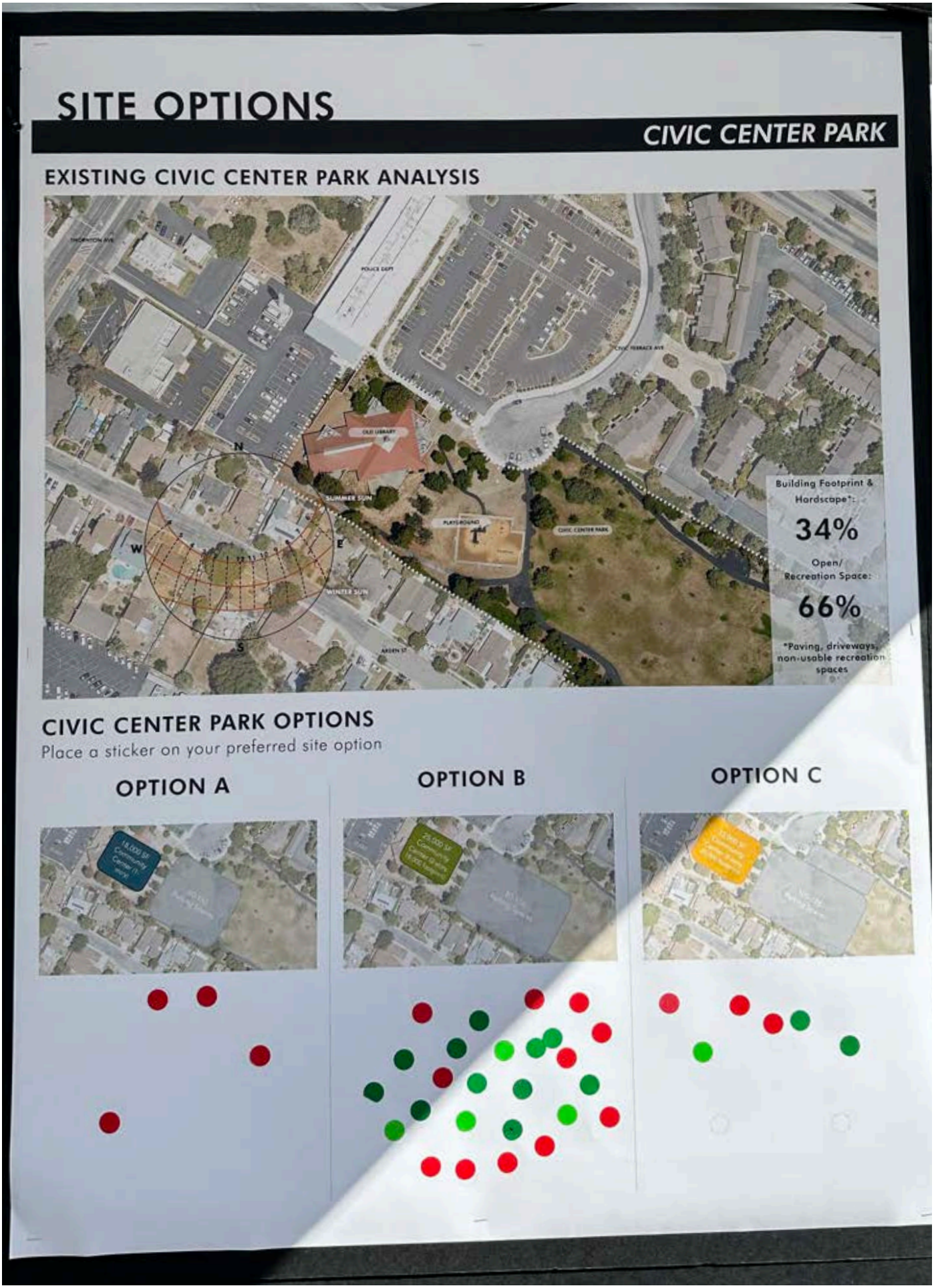
Community Meeting 10-17-23



Round 2 Engagement Results: Civic Center Park

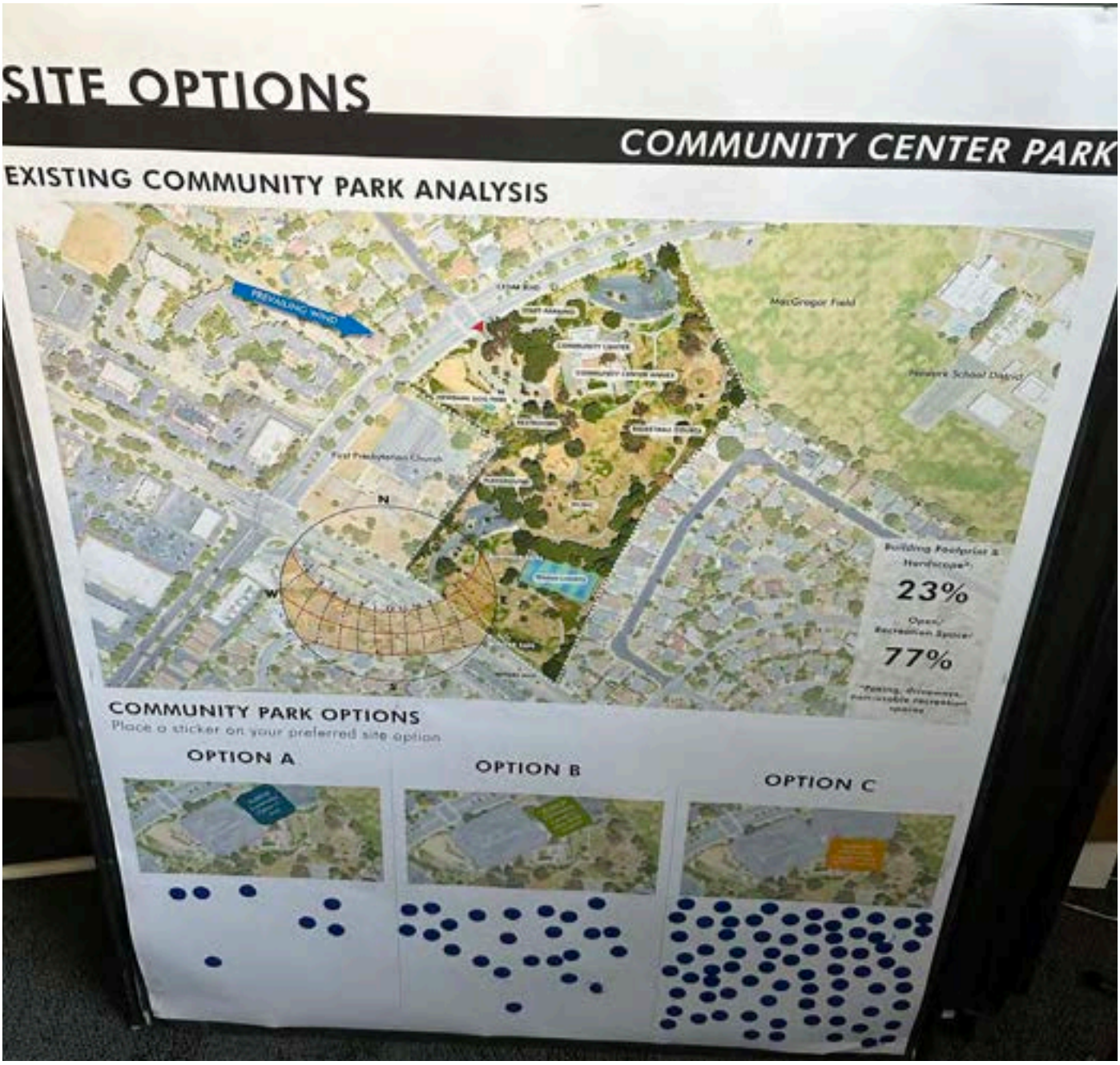
Community Meeting 10-17-23


SITE OPTIONS
COMMUNITY CENTER PARK
EXISTING COMMUNITY PARK ANALYSIS
PREVAILING WIND
MacGregor Field
Newark School District
First Presbyterian Church
COMMUNITY CENTER
BASKETBALL COURTS
PLAYGROUND
TENNIS COURTS
SUMMER SUN
WINTER SUN
N
S
E
W
Building Footprint & Hardscape*:
23%
Open/ Recreation Space:
77%
*Paving, driveways, non-usable recreation spaces
COMMUNITY PARK OPTIONS
Place a sticker on your preferred site option
OPTION A
OPTION B
OPTION C



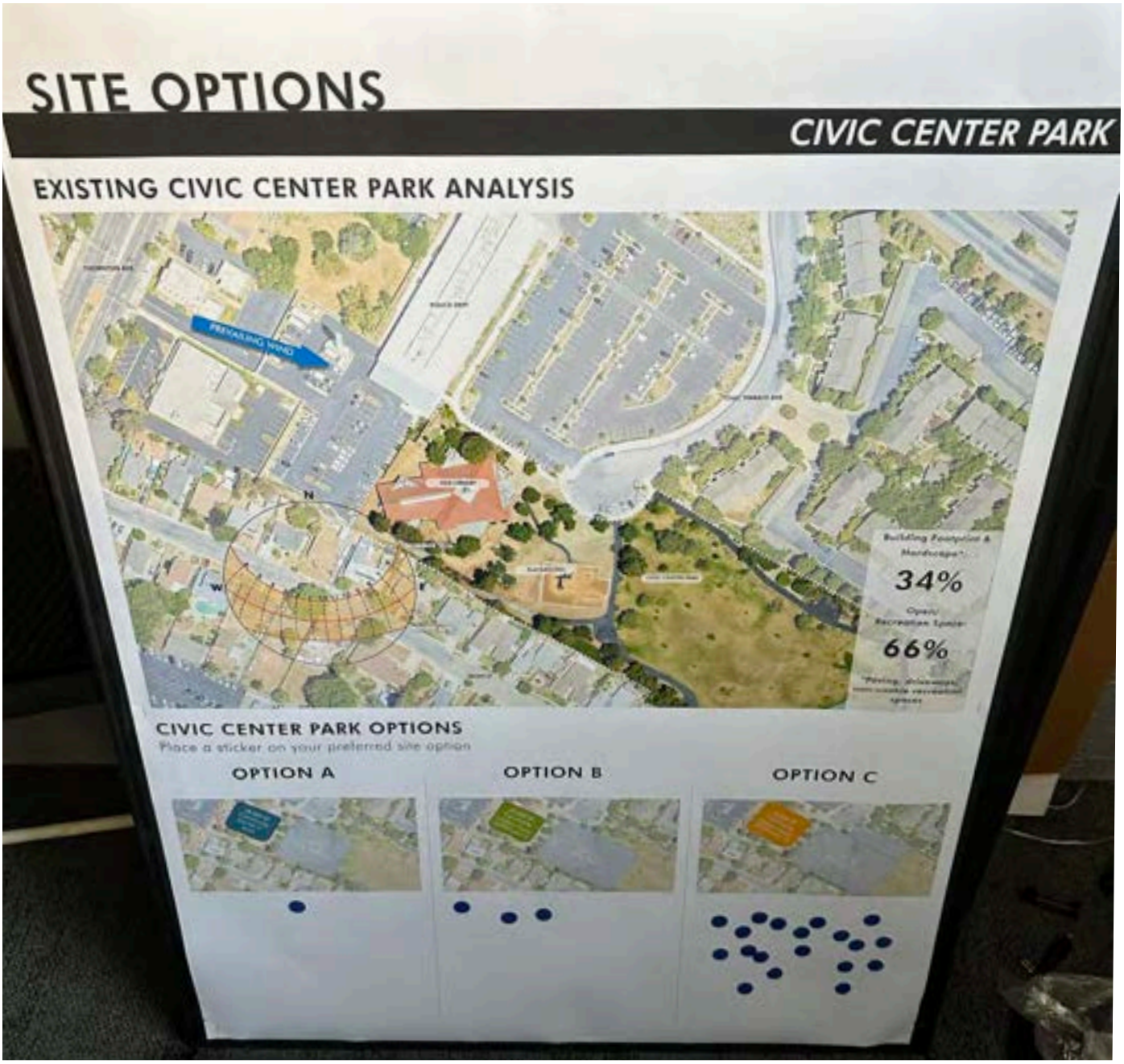
Round 2 Engagement Results: Civic Center Park

Newark Days 09-16-23



Round 2 Engagement Results: Community Center Park

Newark Tree Lighting 12-01-23



Round 2 Engagement Results: Civic Center Park

Newark Tree Lighting 12-01-23

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Ash Street Park Buildings
37365 Ash Street
Newark, California 94560

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BV PROJECT #:
159125.22R000-001.017

DATE OF REPORT:
July 11, 2023

ON SITE DATE:
February 14, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	Three
Main Address	37365 Ash Street, Newark, California 94560
Site Developed	Viola Blythe 1970 Ash Street Recreation Center 1979 Restrooms 2002
Site Area	0.66 acres (estimated)
Parking Spaces	Ten total spaces all in open lots; one of which is accessible
Outside Occupants / Leased Spaces	The building referred to as the Viola Blythe building is leased in its entirety by the Viola Blythe Community Services Center.
Date(s) of Visit	February 14, 2023
Management Point of Contact	Andrea Marie Gifford 650.871.0709 x218 agifford@g4arch
On-site Point of Contact (POC)	Mark Valdez
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matt Anderson for Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Viola Blythe Center was built in 1970, the Recreation Center was built in 1979 and the restrooms were constructed in 2002. The vinyl asbestos tile was removed from Viola Blythe in 2018. The restrooms and recreation center serve in their original purposes. The original use of Viola Blythe is unknown, it is presently serving as a distribution point for food and clothing to the needy.

Architectural

The use of masonry bearing walls brings some visual cohesion to the campus. The wood siding at the Recreation Center is showing rot and deterioration, short term replacement has been budgeted. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC at the Recreation Center consists of two split systems and at Viola Blythe it is a ductless split system. No water heater was found at Viola Blythe and the Recreation Center is served by a six-gallon electric water heater. Lifecycle replacements are budgeted and anticipated.

Site

Parking for visitors is in the adjacent public street cul-de-sac, though much of the site has been covered over with asphalt and concrete. These hard surfaces may become trip hazards, regular upkeep and maintenance is anticipated. At the Recreation Center the route to the exterior play equipment is not wheelchair accessible, correction is budgeted and highly advised.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Ash Street Park Buildings

Replacement Value	*Total SF*	*Cost/SF*
$ 3,712,100	*4,430*	*$ 838*

	Est Reserve Cost	FCI
Current	$ 77,200	2.1 %
3-Year	$ 185,400	5.0 %
5-Year	$ 364,200	9.8 %
10-Year	$ 1,073,900	28.9 %

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



The table below shows the anticipated costs by trade or building system over the next 20 years.

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$7,087	-	$27,769	$11,709	$39,756	$86,321
Roofing	-	-	-	$14,000	-	$14,000
Interiors	-	$10,102	$18,272	$131,680	$158,478	$318,532
Plumbing	$2,618	$3,033	$32,909	$89,531	$62,317	$190,408
HVAC	-	-	$62,333	$32,168	$77,097	$171,598
Fire Protection	-	-	$29,601	-	$1,359	$30,960
Electrical	-	$2,646	$67,215	$303,495	$10,713	$384,069
Fire Alarm & Electronic Systems	-	-	$33,169	$14,389	$44,092	$91,650
Equipment & Furnishings	-	-	-	$112,678	$38,009	$150,687
Site Development	-	-	$1,842	$32,265	-	$34,107
Site Pavement	-	-	$21,461	-	-	$21,461
Accessibility	$67,424	-	-	-	-	$67,424
TOTALS (5% inflation)	**$77,200**	**$15,800**	**$294,600**	**$742,000**	**$431,900**	**$1,561,500**

Immediate Needs

Facility/Building	Total Items	Total Cost
Ash Street Park Buildings / Recreation Center	5	$23,000
Ash Street Park Buildings / Restroom	1	$2,600
Ash Street Park Buildings / Viola Blythe	4	$51,500
Total	**10**	**$77,100**

Recreation Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5457340	Ash Street Park Buildings / Recreation Center	Building Exterior	B2010	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	$5,800
5491693	Ash Street Park Buildings / Recreation Center	Walkway to play area	Y1020	ADA Paths of Travel, Walkways, Asphalt Pathway, Install	NA	Accessibility	$7,900
5491690	Ash Street Park Buildings / Recreation Center	interior	Y1020	ADA Paths of Travel, Protruding Objects, Removal/Adjustments, Modify	NA	Accessibility	$1,700
5491707	Ash Street Park Buildings / Recreation Center	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$400
5491706	Ash Street Park Buildings / Recreation Center		Y1050	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	NA	Accessibility	$7,200
Total (5 items)							**$23,000**

Restroom

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5457205	Ash Street Park Buildings / Restroom	Building exterior	D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	$2,600
Total (1 items)							**$2,600**

Viola Blythe

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5491128	Ash Street Park Buildings / Viola Blythe	Building Exterior	B2050	Exterior Door, Steel, Standard, Replace	Poor	Retrofit/Adaptation	$1,300
5491126	Ash Street Park Buildings / Viola Blythe	Parking Area	Y1010	ADA Parking, Signage, Pole-Mounted, Install	NA	Accessibility	$1,100
5491129	Ash Street Park Buildings / Viola Blythe	Restrooms	Y1050	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	NA	Accessibility	$32,700
5495288	Ash Street Park Buildings / Viola Blythe		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$16,400
Total (4 items)							**$51,500**

Key Findings



Exterior Walls in Poor condition.

Wood Siding
Recreation Center Ash Street Park Buildings
Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$$**$$

The siding is rotting and deteriorating. - AssetCALC ID: 5457340



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Restroom Ash Street Park Buildings Building exterior

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

This drinking fountain does not produce any water when the button is pushed - AssetCALC ID: 5457205



Flooring in Poor condition.

Concrete
Restroom Ash Street Park Buildings Site

Uniformat Code: C2030
Recommendation: **Repair in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $3,300

**$$**$$

Replacing the concrete will eliminate a possible trip hazard as well as decrease water infiltration - AssetCALC ID: 5457201



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Recreation Center Ash Street Park Buildings
Interior

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **65.8**

Plan Type: Accessibility

Cost Estimate: $2,900

**$$**$$

Does not comply with accessibility standards - AssetCALC ID: 5457328



ADA Parking

Signage, Pole-Mounted
Viola Blythe Ash Street Park Buildings Parking Area

Uniformat Code: Y1010
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,100

**$$**$$

The sign should read "van accessible" - AssetCALC ID: 5491126



ADA Paths of Travel

Walkways, Asphalt Pathway
Recreation Center Ash Street Park Buildings Walkway to play area

Uniformat Code: Y1020
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,900

**$$**$$

- AssetCALC ID: 5491693



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Recreation Center Ash Street Park Buildings Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $400

**$$**$$

- AssetCALC ID: 5491707



ADA Restrooms

Restroom Layout, Full Reconfiguration
Viola Blythe Ash Street Park Buildings Restrooms

Uniformat Code: Y1050
Recommendation: **Renovate in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $32,700

**$$$**$

Not adequate space in this restroom - AssetCALC ID: 5491129

ADA Miscellaneous

Level III Study, Includes Measurements
Viola Blythe Ash Street Park Buildings

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $16,400

**$$$**$

All three buildings - AssetCALC ID: 5495288



ADA Paths of Travel

Protruding Objects, Removal/Adjustments
Recreation Center Ash Street Park Buildings
interior

Uniformat Code: Y1020
Recommendation: **Modify in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,700

**$$**$$

- AssetCALC ID: 5491690



ADA Restrooms

Grab Bars & Blocking, Height/Location
Recreation Center Ash Street Park Buildings

Uniformat Code: Y1050
Recommendation: **Modify in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,200

**$$**$$

- AssetCALC ID: 5491706

Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity
Recreation Center Ash Street Park Buildings
Throughout

Uniformat Code: D4010
Recommendation: **Install in 2027**

Priority Score: **60.6**

Plan Type: Retrofit/Adaptation

Cost Estimate: $16,100

**$$$**$

Anticipated improvement - AssetCALC ID: 5458216

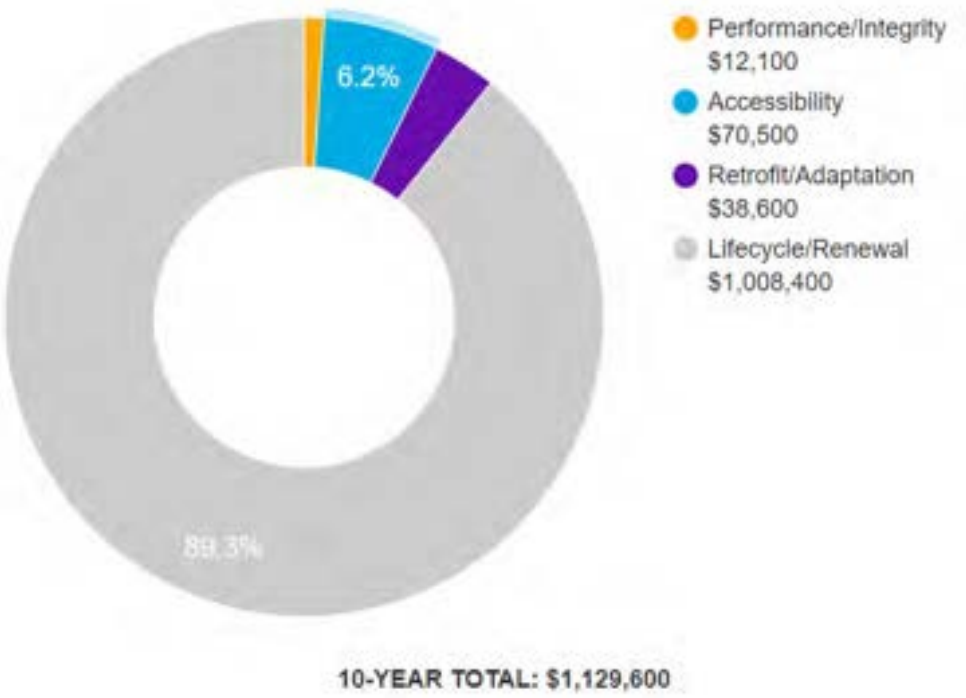
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $1,129,600

2. Ash Street Recreation Center





Ash Street Recreation Center Systems Summary

Constructed/Renovated	1979	
Building Size	2,230 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood trusses and joists, wood framed clerestory over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted CMU Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, Floors: VCT, painted concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair

Ash Street Recreation Center Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, heat detectors, alarms, pull stations, back-up emergency lights, and exit signs. According to the POC the fire alarm panel is located remotely.	Fair
Equipment/Special	None	--
Accessibility	An ADA of the building is recommended	
Key Issues and Findings	Non-ADA compliant drinking fountain	

3. Ash Street Restrooms





Ash Street Restrooms: Systems Summary

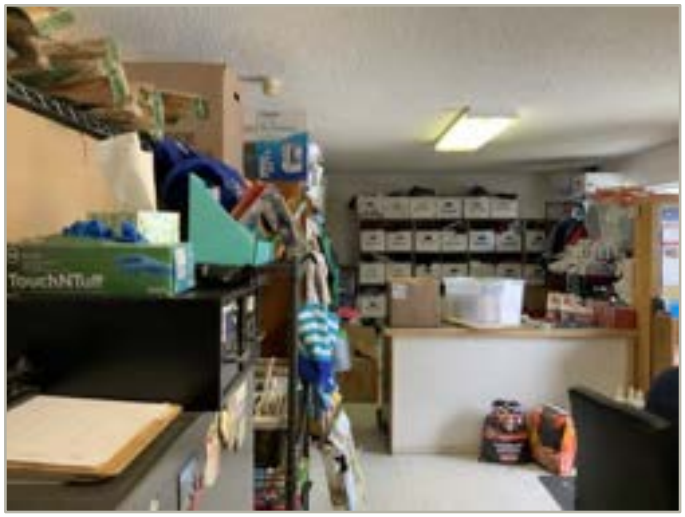
Constructed/Renovated	2002	
Building Size	1,100 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wooden trusses over concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Wood siding Windows: No windows	Good
Roof	Primary: construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU Floors: Sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	None	--

Ash Street Restrooms: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Good
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	An ADA of the building is recommended	
Key Issues and Findings	None observed at time of assessment.	

4. Viola Blythe





Viola Blythe: Systems Summary

Constructed/Renovated	1970	
Building Size	1,100 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists over concrete slab foundation	Fair
Façade	Primary Wall Finish: Painted CMU Windows: Aluminum	Good
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilet and sink in the restroom	Fair
HVAC	Non-Central System Ductless split-systems	Good
Fire Suppression	Fire extinguishers only	Fair

Viola Blythe: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

5. Site Summary





Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt area with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Fair
Site Development	Building mounted property entrance signage; chain link fencing; Playground Limited picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawn, trees and bushes Irrigation not present No retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED, HPS,	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The campus was originally constructed in 1970 with additional buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1970 / 2002	No	No
Ash Street Recreation Center	1979	No	Yes
Ash Street Restrooms	2002	No	No
Viola Blythe	1970	No	Yes

Complaints about accessibility issues have been sporadically received by property management at Ash Street Restrooms. although no prior or pending litigation was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Certification

Group 4 Architecture, Research + Planning, Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ash Street Park Buildings, 37365 Ash Street, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - RECREATION CENTER FRONT ELEVATION



2 - RECREATION CENTER SIDE ELEVATION



3 - RECREATION CENTER INTERIOR



4 - RECREATION CENTER INTERIOR



5 - RECREATION CENTER INTERIOR



6 - REC CENTER RESTROOM FIXTURES

Photographic Overview



7 - REC CENTER COOLING COMPONENTS



8 - REC CENTER HEATING COMPONENTS



9 - REC CENTER MAIN ELECTRICAL



10 - REC CENTER SECONDARY ELECTRICAL



11 - RESTROOMS, FRONT ELEVATION



12 - RESTROOMS, SIDE ELEVATION

Photographic Overview



13 - RESTROOM SIGNAGE



14 - RESTROOM PLUMBING FIXTURES



15 - RESTROOM PLUMBING FIXTURES



16 - RESTROOM MAIN ELECTRICAL EQUIPMENT



17 - VIOLA BLYTHE FRONT ELEVATION

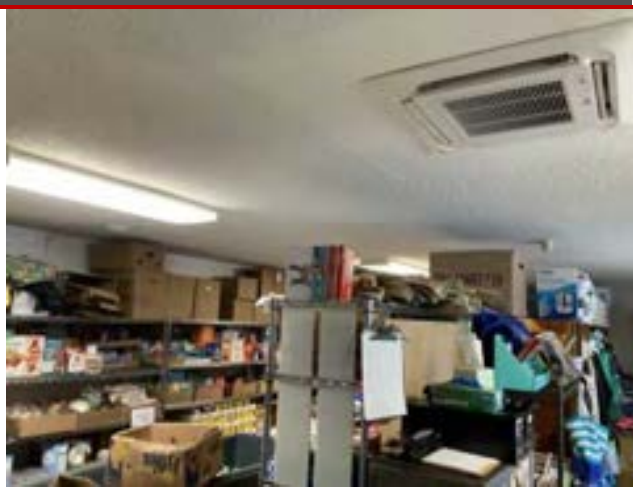


18 - VIOLA BLYTHE LEFT ELEVATION

Photographic Overview



19 - VIOLA BLYTHE INTERIOR



20 - VIOLA BLYTHE INTERIOR



21 - VIOLA BLYTHE RESTROOM FIXTURES



22 - VIOLA BLYTHE DUCTLESS SPLIT SYSTEM



23 - VIOLA BLYTHE MAIN DISTRIBUTION PANEL



24 - VIOLA BLYTHE INTRUSION DETECTION

Appendix B:
Site Plan

Ash Street Community Center Aerial Site Plan



Project Number	Project Name
159125.22R000-001.017	Ash Street Park Buildings
Source	**On-Site Date**
Google	February 14, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Ash Street Park Buildings - Restrooms**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	2002		
2	Building size in SF	1,100		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Concrete block
		Roof		High – composite – metal
		Interiors		Exposed beam
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Due to flushing of foreign objects
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?	x				

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Ash Street Park Buildings - Viola Blythe**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1970		
2	Building size in SF	1,000		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Concrete block
		Roof		Low – composite
		Interiors		Drywall – wood
		HVAC	2018	New system installed
		Electrical		
		Site Pavement	2018	Front pavement replaced
		Accessibility		
Question		**Response**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2018 – flooring was replaced (contained asbestos)		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		x			

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ash Street Park Buildings - Recreation Center

BV Project Number: 159125.22R000-001.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		The play area is not accessible
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	No ramps
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	No ramps
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	No stairs

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?		X		
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



NON ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		X		
2	Has the play area been reviewed for accessibility ?		X		
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: **Ash Street Park Buildings - Viola Blythe**

BV Project Number: **159125.22R000-001.017**

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



OVERVIEW OF ACCESSIBLE PARKING AREA

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	No ramps
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	No ramps
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	No Stairs

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?			X	
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Interior Accessible Route section not applicable at this site.

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			X	Single use toilet roomp

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			X	Single use toilet room
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	No urinals
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		

Kitchens/Kitchenettes section not applicable at this site.

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Wood Siding	240 SF	0	5457340
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	5457330
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	18	5457335
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,400 SF	10	5457337
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	6	5457312
C2010	Throughout building	Fair	Wall Finishes, Painted surface, Prep & Paint	1,500 SF	6	5457311
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	500 SF	10	5457316
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	512 SF	11	5457310
C2030	Office	Fair	Flooring, Carpet, Commercial Standard	100 SF	3	5457324
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,700 SF	6	5457325
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	400 SF	4	5457315
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	7	5457333
D2010	Interior	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	1	5457328
D2010	Restrooms	Fair	Urinal, Standard	1	15	5457342
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	7	5457326
D2010	Interior	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	5457318
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	5457343
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,230 SF	7	5457538
D2010	Main room	Fair	Water Heater, Electric, Residential	1	3	5457319
HVAC						
D3020	Mechanical room	Fair	Furnace, Gas	2	3	5457327
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	4	5457339
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,230 SF	7	5457322
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	2,230 SF	4	5458216
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,230 SF	7	5457539
D5020	Rear storage area	Fair	Distribution Panel, 120/240 V	1	3	5457338
D5020	Utility closet	Fair	Switchboard, 120/208 V	1	10	5457341

Component Condition Report | Ash Street Park Buildings / Recreation Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,230 SF	5	5457334
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	3	5457323
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	4	5457317
Fire Alarm & Electronic Systems						
D7010	Throughout building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	2,230 SF	4	5457332
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	2,230 SF	6	5457313
Equipment & Furnishings						
E2010	Main room	Fair	Casework, Cabinetry Economy	30 LF	10	5457314
Pedestrian Plazas & Walkways						
G2010	Site	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	2,200 SF	3	5457321
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	5457320
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	5	5457329
Accessibility						
Y1020	interior	NA	ADA Paths of Travel, Protruding Objects, Removal/Adjustments, Modify	1	0	5491690
Y1020	Walkway to play area	NA	ADA Paths of Travel, Walkways, Asphalt Pathway, Install	600 SF	0	5491693
Y1050		NA	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	2	0	5491706
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	2	0	5491707

Component Condition Report | Ash Street Park Buildings / Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Painted surface, Prep & Paint	1,200 SF	3	5457199
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	3	5457200
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,200 SF	7	5457210
Interiors						
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	3	15	5457212
C2010	Throughout building	Fair	Wall Finishes, Painted surface, Prep & Paint	1,800 SF	2	5457202
C2030	Site	Poor	Flooring, Concrete, Repair	50 SF	2	5457201
C2030	Restrooms	Fair	Flooring, w/ Paint or Sealant, Prep & Paint	1,100 SF	3	5457206
C2050	Throughout building	Fair	Ceiling Finishes, Painted surface, Prep & Paint	1,200 SF	4	5457216

Component Condition Report | Ash Street Park Buildings / Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	1	20	5457198
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	5	5457214
D2010	Building exterior	Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	0	5457205
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,100 SF	6	5457565
D2010	Utility closet	Fair	Backflow Preventer, Domestic Water	1	10	5457211
HVAC						
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	2	4	5457213
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,100 SF	9	5457566
D5020	Utility closet	Fair	Distribution Panel, 120/240 V, Residential Style	1	12	5457207
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,100 SF	4	5457215
Fire Alarm & Electronic Systems						
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	1,100 SF	4	5457591
Equipment & Furnishings						
E1040	Restrooms	Fair	Park Equipment, Toilet & Wash Basin, Stainless Steel	3	10	5457208
E1040	Restrooms	Fair	Park Equipment, Toilet & Wash Basin, Stainless Steel	2	10	5457203
Sitework						
G2060	Building Exterior	Good	Fences & Gates, Fence, Metal Tube 6'	18 LF	30	5457204

Component Condition Report | Ash Street Park Buildings / Viola Blythe

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	3	5491112
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	4	5491122
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	6	5491108
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	3	7	5491115
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	1	0	5491128
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	5	5491123
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,800 SF	6	5491132
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	1,100 SF	11	5491104
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,100 SF	7	5491117

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	3	5491118
D2010	Building exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	10	5491130
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,100 SF	3	5491124
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	5491119
HVAC						
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	10	5491113
Fire Protection						
D4010	Throughout building	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	1,100 SF	5	5491131
D4030	Office	Fair	Fire Extinguisher, Wet Chemical/CO2	1	5	5491111
Electrical						
D5020	Office	Poor	Distribution Panel, 120/240 V, Residential Style	1	2	5491116
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,100 SF	5	5491107
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,100 SF	3	5491109
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	18	5491121
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	1,100 SF	5	5491127
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	12	5491125
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	5491110
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	8	5491106
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	5491120
Accessibility						
Y1010	Parking Area	NA	ADA Parking, Signage, Pole-Mounted, Install	1	0	5491126
Y1050	Restrooms	NA	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	1	0	5491129
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5495288

Appendix F:
Replacement Reserves

Replacement Reserves Report

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Ash Street Park Buildings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Ash Street Park Buildings / Recreation Center	$23,018	$3,034	$0	$57,305	$74,270	$32,681	$89,570	$170,072	$0	$0	$251,591	$33,735	$0	$6,402	$4,958	$12,514	$18,132	$0	$27,524	$107,370	$15,332	**$927,506**
Ash Street Park Buildings / Restroom	$2,618	$0	$10,104	$16,293	$26,815	$10,026	$16,083	$14,001	$0	$48,407	$73,575	$0	$14,891	$21,602	$24,194	$15,650	$0	$0	$0	$0	$27,211	**$321,468**
Ash Street Park Buildings / Viola Blythe	$51,496	$0	$2,646	$40,290	$5,039	$31,887	$26,610	$13,203	$16,442	$0	$22,392	$20,526	$38,011	$17,281	$0	$1,361	$12,860	$11,003	$1,313	$0	$0	**$312,361**
Grand Total	**$77,133**	**$3,034**	**$12,750**	**$113,888**	**$106,124**	**$74,593**	**$132,262**	**$197,276**	**$16,442**	**$48,407**	**$347,558**	**$54,261**	**$52,902**	**$45,284**	**$29,152**	**$29,525**	**$30,993**	**$11,003**	**$28,836**	**$107,370**	**$42,543**	**$1,561,335**

Ash Street Park Buildings

Ash Street Park Buildings / Recreation Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5457340	Exterior Walls, Wood Siding, Replace	30	30	0	240	SF	$10.00	$24.08	$5,779	$5,779																					**$5,779**
B2050	5457330	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	$600.00	$1,444.63	$2,889																					$2,889	**$2,889**
C1030	5457335	Interior Door, Wood, Solid-Core, Replace	40	22	18	6	EA	$700.00	$1,685.40	$10,112																			$10,112			**$10,112**
C1070	5457337	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	1400	SF	$3.50	$8.43	$11,798											$11,798											**$11,798**
C1090	5457312	Toilet Partitions, Metal, Replace	20	14	6	3	EA	$850.00	$2,046.56	$6,140							$6,140															**$6,140**
C2010	5457316	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	20	10	500	SF	$28.00	$67.42	$33,708											$33,708											**$33,708**
C2010	5457310	Wall Finishes, Laminated Paneling (FRP), Replace	30	19	11	512	SF	$16.00	$38.52	$19,724												$19,724										**$19,724**
C2010	5457311	Wall Finishes, Painted surface, Prep & Paint	10	4	6	1500	SF	$1.50	$3.61	$5,417							$5,417										$5,417					**$10,835**
C2030	5457315	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	400	SF	$1.50	$3.61	$1,445					$1,445										$1,445							**$2,889**
C2030	5457325	Flooring, Vinyl Tile (VCT), Replace	15	9	6	1700	SF	$5.00	$12.04	$20,466							$20,466															**$20,466**
C2030	5457324	Flooring, Carpet, Commercial Standard, Replace	10	7	3	100	SF	$7.50	$18.06	$1,806				$1,806										$1,806								**$3,612**
D2010	5457319	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$550.00	$1,324.24	$1,324				$1,324															$1,324			**$2,648**
D2010	5457538	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	2230	SF	$5.00	$12.04	$26,846								$26,846														**$26,846**
D2010	5457328	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	$1,200.00	$2,889.26	$2,889		$2,889															$2,889					**$5,779**
D2010	5457333	Toilet, Commercial Water Closet, Replace	30	23	7	2	EA	$1,300.00	$3,130.03	$6,260								$6,260														**$6,260**
D2010	5457326	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	23	7	2	EA	$1,500.00	$3,611.57	$7,223								$7,223														**$7,223**
D2010	5457342	Urinal, Standard, Replace	30	15	15	1	EA	$1,100.00	$2,648.49	$2,648																	$2,648					**$2,648**
D2010	5457343	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	$1,400.00	$3,370.80	$3,371																	$3,371					**$3,371**
D2010	5457318	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	$1,200.00	$2,889.26	$2,889																					$2,889	**$2,889**
D3020	5457327	Furnace, Gas, Replace	20	17	3	2	EA	$4,200.00	$10,112.40	$20,225				$20,225																		**$20,225**
D3030	5457339	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	2	EA	$5,200.00	$12,520.12	$25,040					$25,040														$25,040			**$50,080**
D3050	5457322	HVAC System, Ductwork, Low Density, Replace	30	23	7	2230	SF	$2.00	$4.82	$10,738								$10,738														**$10,738**
D4010	5458216	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	36	4	2230	SF	$3.00	$7.22	$16,108					$16,108																		**$16,108**
D5020	5457341	Switchboard, 120/208 V, Replace	40	30	10	1	EA	$40,000.00	$96,308.60	$96,309											$96,309											**$96,309**
D5020	5457338	Distribution Panel, 120/240 V, Replace	30	27	3	1	EA	$2,500.00	$6,019.29	$6,019				$6,019																		**$6,019**
D5020	5457539	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	33	7	2230	SF	$13.00	$31.30	$69,800								$69,800														**$69,800**
D5040	5457323	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	7	3	3	EA	$220.00	$529.70	$1,589				$1,589										$1,589								**$3,178**
D5040	5457317	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	6	4	2	EA	$220.00	$529.70	$1,059					$1,059										$1,059							**$2,119**
D5040	5457334	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	2230	SF	$4.50	$10.83	$24,161						$24,161																**$24,161**
D7010	5457332	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	2230	SF	$3.25	$7.83	$17,450					$17,450														$17,450			**$34,900**
D7050	5457313	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	14	6	2230	SF	$2.00	$4.82	$10,738							$10,738															**$10,738**
E2010	5457314	Casework, Cabinetry Economy, Replace	20	10	10	30	LF	$175.00	$421.35	$12,641											$12,641											**$12,641**
G2010	5457321	Roadways, Pavement, Asphalt, Mill & Overlay	25	22	3	2200	SF	$3.50	$8.43	$18,539				$18,539																		**$18,539**
G2050	5457320	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$24,077.15	$24,077							$24,077															**$24,077**
G2060	5457329	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	$600.00	$1,444.63	$1,445						$1,445																**$1,445**
Y1020	5491690	ADA Paths of Travel, Protruding Objects, Removal/Adjustments, Modify	0	0	0	1	EA	$700.00	$1,685.40	$1,685	$1,685																					**$1,685**
Y1020	5491693	ADA Paths of Travel, Walkways, Asphalt Pathway, Install	0	1	0	600	SF	$5.50	$13.24	$7,945	$7,945																					**$7,945**

Replacement Reserves Report

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Y1050	5491706	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	0	1	0	2	EA	$1,500.00	$3,611.57	$7,223	$7,223																					**$7,223**
Y1050	5491707	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	1	0	2	EA	$80.00	$192.62	$385	$385																					**$385**
Totals, Unescalated											**$23,018**	**$2,889**	**$0**	**$49,503**	**$61,102**	**$25,606**	**$66,838**	**$120,867**	**$0**	**$0**	**$154,455**	**$19,724**	**$0**	**$3,395**	**$2,504**	**$6,019**	**$8,307**	**$0**	**$11,437**	**$42,490**	**$5,779**	**$603,932**
Totals, Escalated (5.0% inflation, compounded annually)											**$23,018**	**$3,034**	**$0**	**$57,305**	**$74,270**	**$32,681**	**$89,570**	**$170,072**	**$0**	**$0**	**$251,591**	**$33,735**	**$0**	**$6,402**	**$4,958**	**$12,514**	**$18,132**	**$0**	**$27,524**	**$107,370**	**$15,332**	**$927,506**

Ash Street Park Buildings / Restroom

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5457199	Exterior Walls, Painted surface, Prep & Paint	10	7	3	1200	SF	$3.00	$6.55	$7,855				$7,855										$7,855								**$15,711**
B2050	5457200	Exterior Door, Steel, Standard, Replace	40	37	3	2	EA	$600.00	$1,309.23	$2,618				$2,618																		**$2,618**
B3010	5457210	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	1200	SF	$3.80	$8.29	$9,950								$9,950														**$9,950**
C1090	5457212	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	3	EA	$750.00	$1,636.54	$4,910															$4,910							**$4,910**
C2010	5457202	Wall Finishes, Painted surface, Prep & Paint	10	8	2	1800	SF	$1.50	$3.27	$5,892			$5,892										$5,892									**$11,783**
C2030	5457201	Flooring, Concrete, Repair	0	-2	2	50	SF	$30.00	$65.46	$3,273			$3,273																			**$3,273**
C2030	5457206	Flooring, w/ Paint or Sealant, Prep & Paint	10	7	3	1100	SF	$1.50	$3.27	$3,600				$3,600										$3,600								**$7,201**
C2050	5457216	Ceiling Finishes, Painted surface, Prep & Paint	10	6	4	1200	SF	$2.00	$4.36	$5,237					$5,237										$5,237							**$10,474**
D2010	5457565	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	1100	SF	$5.00	$10.91	$12,001							$12,001															**$12,001**
D2010	5457211	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$6,982.56	$6,983											$6,983											**$6,983**
D2010	5457205	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	15	0	1	EA	$1,200.00	$2,618.46	$2,618	$2,618															$2,618						**$5,237**
D2010	5457214	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	3	EA	$1,200.00	$2,618.46	$7,855						$7,855															$7,855	**$15,711**
D2010	5457198	Urinal, Standard, Replace	30	10	20	1	EA	$1,100.00	$2,400.26	$2,400																					$2,400	**$2,400**
D3060	5457213	Supplemental Components, Hand Dryer, Restroom, Replace	10	6	4	2	EA	$1,600.00	$3,491.28	$6,983					$6,983										$6,983							**$13,965**
D5020	5457566	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	31	9	1100	SF	$13.00	$28.37	$31,203										$31,203												**$31,203**
D5020	5457207	Distribution Panel, 120/240 V, Residential Style, Replace	30	18	12	1	EA	$1,100.00	$2,400.26	$2,400													$2,400									**$2,400**
D5040	5457215	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	1100	SF	$2.10	$4.58	$5,041					$5,041																	**$5,041**
D7050	5457591	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	16	4	1100	SF	$2.00	$4.36	$4,801					$4,801																	**$4,801**
E1040	5457208	Park Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	20	10	3	EA	$3,500.00	$7,637.18	$22,912											$22,912											**$22,912**
E1040	5457203	Park Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	20	10	2	EA	$3,500.00	$7,637.18	$15,274											$15,274											**$15,274**
Totals, Unescalated											**$2,618**	**$0**	**$9,165**	**$14,074**	**$22,061**	**$7,855**	**$12,001**	**$9,950**	**$0**	**$31,203**	**$45,168**	**$0**	**$8,292**	**$11,456**	**$12,219**	**$7,528**	**$0**	**$0**	**$0**	**$0**	**$10,256**	**$203,847**
Totals, Escalated (5.0% inflation, compounded annually)											**$2,618**	**$0**	**$10,104**	**$16,293**	**$26,815**	**$10,026**	**$16,083**	**$14,001**	**$0**	**$48,407**	**$73,575**	**$0**	**$14,891**	**$21,602**	**$24,194**	**$15,650**	**$0**	**$0**	**$0**	**$0**	**$27,211**	**$321,468**

Ash Street Park Buildings / Viola Blythe

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5491112	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1400	SF	$3.00	$6.55	$9,165				$9,165										$9,165								**$18,329**
B2020	5491122	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	2	EA	$950.00	$2,072.95	$4,146					$4,146																	**$4,146**
B2050	5491128	Exterior Door, Steel, Standard, Replace	40	40	0	1	EA	$600.00	$1,309.23	$1,309	$1,309																					**$1,309**
B2050	5491108	Exterior Door, Steel, Standard, Replace	40	34	6	3	EA	$600.00	$1,309.23	$3,928							$3,928															**$3,928**
B2050	5491115	Exterior Door, Wood, Solid-Core, Replace	25	18	7	3	EA	$700.00	$1,527.44	$4,582								$4,582														**$4,582**
C1030	5491123	Interior Door, Wood, Solid-Core, Replace	40	35	5	2	EA	$700.00	$1,527.44	$3,055						$3,055																**$3,055**
C2010	5491132	Wall Finishes, any surface, Prep & Paint	10	4	6	1800	SF	$1.50	$3.27	$5,892							$5,892										$5,892					**$11,783**
C2030	5491104	Flooring, Vinyl Tile (VCT), Replace	15	4	11	1100	SF	$5.00	$10.91	$12,001												$12,001										**$12,001**
C2050	5491117	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	1100	SF	$2.00	$4.36	$4,801								$4,801										$4,801				**$9,601**
D2010	5491124	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	1100	SF	$5.00	$10.91	$12,001				$12,001																		**$12,001**
D2010	5491118	Toilet, Commercial Water Closet, Replace	30	27	3	1	EA	$1,300.00	$2,836.67	$2,837				$2,837																		**$2,837**
D2010	5491119	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	1	EA	$1,500.00	$3,273.08	$3,273						$3,273																**$3,273**
D2010	5491130	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	5	10	1	EA	$1,500.00	$3,273.08	$3,273											$3,273											**$3,273**
D3030	5491113	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$4,800.00	$10,473.84	$10,474											$10,474											**$10,474**
D4010	5491131	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	35	5	1100	SF	$3.00	$6.55	$7,201						$7,201																**$7,201**

Replacement Reserves Report

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D4030	5491111	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$300.00	$654.62	$655						$655										$655						**$1,309**
D5020	5491116	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,100.00	$2,400.26	$2,400			$2,400																			**$2,400**
D5030	5491107	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	1100	SF	$2.50	$5.46	$6,001						$6,001																**$6,001**
D5040	5491109	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	1100	SF	$4.50	$9.82	$10,801				$10,801																		**$10,801**
D5040	5491121	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	2	18	1	EA	$250.00	$545.51	$546																			$546			**$546**
D7050	5491127	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	15	5	1100	SF	$2.00	$4.36	$4,801						$4,801																**$4,801**
E1030	5491120	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$10,037.43	$10,037							$10,037																**$10,037**
E1030	5491106	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	$5,100.00	$11,128.46	$11,128									$11,128														**$11,128**
E1030	5491125	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	3	12	1	EA	$5,100.00	$11,128.46	$11,128													$11,128										**$11,128**
E1030	5491110	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$10,037.43	$10,037													$10,037										**$10,037**
Y1010	5491126	ADA Parking, Signage, Pole-Mounted, Install	0	0	0	1	EA	$500.00	$1,091.03	$1,091	$1,091																						**$1,091**
Y1050	5491129	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	0	0	0	1	EA	$15,000.00	$32,730.75	$32,731	$32,731																						**$32,731**
Y1090	5495288	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	1	0	1	EA	$7,500.00	$16,365.38	$16,365	$16,365																						**$16,365**
Totals, Unescalated											**$51,496**	**$0**	**$2,400**	**$34,804**	**$4,146**	**$24,984**	**$19,857**	**$9,383**	**$11,128**	**$0**	**$13,747**	**$12,001**	**$21,166**	**$9,165**	**$0**	**$655**	**$5,892**	**$4,801**	**$546**	**$0**	**$0**	**$226,169**
Totals, Escalated (5.0% inflation, compounded annually)											**$51,496**	**$0**	**$2,646**	**$40,290**	**$5,039**	**$31,887**	**$26,610**	**$13,203**	**$16,442**	**$0**	**$22,392**	**$20,526**	**$38,011**	**$17,281**	**$0**	**$1,361**	**$12,860**	**$11,003**	**$1,313**	**$0**	**$0**	**$312,361**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Birch Grove Restroom
38080 Birch Street
Newark, California 94560

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BV PROJECT #:
159125.22R000-002.017

DATE OF REPORT:
February 16, 2023

ON SITE DATE:
January 24, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Public Restroom
Main Address	38080 Birch Street, Newark, California 94560
Site Developed	1975
Site Area	0.2 acres
Parking Spaces	Shares parking lot with the adjacent park.
Building Area	900 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 24, 2023
Management Point of Contact	Group 4 Architecture Research + Planning, Inc. Andrea Gifford Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Roya Gonzalez
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Birch Grove Restroom was built in 1975. A new roof was installed in 2020.

Architectural

The building is a heavy concrete block structure with wood framed roof over concrete slab foundation. Exterior walls are painted CMU with no windows. Interior finishes are updated as needed.

Mechanical, Electrical, Plumbing and Fire (MEPF)

No heating or cooling system is provided for this building. The electrical system is copper wiring and appears to be original to the construction of the building. Plumbing is copper supply with PVC waste system. The waste system has been problematic due to visitors disposing of inappropriate materials down the drain.

Site

The building shares a parking lot with the adjacent park.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

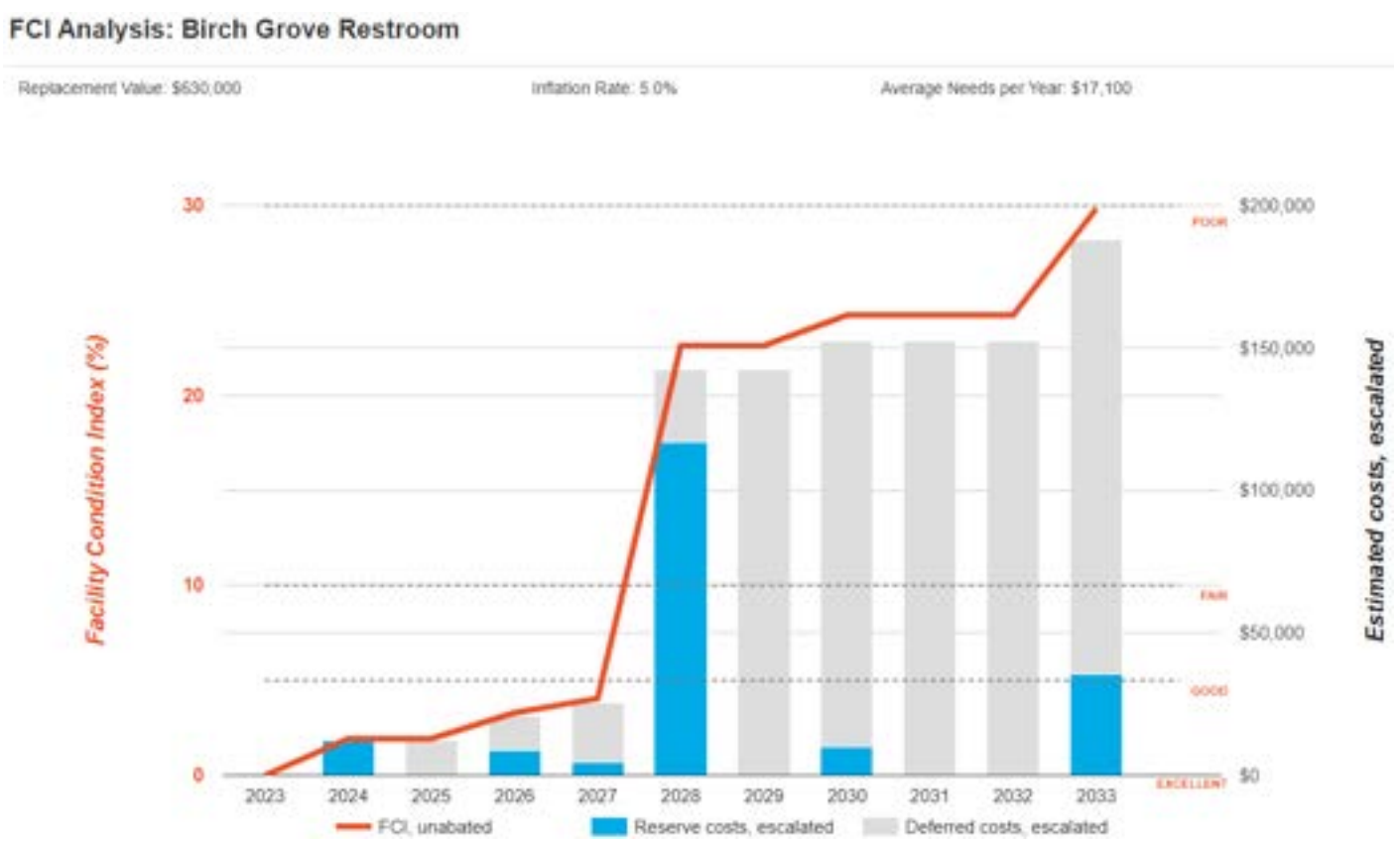
FCI Analysis | Birch Grove Restroom(1975)

Replacement Value	*Total SF*	*Cost/SF*
$ 630,000	*900*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 20,800	3.3 %
5-Year	$ 142,500	22.6 %
10-Year	$ 187,900	29.8 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

No immediate needs are identified.

Key Findings



Toilet Partitions in Poor condition.

Metal
Birch Grove Restroom Restrooms

Uniformat Code: C1090
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

**$$**$$

Doors and corroded and require replacement. - AssetCALC ID: 5106120



Exterior Door in Poor condition.

Steel, Standard
Birch Grove Restroom Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,200

**$$**$$

The doors are old and deteriorated. - AssetCALC ID: 5106123



Flooring in Poor condition.

any surface, w/ Paint or Sealant
Birch Grove Restroom Throughout building

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2024**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

Floor is deteriorated and requires a new fresh paint. - AssetCALC ID: 5106127

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete foundation slab	Good
Facade	Primary Wall Finish : CMU Windows: None	Fair
Roof	Primary: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted CMU Floors: Painted and unfinished concrete Ceilings: Painted ceiling	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets, urinal, and sinks in all restrooms	Fair
HVAC	No heating or cooling system.	n/a
Fire Suppression	None	n/a
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a

Systems Summary

Equipment/Special	None	n/a
Site Pavement	Shares parking lots with the adjacent park.	n/a
Site Development	Wrought iron gates	Fair
Landscaping and Topography	None	n/a
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: None Building-mounted: Incandescent	Fair
Ancillary Structures	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Rusted entrance doors, flooring repair, and replace toilet partitions.	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	$5,497	$4,545	-	$7,404	$17,446
Roofing	-	-	-	-	$19,003	$19,003
Interiors	-	$6,642	$8,814	$23,953	$18,834	$58,243
Plumbing	-	-	-	$15,669	$43,447	$59,116
Electrical	-	-	$116,965	$5,802	$10,205	$132,972
Site Utilities	-	-	$4,455	-	-	$4,455
Site Development	-	-	-	-	$3,209	$3,209
TOTALS (5% inflation)	**-**	**$12,200**	**$134,800**	**$45,500**	**$102,200**	**$294,700**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1975. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Birch Grove Restroom, 38080 Birch Street, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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Program Manager
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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - MAIN ENTRANCE



6 - EXTERIOR DOORS

Photographic Overview



7 - TOILET PARTITIONS



8 - DETERIORATED TOILET PARTITIONS



9 - ROOFING



10 - DETERIORATED FLOORING



11 - STORAGE



12 - PLUMBING SYSTEM

Photographic Overview



13 - SINK/LAVATORY



14 -SERVICE SINK



15 - TOILET



16 - URINAL



17 - SWITCHBOARD



18 - DISTRIBUTION PANEL

Appendix B:
Site and Floor Plans

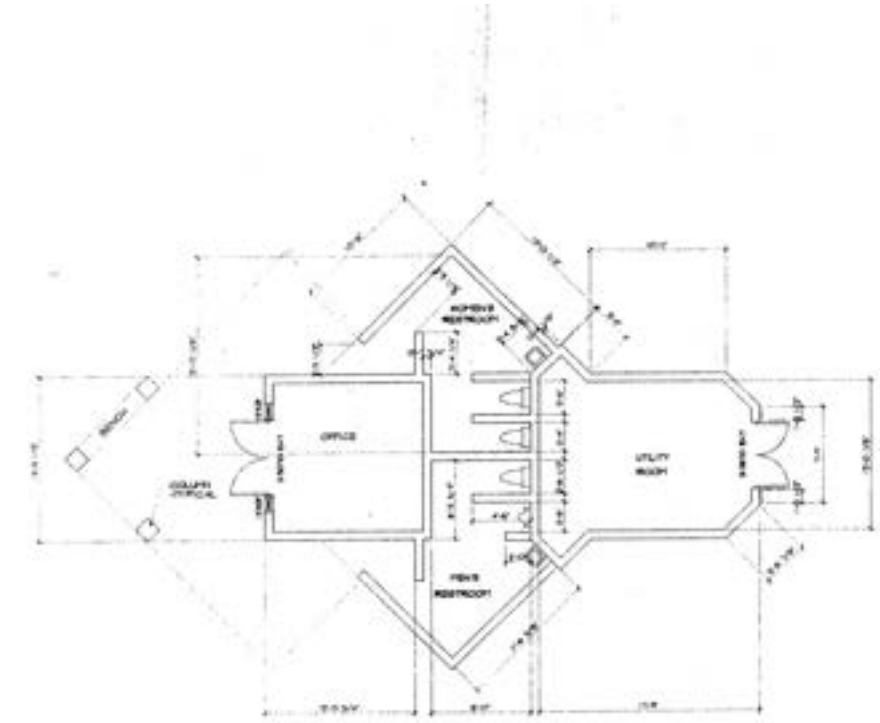
Aerial Site Plan



Project Number	Project Name
159125.22R000-002.017	Birch Grove Restroom
Source	**On-Site Date**
Google	January 24, 2023

N

Floor Plan



Project Number	Project Name
159125.22R000-002.017	Birch Grove Restroom
Source	**On-Site Date**
Owner	January 24, 2023

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Birch Grove Restroom**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**January 20, 2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1975 – utility room in rear of building		
2	Building size in SF	900		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1975	Concrete block and wood
		Roof	2020	Re-roofed - shingles
		Interiors	1975	Concrete block
		HVAC		Design uses natural ventilation with vents in front and rear gables
		Electrical	1975	
		Site Pavement	1975	concrete
		Accessibility		
Question		**Response**		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	We will be retrofitting to LED lights – budgeted but not scheduled		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Plumbing lines – due to flushing of foreign objects (roughly once or twice per year)
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				x	
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Birch Grove Restroom

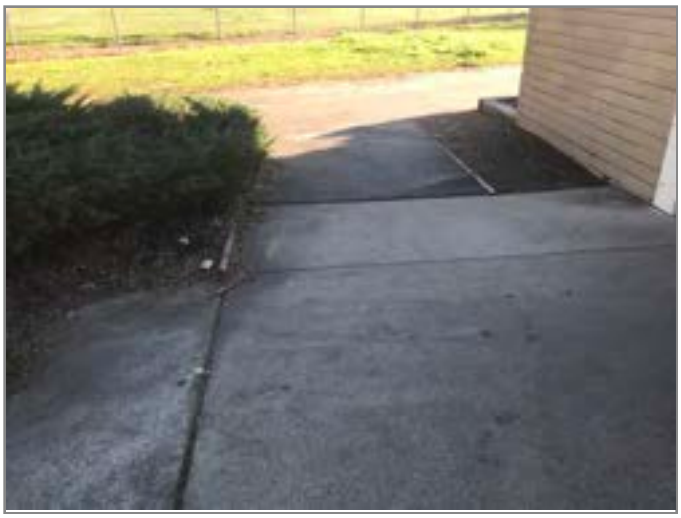
BV Project Number: 159125.22R000-002.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✕	
8	Do thresholds at accessible entrances appear to have a compliant height ?			✕	

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

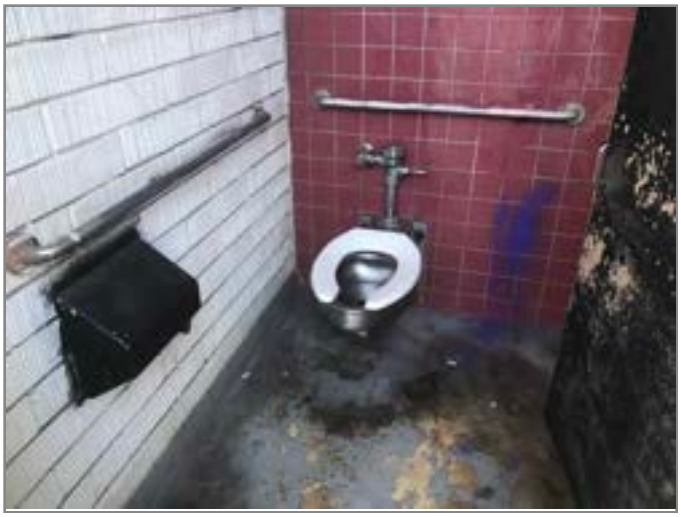
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?				
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?			X	

Kitchens/Kitchenettes section not applicable at this site.

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Birch Grove Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Throughout building	Fair	Roof Structure, Pitched, Wood Heavy Timber	900 SF	27	5106119
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	600 SF	3	5106121
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	4	1	5106123
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	1,000 SF	17	5106111
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	2	10	5106117
C1090	Restrooms	Poor	Toilet Partitions, Metal	2	1	5106120
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	280 SF	10	5106112
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,200 SF	4	5106124
C2030	Throughout building	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	800 SF	1	5106127
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	3	5106107
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	900 SF	18	5106125
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	5106108
D2010	Restroom	Fair	Toilet, Commercial Water Closet	2	10	5106109
D2010	Restrooms	Fair	Urinal, Waterless	1	10	5106118
D2010	Electrical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	7	5106110
Electrical						
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	5	5106113
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	5	5106122
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	900 SF	15	5106114
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	900 SF	7	5106115
Sitework						
G2060	Building Exterior	Fair	Fences & Gates, Fence, Wrought Iron 6'	6 LF	15	5106116
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	5	5106126

Appendix F:
Replacement Reserves

Replacement Reserves Report

Birch Grove Restroom

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Birch Grove Restroom	$0	$12,143	$0	$8,588	$4,774	$121,422	$0	$10,101	$0	$0	$35,330	$4,478	$0	$13,990	$18,145	$13,418	$0	$19,005	$33,084	$0	$0	**$294,480**
Grand Total	**$0**	**$12,143**	**$0**	**$8,588**	**$4,774**	**$121,422**	**$0**	**$10,101**	**$0**	**$0**	**$35,330**	**$4,478**	**$0**	**$13,990**	**$18,145**	**$13,418**	**$0**	**$19,005**	**$33,084**	**$0**	**$0**	**$294,480**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5106121	Exterior Walls, any painted surface, Prep & Paint	10	7	3	600	SF	$3.00	$6.55	$3,928				$3,928										$3,928								**$7,855**
B2050	5106123	Exterior Door, Steel, Standard, Replace	40	39	1	4	EA	$600.00	$1,309.23	$5,237		$5,237																				**$5,237**
B3010	5106111	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	3	17	1000	SF	$3.80	$8.29	$8,292																		$8,292				**$8,292**
C1090	5106120	Toilet Partitions, Metal, Replace	20	19	1	2	EA	$850.00	$1,854.74	$3,709		$3,709																				**$3,709**
C1090	5106117	Toilet Partitions, Metal, Replace	20	10	10	2	EA	$850.00	$1,854.74	$3,709											$3,709											**$3,709**
C2010	5106112	Wall Finishes, Ceramic Tile, Replace	40	30	10	280	SF	$18.00	$39.28	$10,998											$10,998											**$10,998**
C2010	5106124	Wall Finishes, any surface, Prep & Paint	10	6	4	1200	SF	$1.50	$3.27	$3,928					$3,928										$3,928							**$7,855**
C2030	5106127	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	800	SF	$1.50	$3.27	$2,618		$2,618										$2,618										**$5,237**
C2050	5106107	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	800	SF	$2.00	$4.36	$3,491				$3,491										$3,491								**$6,983**
D2010	5106125	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	22	18	900	SF	$7.00	$15.27	$13,747																			$13,747			**$13,747**
D2010	5106110	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	1	EA	$1,400.00	$3,054.87	$3,055								$3,055														**$3,055**
D2010	5106109	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	$1,300.00	$2,836.67	$5,673											$5,673											**$5,673**
D2010	5106118	Urinal, Waterless, Replace	30	20	10	1	EA	$600.00	$1,309.23	$1,309											$1,309											**$1,309**
D2010	5106108	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$2,618.46	$5,237															$5,237							**$5,237**
D5020	5106113	Switchboard, 120/208 V, Replace	40	35	5	1	EA	$40,000.00	$87,282.00	$87,282						$87,282																**$87,282**
D5020	5106122	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$2,000.00	$4,364.10	$4,364						$4,364																**$4,364**
D5030	5106114	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	900	SF	$2.50	$5.46	$4,910																$4,910						**$4,910**
D5040	5106115	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	13	7	900	SF	$2.10	$4.58	$4,124								$4,124														**$4,124**
G2060	5106116	Fences & Gates, Fence, Wrought Iron 6', Replace	50	35	15	6	LF	$118.00	$257.48	$1,545																$1,545						**$1,545**
G4050	5106126	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	4	EA	$400.00	$872.82	$3,491						$3,491																**$3,491**
Totals, Unescalated											**$0**	**$11,565**	**$0**	**$7,419**	**$3,928**	**$95,137**	**$0**	**$7,179**	**$0**	**$0**	**$21,690**	**$2,618**	**$0**	**$7,419**	**$9,165**	**$6,455**	**$0**	**$8,292**	**$13,747**	**$0**	**$0**	**$194,613**
Totals, Escalated (5.0% inflation, compounded annually)											**$0**	**$12,143**	**$0**	**$8,588**	**$4,774**	**$121,422**	**$0**	**$10,101**	**$0**	**$0**	**$35,330**	**$4,478**	**$0**	**$13,990**	**$18,145**	**$13,418**	**$0**	**$19,005**	**$33,084**	**$0**	**$0**	**$294,480**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Boathouse
Chelsea Drive
Newark, California 94560

PREPARED BY:
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BV PROJECT #:
159125.22R000-003.017

DATE OF REPORT:
March 1, 2023

ON SITE DATE:
February 7, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Boathouse
Main Address	Chelsea Drive, Newark, California 94560
Site Developed	2019
Site Area	0.4 acres
Parking Spaces	23 total spaces all in open lots; 1 of which is accessible.
Building Area	300 square feet
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 7, 2023
Management Point of Contact	Andrea Gifford Group 4 Architecture, Research + Planning, Inc. Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Mark Valdez
Assessment and Report Prepared By	Kay Van der Have
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This building was built in 2019 to function as a boat rental center for the City of Newark. The city has since stopped renting boats at this location. As a result the building sits fairly empty.

Architectural

This simple wood framed, slab on grade, building with T-111 exterior siding is relatively recently built and in good condition. It may have been intended to house rental boats, though currently it holds approximately 20 fishing rods.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Electrical and plumbing are present and in serviceable condition. There is no heating or cooling equipment.

Site

The asphalt parking area could use sealing and striping.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

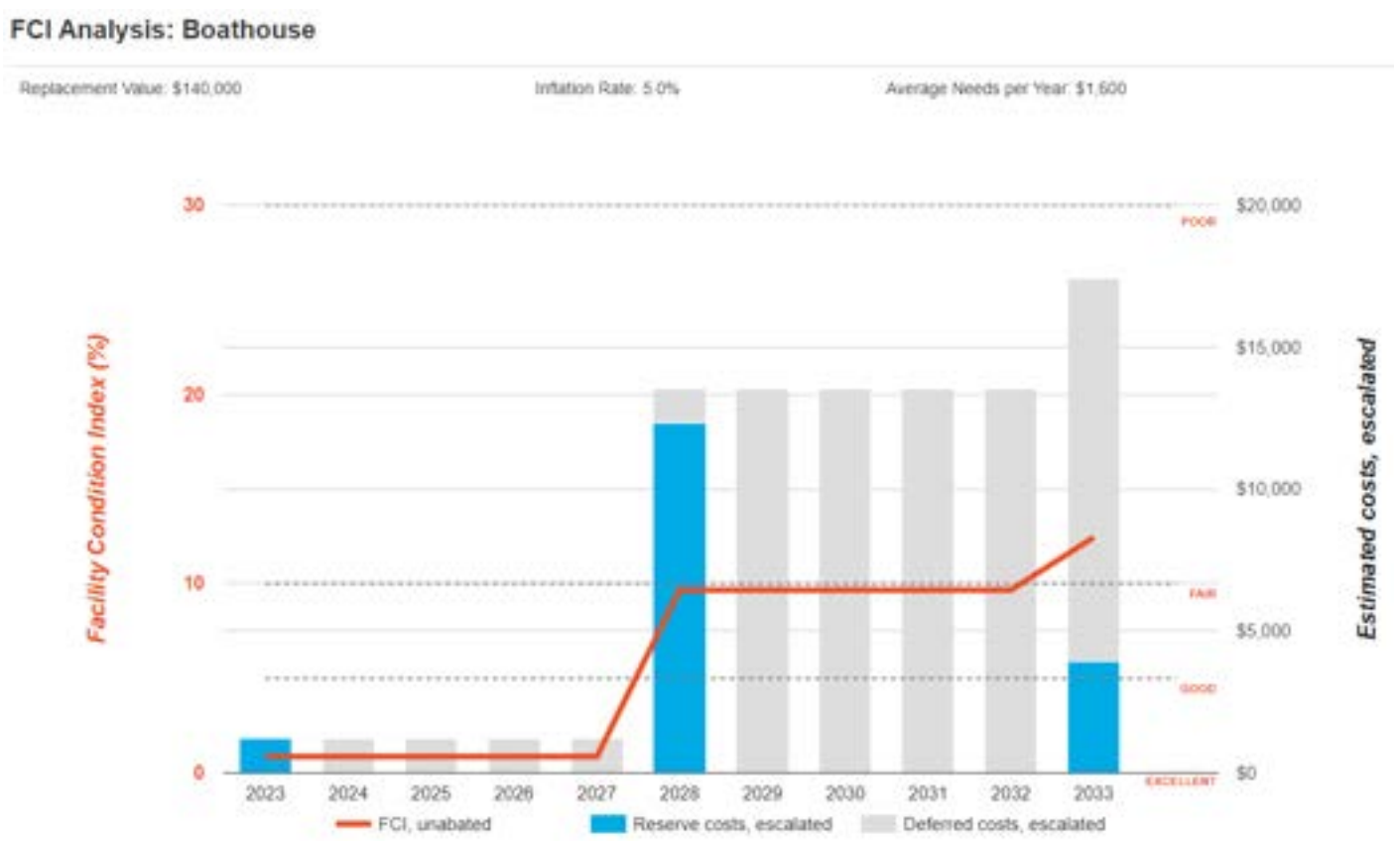
FCI Analysis | Boathouse(2019)

Replacement Value	*Total SF*	*Cost/SF*
$ 140,000	*350*	*$ 400*

	Est Reserve Cost	FCI
Current	$ 1,200	**0.9 %**
3-Year	$ 1,200	0.9 %
5-Year	$ 13,600	9.7 %
10-Year	$ 17,500	12.4 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Boathouse	1	$1,200
Total	**1**	**$1,200**

Boathouse

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5364567	Boathouse	Gate at Boat Dock	Y1020	ADA Paths of Travel, Gate at Dock, Replace	NA	Accessibility	$1,200
Total (1 items)							**$1,200**

Key Findings



ADA Paths of Travel

Gate at Dock
Boathouse Gate at Boat Dock

Uniformat Code: Y1020
Recommendation: **Replace in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,200

**$$**$$

Install wheelchair accessible gate and latch at dock. - AssetCALC ID: 5364567

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-Year Total: $43,507.00

2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Good
Facade	Primary Wall Finish : Painted T-111 Window: Aluminum	Good
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors:Unfinished concrete Ceilings: Painted exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilet in the restroom, sink outside of the restroom	Fair
HVAC	No HVAC	n/a
Fire Suppression	Fire extinguisher only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair

Systems Summary

Fire Alarm	None	Missing
Equipment/Special	None	n/a
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs	Fair
Site Development	No property entrance signage; chain link fencing; Limited park benches, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including, trees and bushes Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: Incandescent	Fair
Ancillary Structures	Boat dock	Fair
Accessibility	The Boathouse is currently not in use and from what we could observe is not a public building. It appears to be used for storage. If in the future the building reverts to use as a public building where the general public has access to the interior areas then wheelchair accessibility improvements will need to be added to the building.	n/a
Key Issues and Findings	None observed at time of assessment.	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$3,616	-	$4,860	$8,476
Roofing	-	-	-	-	$3,078	$3,078
Interiors	-	-	$3,743	-	$5,030	$8,773
Plumbing	-	-	-	$2,195	$8,586	$10,781
Fire Protection	-	-	$257	-	$345	$602
Electrical	-	-	-	-	$2,658	$2,658
Site Development	-	-	-	$9,983	$30,712	$40,695
Site Pavement	-	$5,674	-	$17,222	$16,467	$39,363
Accessibility	$817	-	-	-	-	$817
TOTALS	**$900**	**$5,700**	**$7,700**	**$29,400**	**$71,800**	**$115,500**

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3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 2019. The facility has not since been substantially renovated.

The Boathouse is currently not in use and from what we could observe is not a public building. It appears to be used for storage. If in the future the building reverts to use as a public building where the general public has access to the interior areas then wheelchair accessibility improvements will need to be added to the building.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Architecture, Research + Planning, Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Boathouse, Chelsea Drive, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT AND REAR ELEVATION



3 – RIGHT SIDE ELEVATION



4 – ENTRY DOORS



5 – SITE PATHWAY

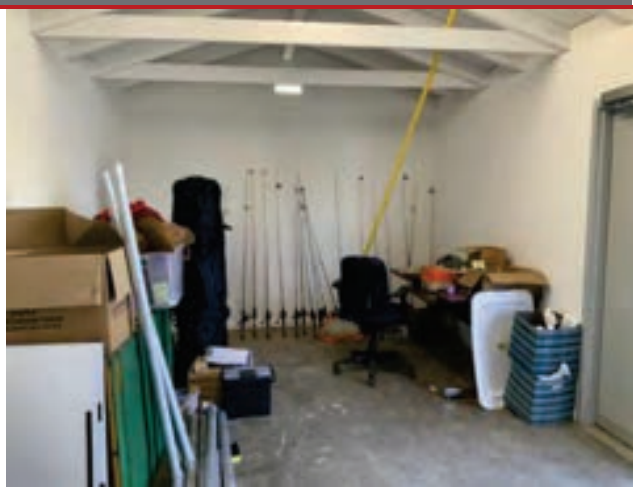


6 – PARKING LOT

Photographic Overview



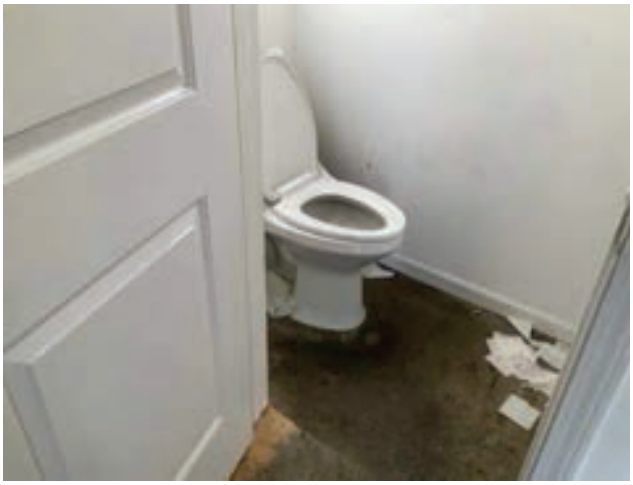
7 - INTERIOR



8 - INTERIOR



9 - ELECTRICAL PANEL



10 - STAFF TOILET



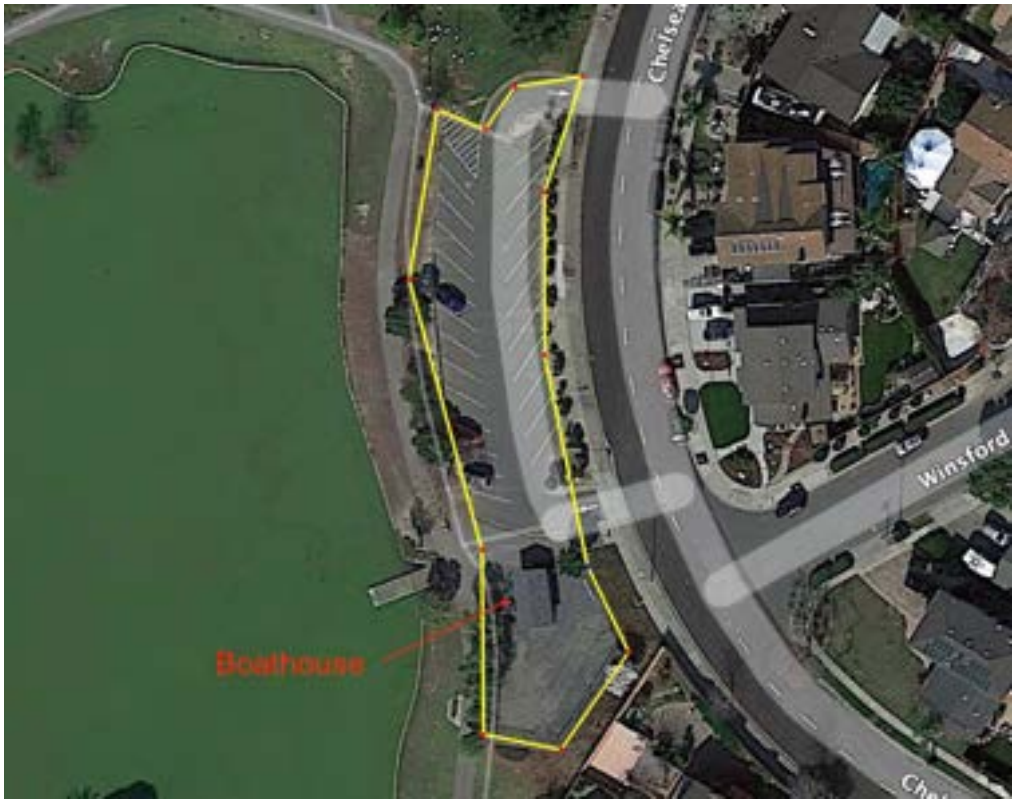
11 - DOCK AND GATE



12 - FENCING

Appendix B:
Site Plan

Boathouse Aerial Site Plan



Project Number	Project Name
159125.22R000-003.017	Boathouse
Source	**On-Site Date**
Google	February 7, 2023

Appendix C:
Pre-Survey Questionnaire

A Presurvey Questionnaire was not received

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Boathouse

BV Project Number: 159125.22R000-003.017

Abbreviated Accessibility Checklist					
Facility History and Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?		X		
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	No ramps
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	No Stairs

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



BOAT DOCK

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	No ramps
6	Are exterior features on an accessible route ?		X		Dock not on accessible path and gate is not accessible.

Building Entrances section not applicable at this site.

Interior Accessible Route section not applicable at this site.

Elevators section not applicable at this site.

Public Restrooms section not applicable at this site.

Kitchens/Kitchenettes section not applicable at this site.

Playgrounds and Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Boathouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	700 SF	5	5155110
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	1	25	5155112
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	35	5155097
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	350 SF	15	5155103
Interiors						
C1030	Interior	Good	Interior Door, Wood, Solid-Core	1	35	5155096
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	650 SF	5	5155090
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	300 SF	5	5155099
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	300 SF	5	5155102
Plumbing						
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	10	5155106
D2010	Restrooms	Good	Toilet, Residential Water Closet	1	25	5155101
D2010	Interior	Good	Sink/Lavatory, Service Sink, Laundry	1	26	5155095
D2010	Site	Good	Backflow Preventer, Domestic Water	1	20	5155094
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	300 SF	32	5155108
Fire Protection						
D4030	Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	5	5155087
Electrical						
D5020	Interior	Good	Distribution Panel, 120/240 V, Residential Style	1	25	5155100
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	300 SF	35	5155104
D5040	Building exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	15	5155111
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	300 SF	16	5155089
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,000 SF	2	5155092
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Overlay	3,000 SF	6	5155091
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	200 LF	20	5155088
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	3	15	5155098
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	8	15	5155093
G2080	Interior	Fair	Irrigation System, Control Panel	1	10	5155109

Component Condition Report | Boathouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	1,500 SF	15	5155086
Accessibility						
Y1020	Gate at Boat Dock	NA	ADA Paths of Travel, Gate at Dock	1	0	5364567

Appendix F:
Replacement Reserves

Replacement Reserves Report

Boathouse

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Boathouse	$1,200	$0	$8,661	$0	$0	$12,323	$17,545	$11,053	$0	$0	$21,681	$0	$14,107	$0	$0	$66,480	$3,001	$18,005	$0	$0	$42,843	**$216,899**
Grand Total	**$1,200**	**$0**	**$8,661**	**$0**	**$0**	**$12,323**	**$17,545**	**$11,053**	**$0**	**$0**	**$21,681**	**$0**	**$14,107**	**$0**	**$0**	**$66,480**	**$3,001**	**$18,005**	**$0**	**$0**	**$42,843**	**$216,899**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5155110	Exterior Walls, any painted surface, Prep & Paint	10	5	5	700	SF	$3.00	$6.55	$4,582						$4,582										$4,582						**$9,165**
B3010	5155103	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	5	15	350	SF	$3.80	$8.29	$2,902																$2,902						**$2,902**
C2010	5155090	Wall Finishes, any surface, Prep & Paint	10	5	5	650	SF	$1.50	$3.27	$2,127						$2,127										$2,127						**$4,255**
C2030	5155099	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	300	SF	$1.50	$3.27	$982						$982										$982						**$1,964**
C2050	5155102	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	300	SF	$2.50	$5.46	$1,637						$1,637										$1,637						**$3,273**
D2010	5155106	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,100.00	$2,400.26	$2,400											$2,400											**$2,400**
D2010	5155094	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$3,200.00	$6,982.56	$6,983																					$6,983	**$6,983**
D4030	5155087	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	$150.00	$327.31	$327						$327										$327						**$655**
D5040	5155111	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	2	EA	$250.00	$545.51	$1,091																$1,091						**$1,091**
D5040	5155089	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	4	16	300	SF	$2.10	$4.58	$1,375																	$1,375					**$1,375**
G2020	5155092	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	8000	SF	$0.45	$0.98	$7,855			$7,855					$7,855						$7,855				$7,855				**$31,422**
G2020	5155091	Parking Lots, Pavement, Asphalt, Overlay	25	19	6	3000	SF	$2.00	$4.36	$13,092							$13,092															**$13,092**
G2060	5155098	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	5	15	3	EA	$700.00	$1,527.44	$4,582																$4,582						**$4,582**
G2060	5155093	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	8	EA	$600.00	$1,309.23	$10,474																$10,474						**$10,474**
G2060	5155088	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	200	LF	$21.00	$45.82	$9,165																					$9,165	**$9,165**
G2080	5155109	Irrigation System, Control Panel, Replace	15	5	10	1	EA	$5,000.00	$10,910.25	$10,910											$10,910											**$10,910**
G2080	5155086	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	5	15	1500	SF	$1.00	$2.18	$3,273																$3,273						**$3,273**
Y1020	5364567	ADA Paths of Travel, Gate at Dock, Replace	0	0	0	1	EA	$550.00	$1,200.13	$1,200	$1,200																					**$1,200**
Totals, Unescalated											**$1,200**	**$0**	**$7,855**	**$0**	**$0**	**$9,656**	**$13,092**	**$7,855**	**$0**	**$0**	**$13,311**	**$0**	**$7,855**	**$0**	**$0**	**$31,978**	**$1,375**	**$7,855**	**$0**	**$0**	**$16,147**	**$118,180**
Totals, Escalated (5.0% inflation, compounded annually)											**$1,200**	**$0**	**$8,661**	**$0**	**$0**	**$12,323**	**$17,545**	**$11,053**	**$0**	**$0**	**$21,681**	**$0**	**$14,107**	**$0**	**$0**	**$66,480**	**$3,001**	**$18,005**	**$0**	**$0**	**$42,843**	**$216,899**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Community Center/Annex/Restroom
35501 Cedar Boulevard
Newark, California 94560

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BV PROJECT #:
159125.22R000-004.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
February 14, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	Three
Main Address	35501 Cedar Boulevard, Newark, California 94506
Site Developed	1968
Site Area	3.75 acres (estimated)
Parking Spaces	110 total spaces all in open lots; six of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 14, 2023
Management Point of Contact	Andrea Marie Gifford 650.871.0709 x218 agifford@g4arch
On-site Point of Contact (POC)	Mark Valdez
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matthew Anderson for Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

These three buildings, the community center, the community center annex and the community center restrooms were all designed by Aaron Green, who was a protégé and associate of Frank Lloyd Wright. The community center was constructed in 1968 the other two were constructed in 1991, all three retain the functions for which they were designed.

Two offices at the front of the community center have had water intrusion and are no longer used, the rooms are locked. The downstairs area has poor air quality and water damage. This area is no longer used and locked. The rear classroom has efflorescence on the masonry walls during the rainy season. The air quality has been tested several times but does not show elevated levels of mold.

Architectural

The buildings have many of the design aspects for which Frank Lloyd Wright is known: sweeping roof overhangs, use of natural materials and, with glazing and glass doors facilitating bringing the outside into the building. Natural materials include CMU exterior and interior walls, wood panel walls and concrete or Saltillo tile floors.

The buildings are showing their age and have significant condition problems. The roofs and skylights at the community center are leaking; not only are ceilings and walls stained by water intrusion, but ceilings actively drip during rains, requiring buckets to catch the water. Several rooms have been sealed off due to moisture problems. Roof replacement is recommended as a short-term capital improvement. Problems with water extend to efflorescence seen on walls and floors. Some floors not only show efflorescence but are also pitted. A study to determine why this is happening and how to stop it has been budgeted. Much of the glazing is fixed, the operable units are steel framed and rusting badly, replacement is recommended. Interior finishes affected by water damage and suspected fungal growth must be repaired in the short term, and walls cleaned of water stains and efflorescence, but roofing replacement must precede this work. Typical interior and exterior finish replacements are anticipated for other areas that are not damaged.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems were replaced approximately 10 years ago and functions well. Typical lifecycle replacement is anticipated. The community center does not have a fire sprinkler system, providing one should be considered.

Site

The asphalt parking areas should stay in serviceable condition with regular sealing and striping. Asphalt walkways are presenting some problems with significant uplift due to tree roots. Correction of this is budgeted on a short term basis.

Recommended Additional Studies

The buildings have multiple condition issues that cannot be fully evaluated from a visual assessment alone. Due to the obvious moisture intrusion, there may be extensive issues of mold or deterioration concealed within walls and ceilings that could require extensive demolition and reconstruction. Costs shown in this report for studies and replacements are those that can be reasonably expected from our visual inspection. Bureau Veritas recommends a qualified mold abatement contractor who can investigate enclosed spaces be retained to prepare a thorough investigation into enclosed spaces and remediation costs based on their inspection.

As mentioned above, why the wall and floor efflorescence and the floor pitting and how to stop this from happening should be determined. One possible explanation is the drainage from the flat roof area could lead to an internal drain line that has failed and is leaking water into the under-slab areas. Another explanation could be from domestic water leaks if there is under-slab water supply piping. During dry months the water will drain away but back up in wet winter months. The cause of the problem could not be determined through a visual assessment. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A cost for a professional engineering study is included in the cost tables, as well as a budgetary allowance for repair of the floor and ceiling areas where moisture damage has occurred. Due to the ambiguity of the required repair scope at the time of this assessment, these amounts must be considered a general allowance that must be verified by a detailed engineering study that may involve opening concealed structural spaces.

Evidence of wood rot and insect infestation was seen at the fascia of the annex. A termite or pest control inspection company should be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the fascia is also included. .

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Costs for some obvious accessibility needs are included in the tables, hoverer due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements that may be identified in a detailed study are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

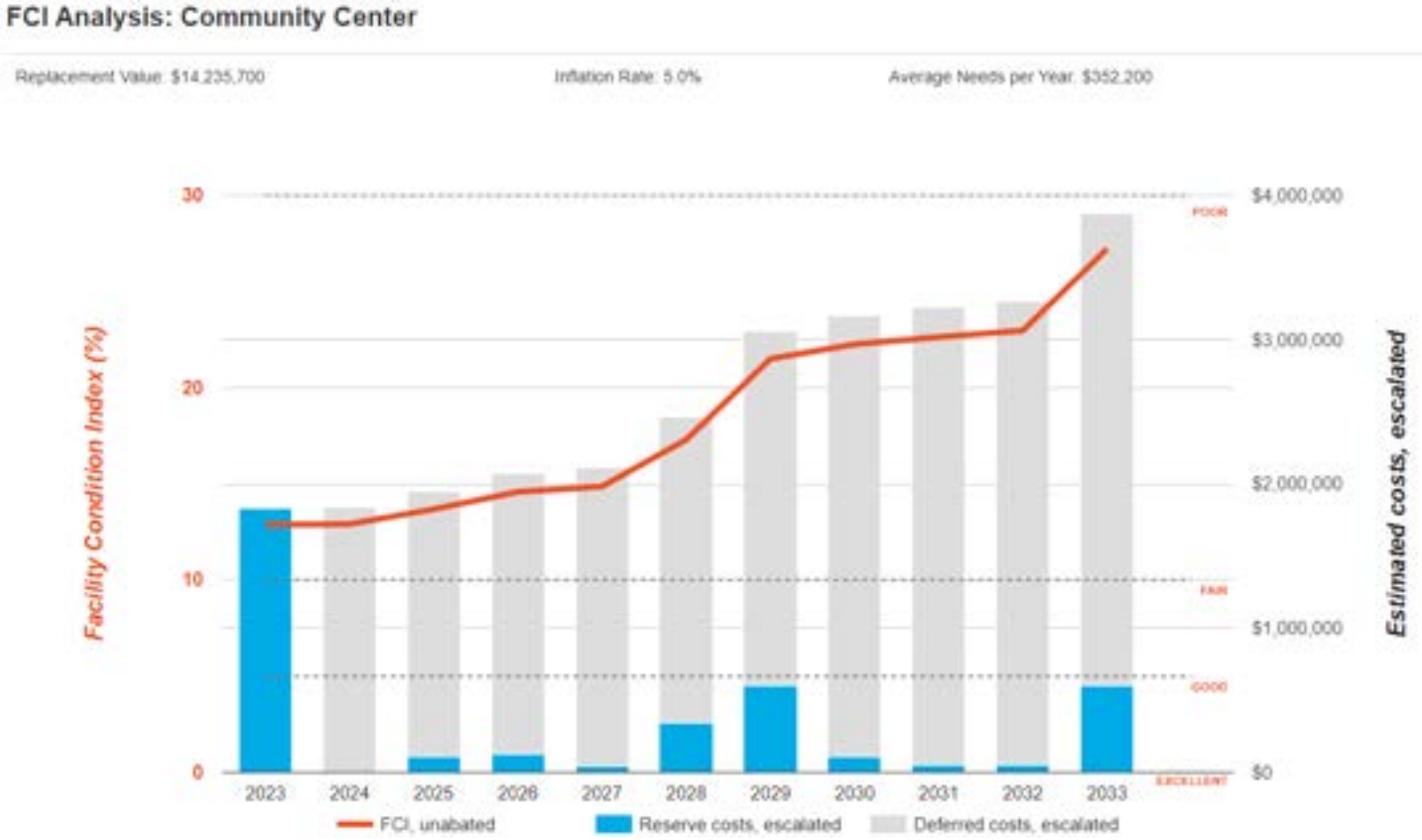
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Community Center Overall site (3 Buildings)	$846	16,836	$14,235,600	12.9%	14.6%	17.3%	27.2%
Community Center / Community Annex (1991)	$850	3,000	$2,550,000	8.7%	10.0%	14.2%	29.5%
Community Center / Community Center (1968)	$850	13,336	$11,335,600	13.0%	13.8%	16.2%	23.5%
Community Center / Community Ctr. RR (1991)	$700	500	$350,000	2.7%	35.4%	37.5%	93.3%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



The table below shows the anticipated costs by trade or building system over the next 20 years.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$83,790	-	-	$229	$373	$84,392
Facade	$77,898	-	$1,060	$206,686	$31,282	$316,926
Roofing	$755,565	-	$41,772	$37,427	$2,902	$837,666
Interiors	$678,765	$14,433	$106,807	$110,891	$1,966,144	$2,877,040
Plumbing	$17,717	$2,748	$4,177	$94,543	$153,287	$272,472
HVAC	-	-	$127,818	$131,191	$781,214	$1,040,223
Fire Protection	-	-	$15,621	$39,071	$2,854	$57,546
Electrical	-	$97,189	$94,162	$468,644	$8,980	$668,975
Fire Alarm & Electronic Systems	-	-	$122,557	$17,544	$23,157	$163,258
Equipment & Furnishings	-	-	-	$305,754	$66,726	$372,480
Site Development	-	-	$17,175	$283,325	$127,834	$428,334
Site Utilities	-	-	-	$232,117	-	$232,117
Site Pavement	$28,693	$28,867	$45,354	$87,740	$340,584	$531,238
Follow-up Studies	$111,283	-	-	-	-	$111,283
Accessibility	$107,878	-	-	-	-	$107,878
TOTALS (5% inflation)	**$1,861,600**	**$143,300**	**$576,600**	**$2,015,200**	**$3,505,400**	**$8,102,100**

Immediate Needs

Facility/Building	Total Items	Total Cost
Community Center / Community Annex	7	$246,400
Community Center	2	$127,400
Community Center / Community Center	17	$1,478,400
Community Center / Community Ctr. RR	3	$9,300
Total	**29**	**$1,861,500**

Community Annex

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5303746	Community Center / Community Annex	Areas of Leaks	B2010	Exterior Walls, Brick, Point and Seal	Poor	Performance/Integrity	$41,900
5303732	Community Center / Community Annex	Roof	B3010	Roofing, Clay/Concrete Tile, Replace	Poor	Performance/Integrity	$115,000
5303700	Community Center / Community Annex	Building Exterior	G2030	Wood fascia, Wood, Repair/Install	Poor	Performance/Integrity	$12,000
5303740	Community Center / Community Annex	Site	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Safety	$13,100
5303695	Community Center / Community Annex	Throughout building	P2030	Study, Environmental, Insect/Rot Damage, Evaluate/Report	NA	Environmental	$7,600
5303743	Community Center / Community Annex	Building exterior	Y1020	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	NA	Accessibility	$52,400
5303734	Community Center / Community Annex	Kitchen	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	NA	Accessibility	$4,400
Total (7 items)							**$246,400**

Community Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6890240	Community Center	Throughout building	B1010	Structural Framing, Wood, Seismic Upgrades, Allowance	Poor	Performance/Integrity	$83,800
6890037	Community Center	Throughout building	P2030	Engineering Study, Structural, Seismic, Evaluate/Report	Poor	Performance/Integrity	$43,600
Total (2 items)							**$127,400**

Community Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5304079	Community Center / Community Center	Building Exterior	B2020	Window, Steel, up to 15 SF, Replace	Poor	Retrofit/Adaptation	$36,000
5304012	Community Center / Community Center	Roof	B3010	Roofing, Built-Up, Replace	Poor	Performance/Integrity	$91,600
5304058	Community Center / Community Center	Roof	B3010	Roofing, Clay/Concrete Tile, Replace	Poor	Performance/Integrity	$519,300
5304076	Community Center / Community Center	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	$29,600
5304096	Community Center / Community Center	Throughout building	C2030	Flooring, Concrete, Repair	NA	Performance/Integrity	$100,600

6735143	Community Center / Community Center	Mold and moisture affected areas	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	NA	Retrofit/Adaptation	$22,800
6890040	Community Center / Community Center	Mold and moisture affected areas	C2050	Ceiling Finishes, Gypsum Board/Plaster, Major Replacement - Allowance	NA	Performance/Integrity	$546,400
5591500	Community Center / Community Center	site	D2030	Sanitary Sewer, Original Piping, Partial Replacement	Poor	Performance/Integrity	$16,300
5304043	Community Center / Community Center	Main lines	D2030	Sanitary Sewer, CCTV, Survey	Poor	Performance/Integrity	$1,400
5304011	Community Center / Community Center	Site	G2030	Sidewalk, Asphalt, Replace	Poor	Safety	$3,600
5304069	Community Center / Community Center	Mold affected areas	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Retrofit/Adaptation	$32,700
5923542	Community Center / Community Center	Rental Hall	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	Poor	Environmental	$16,400
6734849	Community Center / Community Center	Throughout building	P2030	Consultant, Flooring/moisture , Study, Evaluate/Report	NA	Performance/Integrity	$10,900
5304095	Community Center / Community Center	Hallway	Y1020	ADA Paths of Travel, Protruding Objects, Removal/Adjustments, Modify	NA	Accessibility	$1,500
5304078	Community Center / Community Center	Kitchen	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$200

5304031	Community Center / Community Center	Kitchen	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	$32,700
5304086	Community Center / Community Center	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$16,400
Total (17 items)							**$1,478,400**

Community Ctr. RR

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5344373	Community Center / Community Ctr. RR	Throughout building	C2010	Wall Finishes, Painted surface, Prep & Paint	Poor	Retrofit/Adaptation	$6,500
5344353	Community Center / Community Ctr. RR	Throughout building	C2030	Flooring, Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	$2,500
5344358	Community Center / Community Ctr. RR	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$300
Total (3 items)							**$9,300**

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Community Annex Community Center Site

Uniformat Code: G2030
Recommendation: **Replace in 2023**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $13,100

**$$$**$

Uplift is causing significant unevenness - AssetCALC ID: 5303740



Sidewalk in Poor condition.

Asphalt
Community Center Community Center Site

Uniformat Code: G2030
Recommendation: **Replace in 2023**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $3,600

**$$**$$

The unevenness is hazardous - AssetCALC ID: 5304011



Roofing in Poor condition.

Clay/Concrete Tile
Community Annex Community Center Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $115,000

$$$$

The roof is leaking - AssetCALC ID: 5303732



Roofing in Poor condition.

Clay/Concrete Tile
Community Center Community Center Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $519,300

$$$$

The shingles are breaking apart, and the roof is leaking - AssetCALC ID: 5304058



Exterior Walls in Poor condition.

Brick
Community Annex Community Center Areas of Leaks

Uniformat Code: B2010
Recommendation: **Point and Seal in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $41,900

**$$$**$

Efflorescence is a sign that roof leaks or wall leaks are allowing moisture into the building. - AssetCALC ID: 5303746



Structural Framing in Poor condition.

Wood
Community Center Throughout building

Uniformat Code: B1010
Recommendation: **Seismic Upgrades, Allowance in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $83,800

$$$$

Allowance for repairing damage to heavy timber framing identified by building inspector, dependent on engineering study. - AssetCALC ID: 6890240



Roofing in Poor condition.

Built-Up
Community Center Community Center Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $91,600

$$$$

This roof leaks - AssetCALC ID: 5304012



Wood fascia in Poor condition.

Wood
Community Annex Community Center Building Exterior

Uniformat Code: G2030
Recommendation: **Repair/Install in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $12,000

**$$$**$

Repair, replace rotted, infested fascia - AssetCALC ID: 5303700

Sanitary Sewer in Poor condition.

CCTV
Community Center Community Center Main lines

Uniformat Code: D2030
Recommendation: **Survey in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Regular sewage, back up problems require review by a CCTV camera to determine the extent of the problems. - AssetCALC ID: 5304043

Sanitary Sewer in Poor condition.

Original Piping
Community Center Community Center site

Uniformat Code: D2030
Recommendation: **Partial Replacement in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,300

**$$$**$

Periodic clogs and backups into the building were reported. - AssetCALC ID: 5591500



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Community Center Community Center Site

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.7**

Plan Type: Performance/Integrity

Cost Estimate: $26,200

**$$$**$

If the uplift continues, this can be hazardous - AssetCALC ID: 5304066

Ceiling Finishes

Gypsum Board/Plaster
Community Center Community Center Mold and moisture affected areas

Uniformat Code: C2050
Recommendation: **Major Replacement - Allowance in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $546,400

$$$$

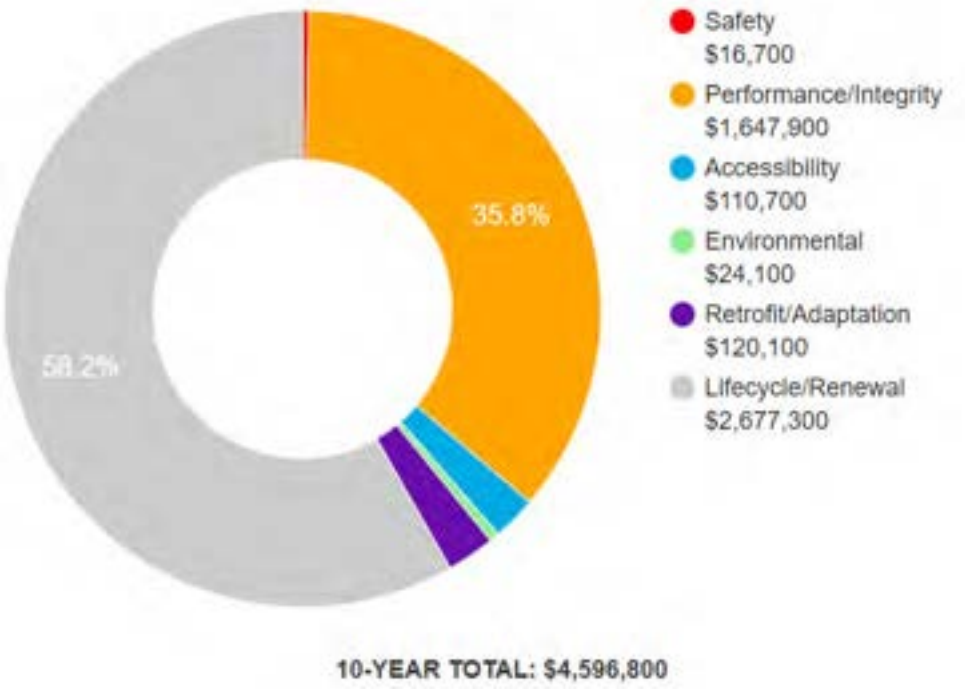
Budgetary allowance for major replacment of ceiling finishes affected by moisture and mold, dependent on environmental study. Includes paint and new insulation. - AssetCALC ID: 6890040

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $4,596,800

2. Community Center





Community Center: Systems Summary

Constructed/Renovated	1968	
Building Size	13,336 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists over concrete slab foundation	Fair
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Wood siding Windows: Steel	Poor
Roof	Primary: Hip construction with concrete tiles Secondary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, unfinished CMU, wood paneling, ceramic tile Floors: ceramic tile, Saltillo tile, wood strip, terrazzo, sealed & stained concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boiler, air handler feeding fan coil terminal units Non-Central System: Packaged units, Split-system heat pumps	--

Community Center: Systems Summary		
Fire Suppression	Fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, incandescent, halogen Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Rusting windows, leaking roof and skylights, damaged or rotting exterior wood, interior suspect mold issues, interior mold on walls and ceiling, water-damaged ceiling and floors	

3. Community Center Annex





Community Center Annex: Systems Summary

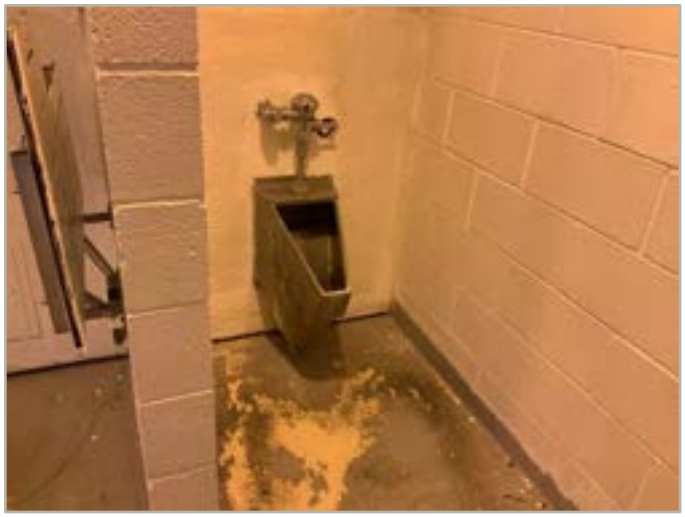
Constructed/Renovated	1991	
Building Size	3,000 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists over a concrete slab foundation	Fair
Façade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Primary: Gable construction with concrete tiles	Fair
Interiors	Walls: Painted gypsum board unfinished CMU, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Furnaces with split-system condensing units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Community Center Annex: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D	
Key Issues and Findings	Efflorescence on the walls, the recommended moisture study should include this building, leaking roof, outdated fire alarm system	

4. Community Center Restrooms





Community Center Restrooms: Systems Summary		
Constructed/Renovated	1991	
Building Size	500 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists over a concrete slab	Fair
Façade	Primary Wall Finish: CMU	--
Roof	Primary: Gable construction with concrete tiles	Fair
Interiors	Walls: Painted CMU Floors: Painted concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	No HVAC	--
Fire Suppression	Fire extinguishers only	Fair

Community Center Restrooms: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: CFL, incandescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment	

5. Site Summary





Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted and property entrance signage; wood board fencing; CMU wall fence at dumpster enclosures Limited park benches, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Timber and brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

6. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All areas of the property were accessible and observed.

7. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local juriFebruary 14, 2023ictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The campus was originally constructed in 1968 with additional buildings added in 1991 and renovated in phases over time.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1968	No	No
Community Center	1968	No	Yes
Community Center Annex	1991	No	Yes
Community Center Restrooms	1991	No	No

Complaints about accessibility issues have been sporadically received by property management the Community Center Annex although no prior or pending litigation was reported.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

9. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Certification

Group 4 Architecture, Research + Planning, Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Community Center 35501 Cedar Boulevard, Newark, California 94506, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Kay van der Have,
Project Manager

Reviewed by:



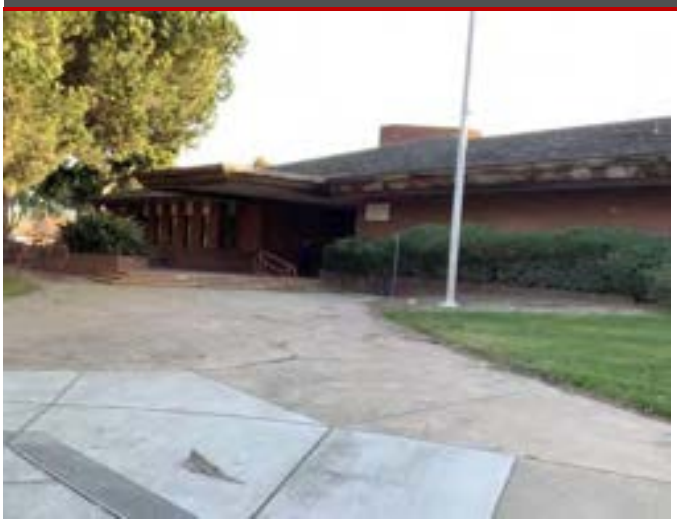
Matthew Anderson
Technical Report Reviewer for
Mary Venable,
Program Manager
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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - REAR/SIDE ELEVATION



3 - SIDE ELEVATION



4 - ROOF OVERVIEW



5 - BUILT UP ROOF

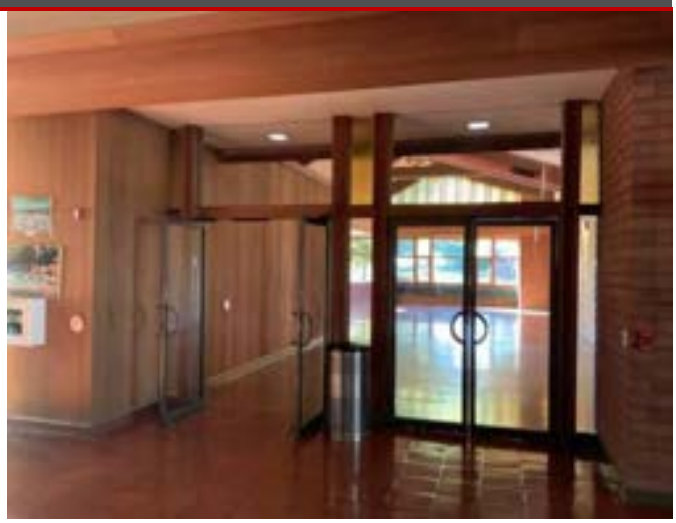


6 - INTERIOR

Photographic Overview



7 - STEEL WINDOW



8 - INTERIOR



9 - INTERIOR



10 - KITCHEN



11 - RESTROOM FIXTURES



12 - WATER HEATER

Photographic Overview



13 - WATER INTRUSION



14 - WATER INSTRUSION IN LOCKED ROOM



15 - MOISTURE DAMAGE



16 - MOISTURE INTRUSION



17 - MOISTURE INTRUSION



18 - MOISTURE INTRUSION

Photographic Overview



13 - MECHANICAL ROOM



14 - PACKAGED UNIT



15 - EMERGENCY GENERATOR



16 - MAIN ELECTRICAL EQUIPMENT



17 - LANDSCAPING OVERVIEW



18 - PARKING LOT OVERVIEW

Photographic Overview



1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - ROOF EDGE



5 - INTERIOR



6 - INTERIOR

Photographic Overview



7 - INTERIOR -



8 - RESTROOM



9 - MECHANICAL ROOM



10 - SPRINKLER STANDPIPE

Photographic Overview



1 - SIDE ELEVATION



2 - SIDE ELEVATION



3 - PLUMBING FIXTURES



4 - PLUMBING FIXTURES



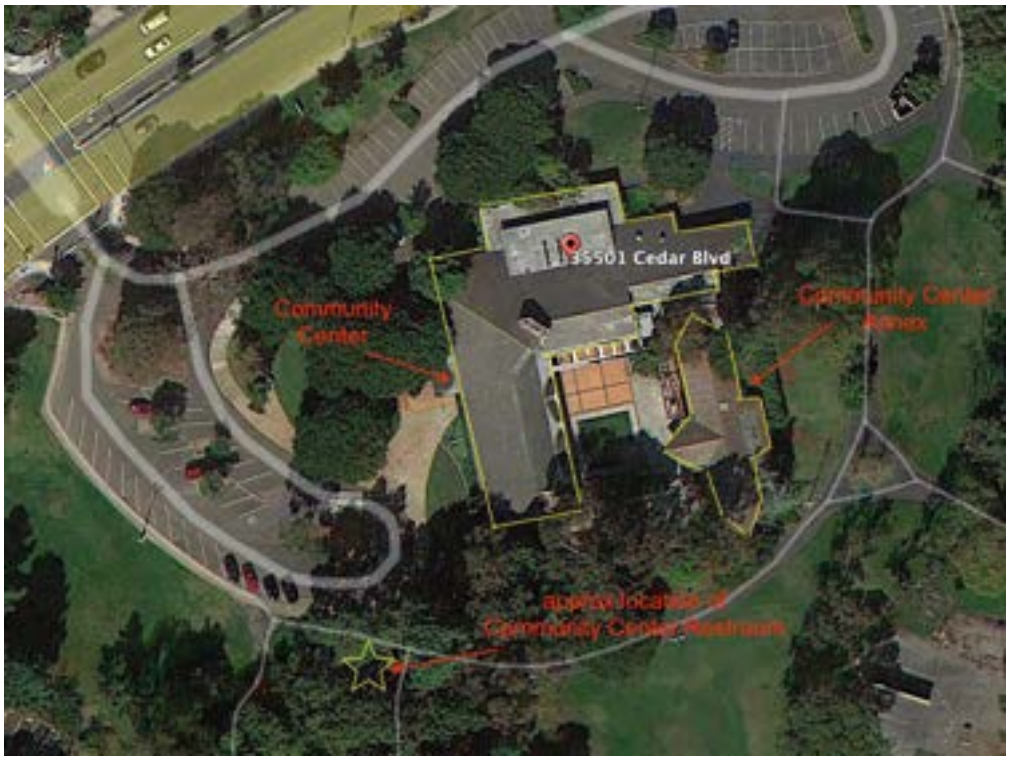
5 - DOMESTIC PIPING



6 - MAIN ELECTRICAL EQUIPMENT

Appendix B:
Site Plan

Community Center Aerial Site Plan



Project Number	Project Name
159125.22R000-004.017	Community Center/Annex/Restroom
Source	**On-Site Date**
Google	February 14, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building/Facility Name:	**Community Center**
Name of person completing form:	**Tonya Connolly**
Title/Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed/renovated	1968		
2	Building size in SF	13,336		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick/wood
		Roof		Flat/high/single ply membrane/cement tile
		Interiors		Drywall/wood/brick
		HVAC	Approx. 2005	Old system abandoned (wrapped asbestos pipes) and new
		Electrical		
		Site Pavement		concrete
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Two offices in front of facility had water intrusion – no longer used and locked Downstairs area has poor air quality and water damage – no longer used and locked Rear classroom has effervescence during rainy season – air quality tested several times

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?	x				Listed above – also the fireplace was sealed with flashing to prevent water leaks (date unknown)
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				Tested – within normal parameters
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				On average, once a year we experience a backup where sewage comes out of the nearby access point in the hallway
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				Only Patio Room and Social Hall have systems installed
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	x				Side patio
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building/Facility Name:	**Community Center Annex**
Name of person completing form:	**Tonya Connolly**
Title/Association with property:	**Maintenance Superintendent**
Length of time associated with property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed/renovated	1991		
2	Building size in SF	3,000		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick
		Roof		Med. Wood
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Due to the forced floor system, at times the windows present condensation (correlates with the water table) and effervescence appears on the brick walls in front lobby

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				Effervescence – air quality was tested several years ago and cleared
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	x				In rear conversation pit – depending on water table
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?	x				

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building/Facility Name:	**Community Center Restroom**
Name of person completing form:	**Tonya Connolly**
Title/Association with property:	**Maintenance Superintendent**
Length of time associated with property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1991		
2	Building size in SF	500		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Brick/wood
		Roof		Flat/high/single ply membrane/cement tile
		Interiors		Drywall/wood/brick
		HVAC		Natural
		Electrical		
		Site Pavement		concrete
		Accessibility		
Question		**Response**		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roofing - budgeted		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				On average, once a year we experience a backup where sewage comes out of the nearby access point in the parking lot
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?				x	
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Community Center

BV Project Number: 159125.22R000 - 004.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



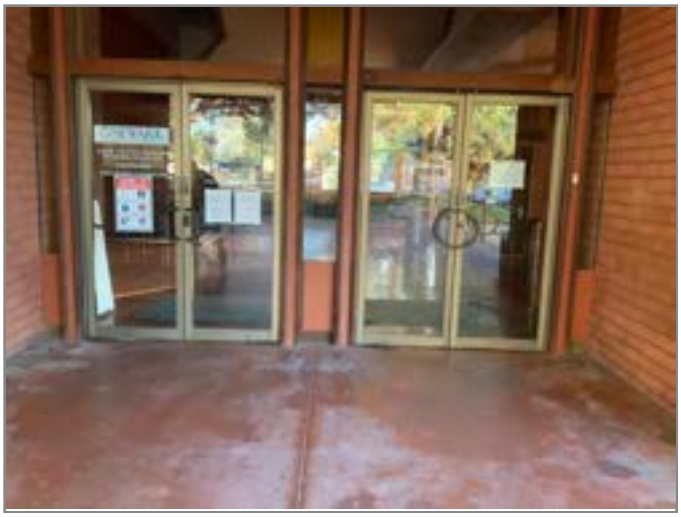
CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



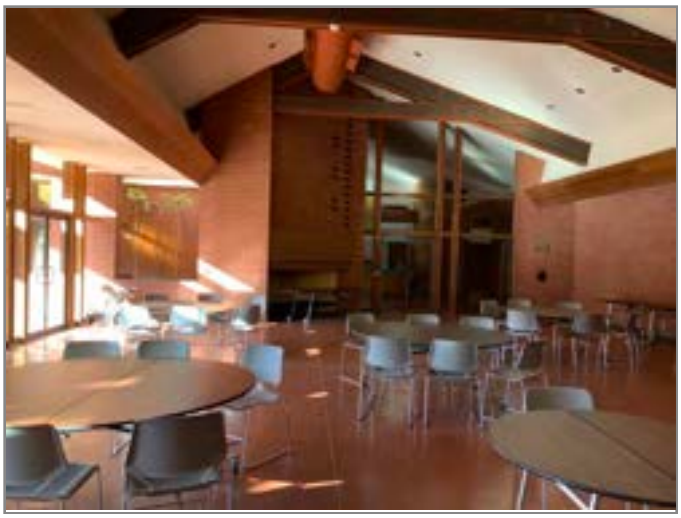
AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	Main entrance is accessible
3	Is signage provided indicating the location of alternate accessible entrances ?			X	The main entrance is accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	No entrance doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



MAIN EVENT SPACE



SELF-SERVICE AREA

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		
2	Do accessible routes appear free of obstructions and/or protruding objects ?		X		
3	Do ramps on accessible routes appear to have compliant slopes ?			X	No ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	No ramps
6	Do ramps on accessible routes appear to have compliant handrails ?			X	No ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	no public telephones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			X	Single use restroom

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			X	Single use restroom
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Throughout building	Poor	Structural Framing, Wood, Seismic Upgrades, Allowance	1,200 SF	0	6890240
Follow-up Studies						
P2030	Throughout building	Poor	Engineering Study, Structural, Seismic, Evaluate/Report	1	0	6890037

Component Condition Report | Community Center / Community Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stair/Ramp Rails, Metal, Refinish	50 LF	7	5303713
Facade						
B2010	Areas of Leaks	Poor	Exterior Walls, Brick, Point and Seal	1,200 SF	0	5303746
B2010	Building Exterior	Fair	Exterior Walls, Concrete Block (CMU)	2,000 SF	25	5303744
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	8	6	5303725
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	5303730
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	5303706
Roofing						
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	3,100 SF	0	5303732
B3020	Site	Good	Roof Appurtenances, Downspouts, copper w/ Fittings	40 LF	18	5303719
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	6	5303722
Interiors						
C1010	At room dividers	Fair	Folding Wall,, Concealed, Style	36 LF	11	5303714
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	15	5303726
C1030	Building exterior	Fair	Door Hardware, School, per Door	3	8	5303737
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	5303694
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	10	5303723
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,500 SF	6	5303727
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	120 SF	8	5303731
C2010	Throughout	Fair	Wall Finishes, CMU	2,500 SF	19	5304009
C2030	Entry & restrooms	Good	Flooring, Ceramic Tile	600 SF	30	5303738
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,200 SF	2	5303707
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	4	5303715
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	6	6890039
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,200 SF	6	5303724

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	3	20	5303720
D2010	Restrooms	Fair	Urinal, Standard	1	10	5303710
D2010	Mechanical rooms	Fair	Water Heater, Gas, Residential	2	8	5303712
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	22	5303711
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	10	5303721
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	11	5303699
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	3,000 SF	10	5303705
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	20	5303709
HVAC						
D3020	Mechanical rooms	Fair	Furnace, Gas	2	6	5303701
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	2	4	5303728
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	3,000 SF	5	5303718
Fire Protection						
D4010	Building exterior	Fair	Backflow Preventer, Fire Suppression	1	10	5303735
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,000 SF	5	5303729
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	3	6	5303741
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 120/208 V	1	7	5303697
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	7	5303702
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown	1	3	5303742
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,000 SF	10	5303703
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	4	5	5303739
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,000 SF	5	5303733
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,000 SF	6	5303745
Equipment & Furnishings						
E1040	Hallway	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	8	5303698
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	44 LF	9	5303704
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	70 LF	6	5303717
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,000 SF	25	5303696
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	300 SF	0	5303740
G2030	Building Exterior	Poor	Wood fascia, Wood, Repair/Install	100 LF	0	5303700

Component Condition Report | Community Center / Community Annex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	2	20	5303736
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	6	8	5303716
Follow-up Studies						
P2030	Throughout building	NA	Study, Environmental, Insect/Rot Damage, Evaluate/Report	1	0	5303695
Accessibility						
Y1020	Building exterior	NA	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	30 LF	0	5303743
Y1060	Kitchen	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	1	0	5303734

Component Condition Report | Community Center / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,000 SF	6	5304036
B2020	Building Exterior	Poor	Window, Steel, up to 15 SF	15	0	5304079
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	9	5304059
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	16	10	5304049
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	1,500 SF	5	5304071
B3010	Roof	Poor	Roofing, Built-Up	3,000 SF	0	5304012
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	14,000 SF	0	5304058
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	4	0	5304076
Interiors						
C1030	Building Exterior	Good	Interior Door, Wood, Solid-Core Decorative High-End	4	30	5304015
C1030	Throughout building	Fair	Door Hardware, Office, per Door	10	15	5304028
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	12	20	5304074
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	19	20	5304092
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	12	5304042
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	4,500 SF	15	5304013
C2010	Kitchen	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	15	5304038
C2010	Building Exterior	Fair	Wall Finishes, Plate Glass	1,300 SF	15	5304010
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,000 SF	30	5304084
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,000 SF	3	5304051
C2030	Throughout building	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	6,000 SF	8	5304094
C2030	Throughout building	NA	Flooring, Concrete, Repair	1,000 SF	0	5304096

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Good	Flooring, Ceramic Tile	2,000 SF	30	5304077
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	1,000 SF	12	5304045
C2030	Restrooms	Good	Flooring, Ceramic Tile	700 SF	30	5304081
C2050	Mold and moisture affected areas	NA	Ceiling Finishes, Gypsum Board/Plaster, Repair	500 SF	0	6735143
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,000 SF	5	5304030
C2050	Mold and moisture affected areas	NA	Ceiling Finishes, Gypsum Board/Plaster, Major Replacement - Allowance	6,000 SF	0	6890040
Plumbing						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	25	5304068
D2010	Restrooms	Good	Toilet, Commercial Water Closet	6	22	5304085
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	18	5304033
D2010	Hallway	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	1	5304097
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	5304065
D2010	Mechanical room	Fair	Water Heater, Gas, Residential	1	9	5304039
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	11	5304040
D2010	Janitors room	Fair	Sink/Lavatory, Service Sink, Floor	1	15	5304035
D2010	Preschool	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	5304019
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	25	5304034
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	3	20	5304047
D2010	Restrooms	Good	Urinal, Standard	2	25	5304070
D2030	site	Poor	Sanitary Sewer, Original Piping, Partial Replacement	34 LF	0	5591500
D2030	Main lines	Poor	Sanitary Sewer, CCTV, Survey	1	0	5304043
HVAC						
D3020	Mechanical room	Fair	Boiler, Gas, HVAC	1	17	5304025
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5304064
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	15	5304050
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 2-Pipe	13,300 SF	30	5304075
D3050	Mechanical room	Fair	Pump, Distribution, HVAC Heating Water	1	3	5304053
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	13,300 SF	17	5304020
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	5304024
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	20	5304029
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	5304037
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	5304014
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	5	5304018

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Electric Room	Fair	Automatic Transfer Switch, 300 AMP	1	7	5304044
D5010	Building exterior	Fair	Generator, Diesel	1	6	5304062
D5020	Utility closet	Fair	Distribution Panel, 277/480 V	1	10	5304061
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	1	5	5304088
D5040	Storage	Fair	Control Panel, Telecom	1	7	5304032
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,336 SF	6	5304048
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	5	5	5304026
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	13,336 SF	5	5304090
D7050	Entry	Fair	Fire Alarm Panel, Multiplex	1	5	5304052
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	5304054
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	9	5304091
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	9	5304083
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	35 LF	7	5304067
E2010	Throughout building	Fair	Casework, Cabinetry Hardwood High-End	60 LF	10	5304072
E2010	Kitchen	Good	Casework, Countertop, Stainless steel	15 LF	30	5304055
E2010	Playroom	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	15	5304063
E2010	Entry	Fair	Casework, Countertop, Plastic Laminate	40 LF	7	5304041
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	38,000 SF	4	5304023
G2030	Site	Poor	Sidewalk, Asphalt	300 SF	0	5304011
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	200 LF	10	5304073
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	600 SF	2	5304066
G2030	Site	Fair	Site Stairs, Seating Configuration, Resurface	210 LF	11	5304056
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	1,000 LF	12	5304016
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	4	3	5304046
G2060	Site	Good	Flagpole, Metal	1	25	5304022
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	44 LF	13	5304021
G2060	Site	Fair	Retaining Wall, Treated Timber	100 SF	15	5304027
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	200 LF	10	5304069
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	18	5304082

Component Condition Report | Community Center / Community Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Retaining Wall, Brick/Stone	500 SF	10	5304057
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	15,000 SF	12	5304080
G2080	Site	Fair	Irrigation System, Control Panel	1	6	5304017
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	7	5304060
Follow-up Studies						
P2030	Throughout building	NA	Consultant, Flooring/moisture , Study, Evaluate/Report	1	0	6734849
P2030	Mold affected areas	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	5304089
P2030	Rental Hall	Poor	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	5923542
Accessibility						
Y1020	Hallway	NA	ADA Paths of Travel, Protruding Objects, Removal/Adjustments, Modify	1	0	5304095
Y1050	Kitchen	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	5304078
Y1060	Kitchen	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	5304031
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5304086

Component Condition Report | Community Center / Community Ctr. RR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	140 SF	3	5344355
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	900 SF	10	5344374
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	6	5344365
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	5344370
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	600 SF	6	5344363
Interiors						
C1090	Throughout building	Fair	Toilet Partitions, Metal	3	3	5344356
C2010	Throughout building	Poor	Wall Finishes, Painted surface, Prep & Paint	2,000 SF	0	5344373
C2030	Throughout building	Poor	Flooring, Paint or Sealant, Prep & Paint	450 SF	0	5344353
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	450 SF	3	5344369
Plumbing						
D2010	Building exterior	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	5	5344359
D2010	Mechanical room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	5344364
D2010	Restrooms	Fair	Urinal, Standard	1	6	5344372
Fire Protection						
D4030	Mechanical room	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	5344357

Component Condition Report | Community Center / Community Ctr. RR

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Mechanical room	Fair	Distribution Panel, 277/480 V	1	3	5344366
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	2	5344368
D5020	Mechanical room	Fair	Switchboard, 277/480 V	1	2	5344361
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	500 SF	6	5344354
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	4	5	5344360
Equipment & Furnishings						
E1040	Restrooms	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	2	10	5344362
E1040	Restrooms	Fair	Detention Equipment, Toilet , Stainless Steel	3	6	5344371
Sitework						
G2060	Building Exterior	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	13	5344375
Accessibility						
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	2	0	5344358

Appendix F:
Replacement Reserves

Replacement Reserves Report

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Community Center	$127,432	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$127,432**
Community Center / Community Annex	$246,353	$0	$14,434	$19,198	$41,111	$65,696	$176,034	$26,942	$101,423	$7,447	$156,924	$25,079	$0	$0	$32,402	$44,595	$80,973	$30,383	$10,781	$402,517	$68,318	**$1,550,612**
Community Center / Community Center	$1,478,466	$2,749	$28,869	$107,860	$45,354	$272,665	$368,479	$235,374	$29,015	$97,829	$620,544	$12,316	$285,474	$47,482	$73,877	$1,160,846	$20,005	$397,103	$209,004	$94,288	$454,866	**$6,042,465**
Community Center / Community Ctr. RR	$9,350	$0	$97,191	$17,354	$0	$7,296	$69,302	$0	$0	$0	$125,912	$0	$0	$12,015	$0	$6,351	$714	$0	$0	$0	$36,040	**$381,526**
Grand Total	**$1,861,601**	**$2,749**	**$140,493**	**$144,411**	**$86,465**	**$345,657**	**$613,815**	**$262,317**	**$130,438**	**$105,276**	**$903,380**	**$37,395**	**$285,474**	**$59,497**	**$106,280**	**$1,211,792**	**$101,693**	**$427,486**	**$219,785**	**$496,805**	**$559,224**	**$8,102,034**

Community Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1010	6890240	Structural Framing, Wood, Seismic Upgrades, Allowance	75	75	0	1200	SF	$32.00	$69.83	$83,791	$83,791																					**$83,791**
P2030	6890037	Engineering Study, Structural, Seismic, Evaluate/Report	0	0	0	1	EA	$20,000.00	$43,641.00	$43,641	$43,641																					**$43,641**
Totals, Unescalated											**$127,432**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$127,432**
Totals, Escalated (5.0% inflation, compounded annually)											**$127,432**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$127,432**

Community Center / Community Annex

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	5303713	Stair/Ramp Rails, Metal, Refinish	10	3	7	50	LF	$1.50	$3.27	$164								$164									$164				**$327**
B2010	5303746	Exterior Walls, Brick, Point and Seal	0	0	0	1200	SF	$16.00	$34.91	$41,895	$41,895																				**$41,895**
B2020	5303725	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	24	6	8	EA	$650.00	$1,418.33	$11,347							$11,347														**$11,347**
B2050	5303706	Exterior Door, Steel, Standard, Replace	40	30	10	3	EA	$600.00	$1,309.23	$3,928											$3,928										**$3,928**
B2050	5303730	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	2	EA	$1,300.00	$2,836.67	$5,673																$5,673					**$5,673**
B3010	5303732	Roofing, Clay/Concrete Tile, Replace	50	50	0	3100	SF	$17.00	$37.09	$114,994	$114,994																				**$114,994**
B3020	5303719	Roof Appurtenances, Downspouts, copper w/ Fittings, Replace	20	2	18	40	LF	$9.00	$30.17	$1,207																			$1,207			**$1,207**
B3060	5303722	Roof Skylight, per unit, up to 20 SF, Replace	30	24	6	2	EA	$1,300.00	$2,836.67	$5,673							$5,673														**$5,673**
C1010	5303714	Folding Wall,, Concealed, Style, Replace	25	14	11	36	LF	$120.00	$261.85	$9,426												$9,426									**$9,426**
C1030	5303726	Interior Door, Wood, Solid-Core, Replace	40	25	15	8	EA	$700.00	$1,732.19	$13,857																$13,857					**$13,857**
C1030	5303694	Interior Door, Wood, Solid-Core, Replace	40	20	20	8	EA	$700.00	$1,527.44	$12,219																				$12,219	**$12,219**
C1030	5303737	Door Hardware, School, per Door, Replace	30	22	8	3	EA	$400.00	$872.82	$2,618									$2,618												**$2,618**
C1090	5303723	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	$750.00	$1,636.54	$4,910											$4,910										**$4,910**
C2010	5303731	Wall Finishes, Ceramic Tile, Replace	40	32	8	120	SF	$18.00	$39.28	$4,713									$4,713												**$4,713**
C2010	5304009	Wall Finishes, CMU, Replace	50	31	19	2500	SF	$26.00	$56.73	$141,833																				$141,833		**$141,833**
C2010	5303727	Wall Finishes, any surface, Prep & Paint	10	4	6	2500	SF	$1.50	$3.27	$8,183							$8,183															**$16,365**
C2030	5303707	Flooring, Vinyl Tile (VCT), Replace	15	13	2	1200	SF	$5.00	$10.91	$13,092			$13,092															$13,092				**$26,185**
C2030	5303715	Flooring, Carpet, Commercial Standard, Replace	10	6	4	1000	SF	$7.50	$16.37	$16,365						$16,365									$16,365							**$32,731**
C2050	6890039	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	3200	SF	$2.00	$4.36	$13,965							$13,965										$13,965					**$27,930**
C2050	5303724	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	3200	SF	$2.00	$4.36	$13,965							$13,965										$13,965					**$27,930**
D2010	5303712	Water Heater, Gas, Residential, Replace	15	7	8	2	EA	$1,300.00	$2,836.67	$5,673									$5,673												**$5,673**
D2010	5303705	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	3000	SF	$5.00	$10.91	$32,731											$32,731										**$32,731**
D2010	5303710	Urinal, Standard, Replace	30	20	10	1	EA	$1,100.00	$2,400.26	$2,400											$2,400										**$2,400**
D2010	5303721	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	5	EA	$1,200.00	$2,618.46	$13,092											$13,092										**$13,092**
D2010	5303699	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	2	EA	$1,200.00	$2,618.46	$5,237												$5,237									**$5,237**
D2010	5303720	Toilet, Commercial Water Closet, Replace	30	10	20	3	EA	$1,300.00	$2,836.67	$8,510																				$8,510	**$8,510**
D2010	5303709	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	1	EA	$800.00	$1,745.64	$1,746																				$1,746	**$1,746**
D3020	5303701	Furnace, Gas, Replace	20	14	6	2	EA	$4,200.00	$9,164.61	$18,329							$18,329														**$18,329**
D3030	5303728	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	2	EA	$4,000.00	$8,728.20	$17,456						$17,456													$17,456		**$34,913**
D3050	5303718	HVAC System, Ductwork, Low Density, Replace	30	25	5	3000	SF	$2.00	$4.36	$13,092							$13,092														**$13,092**
D4010	5303729	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	3000	SF	$1.07	$2.33	$7,004							$7,004														**$7,004**
D4010	5303735	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	$10,500.00	$22,911.53	$22,912											$22,912										**$22,912**
D4030	5303741	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	$150.00	$327.31	$982							$982										$982				**$1,964**

Replacement Reserves Report

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	5303742	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$7,600.00	$16,583.58	$16,584				$16,584																		**$16,584**
D5020	5303702	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$6,700.00	$14,619.74	$14,620								$14,620														**$14,620**
D5020	5303697	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$2,000.00	$4,364.10	$4,364								$4,364														**$4,364**
D5030	5303703	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	3000	SF	$2.50	$5.46	$16,365											$16,365											**$16,365**
D5040	5303739	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	4	EA	$220.00	$480.05	$1,920						$1,920										$1,920						**$3,840**
D5040	5303733	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	3000	SF	$4.50	$9.82	$29,458						$29,458																**$29,458**
D7030	5303745	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	3000	SF	$2.00	$4.36	$13,092							$13,092															**$13,092**
E1040	5303698	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	1	EA	$1,500.00	$3,273.08	$3,273									$3,273										$3,273			**$6,546**
E2010	5303717	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	70	LF	$300.00	$654.62	$45,823							$45,823															**$45,823**
E2010	5303704	Casework, Countertop, Plastic Laminate, Replace	15	6	9	44	LF	$50.00	$109.10	$4,801										$4,801												**$4,801**
G2030	5303740	Sidewalk, Concrete, Small Areas/Sections, Replace	50	50	0	300	SF	$20.00	$43.64	$13,092	$13,092																					**$13,092**
G2030	5303700	Wood fascia, Wood, Repair/Install	0	0	0	100	LF	$55.00	$120.01	$12,001	$12,001																					**$12,001**
G2060	5303736	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	5	20	2	EA	$750.00	$1,636.54	$3,273																					$3,273	**$3,273**
G4050	5303716	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	12	8	6	EA	$4,000.00	$8,728.20	$52,369									$52,369													**$52,369**
P2030	5303695	Study, Environmental, Insect/Rot Damage, Evaluate/Report	0	0	0	1	EA	$3,500.00	$7,637.18	$7,637	$7,637																					**$7,637**
Y1020	5303743	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	0	0	0	30	LF	$800.00	$1,745.64	$52,369	$52,369																					**$52,369**
Y1060	5303734	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	0	0	0	1	EA	$2,000.00	$4,364.10	$4,364	$4,364																					**$4,364**
Totals, Unescalated											**$246,353**	**$0**	**$13,092**	**$16,584**	**$33,822**	**$51,475**	**$131,359**	**$19,147**	**$68,647**	**$4,801**	**$96,338**	**$14,663**	**$0**	**$0**	**$16,365**	**$21,451**	**$37,095**	**$13,256**	**$4,480**	**$159,290**	**$25,748**	**$973,966**
Totals, Escalated (5.0% inflation, compounded annually)											**$246,353**	**$0**	**$14,434**	**$19,198**	**$41,111**	**$65,696**	**$176,034**	**$26,942**	**$101,423**	**$7,447**	**$156,924**	**$25,079**	**$0**	**$0**	**$32,402**	**$44,595**	**$80,973**	**$30,383**	**$10,781**	**$402,517**	**$68,318**	**$1,550,612**

Community Center / Community Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5304036	Exterior Walls, any painted surface, Prep & Paint	10	4	6	1000	SF	$3.00	$6.55	$6,546							$6,546										$6,546					**$13,092**
B2020	5304079	Window, Steel, up to 15 SF, Replace	30	30	0	15	EA	$1,100.00	$2,400.26	$36,004	$36,004																					**$36,004**
B2050	5304059	Exterior Door, Steel, Standard, Replace	40	31	9	2	EA	$600.00	$1,309.23	$2,618										$2,618												**$2,618**
B2050	5304049	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	16	EA	$1,300.00	$3,216.92	$51,471											$51,471											**$51,471**
B3010	5304058	Roofing, Clay/Concrete Tile, Replace	50	50	0	14000	SF	$17.00	$37.09	$519,328	$519,328																					**$519,328**
B3010	5304012	Roofing, Built-Up, Replace	25	25	0	3000	SF	$14.00	$30.55	$91,646	$91,646																					**$91,646**
B3010	5304071	Roofing, Modified Bitumen, Replace	20	15	5	1500	SF	$10.00	$21.82	$32,731						$32,731																**$32,731**
B3060	5304076	Roof Skylight, per unit, up to 20 SF, Replace	30	30	0	4	EA	$1,300.00	$7,399.67	$29,599	$29,599																					**$29,599**
C1030	5304074	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	20	20	12	EA	$1,300.00	$2,836.67	$34,040																					$34,040	**$34,040**
C1030	5304092	Interior Door, Wood, Solid-Core, Replace	40	20	20	19	EA	$700.00	$1,936.94	$36,802																					$36,802	**$36,802**
C1030	5304028	Door Hardware, Office, per Door, Replace	30	15	15	10	EA	$350.00	$763.72	$7,637																$7,637						**$7,637**
C1090	5304042	Toilet Partitions, Metal, Replace	20	8	12	5	EA	$850.00	$1,854.74	$9,274													$9,274									**$9,274**
C2010	5304010	Wall Finishes, Plate Glass, Replace	40	25	15	1300	SF	$50.00	$109.10	$141,833																$141,833						**$141,833**
C2010	5304013	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	15	15	4500	SF	$28.00	$61.10	$274,938																$274,938						**$274,938**
C2010	5304038	Wall Finishes, Laminated Paneling (FRP), Replace	30	15	15	1000	SF	$16.00	$34.91	$34,913																$34,913						**$34,913**
C2030	5304096	Flooring, Concrete, Repair	0	0	0	1000	SF	$30.00	$100.56	$100,562	$100,562																					**$100,562**
C2030	5304051	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	3000	SF	$1.50	$3.27	$9,819				$9,819										$9,819								**$19,638**
C2030	5304094	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	2	8	6000	SF	$1.50	$3.27	$19,638									$19,638										$19,638			**$39,277**
C2030	5304045	Flooring, Vinyl Sheeting, Replace	15	3	12	1000	SF	$7.00	$15.27	$15,274													$15,274									**$15,274**
C2050	6735143	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	500	SF	$8.00	$45.54	$22,768	$22,768																					**$22,768**
C2050	6890040	Ceiling Finishes, Gypsum Board/Plaster, Major Replacement - Allowance	0	0	0	6000	SF	$16.00	$91.07	$546,437	$546,437																					**$546,437**
C2050	5304030	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	12000	SF	$2.00	$4.36	$52,369						$52,369										$52,369						**$104,738**
D2010	5304039	Water Heater, Gas, Residential, Replace	15	6	9	1	EA	$1,300.00	$2,836.67	$2,837										$2,837												**$2,837**
D2010	5304047	Backflow Preventer, Domestic Water, Replace	30	10	20	3	EA	$3,200.00	$6,982.56	$20,948																					$20,948	**$20,948**
D2010	5304097	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	$1,200.00	$2,618.46	$2,618		$2,618															$2,618						**$5,237**

Replacement Reserves Report

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	5304040	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	1	EA	$1,200.00	$2,618.46	$2,618												$2,618										**$2,618**
D2010	5304035	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	$800.00	$1,745.64	$1,746																$1,746						**$1,746**
D2010	5304019	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$1,200.00	$2,618.46	$5,237																$5,237						**$5,237**
D2010	5304033	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	12	18	1	EA	$2,500.00	$5,455.13	$5,455																			$5,455			**$5,455**
D2010	5304065	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	1	EA	$1,500.00	$3,273.08	$3,273																					$3,273	**$3,273**
D2030	5591500	Sanitary Sewer, Original Piping, Partial Replacement	50	50	0	34	LF	$219.70	$479.40	$16,299	$16,299																					**$16,299**
D2030	5304043	Sanitary Sewer, CCTV, Survey	1	1	0	1	EA	$650.00	$1,418.33	$1,418	$1,418																					**$1,418**
D3020	5304025	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$26,200.00	$57,169.71	$57,170																		$57,170				**$57,170**
D3030	5304064	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$25,300.00	$55,205.87	$55,206				$55,206															$55,206			**$110,412**
D3050	5304053	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$6,100.00	$13,310.51	$13,311				$13,311																		**$13,311**
D3050	5304050	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	$6,100.00	$13,310.51	$13,311																$13,311						**$13,311**
D3050	5304024	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$30,000.00	$65,461.50	$65,462											$65,462											**$65,462**
D3050	5304020	HVAC System, Ductwork, Medium Density, Replace	30	13	17	13300	SF	$4.00	$8.73	$116,085																		$116,085				**$116,085**
D3050	5304029	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	10	20	1	EA	$31,000.00	$67,643.55	$67,644																					$67,644	**$67,644**
D3060	5304037	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	$1,400.00	$3,054.87	$3,055						$3,055																**$3,055**
D3060	5304014	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$5,236.92	$5,237						$5,237																**$5,237**
D4010	5304018	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	6	LF	$400.00	$872.82	$5,237						$5,237																**$5,237**
D5010	5304062	Generator, Diesel, Replace	25	19	6	1	EA	$58,000.00	$126,558.90	$126,559							$126,559															**$126,559**
D5010	5304044	Automatic Transfer Switch, 300 AMP, Replace	25	18	7	1	EA	$12,000.00	$26,184.60	$26,185								$26,185														**$26,185**
D5020	5304088	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$7,600.00	$16,583.58	$16,584						$16,584																**$16,584**
D5020	5304061	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$7,000.00	$15,274.35	$15,274											$15,274											**$15,274**
D5040	5304032	Control Panel, Telecom, Replace	20	13	7	1	EA	$1,760.00	$3,840.41	$3,840								$3,840														**$3,840**
D5040	5304026	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	5	5	5	EA	$220.00	$480.05	$2,400						$2,400										$2,400						**$4,801**
D5040	5304048	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	13336	SF	$4.50	$9.82	$130,949							$130,949															**$130,949**
D7050	5304090	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	13336	SF	$3.00	$6.55	$87,299						$87,299																**$87,299**
D7050	5304052	Fire Alarm Panel, Multiplex, Replace	15	10	5	1	EA	$4,000.00	$8,728.20	$8,728						$8,728															$8,728	**$17,456**
E1030	5304091	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	6	9	1	EA	$6,000.00	$13,092.30	$13,092										$13,092												**$13,092**
E1030	5304083	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	6	9	1	EA	$3,300.00	$7,200.77	$7,201										$7,201												**$7,201**
E1030	5304054	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$10,037.43	$10,037													$10,037									**$10,037**
E2010	5304067	Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	35	LF	$300.00	$654.62	$22,912								$22,912														**$22,912**
E2010	5304041	Casework, Countertop, Plastic Laminate, Replace	15	8	7	40	LF	$50.00	$109.10	$4,364								$4,364														**$4,364**
E2010	5304072	Casework, Cabinetry Hardwood High-End, Replace	20	10	10	60	LF	$500.00	$1,091.03	$65,462											$65,462											**$65,462**
E2010	5304063	Casework, Cabinetry, Hardwood Standard, Replace	20	5	15	30	LF	$300.00	$654.62	$19,638																$19,638						**$19,638**
G2020	5304023	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	38000	SF	$0.45	$0.98	$37,313					$37,313					$37,313						$37,313				$37,313		**$149,252**
G2030	5304011	Sidewalk, Asphalt, Replace	25	25	0	300	SF	$5.50	$12.00	$3,600	$3,600																					**$3,600**
G2030	5304066	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	600	SF	$20.00	$43.64	$26,185			$26,185																			**$26,185**
G2030	5304073	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	40	10	200	LF	$42.00	$91.65	$18,329											$18,329											**$18,329**
G2030	5304056	Site Stairs, Seating Configuration, Resurface	20	9	11	210	LF	$10.00	$21.82	$4,582												$4,582										**$4,582**
G2030	5304016	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	38	12	1000	LF	$42.00	$91.65	$91,646												$91,646										**$91,646**
G2060	5304069	Fences & Gates, Fence, Wood Board 6', Replace	20	10	10	200	LF	$28.00	$61.10	$12,219											$12,219											**$12,219**
G2060	5304082	Signage, Property, Monument, Replace/Install	20	2	18	1	EA	$3,000.00	$6,546.15	$6,546																			$6,546			**$6,546**
G2060	5304057	Retaining Wall, Brick/Stone, Replace	40	30	10	500	SF	$140.00	$305.49	$152,744											$152,744											**$152,744**
G2060	5304027	Retaining Wall, Treated Timber, Replace	25	10	15	100	SF	$20.00	$43.64	$4,364																$4,364						**$4,364**
G2060	5304046	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	17	3	4	EA	$1,700.00	$3,709.49	$14,838				$14,838																		**$14,838**
G2060	5304021	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	27	13	44	LF	$160.00	$349.13	$15,362														$15,362								**$15,362**
G2080	5304017	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$10,910.25	$10,910							$10,910															**$10,910**
G2080	5304080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	8	12	15000	SF	$1.00	$2.18	$32,731													$32,731									**$32,731**
G4050	5304060	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	12	EA	$4,200.00	$9,164.61	$109,975								$109,975														**$109,975**

Replacement Reserves Report

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
P2030	6734849	Consultant, Flooring/moisture , Study, Evaluate/Report	0	0	0	1	EA	$5,000.00	$10,910.25	$10,910	$10,910																					**$10,910**
P2030	5304089	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	$15,000.00	$32,730.75	$32,731	$32,731																					**$32,731**
P2030	5923542	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	$7,500.00	$16,365.38	$16,365	$16,365																					**$16,365**
Y1020	5304095	ADA Paths of Travel, Protruding Objects, Removal/Adjustments, Modify	0	0	0	1	EA	$700.00	$1,527.44	$1,527	$1,527																					**$1,527**
Y1050	5304078	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	$80.00	$174.56	$175	$175																					**$175**
Y1060	5304031	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	$15,000.00	$32,730.75	$32,731	$32,731																					**$32,731**
Y1090	5304086	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$16,365.38	$16,365	$16,365																					**$16,365**
Totals, Unescalated											**$1,478,466**	**$2,618**	**$26,185**	**$93,174**	**$37,313**	**$213,640**	**$274,964**	**$167,276**	**$19,638**	**$63,061**	**$380,960**	**$7,201**	**$158,962**	**$25,181**	**$37,313**	**$558,387**	**$9,165**	**$173,255**	**$86,846**	**$37,313**	**$171,434**	**$4,022,352**
Totals, Escalated (5.0% inflation, compounded annually)											**$1,478,466**	**$2,749**	**$28,869**	**$107,860**	**$45,354**	**$272,665**	**$368,479**	**$235,374**	**$29,015**	**$97,829**	**$620,544**	**$12,316**	**$285,474**	**$47,482**	**$73,877**	**$1,160,846**	**$20,005**	**$397,103**	**$209,004**	**$94,288**	**$454,866**	**$6,042,465**

Community Center / Community Ctr. RR

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5344355	Exterior Walls, any painted surface, Prep & Paint	10	7	3	140	SF	$3.00	$6.55	$916				$916										$916								**$1,833**
B2010	5344374	Exterior Walls, Brick Veneer, Replace	50	40	10	900	SF	$27.00	$58.92	$53,024											$53,024											**$53,024**
B2050	5344365	Exterior Door, Wood, Solid-Core, Replace	25	19	6	1	EA	$700.00	$1,527.44	$1,527							$1,527															**$1,527**
B2050	5344370	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$1,309.23	$1,309																					$1,309	**$1,309**
B3010	5344363	Roofing, Clay/Concrete Tile, Replace	50	44	6	600	SF	$17.00	$37.09	$22,257							$22,257															**$22,257**
C1090	5344356	Toilet Partitions, Metal, Replace	20	17	3	3	EA	$850.00	$1,854.74	$5,564				$5,564																		**$5,564**
C2010	5344373	Wall Finishes, Painted surface, Prep & Paint	10	10	0	2000	SF	$1.50	$3.27	$6,546	$6,546										$6,546										$6,546	**$19,638**
C2030	5344353	Flooring, Paint or Sealant, Prep & Paint	10	10	0	450	SF	$2.50	$5.46	$2,455	$2,455										$2,455										$2,455	**$7,364**
C2050	5344369	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	450	SF	$2.00	$4.36	$1,964				$1,964										$1,964								**$3,928**
D2010	5344359	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	10	5	1	EA	$1,500.00	$3,273.08	$3,273						$3,273															$3,273	**$6,546**
D2010	5344372	Urinal, Standard, Replace	30	24	6	1	EA	$1,100.00	$2,400.26	$2,400							$2,400															**$2,400**
D2010	5344364	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	$1,400.00	$3,054.87	$3,055																$3,055						**$3,055**
D4030	5344357	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$327.31	$327							$327										$327					**$655**
D5020	5344368	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$5,400.00	$11,783.07	$11,783			$11,783																			**$11,783**
D5020	5344361	Switchboard, 277/480 V, Replace	40	38	2	1	EA	$35,000.00	$76,371.75	$76,372			$76,372																			**$76,372**
D5020	5344366	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$3,000.00	$6,546.15	$6,546				$6,546																		**$6,546**
D5040	5344360	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	4	EA	$280.00	$610.97	$2,444						$2,444																**$2,444**
D5040	5344354	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	500	SF	$2.10	$4.58	$2,291							$2,291															**$2,291**
E1040	5344371	Detention Equipment, Toilet , Stainless Steel, Replace	30	24	6	3	EA	$3,500.00	$7,637.18	$22,912							$22,912															**$22,912**
E1040	5344362	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	20	10	2	EA	$3,500.00	$7,637.18	$15,274											$15,274											**$15,274**
G2060	5344375	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	12	13	2	EA	$800.00	$1,745.64	$3,491														$3,491								**$3,491**
Y1050	5344358	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	2	EA	$80.00	$174.56	$349	$349																					**$349**
Totals, Unescalated											**$9,350**	**$0**	**$88,155**	**$14,991**	**$0**	**$5,717**	**$51,715**	**$0**	**$0**	**$0**	**$77,299**	**$0**	**$0**	**$6,372**	**$0**	**$3,055**	**$327**	**$0**	**$0**	**$0**	**$13,583**	**$270,563**
Totals, Escalated (5.0% inflation, compounded annually)											**$9,350**	**$0**	**$97,191**	**$17,354**	**$0**	**$7,296**	**$69,302**	**$0**	**$0**	**$0**	**$125,912**	**$0**	**$0**	**$12,015**	**$0**	**$6,351**	**$714**	**$0**	**$0**	**$0**	**$36,040**	**$381,526**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Fire Station 27
39039 Cherry Street
Newark, California 94560

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BV PROJECT #:
159125.22R000-005.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
January 28, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Main Address	39039 Cherry Street Newark, California 94560
Site Developed	1981
Site Area	1.2 acres
Parking Spaces	Nine total spaces all in open lots; 1 of which are accessible.
Building Area	6,000 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 28, 2023
Management Point of Contact	Group 4 Architecture Research + Planning, Inc. Andrea Gifford Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Mark Valdez
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matt.Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This fire station was constructed in 1981. At a certain point, it was enlarged to better accommodate the equipment and personnel. The fire training tower was constructed in 1982

Architectural

The building is wood framed with a stucco exterior and foam roofing. There is a metal mansard roof. The foam roofing is at the end of its life, leaks are reported in both parts of the building. The interior finishes have been periodically replaced as-needed.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A split system unit provides interior space conditioning. The building has a fire sprinkler system, but no fire alarm system or CO detectors. Electrical, plumbing and HVAC ductwork, are original. Replacements are recommended. The existing emergency generator is not capable of powering the entire station, replacement with a generator that has sufficient capacity is recommended

Site

Site lighting is adequate, the parking and drive areas would greatly benefit from sealing and striping in the next few years. There is no way to secure the perimeter of the site.

Recommended Additional Studies

A measured accessibility study is recommended. See Appendix D.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

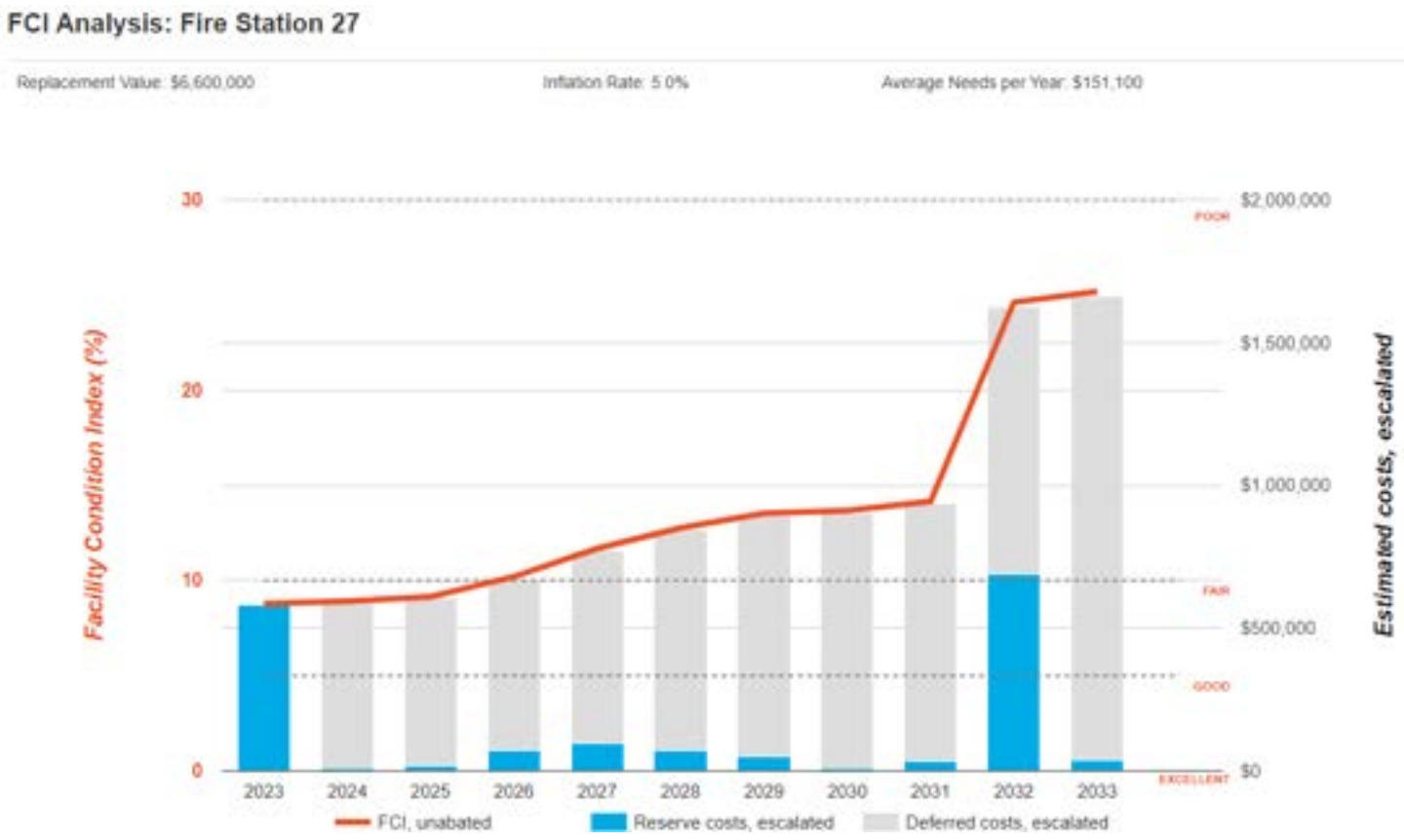
FCI Analysis | Fire Station 27(1981)

Replacement Value	*Total SF*	*Cost/SF*
$ 6,600,000	*6,000*	*$ 1,100*

	Est Reserve Cost	FCI
Current	$ 579,900	**8.8 %**
3-Year	$ 673,200	10.2 %
5-Year	$ 842,100	12.8 %
10-Year	$ 1,661,700	25.2 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Fire Station 27	15	$716,000
Total	**15**	**$716,000**

Fire Station 27

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5251554	Fire Station 27	Building Exterior	B2050	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	Failed	Performance/Integrity	$1,900
5251534	Fire Station 27	Roof	B3010	Roofing, Spray Foam, Replace	Poor	Performance/Integrity	$130,900
5251583	Fire Station 27	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Failed	Performance/Integrity	$2,800
7215654	Fire Station 27		D2020	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	NA	Retrofit/Adaptation	$68,300
7215553	Fire Station 27	Apparatus Bay	D5010	Automatic Transfer Switch, ATS, 400 AMP, Replace	Poor	Retrofit/Adaptation	$43,600
7215552	Fire Station 27	Apparatus Bay	D5010	Generator, Diesel, 130 to 300 KW, Replace	Poor	Retrofit/Adaptation	$187,700
7215458	Fire Station 27	Throughout	D7050	Fire Alarm Panel, Fully Addressable, Replace	NA	Safety	$32,700
5252296	Fire Station 27	Throughout	D7050	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	NA	Safety	$39,300
5253875	Fire Station 27	Property Perimeter	G2060	Fences & Gates, Fence, Metal Tube 6', Provide	NA	Safety	$136,200
7215551	Fire Station 27	Skylights	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Safety	$7,600
7215550	Fire Station 27		P2030	Engineering Study, Structural, Seismic, Evaluate/Report	NA	Safety	$43,600
5251569	Fire Station 27	Adjacent to front door	Y1010	ADA Parking, Signage, Wall-Mounted, Install	NA	Accessibility	$400
5251543	Fire Station 27	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$200
5251537	Fire Station 27	Kitchen	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	NA	Accessibility	$4,400
5251562	Fire Station 27	Throughout building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$16,400
Total (15 items)							**$716,000**

Key Findings

Fire Alarm System

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $39,300

**$$$**$

Full System Upgrade, Standard Addressable
Fire Station 27 Throughout

Uniformat Code: D7050
Recommendation: **Install in 2023**

This building has no fire alarm system and no carbon monoxide detectors. Both are needed - AssetCALC ID: 5252296

Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $7,600

**$$**$$

Environmental, Analysis of Suspect Fungal Growth
Fire Station 27 Skylights

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Suspected microbial growth by skylight - AssetCALC ID: 7215551

Recommended Follow-up Study: Structural, Seismic

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $43,600

**$$$**$

Structural, Seismic
Fire Station 27

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Building was designed before - AssetCALC ID: 7215550

Fire Alarm Panel

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $32,700

**$$$**$

Fully Addressable
Fire Station 27 Throughout

Uniformat Code: D7050
Recommendation: **Replace in 2023**

This building has no fire alarm system and no carbon monoxide detectors. Both are needed - AssetCALC ID: 7215458



Fences & Gates

Fence, Metal Tube 6'
Fire Station 27 Property Perimeter

Uniformat Code: G2060
Recommendation: **Provide in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $136,200

$$$$

Currently the property has no fence. - AssetCALC ID: 5253875



Roofing in Poor condition.

Spray Foam
Fire Station 27 Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $130,900

$$$$

There are signs and reports of leaking. (Roof & skylight) - AssetCALC ID: 5251534



Exterior Door in Failed condition.

Aluminum-Framed & Glazed, Residential Slider
Fire Station 27 Building Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,900

**$$**$$

This door leaks under the threshold - AssetCALC ID: 5251554



Roof Skylight in Failed condition.

per unit, up to 20 SF
Fire Station 27 Roof

Uniformat Code: B3060
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,800

**$$**$$

Leakage is occurring - AssetCALC ID: 5251583



Flooring in Poor condition.

Carpet, Commercial Standard
Fire Station 27 Community room

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,200

**$$**$$

The carpet has suffered water damage from the leaking sliding glass door - AssetCALC ID: 5251567



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Fire Station 27 Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $200

**$$**$$

Insulation needed at this sink drain & kitchen sink drain - AssetCALC ID: 5251543

ADA Miscellaneous

Level III Study, Includes Measurements
Fire Station 27 Throughout building

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $16,400

**$$$**$

A complete review of this facility is recommended. - AssetCALC ID: 5251562



ADA Parking

Signage, Wall-Mounted
Fire Station 27 Adjacent to front door

Uniformat Code: Y1010
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $400

**$$**$$

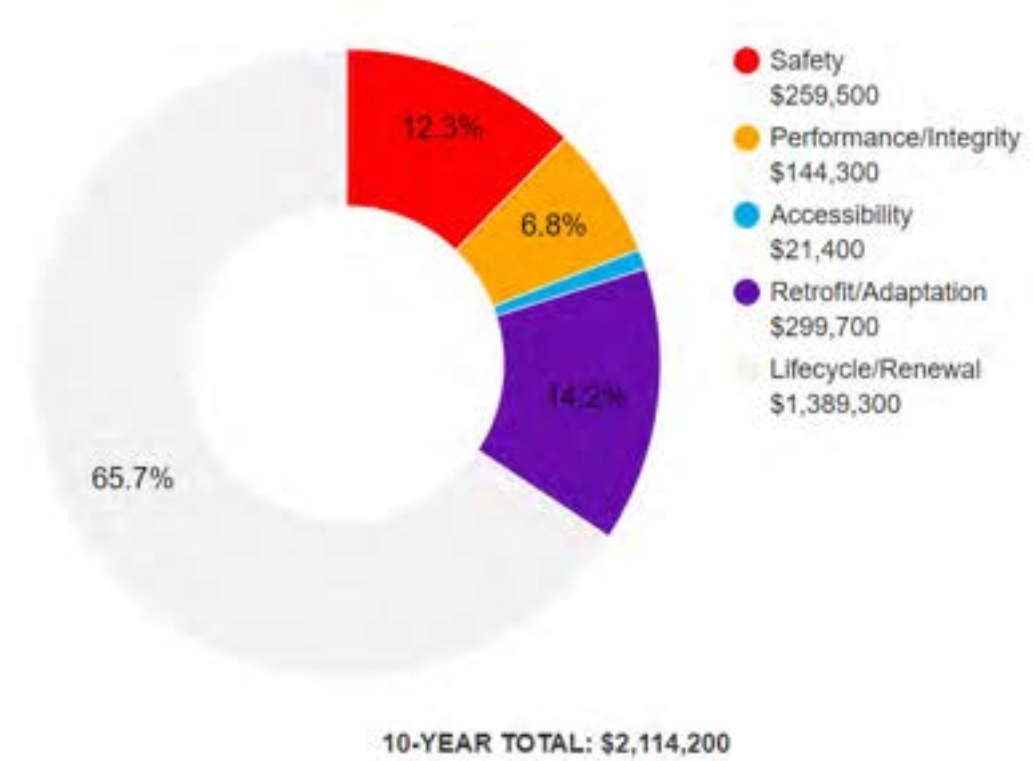
When the ADA parking space is moved adjacent to the front door, signage must be installed - AssetCALC ID: 5251569

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish : Stucco and masonry Windows: Aluminum	Fair
Roof	Primary: Flat construction with foam finish reportedly over the original metal roofing Secondary: Mansard construction with metal finish	Poor
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, sealed concrete Ceilings: ACT, exposed	Fair
Elevators	None	-
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Gas-fired furnace and split-system condenser. Suspended unit heater in apparatus bay	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Emergency Power: Gasoline generator	Fair

Systems Summary

Fire Alarm	No smoke detectors, no fire alarm system, no exit signs	Failed
Equipment/Special	Plymovent	Good
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage; No perimeter fencing; CMU wall dumpster enclosure	Fair
Landscaping and Topography	Limited landscaping features including trees and bushes Irrigation present No retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: metal halide Building-mounted: metal halide	Fair
Ancillary Structures	Fire tower	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	n/a
Key Issues and Findings	No fire alarm system, no smoke detectors, leaky roof sliding glass door. No way to secure the perimeter of the property	-

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$1,900	-	$42,900	$45,000	$137,400	$227,100
Roofing	$133,800	-	-	-	$420,200	$553,900
Interiors	-	$8,600	$51,900	$88,500	$133,800	$282,800
Plumbing	$68,300	-	-	$240,500	$209,600	$518,400
HVAC	-	$14,900	$17,900	$35,200	$119,300	$187,400
Fire Protection	-	-	$17,900	$400	$700	$19,000
Electrical	$231,300	-	$78,600	$374,200	-	$684,100
Fire Alarm & Electronic Systems	$72,000	-	$26,800	-	$213,900	$312,700
Equipment & Furnishings	-	-	$2,800	$35,800	$11,900	$50,400
Site Development	$136,200	-	-	$7,700	$142,200	$286,000
Site Pavement	-	-	$272,100	$36,300	$105,400	$413,700
Follow-up Studies	$51,300	-	-	-	-	$51,300
Accessibility	$21,300	-	-	-	-	$21,300
TOTALS (5% inflation)	**$716,000**	**$23,500**	**$510,800**	**$863,500**	**$1,494,300**	**$3,608,100**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1981. The facility was enlarged at a later date and some accessibility improvements appear to have been implemented at that time.

Complaints about accessibility issues have been sporadically received by property management, although no prior or pending litigation was reported.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall and Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

City of Newark, (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 27, 39039 Cherry Street, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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Reviewed by:



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8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - TRAINING TOWER



6 - PRIMARY PARKING AREA

Photographic Overview



7 - ROOFING



8 - ENTRY CONTROLS



9 - COMMUNITY AREA



10 - KITCHEN



11 - APPARATUS BAY



12 - CEILING IN ENGINE BAY

Photographic Overview



13 - RESTROOM FIXTURES



14 – RESTROOM



15 - WORKOUT ROOM



16 - EMERGENCY GENERATOR



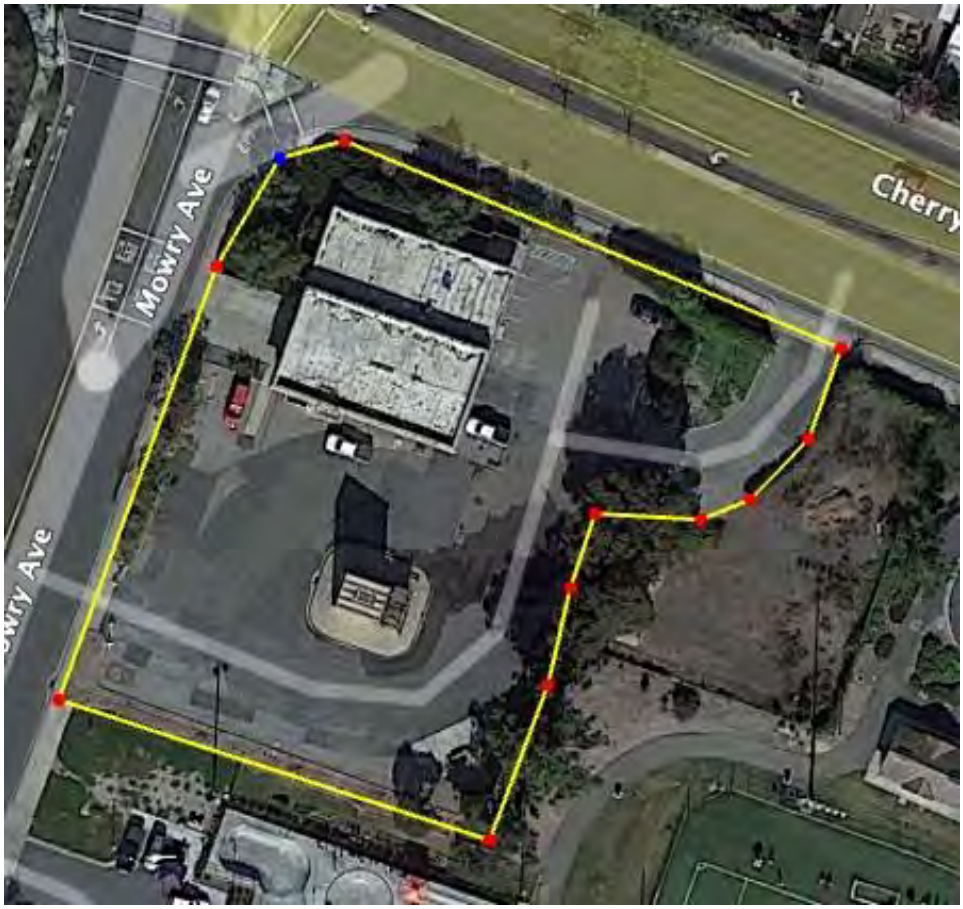
17 - SPLIT SYSTEM CONDENSER



18 - FURNACE AND WATER HEATER

Appendix B:
Site and Floor Plans

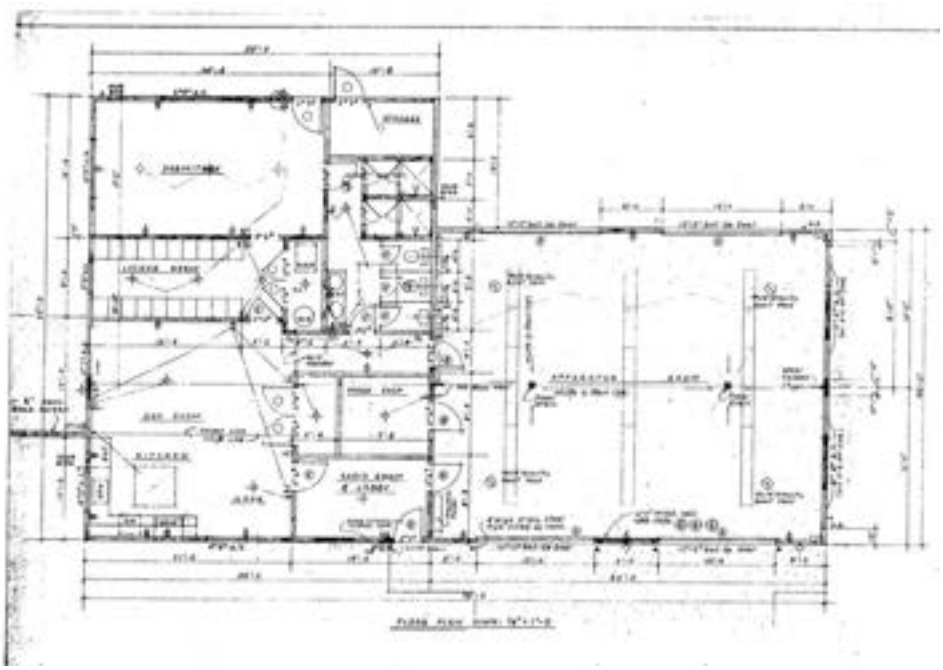
Aerial Site Plan



Project Number	Project Name
159125.22R000-005.017	Fire Station 27
Source	**On-Site Date**
Google	February 7, 2023

N

Floor Plan – before expansion



Project Number	Project Name
159125.22R000-005.017	Fire Station 27
Source	**On-Site Date**
CSM	February 7, 2023

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Fire Station 27**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	Fire station – 1981 and fire tower - 1982		
2	Building size in SF	1981 and 730		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Stucco and concrete
		Roof		Flat – built up – smooth – metal
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		concrete
		Accessibility		
Question		**Response**		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2022 – retrofitted the Plymovent (exhaust system)		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Property fencing – budgeted backup generator – budgeted Roofing – budgeted		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Side patio needs to be		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	x				Side patio
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?	x				

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fire Station 27

BV Project Number: 159125.22R000 - 005.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?	X			

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?		X		
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	No ramps
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	No ramps
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	No Stairs

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



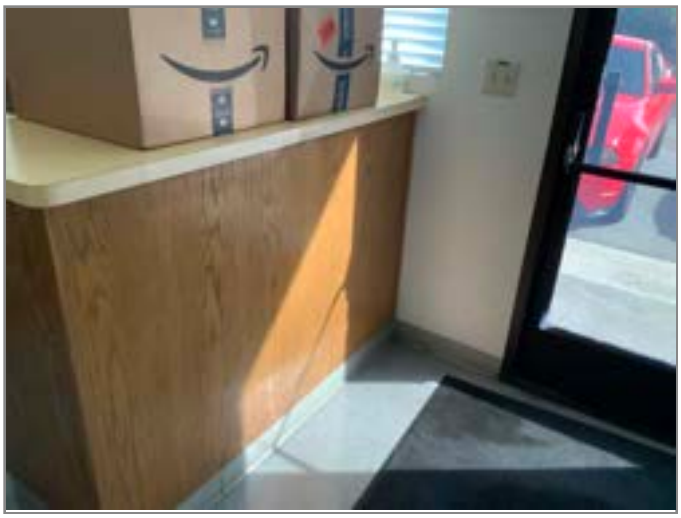
SIGNAGE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	Alternate entrance not required
3	Is signage provided indicating the location of alternate accessible entrances ?			X	Alternate entrance not required
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

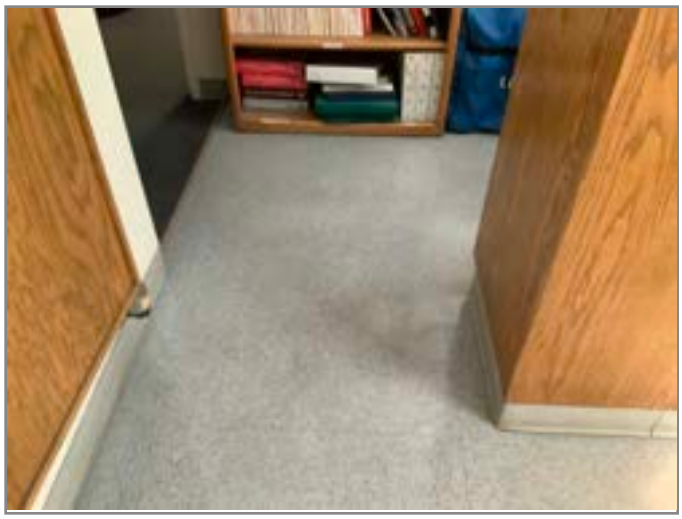
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	Entry doors not in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ROUTE TO RESTROOM

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	No ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	No
6	Do ramps on accessible routes appear to have compliant handrails ?			X	No ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?		X		
9	Do public telephones appear mounted with an accessible height and location ?			X	No public phones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			X	Single use toilet room, no stalls

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			X	Single used toilet room, no stalls
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	The urinal is not in the accessible restroom
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Fire Station 27

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,650 SF	5	5252297
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	14	9	5251556
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	35	5251568
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	4	15	5251550
B2050	Engine Bay	Good	Automatic Door Opener, Residential Garage Door, Belt Drive & 0.5 HP	4	12	5251541
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	1	5	5251584
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	5	5251533
B2050	Building Exterior	Failed	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	1	0	5251554
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	15	5251522
Roofing						
B3010	Mansard Roof	Fair	Roofing, Metal	1,500 SF	11	5251547
B3010	Roof	Poor	Roofing, Spray Foam	6,000 SF	0	5251534
B3060	Roof	Failed	Roof Skylight, per unit, up to 20 SF	1	0	5251583
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	7	10	5251580
C1030	Building exterior	Fair	Door Hardware, School, per Door	2	10	5251545
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,600 SF	6	5251538
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	3	5251574
C2010	Building Exterior	Fair	Wall Finishes, Steel Sheeting	1,800 SF	28	5251575
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	12,000 SF	3	5251558
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	500 SF	12	5251579
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,500 SF	6	5251548
C2030	Office	Good	Flooring, Carpet, Commercial Standard	100 SF	8	5251525
C2030	Community room	Poor	Flooring, Carpet, Commercial Standard	500 SF	1	5251567
C2030	Engine Bay	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,400 SF	9	5251582
Plumbing						
D2010	Restrooms	Good	Toilet, Residential Water Closet	2	22	5251549
D2010	Restrooms	Good	Toilet, Commercial Water Closet	1	25	5251573
D2010	Restrooms	Fair	Shower, Fiberglass	3	10	5251572
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	5251521
D2010	Engine Bay	Fair	Sink/Lavatory, Service Sink, Laundry	1	18	5251570
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	11	5251528

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	22	5251563
D2010	Restrooms	Fair	Urinal, Standard	1	15	5251585
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	15	5251559
D2010	Utility closet	Good	Water Heater, Gas, Residential	1	11	5251577
D2010	throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	6,000 SF	9	5253487
D2010	Utility closet 2	Good	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	22	5251581
D2020		NA	Supplemental Components, Grease Trap/Interceptor, Underground	1	0	7215654
HVAC						
D3020	Utility closet	Fair	Furnace, Gas	1	2	5251544
D3020	Engine Bay	Good	Unit Heater, Natural Gas	1	18	5251564
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5251571
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	2,600 SF	9	5253571
D3060	EnApparatus Bay	Good	Truck Exhaust System, Flexible ducts	2	20	5251551
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,000 SF	5	5251539
D4030	Community room	Fair	Fire Extinguisher, Type ABC, up to 20 LB	1	6	5251524
Electrical						
D5010	Apparatus Bay	Poor	Generator, Diesel, 130 to 300 KW	1	0	7215552
D5010	Apparatus Bay	Poor	Automatic Transfer Switch, ATS, 400 AMP	1	0	7215553
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	6,000 SF	9	5253486
D5020	Engine Bay	Fair	Distribution Panel, 120/240 V	1	5	5251526
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	7	5251560
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	4	5251531
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	6,000 SF	15	5251529
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,000 SF	4	5251527
D7050	Throughout	NA	Fire Alarm Panel, Fully Addressable	1	0	7215458
D7050	Kitchen	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace/Install	1	5	5251546
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	6,000 SF	0	5252296
Equipment & Furnishings						
E1060	Kitchen	Good	Residential Appliances, Range, Gas	1	13	5251576
E1060	Kitchen	Fair	Residential Appliances, Range Hood, Vented or Ventless	1	8	5251578
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	2	9	5251552
E1060	Kitchen	Fair	Residential Appliances, Dishwasher	1	6	5251555

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	30 LF	8	5251557
E2010	Kitchen	Fair	Casework, Countertop, Plastic Laminate	20 LF	5	5251532
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Concrete	1,203 SF	40	5251535
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	25,000 SF	3	5251536
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	25,000 SF	5	5251566
Sitework						
G2060	Property Perimeter	NA	Fences & Gates, Fence, Metal Tube 6', Provide	1,560 LF	0	5253875
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,000 SF	15	5251540
G2060	Site	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	48	17	5251553
G2060	Site	Good	Dumpster Enclosure, Gates, Metal, Replace/Install	2	15	5251542
G2060	Site	Fair	Flagpole, Metal	1	7	5251586
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	16 LF	30	5251530
Follow-up Studies						
P2030		NA	Engineering Study, Structural, Seismic, Evaluate/Report	1	0	7215550
P2030	Skylights	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	7215551
Accessibility						
Y1010	Adjacent to front door	NA	ADA Parking, Signage, Wall-Mounted, Install	1	0	5251569
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	5251543
Y1060	Kitchen	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	1	0	5251537
Y1090	Throughout building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5251562

Appendix F:
Replacement Reserves

Replacement Reserves Report

Fire Station 27

1/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Fire Station 27	$716,003	$8,592	$14,915	$98,261	$97,870	$314,695	$51,027	$16,273	$68,346	$690,555	$37,320	$99,086	$23,847	$123,108	$0	$354,423	$4,049	$36,009	$140,737	$28,121	$684,930	**$3,608,167**
Grand Total	**$716,003**	**$8,592**	**$14,915**	**$98,261**	**$97,870**	**$314,695**	**$51,027**	**$16,273**	**$68,346**	**$690,555**	**$37,320**	**$99,086**	**$23,847**	**$123,108**	**$0**	**$354,423**	**$4,049**	**$36,009**	**$140,737**	**$28,121**	**$684,930**	**$3,608,167**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5252297	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4650	SF	$3.00	$6.55	$30,440						$30,440										$30,440						**$60,879**
B2020	5251556	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	14	EA	$950.00	$2,072.95	$29,021										$29,021												**$29,021**
B2050	5251554	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	25	0	1	EA	$850.00	$1,854.74	$1,855	$1,855																					**$1,855**
B2050	5251584	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	20	5	1	EA	$850.00	$1,854.74	$1,855						$1,855																**$1,855**
B2050	5251533	Exterior Door, Steel, Standard, Replace	40	35	5	1	EA	$600.00	$1,309.23	$1,309						$1,309																**$1,309**
B2050	5251522	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	1	EA	$1,300.00	$2,836.67	$2,837																$2,837						**$2,837**
B2050	5251550	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	4	EA	$3,200.00	$6,982.56	$27,930																$27,930						**$27,930**
B2050	5251541	Automatic Door Opener, Residential Garage Door, Belt Drive & 0.5 HP, Replace	15	3	12	4	EA	$570.00	$1,410.49	$5,642													$5,642									**$5,642**
B3010	5251547	Roofing, Metal, Replace	40	29	11	1500	SF	$13.00	$28.37	$42,550												$42,550										**$42,550**
B3010	5251534	Roofing, Spray Foam, Replace	20	39	0	6000	SF	$10.00	$21.82	$130,923	$130,923																				$130,923	**$261,846**
B3060	5251583	Roof Skylight, per unit, up to 20 SF, Replace	30	30	0	1	EA	$1,300.00	$2,836.67	$2,837	$2,837																					**$2,837**
C1030	5251580	Interior Door, Wood, Solid-Core, Replace	40	30	10	7	EA	$700.00	$1,527.44	$10,692											$10,692											**$10,692**
C1030	5251545	Door Hardware, School, per Door, Replace	30	20	10	2	EA	$400.00	$872.82	$1,746											$1,746											**$1,746**
C1070	5251538	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	2600	SF	$3.50	$7.64	$19,857							$19,857															**$19,857**
C1090	5251574	Toilet Partitions, Metal, Replace	20	17	3	3	EA	$850.00	$1,854.74	$5,564				$5,564																		**$5,564**
C2010	5251558	Wall Finishes, any surface, Prep & Paint	10	7	3	12000	SF	$1.50	$3.27	$39,277				$39,277										$39,277								**$78,554**
C2030	5251582	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	1	9	3400	SF	$1.50	$3.27	$11,128										$11,128										$11,128		**$22,257**
C2030	5251548	Flooring, Vinyl Tile (VCT), Replace	15	9	6	1500	SF	$5.00	$10.91	$16,365							$16,365															**$16,365**
C2030	5251579	Flooring, Vinyl Sheeting, Replace	15	3	12	500	SF	$7.00	$15.27	$7,637													$7,637									**$7,637**
C2030	5251567	Flooring, Carpet, Commercial Standard, Replace	10	9	1	500	SF	$7.50	$16.37	$8,183		$8,183										$8,183										**$16,365**
C2030	5251525	Flooring, Carpet, Commercial Standard, Replace	10	2	8	100	SF	$7.50	$16.37	$1,637									$1,637										$1,637			**$3,273**
D2010	5251577	Water Heater, Gas, Residential, Replace	15	4	11	1	EA	$1,900.00	$4,145.90	$4,146												$4,146										**$4,146**
D2010	5253487	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	31	9	6000	SF	$11.00	$24.00	$144,015										$144,015												**$144,015**
D2010	5251528	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$3,054.87	$3,055												$3,055										**$3,055**
D2010	5251559	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$1,400.00	$3,054.87	$3,055																$3,055						**$3,055**
D2010	5251572	Shower, Fiberglass, Replace	20	10	10	3	EA	$1,600.00	$3,491.28	$10,474											$10,474											**$10,474**
D2010	5251585	Urinal, Standard, Replace	30	15	15	1	EA	$1,100.00	$2,400.26	$2,400																$2,400						**$2,400**
D2010	5251570	Sink/Lavatory, Service Sink, Laundry, Replace	30	12	18	1	EA	$900.00	$1,963.85	$1,964																			$1,964			**$1,964**
D2020	7215654	Supplemental Components, Grease Trap/Interceptor, Underground, Replace	20	20	0	1	EA	$12,000.00	$68,304.60	$68,305	$68,305																				$68,305	**$136,609**
D3020	5251544	Furnace, Gas, Replace	20	18	2	1	EA	$6,200.00	$13,528.71	$13,529			$13,529																			**$13,529**
D3020	5251564	Unit Heater, Natural Gas, Replace	20	2	18	1	EA	$6,800.00	$14,837.94	$14,838																			$14,838			**$14,838**
D3030	5251571	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$7,100.00	$15,492.56	$15,493				$15,493															$15,493			**$30,985**
D3050	5253571	HVAC System, Ductwork, Medium Density, Replace	30	21	9	2600	SF	$4.00	$8.73	$22,693										$22,693												**$22,693**
D3060	5251551	Truck Exhaust System, Flexible ducts, Replace	25	5	20	2	EA	$4,000.00	$8,728.20	$17,456																					$17,456	**$17,456**
D4010	5251539	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	6000	SF	$1.07	$2.33	$14,009						$14,009																**$14,009**
D4030	5251524	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$327.31	$327							$327											$327				**$655**
D5010	7215552	Generator, Diesel, 130 to 300 KW, Replace	25	25	0	1	EA	$86,000.00	$187,656.30	$187,656	$187,656																					**$187,656**
D5010	7215553	Automatic Transfer Switch, ATS, 400 AMP, Replace	25	25	0	1	EA	$20,000.00	$43,641.00	$43,641	$43,641																					**$43,641**
D5020	5251526	Distribution Panel, 120/240 V, Replace	30	25	5	1	EA	$2,500.00	$5,455.13	$5,455						$5,455																**$5,455**
D5020	5253486	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	31	9	6000	SF	$18.00	$39.28	$235,661										$235,661												**$235,661**
D5040	5251531	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	6000	SF	$4.50	$9.82	$58,915					$58,915																		**$58,915**
D5040	5251560	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	10	EA	$280.00	$610.97	$6,110								$6,110														**$6,110**
D6020	5251529	Low Voltage System, Phone & Data Lines, Replace	20	5	15	6000	SF	$1.50	$3.27	$19,638																$19,638						**$19,638**
D6060	5251527	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	6000	SF	$1.65	$3.60	$21,602					$21,602																		**$21,602**

Replacement Reserves Report

Fire Station 27

1/19/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7050	5252296	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	20	0	6000	SF	$3.00	$6.55	$39,277	$39,277																				$39,277	**$78,554**
D7050	7215458	Fire Alarm Panel, Fully Addressable, Replace	15	19	0	1	EA	$15,000.00	$32,730.75	$32,731	$32,731															$32,731						**$65,462**
D7050	5251546	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by contractor, Replace/Install	10	5	5	1	EA	$180.00	$392.77	$393						$393										$393						**$786**
E1060	5251555	Residential Appliances, Dishwasher, Replace	10	4	6	1	EA	$700.00	$1,527.44	$1,527							$1,527										$1,527					**$3,055**
E1060	5251578	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	7	8	1	EA	$200.00	$436.41	$436									$436													**$436**
E1060	5251552	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	2	EA	$600.00	$1,309.23	$2,618										$2,618												**$2,618**
E1060	5251576	Residential Appliances, Range, Gas, Replace	15	2	13	1	EA	$670.00	$1,461.97	$1,462														$1,462								**$1,462**
E2010	5251532	Casework, Countertop, Plastic Laminate, Replace	15	10	5	20	LF	$50.00	$109.10	$2,182						$2,182															$2,182	**$4,364**
E2010	5251557	Casework, Cabinetry, Hardwood Standard, Replace	20	12	8	30	LF	$300.00	$654.62	$19,638									$19,638													**$19,638**
G2020	5251536	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	25000	SF	$0.45	$0.98	$24,548				$24,548					$24,548					$24,548					$24,548			**$98,192**
G2020	5251566	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	25000	SF	$3.50	$7.64	$190,929						$190,929																**$190,929**
G2060	5253875	Fences & Gates, Fence, Metal Tube 6', Provide	40	40	0	1560	LF	$40.00	$87.28	$136,160	$136,160																					**$136,160**
G2060	5251540	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU), Replace	50	35	15	1000	SF	$20.00	$43.64	$43,641																$43,641						**$43,641**
G2060	5251586	Flagpole, Metal, Replace	30	23	7	1	EA	$2,500.00	$5,455.13	$5,455								$5,455														**$5,455**
G2060	5251553	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	3	17	48	EA	$150.00	$327.31	$15,711																		$15,711				**$15,711**
G2060	5251542	Dumpster Enclosure, Gates, Metal, Replace/Install	20	5	15	2	EA	$1,700.00	$3,709.49	$7,419																$7,419						**$7,419**
P2030	7215550	Engineering Study, Structural, Seismic, Evaluate/Report	0	0	0	1	EA	$20,000.00	$43,641.00	$43,641	$43,641																					**$43,641**
P2030	7215551	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	$3,500.00	$7,637.18	$7,637	$7,637																					**$7,637**
Y1010	5251569	ADA Parking, Signage, Wall-Mounted, Install	0	0	0	1	EA	$200.00	$436.41	$436	$436																					**$436**
Y1050	5251543	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	$80.00	$174.56	$175	$175																					**$175**
Y1060	5251537	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	0	0	0	1	EA	$2,000.00	$4,364.10	$4,364	$4,364																					**$4,364**
Y1090	5251562	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$16,365.38	$16,365	$16,365																					**$16,365**
Totals, Unescalated											**$716,003**	**$8,183**	**$13,529**	**$84,882**	**$80,518**	**$246,572**	**$38,077**	**$11,565**	**$46,259**	**$445,138**	**$22,912**	**$57,933**	**$13,279**	**$65,287**	**$0**	**$170,484**	**$1,855**	**$15,711**	**$58,479**	**$11,128**	**$258,143**	**$2,365,935**
Totals, Escalated (5.0% inflation, compounded annually)											**$716,003**	**$8,592**	**$14,915**	**$98,261**	**$97,870**	**$314,695**	**$51,027**	**$16,273**	**$68,346**	**$690,555**	**$37,320**	**$99,086**	**$23,847**	**$123,108**	**$0**	**$354,423**	**$4,049**	**$36,009**	**$140,737**	**$28,121**	**$684,930**	**$3,608,167**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Fire Station 28
7550 Thornton Avenue
Newark, California 94560

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BV PROJECT #:
159125.22R000-006.017

DATE OF REPORT:
March 9, 2023

ON SITE DATE:
January 23, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Main Address	7550 Thornton Avenue, Newark, California 94560
Site Developed	2005
Site Area	1.12 acres
Parking Spaces	30 total spaces all in open lots; 2 of which are accessible.
Building Area	18,000 SF
Number of Stories	2
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 23, 2023
Management Point of Contact	Andrea Gifford Group 4 Architecture Research + Planning, Inc. Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Fire Station 28 consists of a single two-story building. The station was constructed in 2005 with some limited renovations to the HVAC system in 2015.

Architectural

The building is slab on grade construction with masonry bearing walls with steel columns and beams with metal decking for the upper floor. The building exteriors consist of brick veneer with aluminum windows. The roofs are a combination of flat roofs with modified bitumen finishes and gables with metal roofing. Interior finishes are generally carpet, painted walls, and ceiling, ceramic tile walls and floors in the restrooms. In general, finishes are replaced as needed. Typical lifecycle costs are expected and budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Individual condensing units and ductless split systems with exhaust fans provide heating and cooling in the station. All equipment is original to the construction of the building and are generally in fair condition. The electrical system has switchboard and distribution panels with copper wiring located in the electrical room. Plumbing is copper supply with PVC waste piping. The fire alarm system is addressable with strobes with alarms, pull stations, smoke sensors, and LED exit signs. No issues were observed or reported. Typical lifecycle costs are expected and budgeted.

Site

The parking lot is a combination of asphalt and concrete pavement. The fire trucks driveway is concrete. Concrete sidewalks and walkways are located throughout the property. Irrigation is located throughout the property and is in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

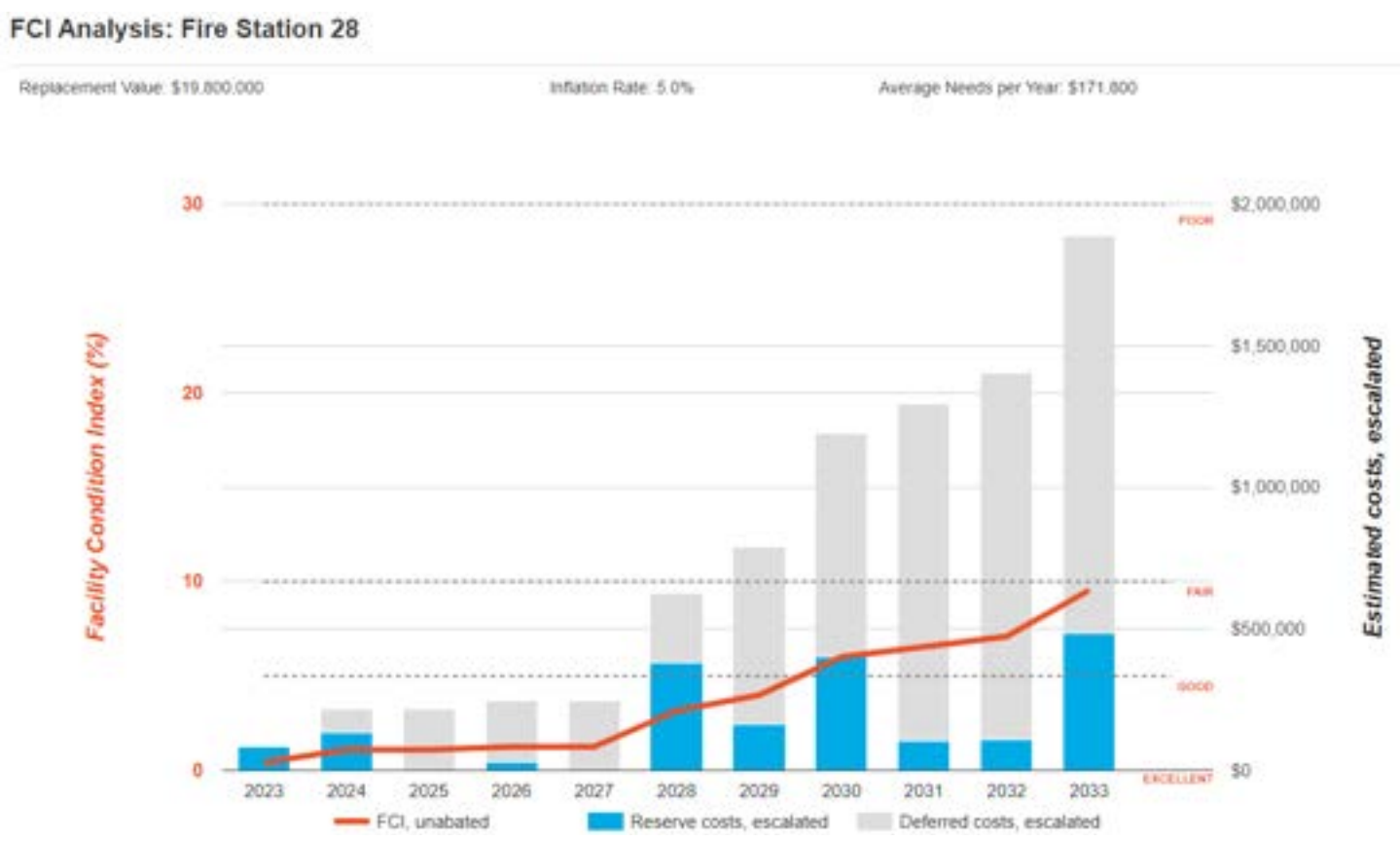
FCI Analysis | Fire Station 28(2005)

Replacement Value	*Total SF*	*Cost/SF*
$ 19,800,000	*18,000*	*$ 1,100*

	Est Reserve Cost	FCI
Current	$ 83,000	**0.4 %**
3-Year	$ 246,700	1.2 %
5-Year	$ 625,300	3.2 %
10-Year	$ 1,888,800	9.5 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Fire Station 28	4	$94,300
Total	**4**	**$94,300**

Fire Station 28

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7215555	Fire Station 28		B3010	Roofing, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	$12,000
7215556	Fire Station 28	Restroom	D2010	Plumbing System, any type, Repairs per Man-Day, Repair	NA	Performance/Integrity	$16,400
7215554	Fire Station 28		D5010	Uninterruptible Power Supply, UPS, 30 KVA, Replace	NA	Retrofit/Adaptation	$54,600
5252840	Fire Station 28	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$11,300
Total (4 items)							**$94,300**

Key Findings



Roofing in Failed condition.

any type, Repairs per Man-Day
Fire Station 28

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,000

**$$$**$

Roof is reported to leak over app bay - AssetCALC ID: 7215555



Plumbing System

any type, Repairs per Man-Day
Fire Station 28 Restroom

Uniformat Code: D2010
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $16,400

**$$$**$

Bathroom plumbing has issues - AssetCALC ID: 7215556



Parking Lots in Poor condition.

Pavement, Asphalt
Fire Station 28 Parking lot

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $11,300

**$$$**$

ADA parking stall markings barely visible - AssetCALC ID: 5252840

Uninterruptible Power Supply

UPS, 30 KVA
Fire Station 28

Uniformat Code: D5010
Recommendation: **Replace in 2023**

Priority Score: **61.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $54,600

$$$$

UPS requested - AssetCALC ID: 7215554



Generator in Poor condition.

Diesel
Fire Station 28 Generator enclosure

Uniformat Code: D5010
Recommendation: **Replace in 2024**

Priority Score: **61.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $126,600

$$$$

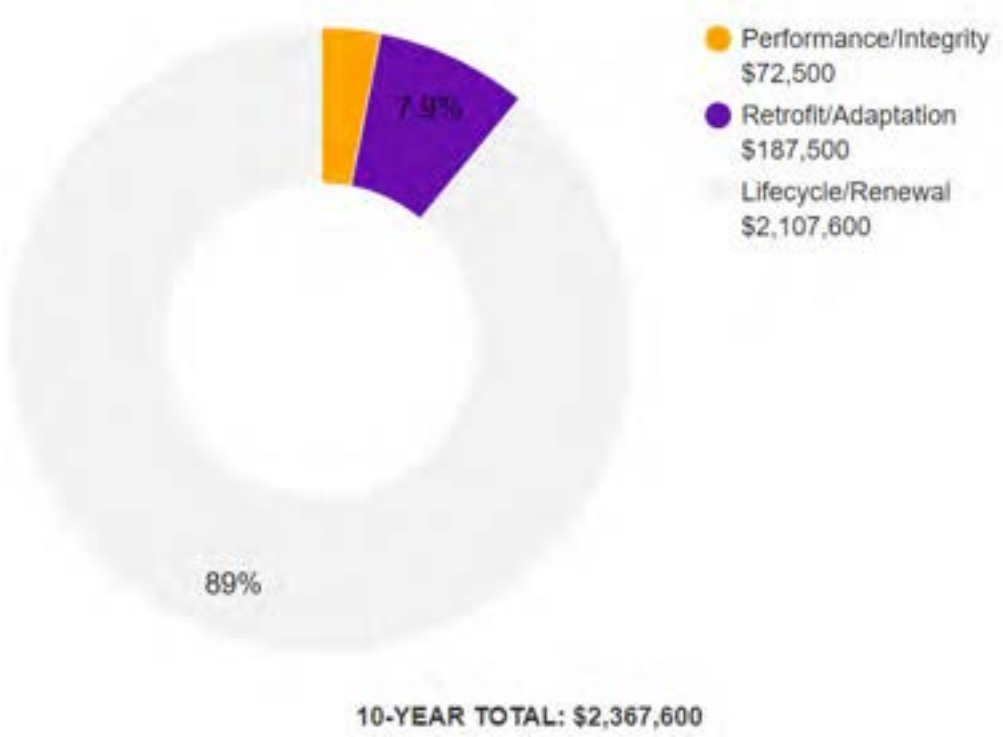
Generator is near end of life and replacement should be planned for a larger unit - AssetCALC ID: 5252866

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by wood joists and concrete raft foundation slab	Good
Facade	Primary Wall Finish : Stone veneer Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, ceramic tile, rubber tiles and unfinished concrete Ceilings: Painted gypsum board and unfinished / exposed	Fair
Elevators	Passenger: One hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, showers and sinks in restrooms. Sinks in the kitchen and apparatus bay.	Fair
HVAC	Non-Central System: Condensing units Supplemental components: Ductless split-systems and exhaust fans	Fair

Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, linear fluorescent, and incandescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment. Commercial and residential laundry equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Fair
Site Development	Property entrance signage; metal tube fencing	Fair
Landscaping and Topography	Landscaping features include lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, and incandescent	Fair
Ancillary Structures	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Accessible parking stall striping is barely visible.	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$308,400	$308,400
Roofing	$12,000	-	$13,900	$6,600	-	$32,500
Interiors	-	-	$319,000	$104,000	$593,200	$1,016,200
Conveying	-	-	-	$44,400	$215,500	$259,900
Plumbing	$16,400	-	-	$119,700	$151,300	$287,400
HVAC	-	-	$34,700	$260,000	$374,200	$668,900
Fire Protection	-	-	-	$59,100	$41,100	$100,300
Electrical	$54,600	$132,900	-	$316,700	$144,800	$648,900
Fire Alarm & Electronic Systems	-	-	$41,800	$188,400	$86,800	$317,000
Equipment & Furnishings	-	-	-	$164,800	-	$164,800
Site Pavement	$11,300	-	$14,400	$142,000	$53,400	$221,100
Site Utilities	-	-	-	$255,900	-	$255,900
Site Development	-	-	-	$55,100	-	$55,100
TOTALS (5% inflation)	**$94,200**	**$132,900**	**$423,800**	**$1,716,500**	**$1,968,800**	**$4,336,200**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 2005. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

6. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 28, 7550 Thornton Avenue, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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7. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

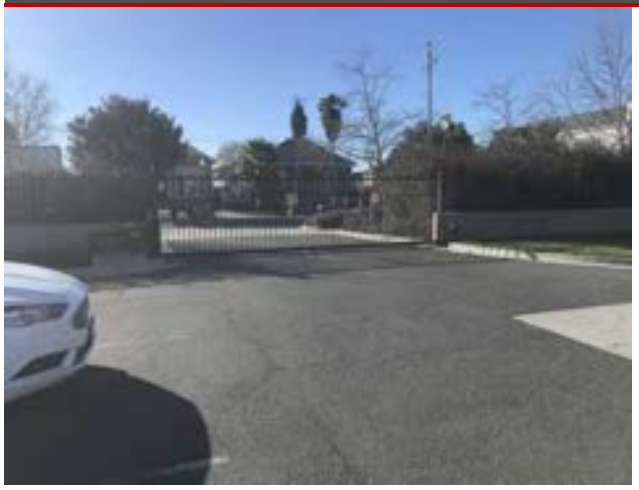


5 - OVERHEAD/DOCK DOOR AND WINDOWS



6 - BALCONY

Photographic Overview



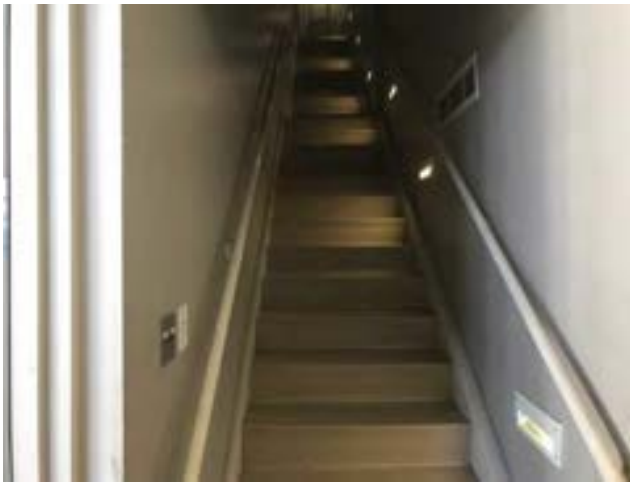
7 - VEHICULAR ACCESS DEVICES



8 - EXTERIOR DOOR



9 - INTERIOR DOOR



10 - FLOORING

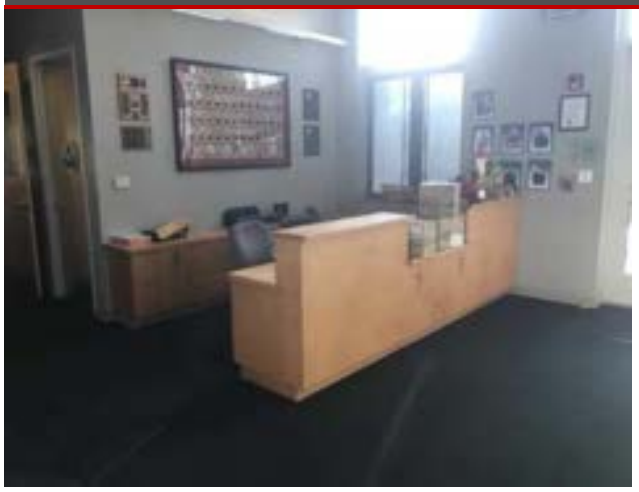


11 – METAL ROOFING

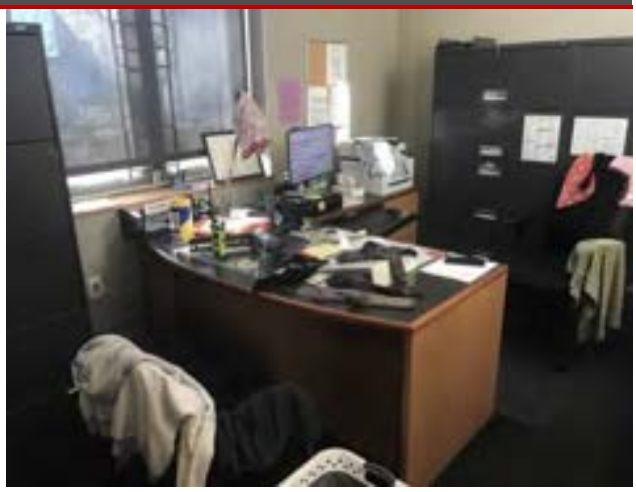


12 – GUTTERS AND DOWNSPOUTS

Photographic Overview



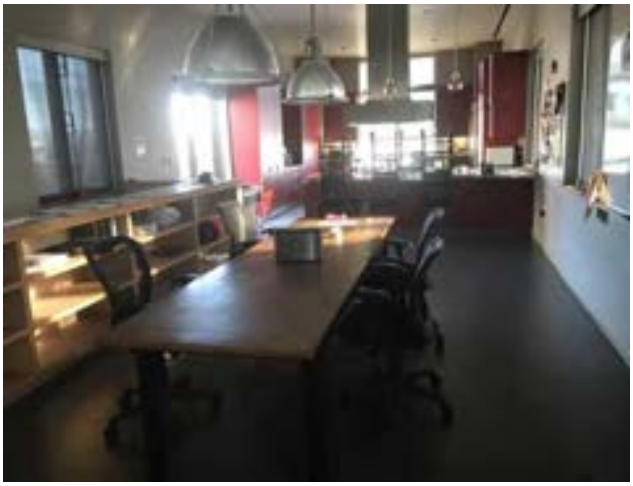
13 - LOBBY



14 - OFFICE



15 - CONFERENCE ROOM



16 - KITCHEN OVERVIEW



17 - LIVING ROOM



18 - BEDROOM

Photographic Overview



19 - APPARATUS BAY



20 - APPARATUS BAY



21 - HALLWAY



22 - WORKOUT ROOM



23 - ELEVATOR DOOR



24 - SHOWER

Photographic Overview



25 - SINK/LAVATORY



26 - TOILET STALL OVERVIEW



27 - URINALS



28 - SINK/LAVATORY



29 - SPLIT SYSTEM



30 – AIR HANDLER

Photographic Overview



31 - SPLIT SYSTEM DUCTLESS



32 - EXHAUST FAN



33 - UNIT HEATER



34 - AIR COMPRESSOR



35 - LAUNDRY EQUIPMENT



36 - WATER HEATER

Photographic Overview



37 - GENERATOR



38 - AUTOMATIC TRANSFER SWITCH



39 - SWITCHBOARD



40 - DISTRIBUTION PANEL



41 - FIRE ALARM PANEL



42 - FRONT DRIVEWAY

Photographic Overview



43 - ASPHALT PARKING LOTS



44 - CONCRETE PARKING LOTS



45 - SIDEWALK



46 - EXTERIOR LIGHTS



47 - LANDSCAPING



48 - BACKFLOW PREVENTER

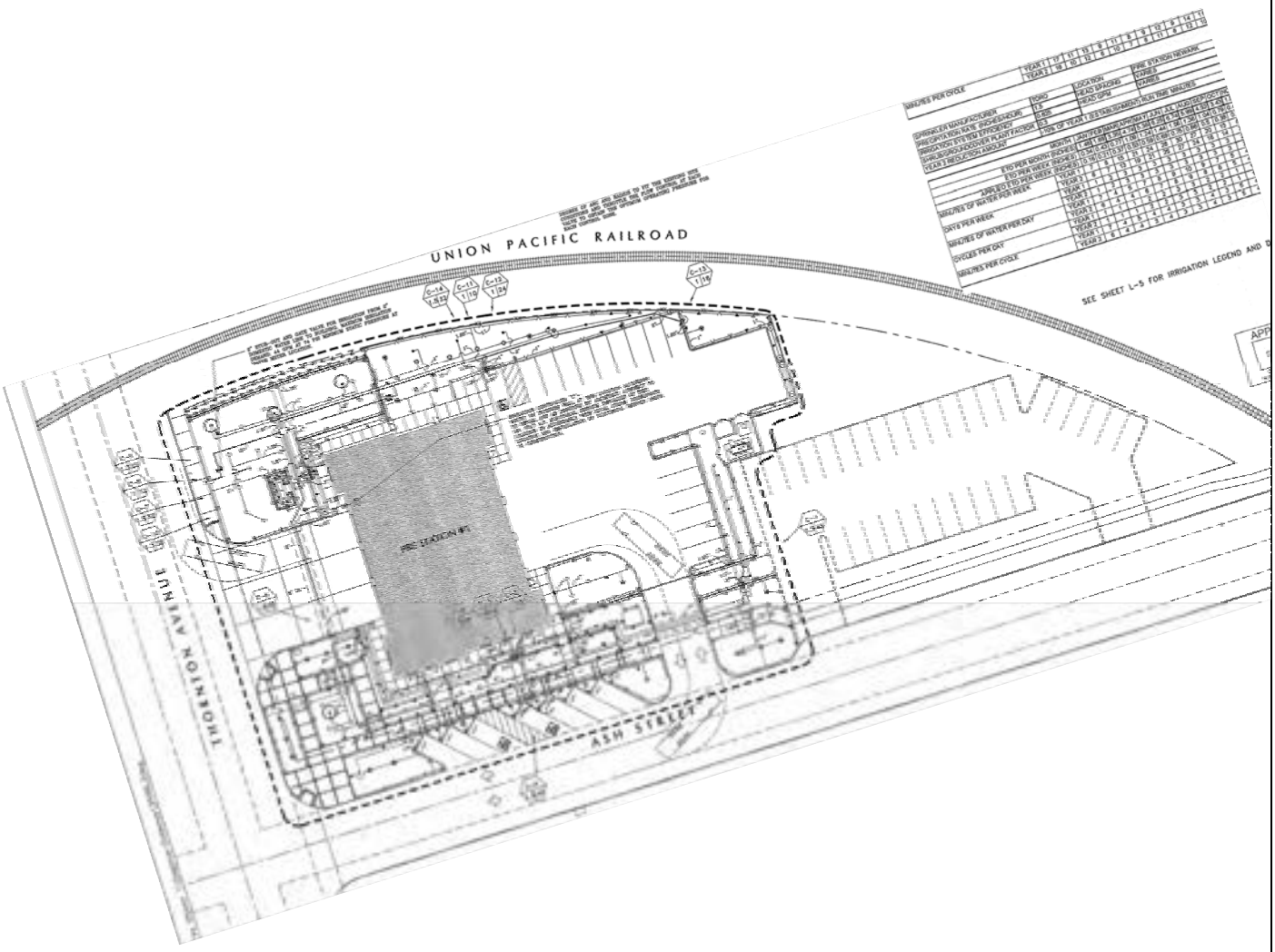
Appendix B:
Site and Floor Plans

Aerial Site Plan



Project Number	Project Name
159125.22R000-006.017	Fire Station 28
Source	**On-Site Date**
Google	January 24, 2023

Floor Plan



Project Number	Project Name
159125.22R000-006.017	Fire Station 28
Source	**On-Site Date**
Owner	January 24, 2023

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Fire Station 28

Name of person completing form: Assessor

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/24/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 2005	Renovated:	
2	Building size in SF	18,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		None
		Roof		None
		Interiors		As needed
		HVAC	2015	
		Electrical		None
		Site Pavement		As needed
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fire Station 28

BV Project Number: 159125.22R000-006.017

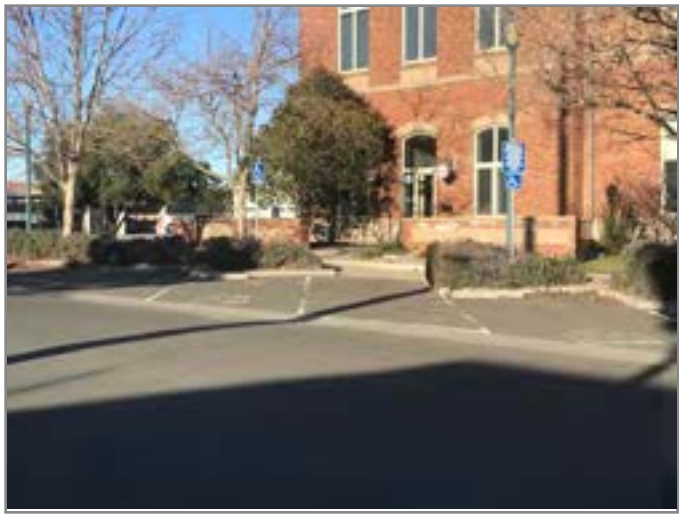
Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



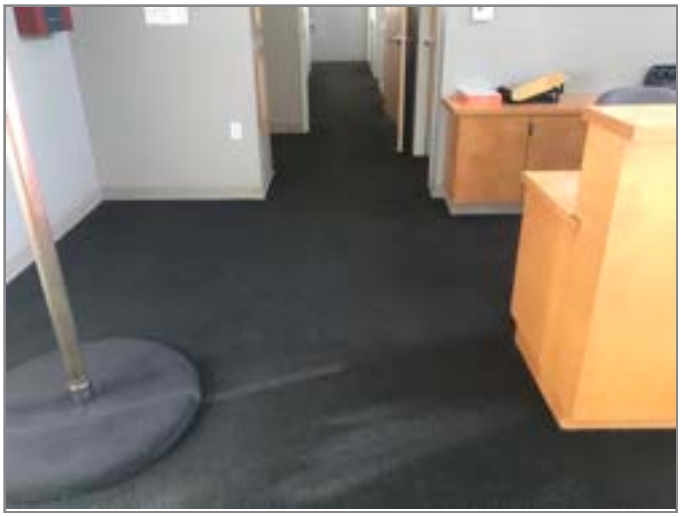
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

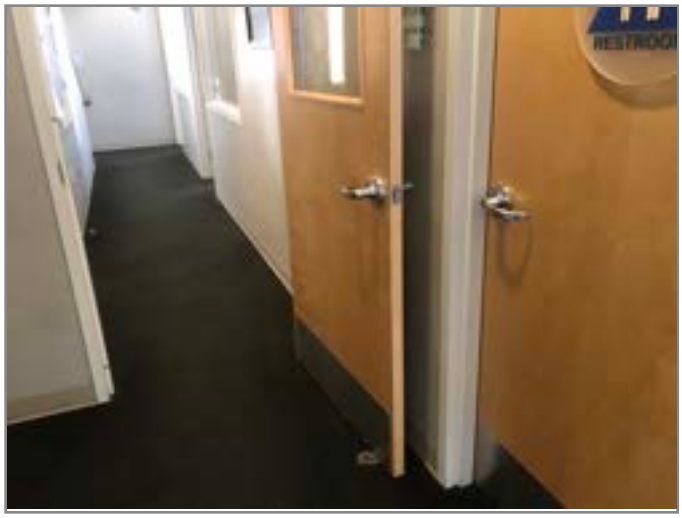
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Fire Station 28

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	26	12	5252878
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x20' (400 SF)	6	12	5252865
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	22	5252834
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	12	5252884
Roofing						
B3010		Failed	Roofing, any type, Repairs per Man-Day, Repair	5	0	7215555
B3010	Roof	Fair	Roofing, Metal	7,200 SF	22	5252877
B3010	Roof	Fair	Roofing, Modified Bitumen	500 SF	5	5252906
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	6	5252876
Interiors						
C1030	Throughout building	Fair	Door Hardware, Office, per Door	52	12	5252851
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End	16	22	5252886
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	22	5252837
C1030	Throughout building	Fair	Interior Door, Steel, Standard	11	22	5252843
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	7	10	5252859
C1090	Apparatus bay	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	48	10	5252888
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	22	5252836
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	40,000 SF	5	5252897
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	5	5252844
C2030	Staircase	Fair	Flooring, Rubber Tile	200 SF	5	5252853
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	22	5252856
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,500 SF	5	5252901
Conveying						
D1010	Elevator room	Fair	Elevator Controls, Automatic, 1 Car	1	7	5252892
D1010	Elevator room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	12	5252890
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	8	5252907
Plumbing						
D2010	Apparatus bay	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	12	5252860
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	12	5252841
D2010	Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH)	1	7	5252868
D2010	Apparatus bay	Fair	Sink/Lavatory, Service Sink, Laundry	1	12	5252831
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	12	5252894

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restroom	NA	Plumbing System, any type, Repairs per Man-Day, Repair	6	0	7215556
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	5252879
D2010	Restrooms	Fair	Shower, Ceramic Tile	6	12	5252874
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	12	5252883
D2010	Apparatus bay	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	10	5252881
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,000 SF	22	5252857
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	5252862
D2010	Restrooms	Fair	Urinal, Waterless	3	12	5252909
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Floor	1	17	5252905
D2060	Apparatus bay	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	8	5252885
D2060	Utility room	Fair	Air Compressor, Tank-Style	1	10	5252900
HVAC						
D3010	Generator room	Fair	Storage Tank, Fuel, Interior	1	7	5252873
D3020	Apparatus bay	Fair	Unit Heater, Electric	6	10	5252858
D3030	Roof	Fair	Split System Ductless, Single Zone	2	3	5252838
D3030	Attic	Fair	Split System, Condensing Unit/Heat Pump	5	7	5252846
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	4	7	5252861
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	18,000 SF	12	5252870
D3060	Attic	Good	Exhaust Fan, Centrifugal, 36"Damper	1	17	5252898
D3060	Building exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	5252893
Fire Protection						
D4010	Site	Fair	Backflow Preventer, Fire Suppression	1	12	5252848
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	18,000 SF	7	5252887
Electrical						
D5010	Generator enclosure	Poor	Generator, Diesel	1	1	5252866
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	9	5252889
D5010		NA	Uninterruptible Power Supply, UPS, 30 KVA	1	0	7215554
D5020	Lobby	Fair	Distribution Panel, 120/208 V	1	12	5252845
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	22	5252871
D5020	Apparatus bay	Fair	Distribution Panel, 120/208 V	1	12	5252863
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	18,000 SF	22	5252880
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,000 SF	10	5252855
Fire Alarm & Electronic Systems						
D7010	Parking lot	Fair	Vehicular Access Devices, Gate w/ Controller	1	9	5252903

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	18,000 SF	6	5252832
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	5	5252899
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle	1	9	5252839
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	3	8	5252875
E1030	Apparatus bay	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	5252842
E1030	Laundry room	Fair	Laundry Equipment, Dryer, Commercial	1	7	5252864
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 1 to 2 LF	1	8	5252895
E1040	Apparatus bay	Fair	Truck Exhaust, Magnetic	3	8	5252867
E1060	Laundry room	Fair	Residential Appliances, Clothes Dryer	1	7	5252847
E1060	Laundry room	Fair	Residential Appliances, Washer & Dryer	1	8	5252833
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	46 LF	7	5252896
E2010	Throughout building	Fair	Casework, Countertop, Solid Surface	46 LF	22	5252850
Pedestrian Plazas & Walkways						
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	11,500 SF	0	5252840
G2020	Driveway	Fair	Parking Lots, Pavement, Concrete	3,100 SF	32	5252835
G2020	Parking lot	Fair	Parking Lots, Pavement, Concrete	3,400 SF	32	5252902
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	11,500 SF	7	5252904
G2030	Sidewalk	Fair	Sidewalk, Concrete, Large Areas	3,400 SF	32	5252854
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	190 LF	22	5252869
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	15,500 SF	10	5252852
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	10	5252849
G4050	Site	Fair	Site Lighting, Floodlights, 90 W, Replace/Install	3	10	5252891
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	14	10	5252872

Appendix F:
Replacement Reserves

Replacement Reserves Report

Fire Station 28

1/20/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Fire Station 28	$94,210	$132,887	$0	$30,817	$0	$393,020	$164,484	$525,216	$103,487	$109,338	$814,030	$0	$1,097,222	$0	$0	$648,354	$0	$32,008	$64,067	$0	$127,227	**$4,336,367**
Grand Total	**$94,210**	**$132,887**	**$0**	**$30,817**	**$0**	**$393,020**	**$164,484**	**$525,216**	**$103,487**	**$109,338**	**$814,030**	**$0**	**$1,097,222**	**$0**	**$0**	**$648,354**	**$0**	**$32,008**	**$64,067**	**$0**	**$127,227**	**$4,336,367**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	5252878	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	18	12	26	EA	$650.00	$1,418.33	$36,877													$36,877									**$36,877**
B2050	5252884	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	6	EA	$1,300.00	$2,836.67	$17,020													$17,020									**$17,020**
B2050	5252865	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	18	12	6	EA	$9,000.00	$19,638.45	$117,831													$117,831									**$117,831**
B3010	7215555	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	5	EA	$1,100.00	$2,400.26	$12,001	$12,001																					**$12,001**
B3010	5252906	Roofing, Modified Bitumen, Replace	20	15	5	500	SF	$10.00	$21.82	$10,910						$10,910																**$10,910**
B3020	5252876	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	14	6	250	LF	$9.00	$19.64	$4,910							$4,910															**$4,910**
C1030	5252851	Door Hardware, Office, per Door, Replace	30	18	12	52	EA	$350.00	$763.72	$39,713													$39,713									**$39,713**
C1090	5252859	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	7	EA	$750.00	$1,636.54	$11,456											$11,456											**$11,456**
C1090	5252888	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	48	EA	$500.00	$1,091.03	$52,369											$52,369											**$52,369**
C2010	5252897	Wall Finishes, any surface, Prep & Paint	10	5	5	40000	SF	$1.50	$3.27	$130,923						$130,923									$130,923							**$261,846**
C2030	5252853	Flooring, Rubber Tile, Replace	15	10	5	200	SF	$9.00	$19.64	$3,928						$3,928															$3,928	**$7,855**
C2030	5252844	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4500	SF	$7.50	$16.37	$73,644						$73,644									$73,644							**$147,288**
C2050	5252901	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	9500	SF	$2.00	$4.36	$41,459						$41,459									$41,459							**$82,918**
D1010	5252892	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	1	EA	$5,000.00	$10,910.25	$10,910								$10,910														**$10,910**
D1010	5252907	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	$9,000.00	$19,638.45	$19,638									$19,638													**$19,638**
D1010	5252890	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	18	12	1	EA	$55,000.00	$120,012.75	$120,013													$120,013									**$120,013**
D2010	5252868	Water Heater, Gas, Commercial (200 MBH), Replace	20	13	7	1	EA	$16,600.00	$36,222.03	$36,222								$36,222														**$36,222**
D2010	7215556	Plumbing System, any type, Repairs per Man-Day, Repair	0	0	0	6	EA	$1,250.00	$2,727.56	$16,365	$16,365																					**$16,365**
D2010	5252894	Backflow Preventer, Domestic Water, Replace	30	18	12	2	EA	$1,400.00	$3,054.87	$6,110													$6,110									**$6,110**
D2010	5252862	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	$1,500.00	$3,273.08	$3,273									$3,273													**$3,273**
D2010	5252881	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	1	EA	$2,300.00	$5,018.72	$5,019											$5,019											**$5,019**
D2010	5252874	Shower, Ceramic Tile, Replace	30	18	12	6	EA	$2,500.00	$5,455.13	$32,731													$32,731									**$32,731**
D2010	5252860	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	18	12	1	EA	$1,600.00	$3,491.28	$3,491													$3,491									**$3,491**
D2010	5252879	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	2	EA	$1,200.00	$2,618.46	$5,237													$5,237									**$5,237**
D2010	5252883	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	6	EA	$1,100.00	$2,400.26	$14,402													$14,402									**$14,402**
D2010	5252831	Sink/Lavatory, Service Sink, Laundry, Replace	30	18	12	1	EA	$900.00	$1,963.85	$1,964													$1,964									**$1,964**
D2010	5252841	Toilet, Commercial Water Closet, Replace	30	18	12	5	EA	$1,300.00	$2,836.67	$14,183													$14,183									**$14,183**
D2010	5252909	Urinal, Waterless, Replace	30	18	12	3	EA	$600.00	$1,309.23	$3,928													$3,928									**$3,928**
D2010	5252905	Sink/Lavatory, Service Sink, Floor, Replace	35	18	17	1	EA	$800.00	$1,745.64	$1,746																		$1,746				**$1,746**
D2060	5252885	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	12	8	1	EA	$5,600.00	$12,219.48	$12,219									$12,219													**$12,219**
D2060	5252900	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	$10,600.00	$23,129.73	$23,130											$23,130											**$23,130**
D3010	5252873	Storage Tank, Fuel, Interior, Replace	25	18	7	1	EA	$5,500.00	$12,001.28	$12,001								$12,001														**$12,001**
D3020	5252858	Unit Heater, Electric, Replace	20	10	10	6	EA	$2,200.00	$4,800.51	$28,803											$28,803											**$28,803**
D3030	5252838	Split System Ductless, Single Zone, Replace	15	12	3	2	EA	$6,100.00	$13,310.51	$26,621					$26,621															$26,621			**$53,242**
D3030	5252846	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	5	EA	$7,100.00	$15,492.56	$77,463								$77,463														**$77,463**
D3030	5252861	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	4	EA	$7,100.00	$15,492.56	$61,970								$61,970														**$61,970**
D3050	5252870	HVAC System, Ductwork, Medium Density, Replace	30	18	12	18000	SF	$4.00	$8.73	$157,108													$157,108									**$157,108**
D3060	5252893	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$3,054.87	$3,055						$3,055																**$3,055**
D3060	5252898	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	8	17	1	EA	$5,600.00	$12,219.48	$12,219																		$12,219				**$12,219**
D4010	5252887	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	18000	SF	$1.07	$2.33	$42,026								$42,026														**$42,026**
D4010	5252848	Backflow Preventer, Fire Suppression, Replace	30	18	12	1	EA	$10,500.00	$22,911.53	$22,912													$22,912									**$22,912**
D5010	5252866	Generator, Diesel, Replace	25	24	1	1	EA	$58,000.00	$126,558.90	$126,559		$126,559																				**$126,559**
D5010	7215554	Uninterruptible Power Supply, UPS, 30 KVA, Replace	15	15	0	1	EA	$25,000.00	$54,551.25	$54,551	$54,551															$54,551						**$109,103**
D5010	5252889	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	$8,500.00	$18,547.43	$18,547										$18,547												**$18,547**

Replacement Reserves Report

Fire Station 28

1/20/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	5252863	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$2,000.00	$4,364.10	$4,364													$4,364									**$4,364**
D5020	5252845	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$6,000.00	$13,092.30	$13,092													$13,092									**$13,092**
D5040	5252855	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	18000	SF	$4.50	$9.82	$176,746											$176,746											**$176,746**
D7010	5252903	Vehicular Access Devices, Gate w/ Controller, Replace	15	6	9	1	EA	$9,000.00	$19,638.45	$19,638										$19,638											**$19,638**
D7050	5252899	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$32,730.75	$32,731						$32,731														$32,731	**$65,462**
D7050	5252832	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	18000	SF	$3.00	$6.55	$117,831							$117,831														**$117,831**
E1030	5252864	Laundry Equipment, Dryer, Commercial, Replace	15	8	7	1	EA	$6,100.00	$13,310.51	$13,311								$13,311													**$13,311**
E1030	5252895	Foodservice Equipment, Exhaust Hood, 1 to 2 LF, Replace	15	7	8	1	EA	$2,700.00	$5,891.54	$5,892									$5,892												**$5,892**
E1030	5252875	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	3	EA	$2,700.00	$5,891.54	$17,675									$17,675												**$17,675**
E1030	5252839	Foodservice Equipment, Range/Oven, 6-Burner w/ Griddle, Replace	15	6	9	1	EA	$10,200.00	$22,256.91	$22,257										$22,257											**$22,257**
E1030	5252842	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$10,037.43	$10,037										$10,037											**$10,037**
E1040	5252867	Truck Exhaust, Magnetic, Replace	15	7	8	3	EA	$1,200.00	$2,618.46	$7,855									$7,855												**$7,855**
E1060	5252847	Residential Appliances, Clothes Dryer, Replace	15	8	7	1	EA	$650.00	$1,418.33	$1,418								$1,418													**$1,418**
E1060	5252833	Residential Appliances, Washer & Dryer, Replace	15	7	8	1	EA	$1,600.00	$3,491.28	$3,491									$3,491												**$3,491**
E2010	5252896	Casework, Cabinetry, Hardwood Standard, Replace	20	13	7	46	LF	$300.00	$654.62	$30,112								$30,112													**$30,112**
G2020	5252840	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	11500	SF	$0.45	$0.98	$11,292	$11,292					$11,292					$11,292				$11,292					$11,292	**$56,461**
G2020	5252904	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	11500	SF	$3.50	$7.64	$87,828								$87,828													**$87,828**
G2080	5252852	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	15500	SF	$1.00	$2.18	$33,822											$33,822										**$33,822**
G4050	5252872	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	14	EA	$4,200.00	$9,164.61	$128,305											$128,305										**$128,305**
G4050	5252891	Site Lighting, Floodlights, 90 W, Replace/Install	20	10	10	3	EA	$1,200.00	$2,618.46	$7,855											$7,855										**$7,855**
G4050	5252849	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	12	EA	$800.00	$1,745.64	$20,948											$20,948										**$20,948**
Totals, Unescalated											**$94,210**	**$126,559**	**$0**	**$26,621**	**$0**	**$307,942**	**$122,740**	**$373,261**	**$70,044**	**$70,480**	**$499,744**	**$0**	**$610,974**	**$0**	**$0**	**$311,869**	**$0**	**$13,965**	**$26,621**	**$0**	**$47,951**	**$2,702,982**
Totals, Escalated (5.0% inflation, compounded annually)											**$94,210**	**$132,887**	**$0**	**$30,817**	**$0**	**$393,020**	**$164,484**	**$525,216**	**$103,487**	**$109,338**	**$814,030**	**$0**	**$1,097,222**	**$0**	**$0**	**$648,354**	**$0**	**$32,008**	**$64,067**	**$0**	**$127,227**	**$4,336,367**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Fire Station 29
35775 Ruschin Drive
Newark, California 94560

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BV PROJECT #:
159125.22R000-007.017

DATE OF REPORT:
February 23, 2023

ON SITE DATE:
January 29, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Main Address	35775 Ruschin Drive Newark, California 94560
Site Developed	1962 Renovated: 1975
Site Area	0.58 acres
Parking Spaces	10 total spaces all in open lots; 1 of which are accessible.
Building Area	5,142 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 29, 2023
Management Point of Contact	Andrea Gifford Group 4 Architecture Research + Planning, Inc. Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Mark Valdez
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The fire station was built in 1962. It was later enlarged, providing more dormitory space as well as more common areas. The expansion maintained the original exterior architectural vocabulary.

Architectural

The exterior walls are load bearing concrete block, the windows are aluminum framed and the roofing is lightweight concrete tile. These materials provide long, fairly maintenance free service. The roof framing and interior partitions are wood. Some fascia problems were noted, possible termite damage and a dryrot situation, both of these issues should be addressed in the near term. A pest control inspection is recommended. Ffascia replacement with gutter extension has also been budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The electrical system appears dated short term replacement is recommended. HVAC and the plumbing infrastructure are in generally serviceable working order. The building has a fire sprinkler system but no fire alarm system and is also missing carbon monoxide detectors. The existing emergency generator is very old and cannot supply the entire building with emergency power. Short term replacement is recommended.

Site

The parking lot has been periodically repaved, sealing and striping is due. There is currently no way to control access to the site, fencing is highly recommended.

Recommended Additional Studies

Some of the wood fascia is showing insect caused damage. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study and some fascia replacement is included in the cost tables.

Based on the history of past complaints and some observed areas of non-compliance a full measured ADA Study is recommended.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

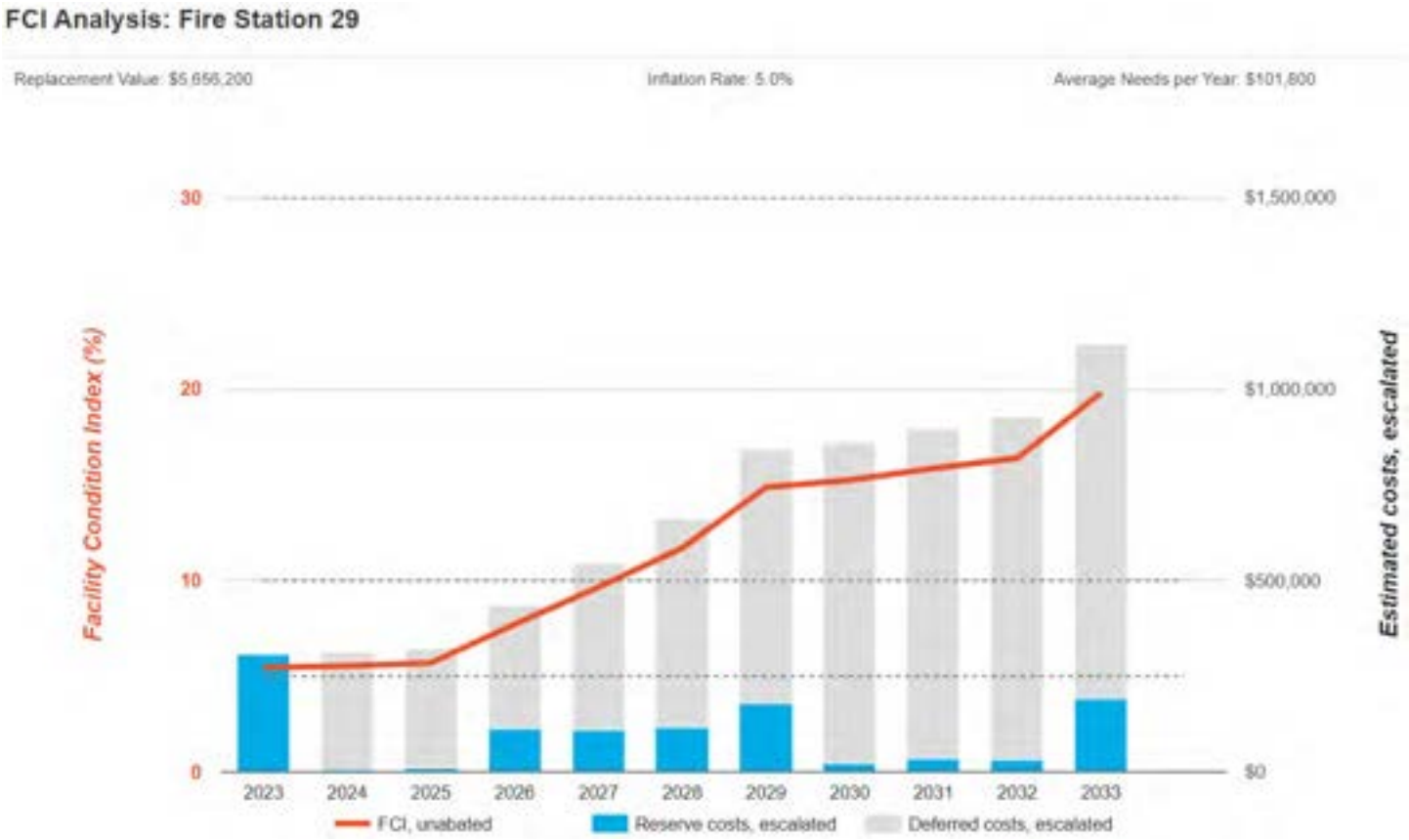
FCI Analysis | Fire Station 29(1962)

Replacement Value	*Total SF*	*Cost/SF*
$ 5,656,200	*5,142*	*$ 1,100*

	Est Reserve Cost	FCI
Current	$ 308,400	**5.5 %**
3-Year	$ 436,200	7.7 %
5-Year	$ 661,600	11.7 %
10-Year	$ 1,119,500	19.8 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Fire Station 29	13	$383,000
Total	**13**	**$383,000**

Fire Station 29

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5165211	Fire Station 29	Building Exterior	A2010	Wood Fascia, Damaged, Repair	Poor	Performance/Integrity	$9,300
7215558	Fire Station 29		D2020	Supplemental Components, Oil Water Separator, Underground, Replace	NA	Retrofit/Adaptation	$68,300
7215557	Fire Station 29	Building exterior	D5010	Automatic Transfer Switch, ATS, 400 AMP, Replace	Failed	Retrofit/Adaptation	$43,600
5165233	Fire Station 29	Building exterior	D5010	Generator, Diesel, 35 to 60 KW, Replace	Failed	Retrofit/Adaptation	$87,300
5352964	Fire Station 29	Sleeping and living area	D7050	Fire Alarm Devices, Carbon Monoxide Detector, Install	Poor	Safety	$800
5165179	Fire Station 29	Site	G2060	Fences & Gates, Fence, Metal Tube 6', Replace	NA	Safety	$63,700
5165177	Fire Station 29	Site	G2060	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	NA	Retrofit/Adaptation	$10,900
5165234	Fire Station 29	Fascia & Framing	P2030	Wood Destroying Insect, Possible Damage, Inspection	Poor	Performance/Integrity	$3,300
7215559	Fire Station 29		P2030	Engineering Study, Structural, Seismic, Evaluate/Report	NA	Safety	$43,600
5165182	Fire Station 29	Parking lot	Y1010	ADA Van Parking, Signage, Pole-Mounted, Modify	NA	Accessibility	$1,100

5165193	Fire Station 29	Kitchen	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	$32,700
7215653	Fire Station 29		Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$16,400
5165222	Fire Station 29	Entry	Y1090	ADA Miscellaneous, Reception Desk, Writing Surface, Modify	NA	Accessibility	$2,000
Total (13 items)							**$383,000**

Key Findings



Fences & Gates

Fence, Metal Tube 6'
Fire Station 29 Site

Uniformat Code: G2060
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $63,700

$$$$

Security for the site should be provided - AssetCALC ID: 5165179

Recommended Follow-up Study: Structural, Seismic

Structural, Seismic
Fire Station 29

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $43,600

**$$$**$

- AssetCALC ID: 7215559



Fire Alarm Devices in Poor condition.

Carbon Monoxide Detector
Fire Station 29 Sleeping and living area

Uniformat Code: D7050
Recommendation: **Install in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $800

**$$**$$

No CO detectors are present but there are gas-fired equipment in the facility - AssetCALC ID: 5352964



Wood Fascia in Poor condition.

Damaged
Fire Station 29 Building Exterior

Uniformat Code: A2010
Recommendation: **Repair in 2023**

Priority Score: **86.9**

Plan Type: Performance/Integrity

Cost Estimate: $9,300

**$$**$$

Damaged fascia, it could be termites, and should be replaced - AssetCALC ID: 5165211



Recommended Follow-up Study: Possible Damage

Possible Damage
Fire Station 29 Fascia & Framing

Uniformat Code: P2030
Recommendation: **Inspection in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,300

**$$**$$

Damage at the Fascia appears to be from termites or other wood destroying insect and should be reviewed by a professional. - AssetCALC ID: 5165234



ADA Miscellaneous

Reception Desk, Writing Surface
Fire Station 29 Entry

Uniformat Code: Y1090
Recommendation: **Modify in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $2,000

**$$**$$

Counter not configured for accessibility - AssetCALC ID: 5165222



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full Reconfiguration
Fire Station 29 Kitchen

Uniformat Code: Y1060
Recommendation: **Renovate in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $32,700

**$$$**$

Cabinet not configured for accessibility - AssetCALC ID: 5165193



ADA Van Parking

Signage, Pole-Mounted
Fire Station 29 Parking lot

Uniformat Code: Y1010
Recommendation: **Modify in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,100

**$$**$$

No marked van spaces - AssetCALC ID: 5165182

ADA Miscellaneous

Level III Study, Includes Measurements
Fire Station 29

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $16,400

**$$$**$

- AssetCALC ID: 7215653



Residential Appliances

Range, Gas
Fire Station 29 Kitchen

Uniformat Code: E1060
Recommendation: **Replace in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,500

**$$**$$

No front controls, Does not meet ADA. - AssetCALC ID: 5165206



Generator in Failed condition.

Diesel, 35 to 60 KW
Fire Station 29 Building exterior

Uniformat Code: D5010
Recommendation: **Replace in 2023**

Priority Score: **61.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: $87,300

$$$$

This generator fails to address the emergency power needs of the station - AssetCALC ID: 5165233

Supplemental Components

Oil Water Separator, Underground
Fire Station 29

Uniformat Code: D2020
Recommendation: **Replace in 2023**

Priority Score: **59.9**

Plan Type: Retrofit/Adaptation

Cost Estimate: $68,300

$$$$

New oil water separator for truck washing - AssetCALC ID: 7215558

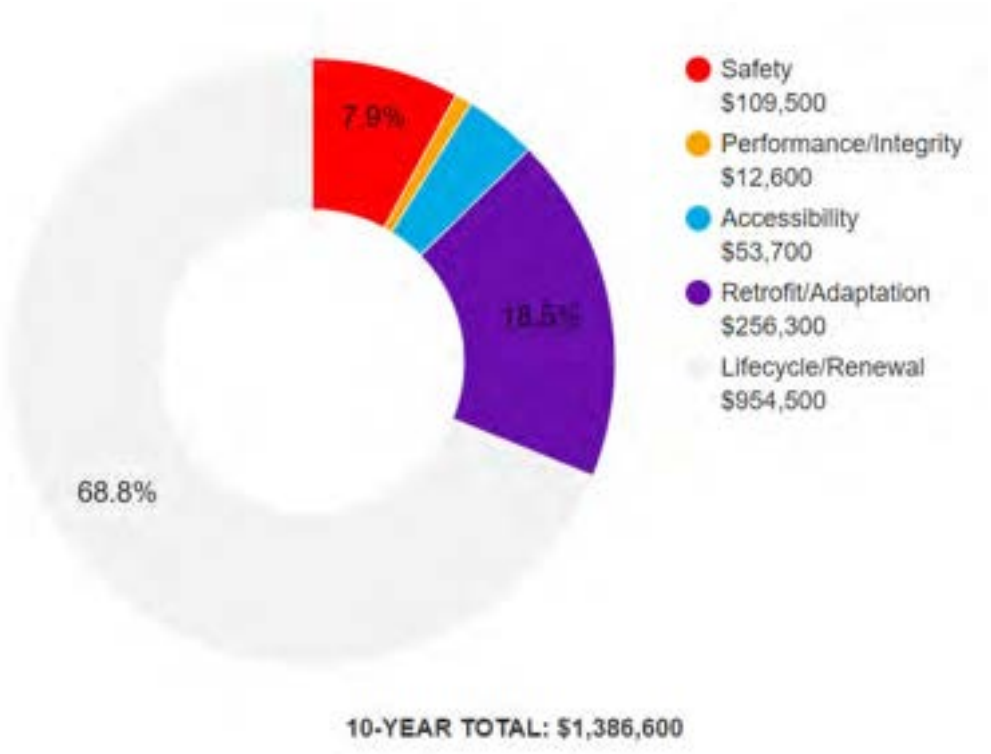
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists over a concrete slab on grade	Fair
Facade	Primary Wall Finish : CMU Windows: Aluminum	Fair
Roof	Primary: Hip construction with concrete tiles	Fair
Interiors	Walls: Painted gypsum board painted CMU Floors: Carpet, VCT, sheet vinyl, sealed concrete Ceilings: Painted gypsum board and exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Furnace with split-system condensing units Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Gasoline generator with automatic transfer switch	Fair

Systems Summary

Fire Alarm	One smoke detector	Poor
Equipment/Special	Plymovent system for fire truck inspection	Good
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement. Concrete sidewalks, curbs, ramps	Fair
Site Development	Building-mounted signage; no fencing; CMU wall dumpster enclosure	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS	Fair
Ancillary Structures	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this property.	n/a
Key Issues and Findings	No way to secure the site, Extremely aged emergency generator No Carbon Monoxide detector observed	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$9,300	-	-	-	-	$9,300
Facade	-	-	$66,300	$46,900	$8,500	$121,700
Roofing	-	-	-	-	$655,800	$655,800
Interiors	-	$3,200	$80,100	$77,600	$252,700	$413,600
Plumbing	$68,300	-	$12,100	$133,400	$188,200	$402,000
HVAC	-	$9,100	$31,300	$25,200	$146,700	$212,400
Fire Protection	-	-	-	$23,900	$8,600	$32,400
Electrical	$130,900	-	$103,200	-	-	$234,100
Fire Alarm & Electronic Systems	$800	-	$42,900	$31,400	$40,600	$115,800
Equipment & Furnishings	-	$1,500	$3,300	$119,500	$11,800	$136,100
Site Development	$74,600	-	$63,700	$23,500	$90,000	$251,800
Site Pavement	-	-	$8,000	$97,200	$29,500	$134,700
Follow-up Studies	$46,900	-	-	-	-	$46,900
Accessibility	$52,100	-	-	-	-	$52,100
TOTALS (5% inflation)	**$383,000**	**$13,900**	**$410,900**	**$578,600**	**$1,432,400**	**$2,818,800**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1962. The facility was enlarged, date unknown, but few accessibility improvements appear to have been implemented at that time.

Complaints about accessibility issues have been received by property management, although no prior or pending litigation was reported.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 29, 35775 Ruschin Drive, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Kay van der Have
Project Manager

Reviewed by:



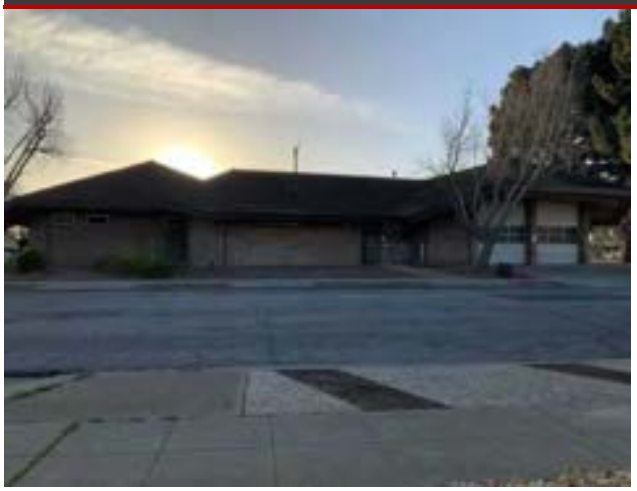
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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



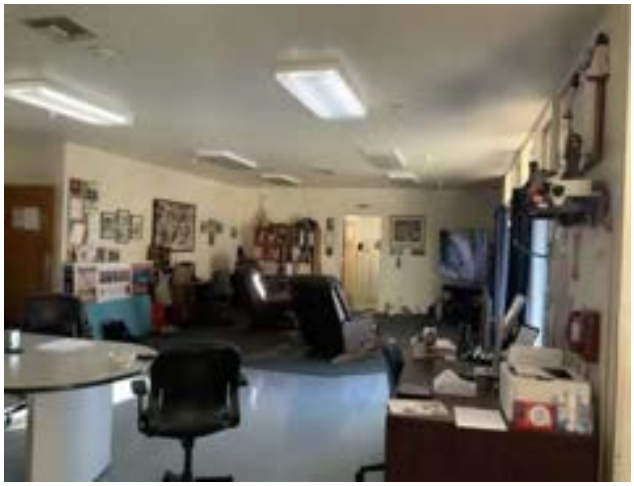
2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 – APARATUS BAY

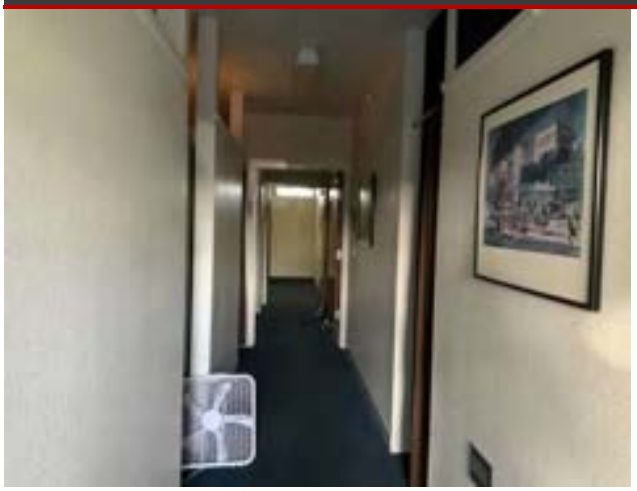


5 - RECREATION ROOM



6 - WORKOUT ROOM

Photographic Overview



7 - DORMITORY



8 - SHOWERS



9 - HEATING MAIN COMPONENTS



10 - MAIN ELECTRICAL EQUIPMENT



11 - WATER HEATER



12 - GENERATOR

Appendix B:
Site and Floor Plan

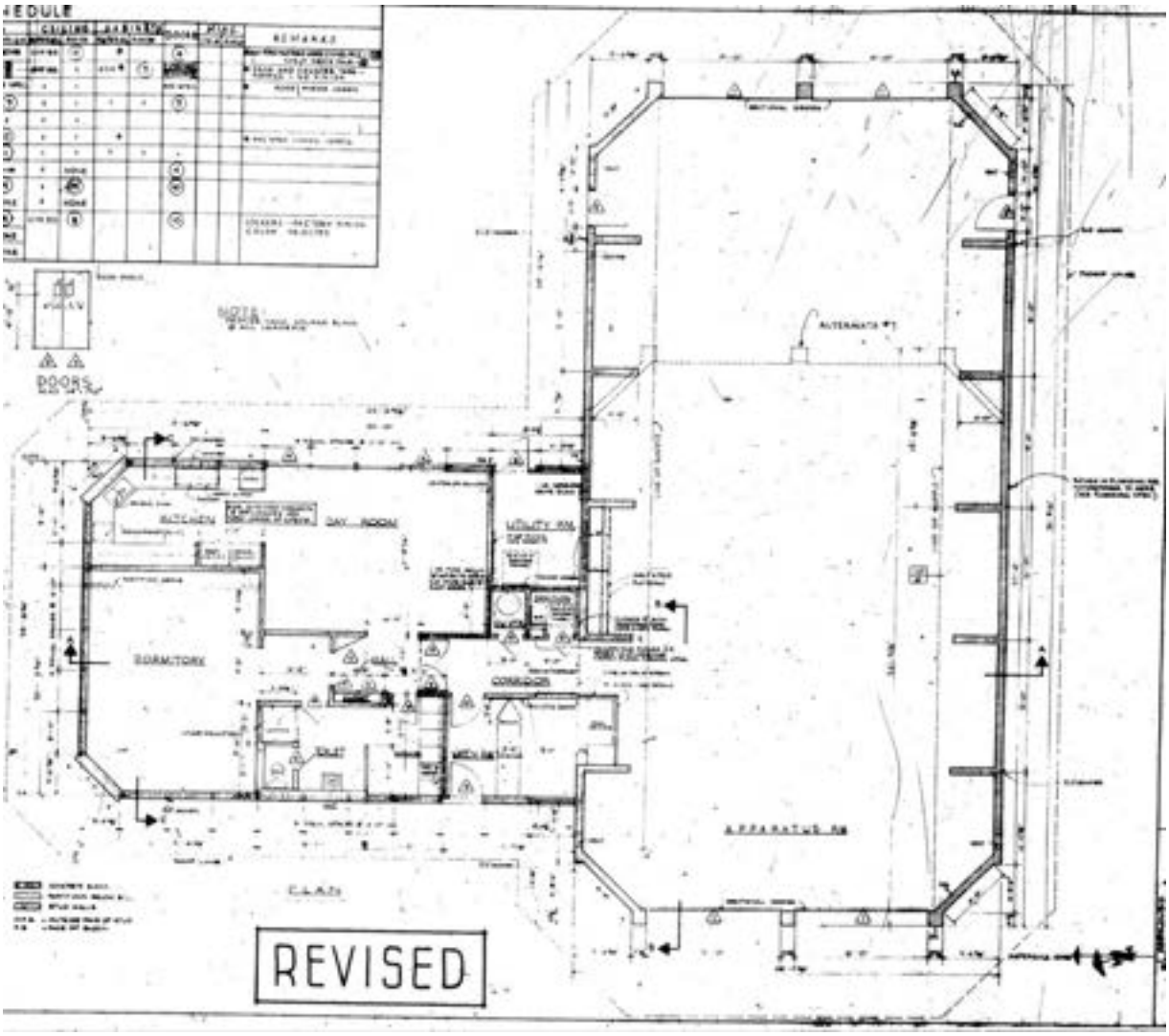
Aerial Site Plan



Project Number	Project Name
159125.22R000-007.017	Fire Station 29
Source	**On-Site Date**
Google	February 7, 2023

N

Floor Plan – before addition



Project Number	Project Name
159125.22R000-007.017	Fire Station 29
Source	**On-Site Date**
CSM	February 7, 2023

Appendix C:
Pre-Survey Questionnaire

PRE-SURVEY QUESTIONNAIRE	
Name of Person Completing Questionnaire:	N/A - Not returned to EMG
Association with Property:	
Length of Assocation with Property:	
Date Completed:	
Phone Number:	
Property Name:	
EMG Project Number:	

	Inspections	Date Last Inspected	List any Outstanding Repairs Required
1	Elevators		
2	HVAC, Mechanical, Electric, Plumbing		
3	Life-Safety/Fire		
4	Roofs		

	Question	Response
5	List any major capital improvement within the last three years.	
6	List any major capital expenditures planned for the next year.	
7	What is the age of the roof(s)?	
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	

	Question	Yes	No	Unk	N/A	Comments
9	Are there any unresolved building, fire, or zoning code issues?					
10	Are there any "down" or unusable units?					
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?					
12	Is the property served by a private water well?					
13	Is the property served by a private septic system or other waste treatment systems?					
14	Are there any problems with foundations or structures?					
15	Is there any water infiltration in basements or crawl spaces?					
16	Are there any wall, or window leaks?					
17	Are there any roof leaks?					
18	Is the roofing covered by a warranty or bond?					
19	Are there any poorly insulated areas?					
20	Is Fire Retardant Treated (FRT) plywood used?					

PRE-SURVEY QUESTIONNAIRE						
Question		Yes	No	Unk	N/A	Comments
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?					
22	Are there any problems with the utilities, such as inadequate capacities?					
23	Are there any problems with the landscape irrigation systems?					
24	Has a termite/wood boring insect inspection been performed within the last year?					
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?					
26	Has any part of the property ever contained visible suspect mold growth?					
27	Is there a mold Operations and Maintenance Plan?					
28	Have there been indoor air quality or mold related complaints from tenants?					
29	Is polybutylene piping used?					
30	Are there any plumbing leaks or water pressure problems?					
31	Are there any leaks or pressure problems with natural gas service?					
32	Does any part of the electrical system use aluminum wiring?					
33	Do Residential units have a less than 60-Amp service?					
34	Do Commercial units have less than 200-Amp service?					
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?					
36	Is there any pending litigation concerning the property?					
37	Has the management previously completed an ADA review?					
38	Have any ADA improvements been made to the property?					
39	Does a Barrier Removal Plan exist for the property?					
40	Has the Barrier Removal Plan been approved by an arms-length third party?					
41	Has building ownership or management received any ADA related complaints?					
42	Does elevator equipment require upgrades to meet ADA standards?					
43	Are there any problems with exterior lighting?					
44	Are there any other significant issues/hazards with the property?					

PRE-SURVEY QUESTIONNAIRE						
	Question	Yes	No	Unk	N/A	Comments
45	Are there any unresolved construction defects at the property?					

Comments

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fire Station 29 (2)

BV Project Number: 159125.22R000 - 007.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			exterior ramp to entry
3	Has building management reported any accessibility-based complaints or litigation?	X			

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		No Van accessible parking provided
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	No exterior stairways

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



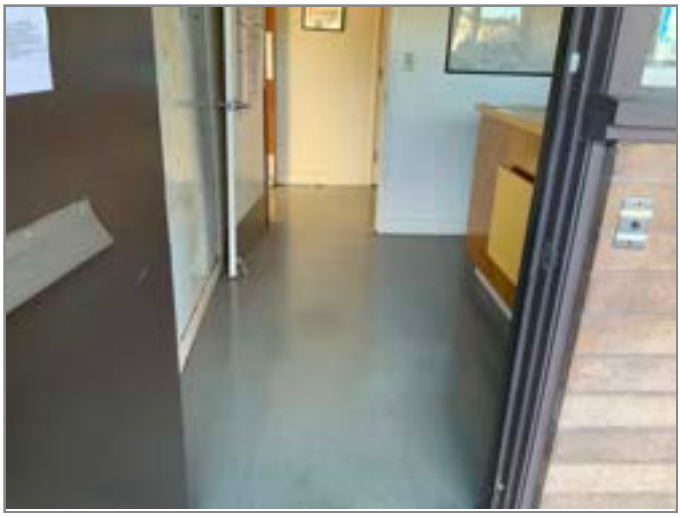
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	Main entry is accessible
3	Is signage provided indicating the location of alternate accessible entrances ?			X	Main entry is accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	No doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



PUBLIC COUNTER

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	No interior ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No interior ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	No interior ramps
6	Do ramps on accessible routes appear to have compliant handrails ?			X	No interior ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?		X		
9	Do public telephones appear mounted with an accessible height and location ?			X	No public phones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	There is only one urinal
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?		X		

Appendix E:
Component Condition Report

Component Condition Report | Fire Station 29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A2010	Building Exterior	Poor	Wood Fascia, Damaged, Repair	50 LF	0	5165211
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	23	4	5165208
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	3	6	5165217
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	5	5165184
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	4	6	5165209
B2050	Engine Bay	Good	Automatic Door Opener, Residential Garage Door, Belt Drive & 0.5 HP	4	11	5165226
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	6,550 SF	20	5165198
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	300 LF	13	5165214
Interiors						
C1030	Building exterior	Fair	Door Hardware, School, per Door	10	15	5165186
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	12	5165190
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	15	6	5165213
C1090	Restrooms	Fair	Toilet Partitions, Metal	5	3	5165230
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	13,000 SF	4	5165183
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	800 SF	8	5165197
C2030	Restrooms	Poor	Flooring, Vinyl Sheeting	200 SF	1	5165219
C2030	Engine Bay	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,070 SF	8	5165227
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,000 SF	3	5165187
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,500 SF	7	5165212
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	2	9	5165224
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	5165203
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	22	5165176
D2010	Engine Bay	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	5165178
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,140 SF	10	5165204
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	10	5165191
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	10	5165200
D2010	Restrooms	Fair	Shower, Fiberglass	3	3	5165180
D2010	Utility closet	Fair	Water Heater, Gas, Residential	1	9	5165232
D2020		NA	Supplemental Components, Oil Water Separator, Underground	1	0	7215558

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Attic	Good	Furnace, Gas, 101 to 150 MBH	2	3	5165192
D3020	Engine Bay	Fair	Unit Heater, Natural Gas	1	13	5165181
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	5165235
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	10	5165194
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	5,140 SF	16	5165221
D3060	Engine Bay	Good	Apparatus Bay Exhaust, Fan	2	15	5165229
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,140 SF	9	5165189
D4030	Throughout building	Fair	Fire Extinguisher, Wet Chemical/CO2	6	6	5165201
Electrical						
D5010	Building exterior	Failed	Automatic Transfer Switch, ATS, 400 AMP	1	0	7215557
D5010	Building exterior	Failed	Generator, Diesel, 35 to 60 KW	1	0	5165233
D5020	Engine Bay	Fair	Distribution Panel, 120/240 V	1	3	5165207
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,140 SF	3	5165220
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,140 SF	5	5165236
Fire Alarm & Electronic Systems						
D6020	Throughout building	Good	Low Voltage System, Phone & Data Lines	5,140 SF	17	5165231
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	5,140 SF	10	5165216
D7050	Sleeping and living area	Poor	Fire Alarm Devices, Carbon Monoxide Detector, Install	2	0	5352964
D7050	Throughout building	NA	Fire Alarm System, Standard, Install	5,140 SF	5	5165185
Equipment & Furnishings						
E1060	Kitchen	NA	Residential Appliances, Range, Gas	1	1	5165206
E1060	Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	5165195
E1060	Kitchen	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	14	5165196
E1060	Kitchen	Fair	Residential Appliances, Dishwasher	1	3	5165202
E2010	Kitchen	Fair	Casework, Cabinetry, Hardwood Standard	120 LF	6	5165210
E2010	Kitchen	Fair	Casework, Countertop, Plastic Laminate	80 LF	10	5165188
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	7,000 SF	3	5165218
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,000 SF	10	5165225
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	17 LF	20	5165215
G2060	Site	Fair	Flagpole, Metal	1	10	5165199

Component Condition Report | Fire Station 29

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	48	15	5165228
G2060	Site	NA	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	0	5165177
G2060	Site	Fair	Dumpster Enclosure, Gates, Metal, Replace/Install	2	11	5165223
G2060	Site	NA	Fences & Gates, Fence, Metal Tube 6'	730 LF	0	5165179
G2080	Site	Fair	Irrigation System, Control Panel	1	6	5165205
G2080	Site	Fair	Irrigation System, Drip System	8,000 SF	4	5165175
Follow-up Studies						
P2030	Fascia & Framing	Poor	Wood Destroying Insect, Possible Damage, Inspection	1	0	5165234
P2030		NA	Engineering Study, Structural, Seismic, Evaluate/Report	1	0	7215559
Accessibility						
Y1010	Parking lot	NA	ADA Van Parking, Signage, Pole-Mounted, Modify	1	0	5165182
Y1060	Kitchen	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	5165193
Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7215653
Y1090	Entry	NA	ADA Miscellaneous, Reception Desk, Writing Surface, Modify	1	0	5165222

Appendix F:
Replacement Reserves

Replacement Reserves Report

Fire Station 29

1/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Fire Station 29	$382,978	$4,743	$9,142	$121,879	$173,328	$115,713	$193,970	$21,493	$44,344	$30,465	$288,402	$21,198	$13,715	$54,930	$86,838	$104,046	$67,398	$92,574	$112,143	$0	$879,635	**$2,818,934**
Grand Total	**$382,978**	**$4,743**	**$9,142**	**$121,879**	**$173,328**	**$115,713**	**$193,970**	**$21,493**	**$44,344**	**$30,465**	**$288,402**	**$21,198**	**$13,715**	**$54,930**	**$86,838**	**$104,046**	**$67,398**	**$92,574**	**$112,143**	**$0**	**$879,635**	**$2,818,934**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
A2010	5165211	Wood Fascia, Damaged, Repair	0	0	0	50	LF	$85.00	$185.47	$9,274	$9,274																					**$9,274**
B2020	5165208	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	26	4	23	EA	$950.00	$2,072.95	$47,678					$47,678																	**$47,678**
B2050	5165184	Exterior Door, Steel, Standard, Replace	40	35	5	5	EA	$600.00	$1,309.23	$6,546						$6,546																**$6,546**
B2050	5165217	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	19	6	3	EA	$850.00	$2,351.99	$7,056							$7,056															**$7,056**
B2050	5165209	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	24	6	4	EA	$3,200.00	$6,982.56	$27,930							$27,930															**$27,930**
B2050	5165226	Automatic Door Opener, Residential Garage Door, Belt Drive & 0.5 HP, Replace	15	4	11	4	EA	$570.00	$1,243.77	$4,975												$4,975										**$4,975**
B3010	5165198	Roofing, Clay/Concrete Tile, Replace	50	30	20	6550	SF	$17.00	$37.09	$242,971																					$242,971	**$242,971**
B3020	5165214	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	300	LF	$9.00	$19.64	$5,892														$5,892								**$5,892**
C1030	5165190	Interior Door, Wood, Solid-Core, Replace	40	28	12	5	EA	$700.00	$1,527.44	$7,637													$7,637									**$7,637**
C1030	5165186	Door Hardware, School, per Door, Replace	30	15	15	10	EA	$400.00	$989.82	$9,898																$9,898						**$9,898**
C1090	5165230	Toilet Partitions, Metal, Replace	20	17	3	5	EA	$850.00	$1,854.74	$9,274				$9,274																		**$9,274**
C1090	5165213	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	15	EA	$500.00	$1,091.03	$16,365							$16,365															**$16,365**
C2010	5165183	Wall Finishes, any surface, Prep & Paint	10	6	4	13000	SF	$1.50	$3.27	$42,550					$42,550										$42,550							**$85,100**
C2030	5165227	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	2	8	3070	SF	$1.50	$3.27	$10,048									$10,048										$10,048			**$20,097**
C2030	5165219	Flooring, Vinyl Sheeting, Replace	15	14	1	200	SF	$7.00	$15.27	$3,055		$3,055															$3,055					**$6,110**
C2030	5165187	Flooring, Vinyl Sheeting, Replace	15	12	3	1000	SF	$7.00	$15.27	$15,274				$15,274															$15,274			**$30,549**
C2030	5165197	Flooring, Carpet, Commercial Standard, Replace	10	2	8	800	SF	$7.50	$16.37	$13,092									$13,092										$13,092			**$26,185**
C2050	5165212	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	3500	SF	$2.00	$4.36	$15,274								$15,274										$15,274				**$30,549**
D2010	5165232	Water Heater, Gas, Residential, Replace	15	6	9	1	EA	$1,300.00	$2,836.67	$2,837										$2,837												**$2,837**
D2010	5165200	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$6,982.56	$6,983											$6,983											**$6,983**
D2010	5165204	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	5140	SF	$5.00	$10.91	$56,079											$56,079											**$56,079**
D2010	5165180	Shower, Fiberglass, Replace	20	17	3	3	EA	$1,600.00	$3,491.28	$10,474				$10,474																		**$10,474**
D2010	5165224	Urinal, Standard, Replace	30	21	9	2	EA	$1,100.00	$2,400.26	$4,801										$4,801												**$4,801**
D2010	5165178	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	$1,400.00	$3,054.87	$3,055											$3,055											**$3,055**
D2010	5165191	Toilet, Commercial Water Closet, Replace	30	20	10	3	EA	$1,300.00	$2,836.67	$8,510											$8,510											**$8,510**
D2010	5165203	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	$1,200.00	$2,618.46	$2,618																					$2,618	**$2,618**
D2020	7215558	Supplemental Components, Oil Water Separator, Underground, Replace	20	20	0	1	EA	$12,000.00	$68,304.60	$68,305	$68,305																				$68,305	**$136,609**
D3020	5165192	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	2	EA	$6,200.00	$13,528.71	$27,057				$27,057																		**$27,057**
D3020	5165181	Unit Heater, Natural Gas, Replace	20	7	13	1	EA	$6,800.00	$14,837.94	$14,838														$14,838								**$14,838**
D3030	5165235	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$3,800.00	$8,291.79	$8,292			$8,292																$8,292			**$16,584**
D3030	5165194	Split System, Condensing Unit/Heat Pump, Replace	15	5	10	1	EA	$7,100.00	$15,492.56	$15,493											$15,493											**$15,493**
D3050	5165221	HVAC System, Ductwork, Low Density, Replace	30	14	16	5140	SF	$2.00	$4.36	$22,431																	$22,431					**$22,431**
D3060	5165229	Apparatus Bay Exhaust, Fan, Replace	20	5	15	2	EA	$5,600.00	$12,219.48	$24,439																$24,439						**$24,439**
D4010	5165189	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	5140	SF	$1.07	$2.33	$12,001										$12,001												**$12,001**
D4030	5165201	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	6	EA	$300.00	$654.62	$3,928							$3,928										$3,928					**$7,855**
D5010	5165233	Generator, Diesel, 35 to 60 KW, Replace	25	25	0	1	EA	$40,000.00	$87,282.00	$87,282	$87,282																					**$87,282**
D5010	7215557	Automatic Transfer Switch, ATS, 400 AMP, Replace	25	25	0	1	EA	$20,000.00	$43,641.00	$43,641	$43,641																					**$43,641**
D5020	5165207	Distribution Panel, 120/240 V, Replace	30	27	3	1	EA	$2,500.00	$5,455.13	$5,455				$5,455																		**$5,455**
D5030	5165220	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	37	3	5140	SF	$2.50	$5.46	$28,039				$28,039																		**$28,039**
D5040	5165236	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	5140	SF	$4.50	$9.82	$50,471						$50,471																**$50,471**
D6020	5165231	Low Voltage System, Phone & Data Lines, Replace	20	3	17	5140	SF	$1.50	$3.27	$16,824																			$16,824			**$16,824**
D6060	5165216	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	5140	SF	$1.65	$3.60	$18,506											$18,506											**$18,506**
D7050	5352964	Fire Alarm Devices, Carbon Monoxide Detector, Install	10	10	0	2	EA	$180.00	$392.77	$786											$786										$786	**$2,357**

Replacement Reserves Report

Fire Station 29

1/19/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7050	5165185	Fire Alarm System, Standard, Install	20	15	5	5140	SF	$3.00	$6.55	$33,647						$33,647																**$33,647**
E1060	5165206	Residential Appliances, Range, Gas, Replace	15	14	1	1	EA	$670.00	$1,461.97	$1,462		$1,462															$1,462					**$2,924**
E1060	5165195	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$1,309.23	$1,309				$1,309															$1,309			**$2,618**
E1060	5165202	Residential Appliances, Dishwasher, Replace	10	7	3	1	EA	$700.00	$1,527.44	$1,527				$1,527										$1,527								**$3,055**
E1060	5165196	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	1	14	1	EA	$600.00	$1,309.23	$1,309															$1,309							**$1,309**
E2010	5165210	Casework, Cabinetry, Hardwood Standard, Replace	20	14	6	120	LF	$300.00	$654.62	$78,554							$78,554															**$78,554**
E2010	5165188	Casework, Countertop, Plastic Laminate, Replace	15	5	10	80	LF	$50.00	$109.10	$8,728											$8,728											**$8,728**
G2020	5165218	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	7000	SF	$0.45	$0.98	$6,873				$6,873					$6,873					$6,873					$6,873			**$27,494**
G2020	5165225	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	7000	SF	$3.50	$7.64	$53,460											$53,460											**$53,460**
G2060	5165177	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	20	0	1	EA	$5,000.00	$10,910.25	$10,910	$10,910																				$10,910	**$21,821**
G2060	5165179	Fences & Gates, Fence, Metal Tube 6', Replace	40	40	0	730	LF	$40.00	$87.28	$63,716	$63,716																					**$63,716**
G2060	5165199	Flagpole, Metal, Replace	30	20	10	1	EA	$2,500.00	$5,455.13	$5,455											$5,455											**$5,455**
G2060	5165228	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	5	15	48	EA	$150.00	$327.31	$15,711																$15,711						**$15,711**
G2060	5165223	Dumpster Enclosure, Gates, Metal, Replace/Install	20	9	11	2	EA	$1,700.00	$3,709.49	$7,419												$7,419										**$7,419**
G2060	5165215	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	17	LF	$160.00	$349.13	$5,935																					$5,935	**$5,935**
G2080	5165175	Irrigation System, Drip System, Replace	20	16	4	8000	SF	$3.00	$6.55	$52,369					$52,369																	**$52,369**
G2080	5165205	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$10,910.25	$10,910							$10,910															**$10,910**
P2030	7215559	Engineering Study, Structural, Seismic, Evaluate/Report	0	0	0	1	EA	$20,000.00	$43,641.00	$43,641	$43,641																					**$43,641**
P2030	5165234	Wood Destroying Insect, Possible Damage, Inspection	0	0	0	1	EA	$1,500.00	$3,273.08	$3,273	$3,273																					**$3,273**
Y1010	5165182	ADA Van Parking, Signage, Pole-Mounted, Modify	0	0	0	1	EA	$500.00	$1,091.03	$1,091	$1,091																					**$1,091**
Y1060	5165193	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	$15,000.00	$32,730.75	$32,731	$32,731																					**$32,731**
Y1090	7215653	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$16,365.38	$16,365	$16,365																					**$16,365**
Y1090	5165222	ADA Miscellaneous, Reception Desk, Writing Surface, Modify	0	0	0	1	EA	$900.00	$1,963.85	$1,964	$1,964																					**$1,964**
Totals, Unescalated											**$382,978**	**$4,517**	**$8,292**	**$105,284**	**$142,597**	**$90,664**	**$144,743**	**$15,274**	**$30,014**	**$19,638**	**$177,054**	**$12,394**	**$7,637**	**$29,130**	**$43,859**	**$50,048**	**$30,876**	**$40,390**	**$46,598**	**$0**	**$331,525**	**$1,713,513**
Totals, Escalated (5.0% inflation, compounded annually)											**$382,978**	**$4,743**	**$9,142**	**$121,879**	**$173,328**	**$115,713**	**$193,970**	**$21,493**	**$44,344**	**$30,465**	**$288,402**	**$21,198**	**$13,715**	**$54,930**	**$86,838**	**$104,046**	**$67,398**	**$92,574**	**$112,143**	**$0**	**$879,635**	**$2,818,934**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Old Fire Station
7700 Thornton Avenue
Newark, California 94560

PREPARED BY:
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BV PROJECT #:
159125.22R000-008.017

DATE OF REPORT:
March 6, 2023

ON SITE DATE:
January 20, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Main Address	7700 Thornton Avenue, Newark, California 94560
Site Developed	1980
Site Area	0.37 acres
Parking Spaces	20 total spaces all in open lots; 0 of which are accessible.
Building Area	4,852 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 20, 2023
Management Point of Contact	Andrea Gifford Group 4 Architecture Research + Planning, Inc. Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The old Fire Station was built in 1980.The building is abandoned and is being used for storage during the last 12 years.

Architectural

The building has a steel structure with steel framed roof over concrete slab foundation. Exterior walls are painted stucco with aluminum windows. Interior finishes are mostly in failed or poor condition and will require replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling system is provided by one split system unit and one interior unit heater. These units are in failed condition. The electrical system is copper wiring and appears to be original to the construction of the building. There was no power to the building at the time of this assessment. Plumbing is copper supply with PVC waste system. The water is shut down for the building with fair and poor condition plumbing fixtures.

Site

The parking lot is in poor condition and will require a new asphalt pavement. Concrete sidewalk is in poor condition as well due to cracks and broken and uneven sections. Irrigation is present but is not operational. Some trees trimming will be required due to trees growing over the building.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

The building contains spray on fireproofing on the roof members. Given the age of the initial construction the material could contain asbestos. Before any renovation takes place the fireproofing should be tested for asbestos. If the City already has an Asbestos Operations and Maintenance Plan for the building then testing is not required.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

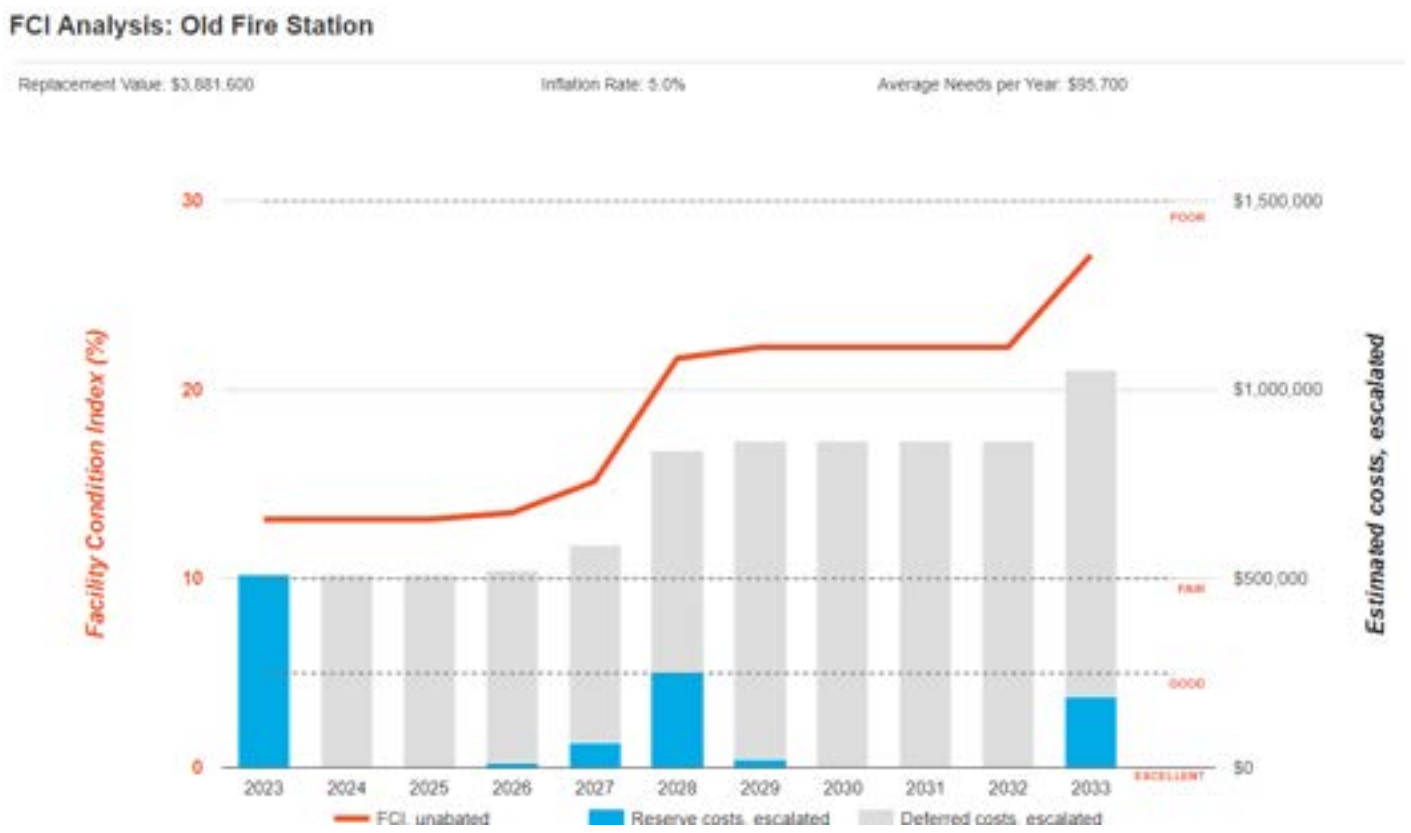
FCI Analysis | Old Fire Station(1980)

Replacement Value	*Total SF*	*Cost/SF*
$ 3,881,600	*4,852*	*$ 800*

	Est Reserve Cost	FCI
Current	$ 510,300	**13.1 %**
3-Year	$ 523,400	13.5 %
5-Year	$ 840,300	21.6 %
10-Year	$ 1,052,600	27.1 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Old Fire Station	38	$604,300
Total	**38**	**$604,300**

Old Fire Station

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5252661	Old Fire Station	Building Exterior	B2010	Exterior Walls, Stucco and Metal, Prep & Paint	Poor	Performance/Integrity	$49,100
5252667	Old Fire Station	Building Exterior	B2020	Window, Aluminum Double-Glazed, up to 15 SF, Replace	Poor	Performance/Integrity	$5,700
5252654	Old Fire Station	Building Exterior	B2050	Exterior Door, Steel, Standard, Replace	Poor	Performance/Integrity	$6,500
5414903	Old Fire Station	Roof	B3010	Roofing, Inspection and Repairs, Repair	Poor	Performance/Integrity	$4,800
5252669	Old Fire Station	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Failed	Performance/Integrity	$2,600
5414902	Old Fire Station	Apparatus Bay	B3060	Roof Skylight, Rectangular, Replace	Poor	Performance/Integrity	$22,700
5414891	Old Fire Station	Throughout	C1010	Interior Clean up, Minor Repairs and Debris Removal, Replace	Poor	Performance/Integrity	$60,500
5252674	Old Fire Station	Throughout building	C1030	Interior Door, Wood, Hollow-Core Residential, Replace	Poor	Performance/Integrity	$10,500
5252653	Old Fire Station	Throughout	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Failed	Performance/Integrity	$10,700

5252673	Old Fire Station	Restrooms	C1090	Toilet Partitions, Metal, Replace	Poor	Performance/Integrity	$3,700
5252675	Old Fire Station	Throughout	C2010	Wall Finishes, any surface, Prep & Paint	Poor	Performance/Integrity	$24,900
5252659	Old Fire Station		C2030	Flooring, Carpet, Residential, Replace	Poor	Performance/Integrity	$17,500
5252677	Old Fire Station	Throughout building	C2030	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$6,500
5252670	Old Fire Station	Throughout building	C2050	Ceiling Finishes, Gypsum Board, Replace Damaged Material	Failed	Performance/Integrity	$4,100
5252663	Old Fire Station	Restrooms	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Failed	Performance/Integrity	$3,300
5252687	Old Fire Station	Restrooms	D2010	Toilet, Commercial Water Closet, Replace	Failed	Performance/Integrity	$8,500
5252691	Old Fire Station	Restrooms	D2010	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	Poor	Performance/Integrity	$4,800
5252686	Old Fire Station	Kitchen	D2010	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	Failed	Performance/Integrity	$5,200
5256859	Old Fire Station	Throughout building	D2010	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	Failed	Performance/Integrity	$74,100
5252685	Old Fire Station	Apparatus bay	D3020	Unit Heater, Electric, Replace	Poor	Performance/Integrity	$7,900
5252680	Old Fire Station	Building exterior	D3030	Split System, Condensing Unit/Heat Pump, Replace	Failed	Performance/Integrity	$8,700

5414890	Old Fire Station	Living areas	D3050	HVAC System, Ductwork, Medium Density, Replace	Failed	Performance/Integrity	$12,200
5252665	Old Fire Station	Aparataus Bay	D3050	Ventilation System, Fire Truck Exhaust, Replace	Poor	Performance/Integrity	$17,500
5252689	Old Fire Station	Garage bay	D3060	Exhaust Fan, Centrifugal, 28" Damper, Replace	Poor	Performance/Integrity	$8,700
5252672	Old Fire Station	Electrical room	D5020	Distribution Panel, 120/208 V, Replace	Poor	Performance/Integrity	$4,400
5252656	Old Fire Station	Throughout building	D5030	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	Poor	Performance/Integrity	$26,500
5252690	Old Fire Station	Building exterior	D5040	Special Fixture w/ Lamp, Metal Halide, Replace	Poor	Performance/Integrity	$1,900
5252683	Old Fire Station	Throughout	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	Failed	Performance/Integrity	$47,600
5252692	Old Fire Station	Kitchen	E1060	Residential Appliances, Dishwasher, Replace	Failed	Performance/Integrity	$1,500
5252651	Old Fire Station	Kitchen	E1060	Residential Appliances, Range Hood, Vented or Ventless, Replace	Failed	Performance/Integrity	$400
5252652	Old Fire Station	Kitchen	E2010	Casework, Cabinetry, Standard, Replace	Failed	Performance/Integrity	$18,900
5414734	Old Fire Station	Kitchen	E2010	Countertop, Natural Stone, Replace	Poor	Performance/Integrity	$17,500

5252660	Old Fire Station	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$29,000
5252650	Old Fire Station	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$3,700
5252666	Old Fire Station	Site	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Performance/Integrity	$23,600
5252684	Old Fire Station	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Failed	Performance/Integrity	$6,500
5252649	Old Fire Station	Landscaping	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	Poor	Performance/Integrity	$31,200
5252657	Old Fire Station	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,900
Total (38 items)							**$604,300**

Key Findings



Exterior Walls in Poor condition.

Stucco and Metal
Old Fire Station Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2023**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $49,100

**$$$**$

New fresh paint is required. - AssetCALC ID: 5252661



Roofing in Poor condition.

Inspection and Repairs
Old Fire Station Roof

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,800

**$$**$$

Signs of water intrusion observed in the interior. - AssetCALC ID: 5414903



Window in Poor condition.

Aluminum Double-Glazed, up to 15 SF
Old Fire Station Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2023**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,700

**$$**$$

Leaks were reported throughout the building's windows. - AssetCALC ID: 5252667



Sidewalk in Poor condition.

Concrete, Large Areas
Old Fire Station Site

Uniformat Code: G2030
Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $23,600

**$$$**$

Uneven and broken concrete surface, replacement is required. - AssetCALC ID: 5252666



Exhaust Fan in Poor condition.

Centrifugal, 28" Damper
Old Fire Station Garage bay

Uniformat Code: D3060
Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,700

**$$**$$

The unit has not been used for a long time and will require inspection and possibly replacement. - AssetCALC ID: 5252689



Plumbing System in Failed condition.

Supply & Sanitary, Low Density (includes fixtures)
Old Fire Station Throughout building

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $74,100

$$$$

The plumbing system has not been in use for the last 12 years, repair will be mostly required. - AssetCALC ID: 5256859



Parking Lots in Poor condition.

Pavement, Asphalt
Old Fire Station Parking lot

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $29,000

**$$$**$

New fresh pavement is required. - AssetCALC ID: 5252660



Interior Clean up in Poor condition.

Minor Repairs and Debris Removal
Old Fire Station Throughout

Uniformat Code: C1010
Recommendation: **Replace in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $60,500

$$$$

There is trash and evidence of vandalism in the interior. - AssetCALC ID: 5414891



Electrical System in Poor condition.

Wiring & Switches, Average or Low Density/Complexity
Old Fire Station Throughout building

Uniformat Code: D5030
Recommendation: **Replace in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $26,500

**$$$**$

The electrical system is not operational. - AssetCALC ID: 5252656



Parking Lots in Poor condition.

Pavement, Asphalt
Old Fire Station Parking lot

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

**$$**$$

New fresh seal and stripe is required. - AssetCALC ID: 5252650



Toilet in Failed condition.

Commercial Water Closet
Old Fire Station Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,500

**$$**$$

Units are not operational. Replacement is required. - AssetCALC ID: 5252687



Sink/Lavatory in Failed condition.

Wall-Hung, Vitreous China
Old Fire Station Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,300

**$$**$$

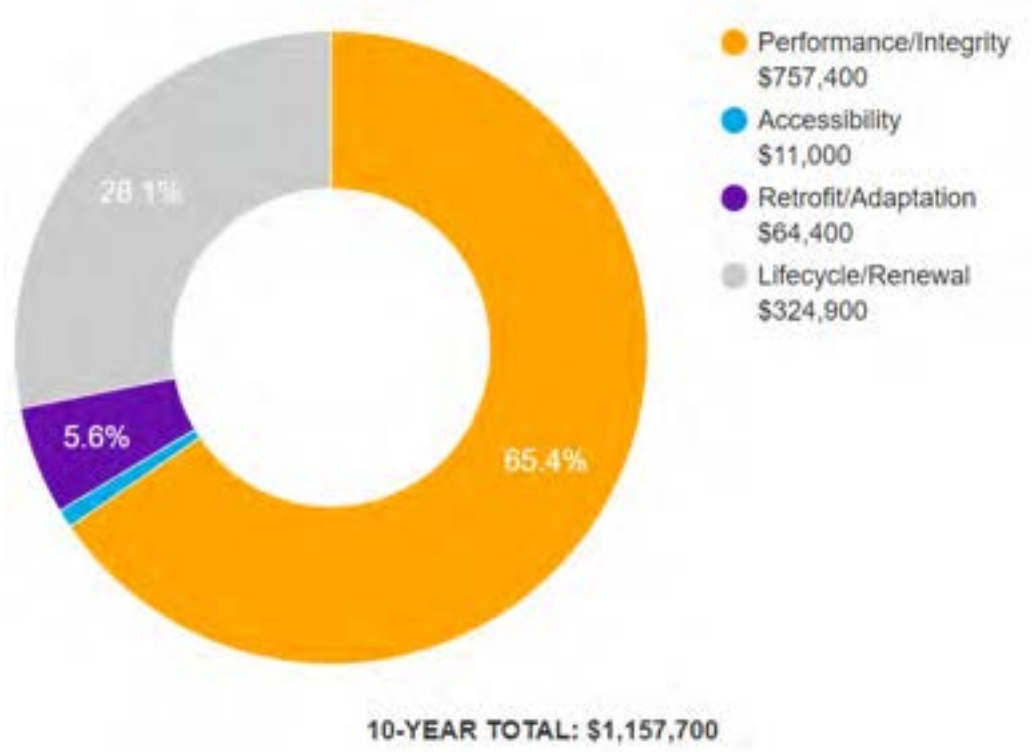
Sinks is broken, replacement is required. - AssetCALC ID: 5252663

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete raft foundation slab	Good
Facade	Primary Wall Finish : Stucco Secondary Wall Finish: Metal siding Windows: Aluminum	Poor
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, and unfinished concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Poor
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste and ventin Hot Water: None Fixtures: Toilets, and sinks in all restrooms	Failed
HVAC	Non-Central System: Split-system Supplemental components: Suspended unit heater	Failed
Fire Suppression	None	n/a

Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: incandescent Emergency Power: None	Failed
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs.	Poor
Site Development	No Property entrance signage; chain link fencing;	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes Irrigation present but not operations No retaining walls Low to moderate site slopes throughout	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Missing
Site Lighting	Pole-mounted: None Building-mounted: None	n/a
Ancillary Structures	None	n/a
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Exterior painting, broken windows, rusted entrance doors, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure, heavy asphalt wear, severe alligator cracking and potholes, significant sidewalk trip hazards, widespread irrigation leaks, plumbing fixtures, residential appliances, trees trimming, casework cabinets, replace all interior finishes, roof gutters, exterior light fixtures	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$61,315	-	$63,492	$122,087	$130,266	$377,160
Roofing	$30,045	-	$175,659	-	$6,771	$212,475
Interiors	$138,434	-	-	$81,323	$201,590	$421,347
Plumbing	$95,929	-	$26,500	$6,396	-	$128,825
HVAC	$54,986	-	-	-	$38,985	$93,971
Fire Protection	-	-	$64,344	-	-	$64,344
Electrical	$80,328	-	-	-	$131,327	$211,655
Equipment & Furnishings	$38,271	-	-	$2,487	$54,976	$95,734
Site Development	$37,749	-	-	-	$84,885	$122,634
Site Pavement	$56,318	-	$4,761	$6,077	$67,028	$134,184
Accessibility	$10,910	-	-	-	-	$10,910
TOTALS (5% inflation)	**$604,300**	**-**	**$334,800**	**$218,400**	**$715,900**	**$1,873,400**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof was observed from the ground level..

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1980. The facility has not since been substantially renovated and has been abandoned for the last 12 years.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Old Fire Station, 7700 Thornton Avenue, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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Reviewed by:



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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR DOOR



6 - OVERHEAD DOORS

Photographic Overview



7 - WINDOWS



8 - ROOFING



9 - ROOF GUTTERS



10 - FRONT LOBBY



11 - INTERIOR FINISHES



12 - OFFICES

Photographic Overview



13 - KITCHEN



14 - APPARATUS BAY



15 - TOILET STALL OVERVIEW



16 - SINK/LAVATORY



17 - SPLIT SYSTEM



18 - EXHAUST FAN

Photographic Overview



19 - UNIT HEATER



20 - ELECTRICAL SYSTEM



21 - PARKING LOTS



22 - PARKING LOTS



23 - LANDSCAPING



24 - FENCES AND GATES

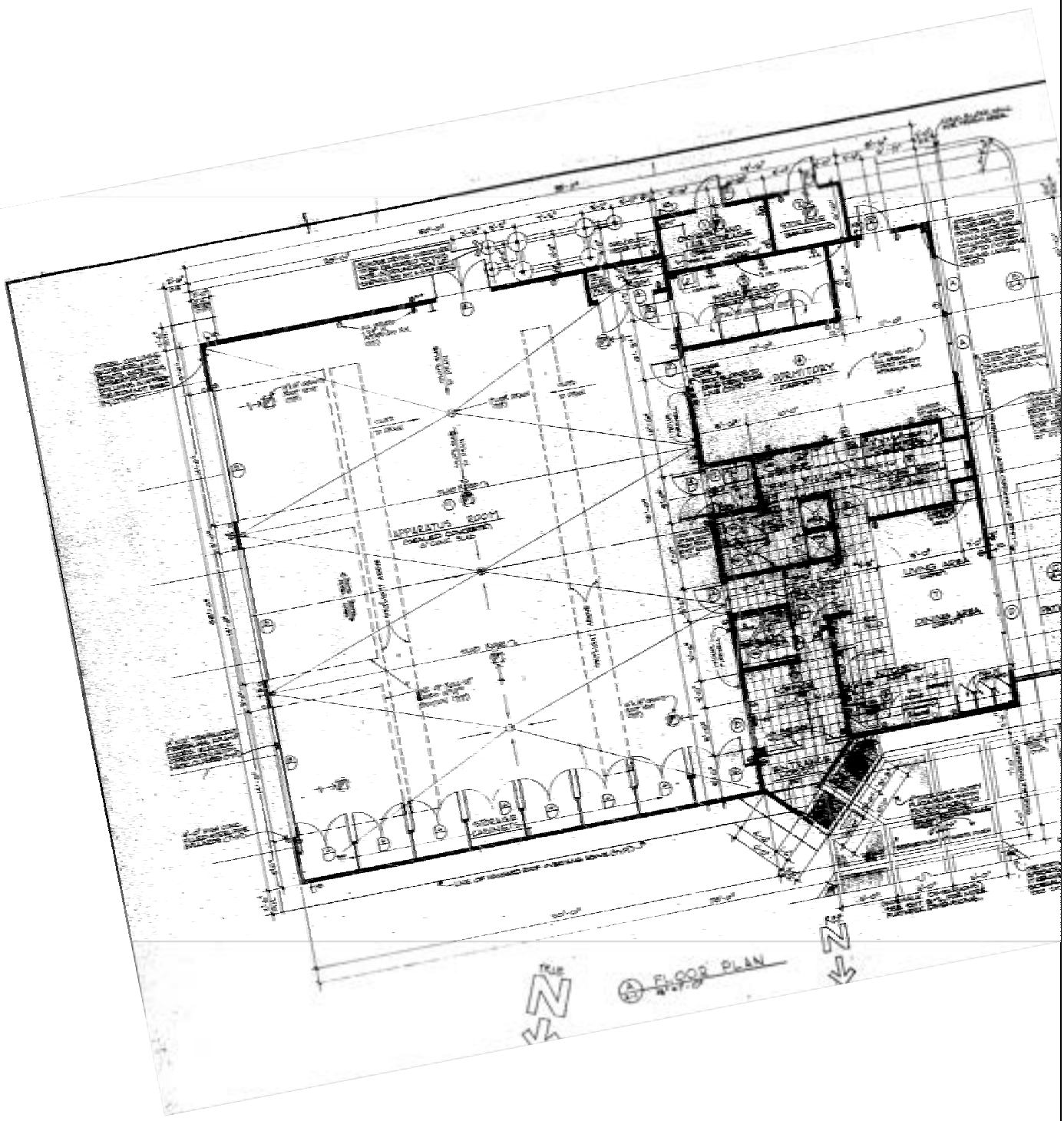
Appendix B:
Site and Floor Plans

Aerial Site Plan



Project Number	Project Name
159125.22R000-008.017	Old Fire Station
Source	**On-Site Date**
Google	January 23, 2023

Floor Plan



Project Number	Project Name
159125.22R000-008.017	Old Fire Station
Source	**On-Site Date**
Owner	January 23, 2023

Appendix C:
Pre-Survey Questionnaire

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BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Old Fire Station**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1980		
2	Building size in SF	4,515		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	1980	stucco
		Roof	1980	flat – low - metal
		Interiors	1980	Ceiling – suspended, acoustical and acoustical tile Partitions - drywall
		HVAC	1980	
		Electrical	1980	
		Site Pavement	1980	concrete
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?	x				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				Damp smell due to leaks over time. Facility is used as storage and unmanned
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Restrooms are stagnant
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?	x				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			x		
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

Appendix D:
Accessibility Review and Photos

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Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Old Fire Station

BV Project Number: 159125.22R000-008.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?				Unknown

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		X		
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?		X		
4	Does parking signage include the International Symbol of Accessibility ?		X		
5	Does each accessible space have an adjacent access aisle ?		X		
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?		X		

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?		X		
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?		X		

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		
2	Do accessible routes appear free of obstructions and/or protruding objects ?		X		
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?		X		
8	Do public transaction areas have an accessible, lowered service counter section ?		X		
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?		X		
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?		X		
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?		X		

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



RESTROOM ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?		X		
3	Does the lavatory faucet have compliant handles ?		X		
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?		X		
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?		X		
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?		X		
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?		X		

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Old Fire Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	500 SF	10	5252664
B2010	Building Exterior	Poor	Exterior Walls, Stucco and Metal, Prep & Paint	7,500 SF	0	5252661
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, up to 15 SF	4	0	5252667
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	5	5252676
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	1	10	5252671
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	3	5	5252679
B2050	Building Exterior	Poor	Exterior Door, Steel, Standard	5	0	5252654
Roofing						
B3010	Roof	Poor	Roofing, Inspection and Repairs, Repair	1	0	5414903
B3010	Roof	Fair	Roofing, Metal	4,852 SF	5	5252668
B3020	Roof	Failed	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	130 LF	0	5252669
B3060	Apparatus Bay	Poor	Roof Skylight, Rectangular	8	0	5414902
Interiors						
C1010	Throughout	Poor	Interior Clean up, Minor Repairs and Debris Removal	4,825 SF	0	5414891
C1030	Throughout building	Poor	Interior Door, Wood, Hollow-Core Residential	12	0	5252674
C1030	Throughout building	Fair	Interior Door, Steel, Standard	5	10	5252693
C1070	Throughout	Failed	Suspended Ceilings, Acoustical Tile (ACT)	1,400 SF	0	5252653
C1090	Restrooms	Poor	Toilet Partitions, Metal	2	0	5252673
C2010	Throughout	Poor	Wall Finishes, any surface, Prep & Paint	7,600 SF	0	5252675
C2030		Poor	Flooring, Carpet, Residential	1,600 SF	0	5252659
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	600 SF	0	5252677
C2050	Throughout building	Failed	Ceiling Finishes, Gypsum Board, Replace Damaged Material	950 SF	0	5252670
Plumbing						
D2010	Kitchen	Failed	Sink/Lavatory, Vanity Top, Stainless Steel	2	0	5252686
D2010	Restrooms	Failed	Sink/Lavatory, Wall-Hung, Vitreous China	1	0	5252663
D2010	Restrooms	Poor	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	2	0	5252691
D2010	Restrooms	Failed	Toilet, Commercial Water Closet	3	0	5252687
D2010	Restrooms	Fair	Shower, Fiberglass	3	5	5252682
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	3	5252681
D2010	Throughout building	Failed	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	4,852 SF	0	5256859
D2010	Laundry room	Fair	Sink/Lavatory, Service Sink, Laundry	2	10	5252678
HVAC						

Component Condition Report | Old Fire Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Apparatus bay	Poor	Unit Heater, Electric	1	0	5252685
D3030	Building exterior	Failed	Split System, Condensing Unit/Heat Pump	1	0	5252680
D3050	Aparataus Bay	Poor	Ventilation System, Fire Truck Exhaust	4,000 SF	0	5252665
D3050	Living areas	Failed	HVAC System, Ductwork, Medium Density	1,400 SF	0	5414890
D3060	Garage bay	Poor	Exhaust Fan, Centrifugal, 28" Damper	1	0	5252689
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	4,852 SF	4	5254361
Electrical						
D5020	Electrical room	Poor	Distribution Panel, 120/208 V	1	0	5252672
D5030	Throughout building	Poor	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,852 SF	0	5252656
D5040	Throughout	Failed	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,852 SF	0	5252683
D5040	Building exterior	Poor	Special Fixture w/ Lamp, Metal Halide	5	0	5252690
Equipment & Furnishings						
E1060	Kitchen	Failed	Residential Appliances, Dishwasher	1	0	5252692
E1060	Kitchen	Failed	Residential Appliances, Range Hood, Vented or Ventless	1	0	5252651
E2010	Kitchen	Failed	Casework, Cabinetry, Standard	24 LF	0	5252652
E2010	Kitchen	Poor	Countertop, Natural Stone	64 LF	0	5414734
Pedestrian Plazas & Walkways						
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	3,800 SF	0	5252650
G2020	Driveway	Fair	Parking Lots, Pavement, Concrete	1,400 SF	12	5252662
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	3,800 SF	0	5252660
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	1,200 SF	0	5252666
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	22 LF	15	5252688
G2080	Landscaping	Poor	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	4,400 SF	0	5252649
G2080	Site	Failed	Landscaping, Mature Trees, Removal/Trimming, Repair	2	0	5252684
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5252657

Appendix F:
Replacement Reserves

Replacement Reserves Report

Old Fire Station

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Old Fire Station	$604,301	$0	$0	$13,135	$64,345	$257,287	$23,393	$0	$0	$0	$194,991	$0	$80,724	$0	$0	$42,514	$0	$0	$42,011	$0	$550,617	**$1,873,317**
Grand Total	**$604,301**	**$0**	**$0**	**$13,135**	**$64,345**	**$257,287**	**$23,393**	**$0**	**$0**	**$0**	**$194,991**	**$0**	**$80,724**	**$0**	**$0**	**$42,514**	**$0**	**$0**	**$42,011**	**$0**	**$550,617**	**$1,873,317**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5252661	Exterior Walls, Stucco and Metal, Prep & Paint	10	10	0	7500	SF	$3.00	$6.55	$49,096	$49,096										$49,096										$49,096	**$147,288**
B2010	5252664	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	35	10	500	SF	$22.00	$48.01	$24,003											$24,003											**$24,003**
B2020	5252667	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	30	0	4	EA	$650.00	$1,418.33	$5,673	$5,673																					**$5,673**
B2050	5252654	Exterior Door, Steel, Standard, Replace	40	40	0	5	EA	$600.00	$1,309.23	$6,546	$6,546																					**$6,546**
B2050	5252676	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	25	5	3	EA	$1,300.00	$2,836.67	$8,510						$8,510																**$8,510**
B2050	5252671	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	15	10	1	EA	$850.00	$1,854.74	$1,855											$1,855											**$1,855**
B2050	5252679	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	25	5	3	EA	$6,300.00	$13,746.92	$41,241						$41,241																**$41,241**
B3010	5252668	Roofing, Metal, Replace	40	35	5	4852	SF	$13.00	$28.37	$137,635						$137,635																**$137,635**
B3010	5414903	Roofing, Inspection and Repairs, Repair	0	0	0	1	EA	$2,200.00	$4,800.51	$4,801	$4,801																					**$4,801**
B3020	5252669	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	20	0	130	LF	$9.00	$19.64	$2,553	$2,553																				$2,553	**$5,106**
B3060	5414902	Roof Skylight, Rectangular, Replace	30	30	0	8	EA	$1,300.00	$2,836.67	$22,693	$22,693																					**$22,693**
C1010	5414891	Interior Clean up, Minor Repairs and Debris Removal, Replace	0	0	0	4825	SF	$5.75	$12.55	$60,538	$60,538																					**$60,538**
C1030	5252674	Interior Door, Wood, Hollow-Core Residential, Replace	20	20	0	12	EA	$400.00	$872.82	$10,474	$10,474																				$10,474	**$20,948**
C1030	5252693	Interior Door, Steel, Standard, Replace	40	30	10	5	EA	$600.00	$1,309.23	$6,546											$6,546											**$6,546**
C1070	5252653	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	1400	SF	$3.50	$7.64	$10,692	$10,692																					**$10,692**
C1090	5252673	Toilet Partitions, Metal, Replace	20	20	0	2	EA	$850.00	$1,854.74	$3,709	$3,709																				$3,709	**$7,419**
C2010	5252675	Wall Finishes, any surface, Prep & Paint	10	10	0	7600	SF	$1.50	$3.27	$24,875	$24,875										$24,875										$24,875	**$74,626**
C2030	5252677	Flooring, Vinyl Tile (VCT), Replace	15	15	0	600	SF	$5.00	$10.91	$6,546	$6,546															$6,546						**$13,092**
C2030	5252659	Flooring, Carpet, Residential, Replace	6	6	0	1600	SF	$5.00	$10.91	$17,456	$17,456						$17,456						$17,456						$17,456			**$69,826**
C2050	5252670	Ceiling Finishes, Gypsum Board, Replace Damaged Material	10	10	0	950	SF	$2.00	$4.36	$4,146	$4,146										$4,146										$4,146	**$12,438**
D2010	5256859	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	40	0	4852	SF	$7.00	$15.27	$74,111	$74,111																					**$74,111**
D2010	5252681	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$5,200.00	$11,346.66	$11,347			$11,347																			**$11,347**
D2010	5252686	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	30	0	2	EA	$1,200.00	$2,618.46	$5,237	$5,237																					**$5,237**
D2010	5252663	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	30	0	1	EA	$1,500.00	$3,273.08	$3,273	$3,273																					**$3,273**
D2010	5252691	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	30	0	2	EA	$1,100.00	$2,400.26	$4,801	$4,801																					**$4,801**
D2010	5252687	Toilet, Commercial Water Closet, Replace	30	30	0	3	EA	$1,300.00	$2,836.67	$8,510	$8,510																					**$8,510**
D2010	5252682	Shower, Fiberglass, Replace	20	15	5	3	EA	$1,600.00	$3,491.28	$10,474						$10,474																**$10,474**
D2010	5252678	Sink/Lavatory, Service Sink, Laundry, Replace	30	20	10	2	EA	$900.00	$1,963.85	$3,928											$3,928											**$3,928**
D3020	5252685	Unit Heater, Electric, Replace	20	20	0	1	EA	$3,600.00	$7,855.38	$7,855	$7,855																				$7,855	**$15,711**
D3030	5252680	Split System, Condensing Unit/Heat Pump, Replace	15	15	0	1	EA	$4,000.00	$8,728.20	$8,728	$8,728															$8,728						**$17,456**
D3050	5252665	Ventilation System, Fire Truck Exhaust, Replace	30	30	0	4000	SF	$2.00	$4.36	$17,456	$17,456																					**$17,456**
D3050	5414890	HVAC System, Ductwork, Medium Density, Replace	30	30	0	1400	SF	$4.00	$8.73	$12,219	$12,219																					**$12,219**
D3060	5252689	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	25	0	1	EA	$4,000.00	$8,728.20	$8,728	$8,728																					**$8,728**
D4010	5254361	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Install	40	36	4	4852	SF	$5.00	$10.91	$52,937					$52,937																	**$52,937**
D5020	5252672	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$4,364.10	$4,364	$4,364																					**$4,364**
D5030	5252656	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	40	0	4852	SF	$2.50	$5.46	$26,468	$26,468																					**$26,468**
D5040	5252683	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	20	0	4852	SF	$4.50	$9.82	$47,643	$47,643																				$47,643	**$95,286**
D5040	5252690	Special Fixture w/ Lamp, Metal Halide, Replace	20	20	0	5	EA	$170.00	$370.95	$1,855	$1,855																				$1,855	**$3,709**
E1060	5252692	Residential Appliances, Dishwasher, Replace	10	10	0	1	EA	$700.00	$1,527.44	$1,527	$1,527										$1,527										$1,527	**$4,582**
E1060	5252651	Residential Appliances, Range Hood, Vented or Ventless, Replace	15	15	0	1	EA	$200.00	$436.41	$436	$436															$436						**$873**
E2010	5252652	Casework, Cabinetry, Standard, Replace	20	20	0	24	LF	$360.00	$785.54	$18,853	$18,853																				$18,853	**$37,706**
E2010	5414734	Countertop, Natural Stone, Replace	50	50	0	64	LF	$125.00	$272.76	$17,456	$17,456																					**$17,456**
G2020	5252650	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	3800	SF	$0.45	$0.98	$3,731	$3,731					$3,731					$3,731					$3,731					$3,731	**$18,657**
G2020	5252660	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	3800	SF	$3.50	$7.64	$29,021	$29,021																					**$29,021**

Replacement Reserves Report

Old Fire Station

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	5252662	Parking Lots, Pavement, Concrete, Replace	50	38	12	1400	SF	$9.00	$19.64	$27,494													$27,494									**$27,494**
G2030	5252666	Sidewalk, Concrete, Large Areas, Replace	50	50	0	1200	SF	$9.00	$19.64	$23,566	$23,566																					**$23,566**
G2060	5252688	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	22	LF	$21.00	$45.82	$1,008																$1,008						**$1,008**
G2080	5252649	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	20	0	4400	SF	$3.25	$7.09	$31,203	$31,203																				$31,203	**$62,407**
G2080	5252684	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	2	EA	$1,500.00	$3,273.08	$6,546	$6,546																					**$6,546**
Y1090	5252657	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$5,000.00	$10,910.25	$10,910	$10,910																					**$10,910**
Totals, Unescalated											**$604,301**	**$0**	**$0**	**$11,347**	**$52,937**	**$201,591**	**$17,456**	**$0**	**$0**	**$0**	**$119,707**	**$0**	**$44,950**	**$0**	**$0**	**$20,450**	**$0**	**$0**	**$17,456**	**$0**	**$207,522**	**$1,297,717**
Totals, Escalated (5.0% inflation, compounded annually)											**$604,301**	**$0**	**$0**	**$13,135**	**$64,345**	**$257,287**	**$23,393**	**$0**	**$0**	**$0**	**$194,991**	**$0**	**$80,724**	**$0**	**$0**	**$42,514**	**$0**	**$0**	**$42,011**	**$0**	**$550,617**	**$1,873,317**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Old Library
6300 Civic Terrace
Newark, California 94560

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BV PROJECT #:
159125.22R000-009.017

DATE OF REPORT:
January 16, 2023

ON SITE DATE:
December 18, 2022

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	6300 Civic Terrace, Newark, California 94560
Site Developed	1983
Site Area	1 acre
Parking Spaces	10 total spaces all in open lots; 2 of which are accessible.
Building Area	15,560 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 18, 2022
Management Point of Contact	Andrea Gifford Group 4 Architecture Research + Planning, Inc. Principal 415.531.4456
On-site Point of Contact (POC)	Roya Gonzalez
Assessment and Report Prepared By	Aren Hofland
Reviewed By	Mary Venable, CEM, RA 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Old Library was built in 1983. The roof has had multiple problems over the years, with ponding occurring on the North side. Additional roof drains were added in 2017 to reduce the ponding. New construction of a modern civic center has occurred and a new library building opened in 2020. The building has been vacant for approximately 2 years.

Architectural

The building has a heavy timber structure with wood framed roof over concrete slab foundation. Exterior walls are painted stucco with aluminum framed windows. Interior finishes are updated as needed. Settlement has occurred with superficial cracking notes towards the front of the structure. Some doors have difficulty opening.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are supplied by rooftop packaged units. The rooftop packaged units are at the end of their expected useful life and replacement should be budgeted for further building use. A supplementary ductless split system serves the server room. The electrical system is copper wiring and appears to be original to the construction of the building. An active roof leak is above a secondary transformer and should be repaired immediately due to safety concerns. Plumbing is copper supply with cast-iron waste. The waste system has been problematic due to visitors disposing of inappropriate materials down the drain. The library has wet-pipe fire suppression. A fire alarm system monitors for safety, but does not have an addressable panel on site.

Site

The site has property signage and landscaping with irrigation. The building shares a parking lot with the New Library, City Hall, and Police Station. Directly adjacent to the library are 10 parking spots with 2 accessible spots.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

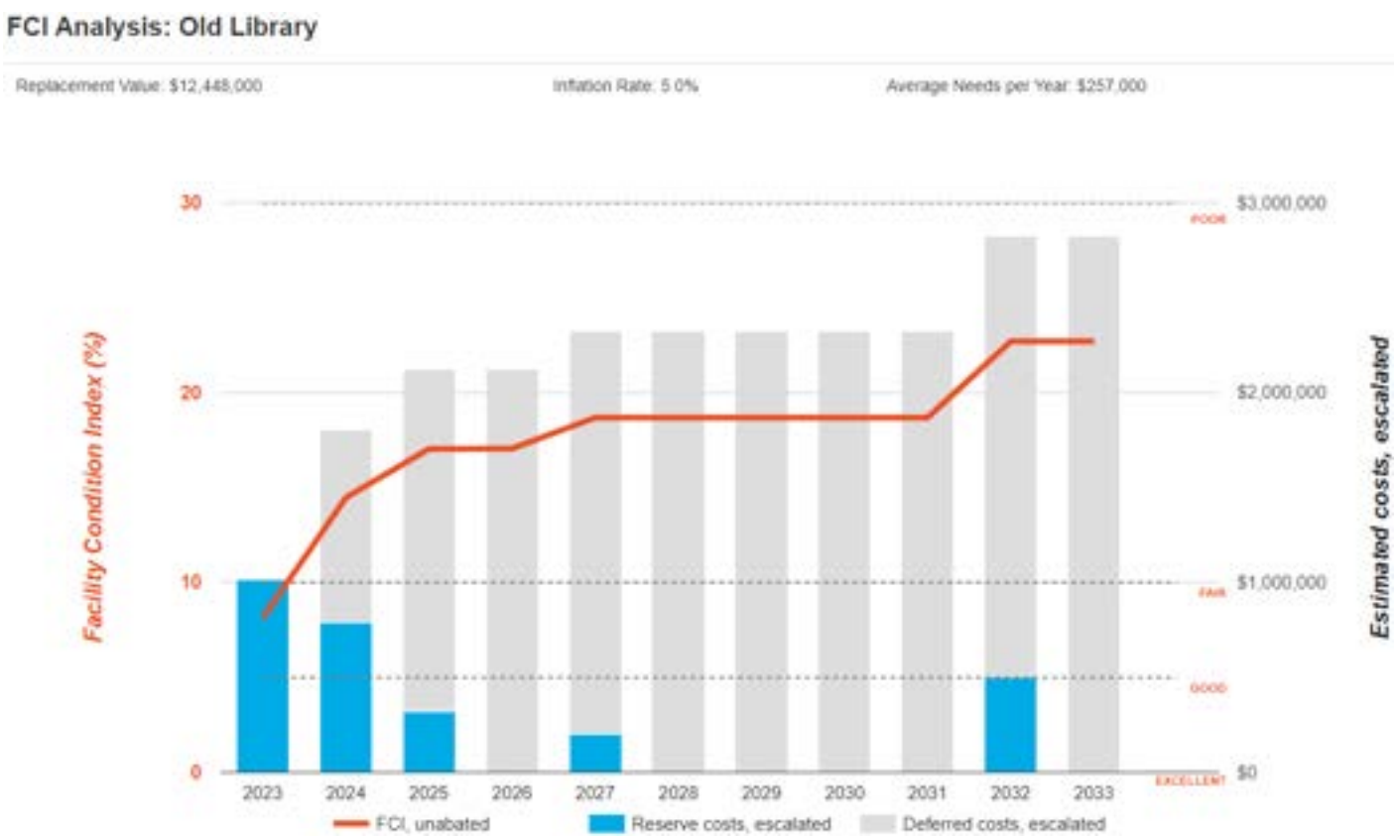
FCI Analysis | Old Library(1983)

Replacement Value	*Total SF*	*Cost/SF*
$ 12,448,000	*15,560*	*$ 800*

	Est Reserve Cost	FCI
Current	$ 1,012,200	**8.1 %**
3-Year	$ 2,122,900	17.1 %
5-Year	$ 2,325,600	18.7 %
10-Year	$ 2,826,000	22.7 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Immediate Needs Report

Facility/Building	Total Items	Total Cost
Old Library	9	$1,012,100
Total	**9**	**$1,012,100**

Old Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
4739677	Old Library	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$77,000
4739668	Old Library	Roof	B3010	Roofing, Metal, Replace	Poor	Performance/Integrity	$2,500
4739690	Old Library	Roof	B3010	Roofing, Clay/Concrete Tile, Replace	Poor	Performance/Integrity	$564,400
4739675	Old Library	Roof	B3060	Roof Hatch, Metal, Replace	Poor	Safety	$3,100
4739659	Old Library	Throughout building	C1070	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$13,500
4739655	Old Library	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$72,200
4739652	Old Library	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$86,700
4739670	Old Library	Throughout building	D5020	Secondary Transformer, Dry, Stepdown, Replace	Poor	Performance/Integrity	$24,100

4739688	Old Library	Throughout building	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	Poor	Performance/Integrity	$168,600
Total (9 items)							**$1,012,100**

Key Findings



Roof Hatch in Poor condition.

Metal
Old Library Roof

Uniformat Code: B3060
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $3,100

**$$**$$

Difficult to open, damper piston failed, safety latch almost non functional. - AssetCALC ID: 4739675



Roofing in Poor condition.

Clay/Concrete Tile
Old Library Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $564,400

$$$$

Cracked, missing, lifted, leaks are common and frequent - AssetCALC ID: 4739690



Roofing in Poor condition.

Metal
Old Library Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,500

**$$**$$

Leaks greatly - AssetCALC ID: 4739668



Roofing in Poor condition.

Modified Bitumen
Old Library Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $77,000

$$$$

Missing asphalt, leaks are common and frequent - AssetCALC ID: 4739677



Secondary Transformer in Poor condition.

Dry, Stepdown
Old Library Throughout building

Uniformat Code: D5020
Recommendation: **Replace in 2023**

Priority Score: **87.9**

Plan Type: Performance/Integrity

Cost Estimate: $24,100

**$$$**$

Leak from roof directly over transformer - AssetCALC ID: 4739670



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Old Library Throughout building

Uniformat Code: C1070
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $13,500

**$$$**$

Leaks are common and frequent - AssetCALC ID: 4739659



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Old Library Roof

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $86,700

$$$$

Inadequate and inefficient - AssetCALC ID: 4739652



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Old Library Roof

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $72,200

$$$$

Inadequate and inefficient - AssetCALC ID: 4739655



Interior Lighting System in Poor condition.

Full Upgrade, Medium Density & Standard Fixtures
Old Library Throughout building

Uniformat Code: D5040
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $168,600

$$$$

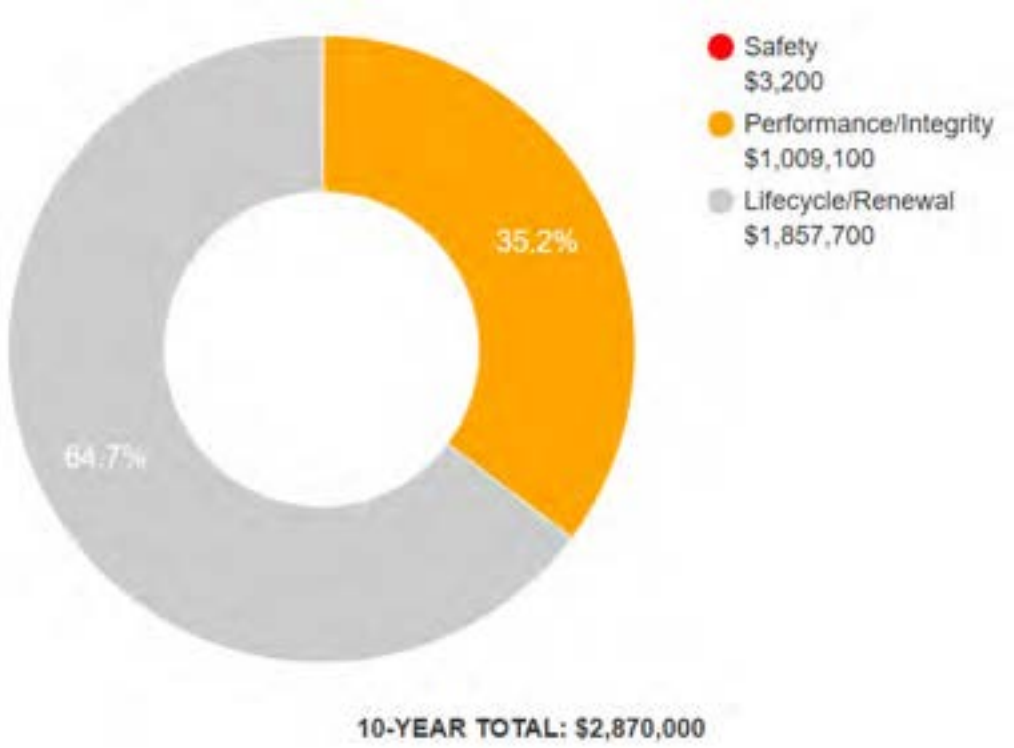
Aging light inefficient - AssetCALC ID: 4739688

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Facade	Primary Wall Finish : Stucco Windows: Aluminum	Fair
Roof	Primary: Hip construction with modified bituminous finish Secondary: Hip construction with clay/concrete tiles Tertiary: Pyramid construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, ceramic tile Ceilings: Painted gypsum board and ACT	Poor
Elevators	None	-
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage; no fencing	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: HPS, CFL	Poor
Ancillary Structures	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this property.	-
Key Issues and Findings	Possible structural settlement, warped and loose roof tiles, sticking entrance doors, leaking roof, antiquated HVAC components and infrastructure,	-

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$52,634	-	$156,874	$75,359	$284,867
Roofing	$647,120	$209,705	-	-	$204,425	$1,061,250
Interiors	$13,483	$732,742	$7,461	$45,492	$1,510,835	$2,310,013
Plumbing	-	-	$44,073	-	$1,051,476	$1,095,549
HVAC	$158,908	-	-	$232,475	$435,629	$827,012
Fire Protection	-	-	-	$65,546	$5,473	$71,019
Electrical	$192,665	$113,320	$5,149	-	$461,759	$772,893
Fire Alarm & Electronic Systems	-	-	$148,318	-	$24,334	$172,652
Equipment & Furnishings	-	-	-	-	$200,218	$200,218
Site Development	-	$25,217	-	$18,674	$296,752	$340,643
TOTALS (5% inflation)	**$1,012,200**	**$1,133,700**	**$205,100**	**$519,100**	**$4,266,300**	**$7,136,400**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof near the front of the building.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1983. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Architecture, Research + Planning, Inc. (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Old Library, 6300 Civic Terrace, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL SETTLEMENT



6 - METAL ROOFING AND SKYLIGHTS

Photographic Overview



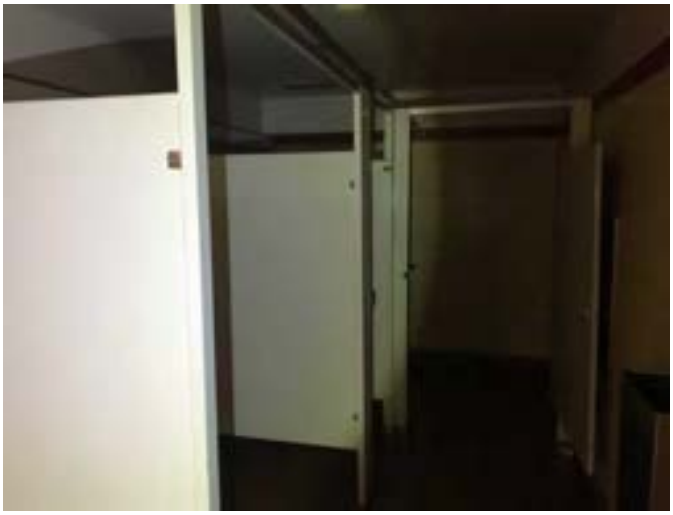
7 - CLAY TILE ROOF



8 - ROOF HATCH; DAMAGED, NEEDS REPLACE



9 - WINDOW



10 - RESTROOM OVERVIEW



11 - ENTRY FOYER



12 - INTERIOR OVERVIEW

Photographic Overview



13 - ACTIVE LEAK ABOVE TRANSFORMER



14 - WATER HEATER



15 - BACKFLOW PREVENTER



16 - SINK/LAVATORY



17 - DRINKING FOUNTAIN



18 - TOILET

Photographic Overview



19 - URINAL



20 - SINK/LAVATORY



21 - SPLIT SYSTEM



22 - PACKAGED UNIT



23 - BACKFLOW PREVENTER



24 - FIRE SUPPRESSION SYSTEM

Photographic Overview



25 - SECONDARY TRANSFORMER



26 - DISTRIBUTION PANEL



27 - FIRE ALARM PANEL



28 - IRRIGATION SYSTEM



29 - IRRIGATION SYSTEM



30 - 2ND AREA OF ACCESSIBLE PARKING

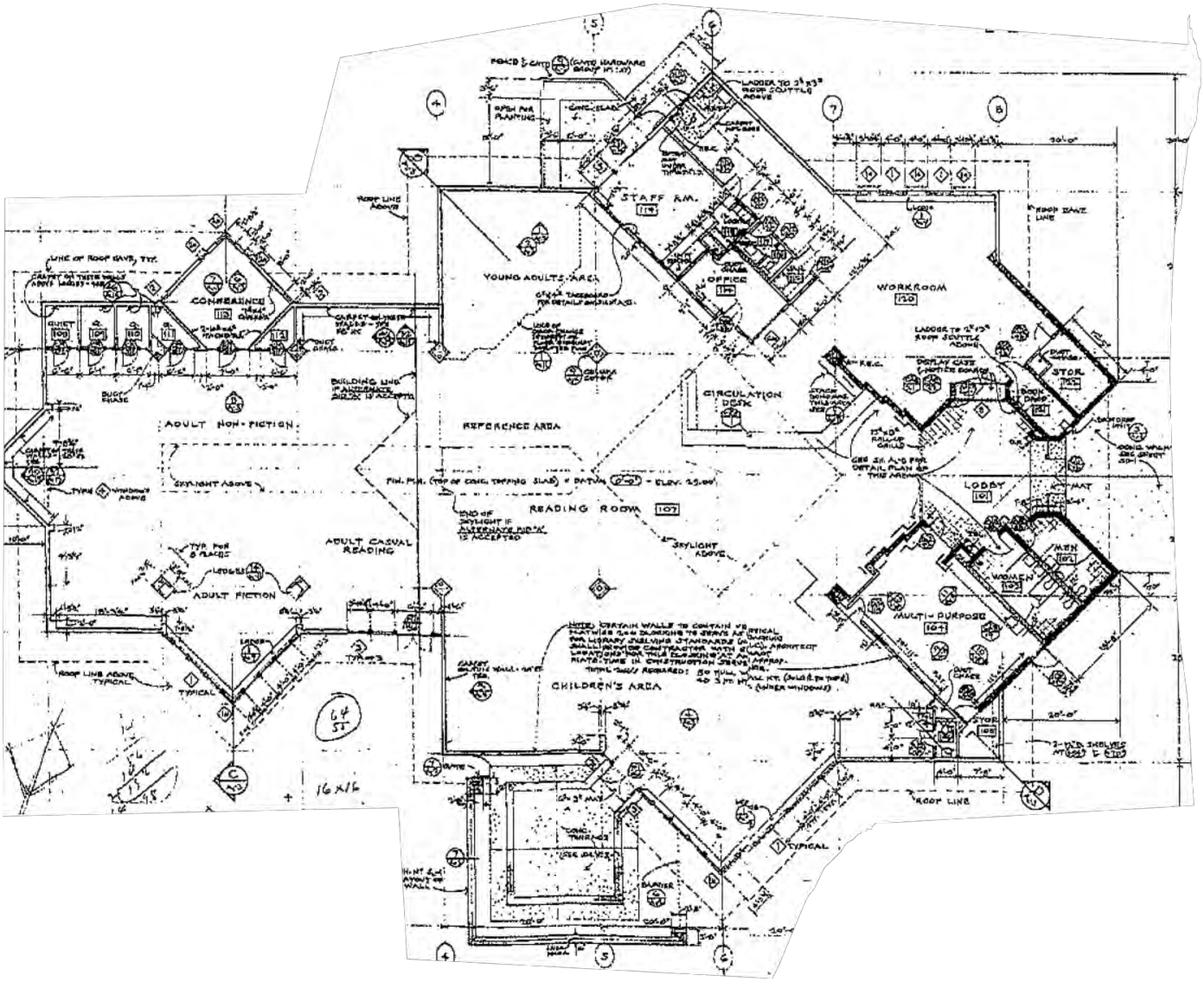
Appendix B:
Site and Floor Plans

Aerial Site Plan



Project Number	Project Name
159125.22R000-009.017	Old Library
Source	**On-Site Date**
Google	December 19, 2022

Floor Plan



Project Number	Project Name
159125.22R000-009.017	Old Library
Source	**On-Site Date**
Owner	December 19, 2022

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Old Library**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7 years**
Date Completed:	**December 16, 2022**
Phone Number:	**(510) 578-4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1983		
2	Building size in SF	15,570		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof	2017 (approx.)	We added a relief drain on far right to minimize water level on roof (far right side)
		Interiors		
		HVAC	2017 (approx.)	We have re-leveled the units on front side of the facility as they sloped over time.
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Pagoda/roof leaks around windows and joints especially on right far side of facility.

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			x		
8	Are there any wall, window, basement or roof leaks?	x				Window and roof
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				Tested and verified not to contain mold
10	Are your elevators unreliable, with frequent service calls?				x	Not applicable
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Yes, in front public restrooms. Mostly due to flushing of foreign objects.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			Under floor (cement) HVAC supply – has experienced some issues due to rise in water table (i.e., system will shut down and windows will fog over).
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				Units undersized in certain areas
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?	x				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			x		
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Old Library

BV Project Number: 159125.22R000-009.017

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Old Library: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Old Library: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING



CURB CUT



ACCESSIBLE PATH



MAIN ENTRANCE



AUTOMATIC DOOR OPENER

Old Library: Photographic Overview



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Old Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,100 SF	1	4739667
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	36	9	4739662
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	2	4739684
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	9	4739683
Roofing						
B3010	Roof	Poor	Roofing, Metal	80 SF	0	4739668
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	13,790 SF	0	4739690
B3010	Roof	Poor	Roofing, Modified Bitumen	3,200 SF	0	4739677
B3060	Roof	Poor	Roof Hatch, Metal	1	0	4739675
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,580 SF	2	4739674
Interiors						
C1020	Throughout building	Fair	Interior Window, Fixed, 12 SF	10	19	4739693
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	19	19	4739692
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,480 SF	9	4739682
C1070	Throughout building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	0	4739659
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	4	4739686
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,600 SF	14	4739697
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	29,520 SF	1	4739653
C2030	Restrooms	Fair	Flooring, Ceramic Tile	800 SF	14	4739679
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	29,520 SF	1	4739651
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,080 SF	1	4739661
Plumbing						
D2010	Attic	Good	Water Heater, Electric, Residential	1	12	4739666
D2010	Site	Good	Backflow Preventer, Domestic Water	1	27	4739664
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	4	4739699
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	4739678
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,560 SF	19	4739676
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	4739665
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	4	4739681
D2010	Restrooms	Fair	Urinal, Standard	1	4	4739669
D2010	Restrooms	Fair	Toilet, Child-Sized	1	4	4739654
D2010	Custodial	Fair	Sink/Lavatory, Service Sink, Floor	1	3	4739685

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	11	4739673
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	2	0	4739655
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	15,560 SF	9	4739694
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	4	0	4739652
Fire Protection						
D4010	Site	Good	Backflow Preventer, Fire Suppression	1	27	4739672
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	15,560 SF	9	4739696
D4030	Throughout building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	9	4739671
Electrical						
D5020	Throughout building	Poor	Secondary Transformer, Dry, Stepdown	1	0	4739670
D5020	Throughout building	Fair	Distribution Panel, 120/208 V	1	1	4739689
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	15,560 SF	2	4739687
D5040	Throughout building	Poor	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	15,560 SF	0	4739688
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	6	4	4739660
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	2	4	4739680
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	9	1	4739663
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	15,560 SF	4	4739658
D7050	Office	Fair	Fire Alarm Panel, Multiplex	1	4	4739695
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	140 LF	14	4739691
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Standard, Replace/Install	1	2	4739657
G2080	Site	Good	Irrigation System, Drip System, Replace/Install	20,750 SF	14	4739698
G2080	Site	Fair	Irrigation System, Control Panel	1	9	4739656

Appendix F:
Replacement Reserves

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Replacement Reserves Report

Old Library

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Old Library	$1,012,179	$789,071	$344,555	$2,230	$202,784	$0	$0	$0	$0	$519,072	$0	$1,291,078	$2,811	$0	$709,203	$0	$0	$0	$0	$1,189,821	$1,073,376	$7,136,180
Grand Total	**$1,012,179**	**$789,071**	**$344,555**	**$2,230**	**$202,784**	**$0**	**$0**	**$0**	**$0**	**$519,072**	**$0**	**$1,291,078**	**$2,811**	**$0**	**$709,203**	**$0**	**$0**	**$0**	**$0**	**$1,189,821**	**$1,073,376**	**$7,136,180**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	4739667	Exterior Walls, any painted surface, Prep & Paint	10	9	1	6100	SF	$3.00	$7.22	$44,061		$44,061										$44,061										**$88,122**
B2020	4739662	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	36	EA	$950.00	$2,287.33	$82,344										$82,344												**$82,344**
B2050	4739684	Exterior Door, Steel, Standard, Replace	40	38	2	4	EA	$600.00	$1,444.63	$5,779			$5,779																			**$5,779**
B2050	4739683	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	21	9	6	EA	$1,300.00	$3,130.03	$18,780										$18,780												**$18,780**
B3010	4739668	Roofing, Metal, Replace	40	40	0	80	SF	$13.00	$31.30	$2,504	$2,504																					**$2,504**
B3010	4739690	Roofing, Clay/Concrete Tile, Replace	50	50	0	13790	SF	$17.00	$40.93	$564,441	$564,441																					**$564,441**
B3010	4739677	Roofing, Modified Bitumen, Replace	20	20	0	3200	SF	$10.00	$24.08	$77,047	$77,047																				$77,047	**$154,094**
B3060	4739674	Roof Skylight, per SF of glazing, Replace	30	28	2	1580	SF	$50.00	$120.39	$190,209			$190,209																			**$190,209**
B3060	4739675	Roof Hatch, Metal, Replace	30	30	0	1	EA	$1,300.00	$3,130.03	$3,130	$3,130																					**$3,130**
C1020	4739693	Interior Window, Fixed, 12 SF, Replace	40	21	19	10	EA	$500.00	$1,203.86	$12,039																				$12,039		**$12,039**
C1030	4739692	Interior Door, Wood, Solid-Core, Replace	40	21	19	19	EA	$700.00	$1,685.40	$32,023																				$32,023		**$32,023**
C1070	4739659	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	1600	SF	$3.50	$8.43	$13,483	$13,483																					**$13,483**
C1070	4739682	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	3480	SF	$3.50	$8.43	$29,326										$29,326												**$29,326**
C1090	4739686	Toilet Partitions, Metal, Replace	20	16	4	3	EA	$850.00	$2,046.56	$6,140					$6,140																	**$6,140**
C2010	4739697	Wall Finishes, Ceramic Tile, Replace	40	26	14	1600	SF	$18.00	$43.34	$69,342															$69,342							**$69,342**
C2010	4739653	Wall Finishes, any surface, Prep & Paint	10	9	1	29520	SF	$1.50	$3.61	$106,614		$106,614										$106,614										**$213,227**
C2030	4739679	Flooring, Ceramic Tile, Replace	40	26	14	800	SF	$18.00	$43.34	$34,671															$34,671							**$34,671**
C2030	4739651	Flooring, Carpet, Commercial Standard, Replace	10	9	1	29520	SF	$7.50	$18.06	$533,068		$533,068										$533,068										**$1,066,136**
C2050	4739661	Ceiling Finishes, any flat surface, Prep & Paint	10	9	1	12080	SF	$2.00	$4.82	$58,170		$58,170										$58,170										**$116,341**
D2010	4739666	Water Heater, Electric, Residential, Replace	15	3	12	1	EA	$650.00	$1,565.01	$1,565													$1,565									**$1,565**
D2010	4739676	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	15560	SF	$11.00	$26.48	$412,104																				$412,104		**$412,104**
D2010	4739685	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	1	EA	$800.00	$1,926.17	$1,926				$1,926																		**$1,926**
D2010	4739699	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	26	4	4	EA	$1,500.00	$3,611.57	$14,446					$14,446																	**$14,446**
D2010	4739678	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	1	EA	$1,200.00	$2,889.26	$2,889					$2,889																$2,889	**$5,779**
D2010	4739665	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	1	EA	$1,200.00	$2,889.26	$2,889					$2,889																	**$2,889**
D2010	4739681	Toilet, Commercial Water Closet, Replace	30	26	4	3	EA	$1,300.00	$3,130.03	$9,390					$9,390																	**$9,390**
D2010	4739669	Urinal, Standard, Replace	30	26	4	1	EA	$1,100.00	$2,648.49	$2,648					$2,648																	**$2,648**
D2010	4739654	Toilet, Child-Sized, Replace	30	26	4	1	EA	$900.00	$2,166.94	$2,167					$2,167																	**$2,167**
D3030	4739673	Split System, Condensing Unit/Heat Pump, Replace	15	4	11	1	EA	$3,400.00	$8,186.23	$8,186												$8,186										**$8,186**
D3050	4739655	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	2	EA	$15,000.00	$36,115.73	$72,231	$72,231																				$72,231	**$144,463**
D3050	4739652	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	4	EA	$9,000.00	$21,669.44	$86,678	$86,678																				$86,678	**$173,355**
D3050	4739694	HVAC System, Ductwork, Medium Density, Replace	30	21	9	15560	SF	$4.00	$9.63	$149,856										$149,856												**$149,856**
D4010	4739696	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	15560	SF	$1.07	$2.58	$40,087										$40,087												**$40,087**
D4030	4739671	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	1	9	6	EA	$150.00	$361.16	$2,167										$2,167										$2,167		**$4,334**
D5020	4739670	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	$10,000.00	$24,077.15	$24,077	$24,077																					**$24,077**
D5020	4739689	Distribution Panel, 120/208 V, Replace	30	29	1	1	EA	$2,000.00	$4,815.43	$4,815		$4,815																				**$4,815**
D5030	4739687	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	15560	SF	$2.50	$6.02	$93,660			$93,660																			**$93,660**
D5040	4739688	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	20	0	15560	SF	$4.50	$10.83	$168,588	$168,588																				$168,588	**$337,176**
D5040	4739663	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	9	1	9	EA	$220.00	$529.70	$4,767		$4,767										$4,767										**$9,535**
D5040	4739660	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	6	EA	$220.00	$529.70	$3,178					$3,178										$3,178							**$6,356**
D5040	4739680	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	16	4	2	EA	$220.00	$529.70	$1,059					$1,059																	**$1,059**
D7050	4739658	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	15560	SF	$3.00	$7.22	$112,392					$112,392																	**$112,392**
D7050	4739695	Fire Alarm Panel, Multiplex, Replace	15	11	4	1	EA	$4,000.00	$9,630.86	$9,63					$9,631																$9,631		**$19,262**

Replacement Reserves Report

Old Library

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
E2010	4739691	Casework, Cabinetry, Hardwood Standard, Replace	20	6	14	140	LF	$300.00	$722.31	$101,124															$101,124							**$101,124**
G2060	4739657	Signage, Property, Pylon Standard, Replace/Install	20	18	2	1	EA	$9,500.00	$22,873.29	$22,873			$22,873																			**$22,873**
G2080	4739656	Irrigation System, Control Panel, Replace	15	6	9	1	EA	$5,000.00	$12,038.58	$12,039										$12,039												**$12,039**
G2080	4739698	Irrigation System, Drip System, Replace/Install	20	6	14	20750	SF	$3.00	$7.22	$149,880															$149,880							**$149,880**
Totals, Unescalated											**$1,012,179**	**$751,496**	**$312,521**	**$1,926**	**$166,831**	**$0**	**$0**	**$0**	**$0**	**$334,598**	**$0**	**$754,867**	**$1,565**	**$0**	**$358,196**	**$0**	**$0**	**$0**	**$0**	**$470,853**	**$404,544**	**$4,569,576**
Totals, Escalated (5.0% inflation, compounded annually)											**$1,012,179**	**$789,071**	**$344,555**	**$2,230**	**$202,784**	**$0**	**$0**	**$0**	**$0**	**$519,072**	**$0**	**$1,291,078**	**$2,811**	**$0**	**$709,203**	**$0**	**$0**	**$0**	**$0**	**$1,189,821**	**$1,073,376**	**$7,136,180**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Redeker Senior Center
7401 Enterprise Drive
Newark, California 94560

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BV PROJECT #:
159125.22R000-010.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
January 30, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Senior Center
Main Address	7401 Enterprise Drive Newark, California 94560
Site Developed	1979 Renovated: 1992
Site Area	0.84 acres
Parking Spaces	Fifty total spaces all in open lots; eight of which are accessible.
Building Area	7,300 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 30, 2023
Management Point of Contact	Andrea Gifford Group 4 Architecture Research + Planning, Inc. Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Redeker Senior center was built in two phases, 1979 and 1992 with additional updates in 2007. It continues to serve as a Senior Center.

Architectural

The original building was built of load bearing masonry units and the1992 addition is wood frame construction. Typical lifecycle-based interior and exterior finish replacements are anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Gas-fired furnace with split system air-conditioning. Pad mounted condensers provide space conditioning. Some of the mechanical equipment is extremely aged, short term replacement is recommended. Reportedly the commercial kitchen equipment is very lightly used, the Remaining useful life of many of those items has been extended to reflect the light use pattern.

Site

The asphalt parking area and the surrounding landscaping is in good repair.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

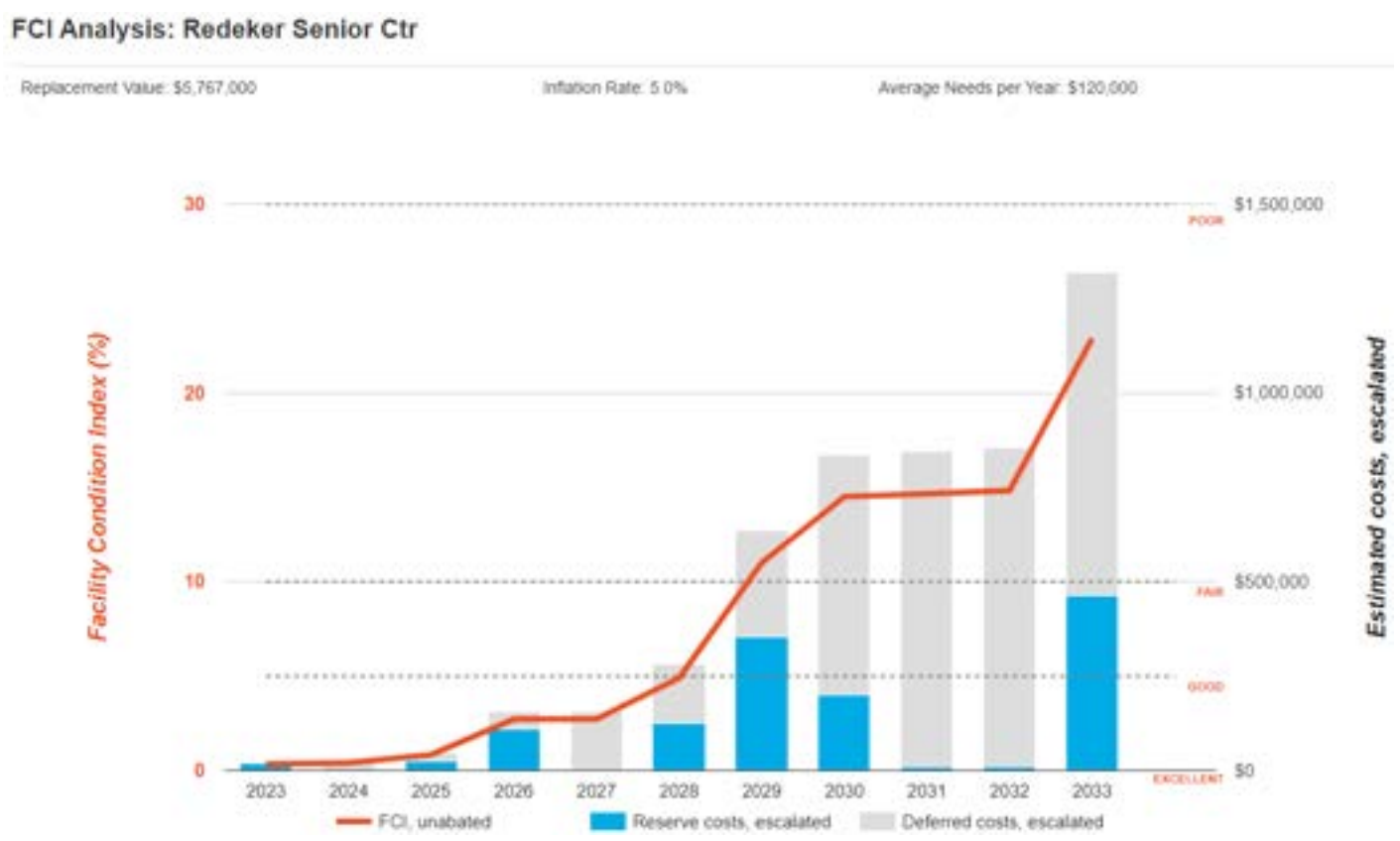
FCI Analysis | Redeker Senior Ctr(1979)

Replacement Value	*Total SF*	*Cost/SF*
$ 5,767,000	*7,300*	*$ 790*

	Est Reserve Cost	FCI
Current	$ 20,200	**0.3 %**
3-Year	$ 156,800	2.7 %
5-Year	$ 282,700	4.9 %
10-Year	$ 1,319,400	22.9 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Redeker Senior Ctr	4	$20,100
Total	**4**	**$20,100**

Redeker Senior Ctr

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5541312	Redeker Senior Ctr	Multipurpose Room	C1010	Movable Partitions, Folding Wall,, Replace	Poor	Performance/Integrity	$5,200
5541330	Redeker Senior Ctr	Building exterior	D5040	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	Poor	Performance/Integrity	$500
5541341	Redeker Senior Ctr	Kitchen	E1030	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	Poor	Performance/Integrity	$10,000
5543980	Redeker Senior Ctr	Kitchen	Y1060	ADA Kitchen & Laundry Areas, Sink Maneuverability, Minor Reconfiguration, Modify	Poor	Accessibility	$4,400
Total (4 items)							**$20,100**

Key Findings



Movable Partitions in Poor condition.

Folding Wall,
Redeker Senior Ctr Multipurpose Room

Uniformat Code: C1010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,200

**$$**$$

This no longer works properly - AssetCALC ID: 5541312



Standard Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Redeker Senior Ctr Building exterior

Uniformat Code: D5040
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $500

**$$**$$

Fixture appears burnt out - AssetCALC ID: 5541330



Foodservice Equipment in Poor condition.

Refrigerator, 2-Door Reach-In
Redeker Senior Ctr Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,000

**$$$**$

Not plugged in, possibly failed - AssetCALC ID: 5541341



Roof Appurtenances in Poor condition.

Gutters & Downspouts, Aluminum w/ Fittings
Redeker Senior Ctr Roof, original bldg

Uniformat Code: B3020
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,900

**$$**$$

Rusting and leaking - AssetCALC ID: 5541317



ADA Kitchen & Laundry Areas in Poor condition.

Sink Maneuverability, Minor Reconfiguration
Redeker Senior Ctr Kitchen

Uniformat Code: Y1060
Recommendation: **Modify in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $4,400

**$$**$$

No wheelchair access under the sink. - AssetCALC ID: 5543980



Split System in Poor condition.

Condensing Unit/Heat Pump
Redeker Senior Ctr Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **54.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $22,700

**$$$**$

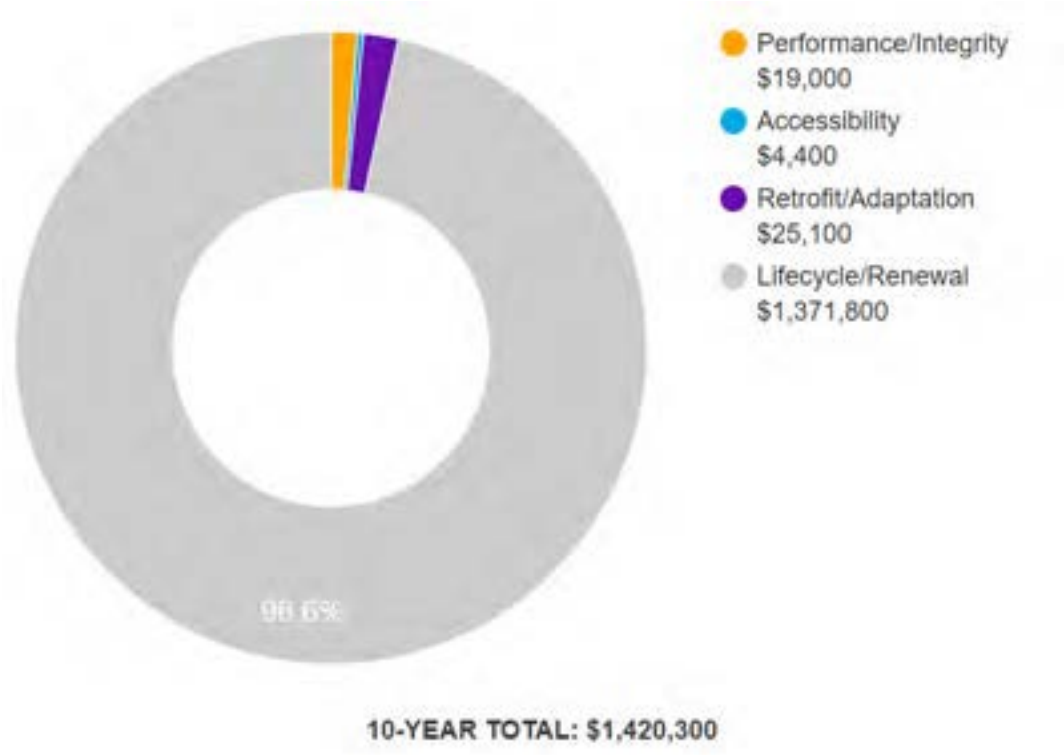
These units are 30 years old, replacement is strongly advised - AssetCALC ID: 5541322

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $1,420,300

2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	masonry bearing walls and wood frame structure over concrete slab foundation. Wood roof deck supported by wood joists.	Fair
Facade	Primary Wall Finish : CMU Secondary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, vinyl plank flooring Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Furnaces with split-system condensing units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers. Commercial kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency Power: None	Fair

Systems Summary		
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Good
Site Development	Property entrance signage; wood board fencing; CMU wall dumpster enclosures	Good
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: incandescent	Fair
Ancillary Structures	None	
Accessibility	Presently it does not appear an accessibility study is needed for this property.	Good
Key Issues and Findings	None observed at time of assessment.	Good

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$134,228	$60,014	$194,242
Roofing	-	$3,092	-	$96,086	$5,305	$104,483
Interiors	$5,236	-	-	$220,594	$433,012	$658,842
Plumbing	-	-	$5,555	$156,742	$102,660	$264,957
HVAC	-	$25,019	$62,524	$98,278	$71,965	$257,786
Fire Protection	-	-	$28,433	$3,070	$5,000	$36,503
Electrical	$545	-	$1,111	$160,923	$292,736	$455,315
Fire Alarm & Electronic Systems	-	-	$82,430	$35,220	$86,842	$204,492
Equipment & Furnishings	$10,037	-	$54,308	$131,506	$111,567	$307,418
Site Development	-	-	$43,262	$9,950	$55,285	$108,497
Site Pavement	-	-	$20,886	$26,656	$432,054	$479,596
Site Utilities	-	-	-	-	$26,645	$26,645
Accessibility	$4,364	-	-	-	-	$4,364
TOTALS (5% inflation)	**$20,200**	**$28,200**	**$298,600**	**$1,073,300**	**$1,683,100**	**$3,103,400**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are // are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1979. The facility was substantially enlarged and renovated in 1992 and some accessibility improvements appear to have been implemented.

The Presurvey Questionnaire identifies some complaints associated with potential accessibility issues.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall and Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

City of Newark (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Redeker Senior Center, 7401 Enterprise Drive, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Kay van der Have
Project Manager

Reviewed by:



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Technical Report Reviewer for
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8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - PARTIAL RIGHT ELEVATION



4 - PARTIAL RIGHT AND REAR ELEVATION



5 - MASONRY WALL WITH WINDOW



6 - PRIMARY ROOF OVERVIEW

Photographic Overview



7 - INTERIOR



8 - INTERIOR



9 - INTERIOR



10 - OFFICE



11 - KITCHEN



12 - KITCHEN

Photographic Overview



13 - RESTROOM FIXTURES



14 - COOLING CONDENSERS



15 - HEATING MAIN COMPONENTS



16 - MAIN ELECTRICAL EQUIPMENT



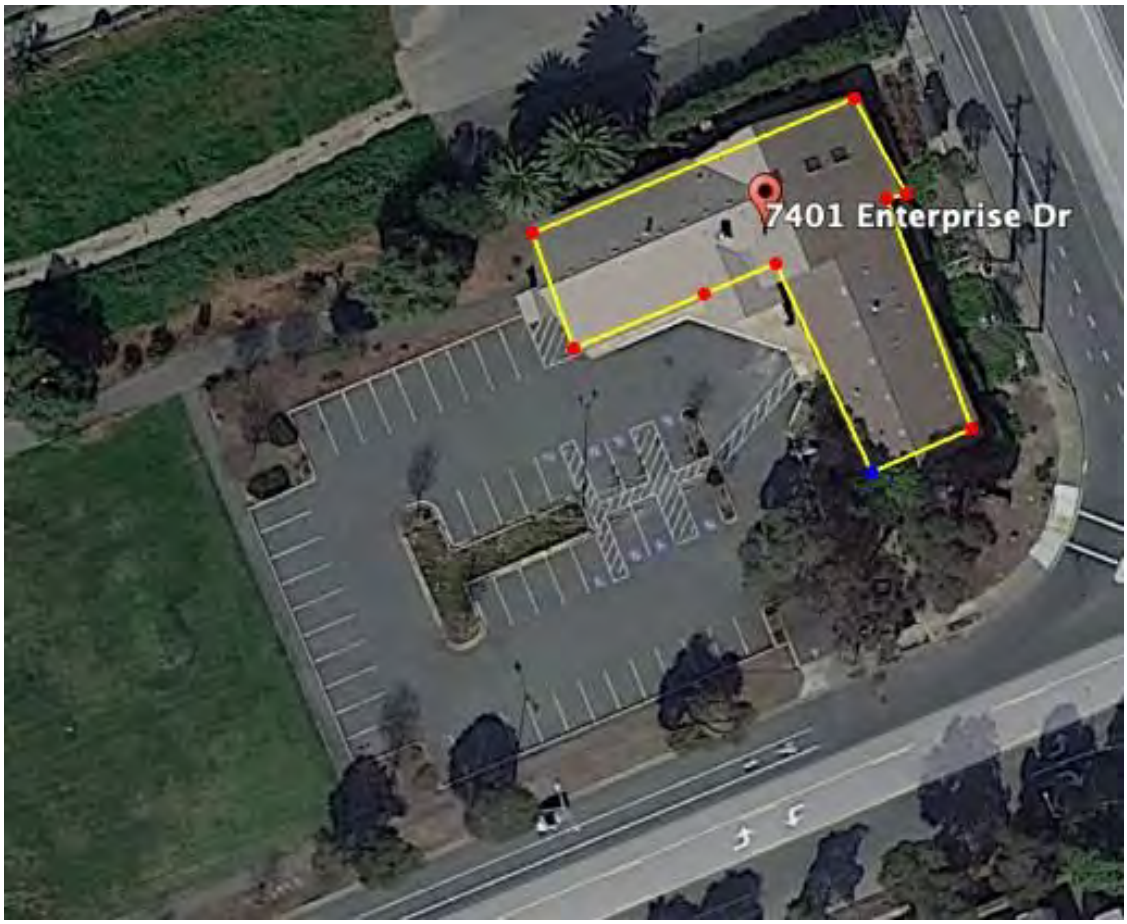
17 - FIRE ALARM PANEL



18 - LANDSCAPING OVERVIEW

Appendix B:
Site Plan

Redeker Senior Center Aerial Site Plan



Project Number	Project Name
159125.22R000-010.017	Redeker Senior Center
Source	**On-Site Date**
Google	February 15, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Redeker Senior Center**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**2/11/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

<table>
<tr><th colspan="2">Data Overview</th><th colspan="3">Response</th></tr>
<tr><td>1</td><td>Year/s constructed / renovated</td><td colspan="3">1979</td></tr>
<tr><td>2</td><td>Building size in SF</td><td colspan="3">6,538</td></tr>
<tr><td rowspan="8">3</td><td rowspan="8">Major Renovation/Rehabilitation</td><td></td><td>Year</td><td>Additional Detail</td></tr>
<tr><td>Façade</td><td></td><td>Stucco/Concrete block</td></tr>
<tr><td>Roof</td><td></td><td>Flat – composite - tile</td></tr>
<tr><td>Interiors</td><td></td><td>Drywall/concrete block partitions</td></tr>
<tr><td>HVAC</td><td></td><td></td></tr>
<tr><td>Electrical</td><td></td><td></td></tr>
<tr><td>Site Pavement</td><td></td><td></td></tr>
<tr><td>Accessibility</td><td></td><td></td></tr>
<tr><th colspan="2">Question</th><th colspan="3">Response</th></tr>
<tr><td>4</td><td>List other significant capital improvements (focus on recent years; provide approximate date).</td><td colspan="3">Built in two parts, 1979 and 1992 with additional updates in 2007. Flooring updated in original section in 2001.</td></tr>
<tr><td>5</td><td>List any major capital expenditures planned/requested for the next few years. Have they been budgeted?</td><td colspan="3"></td></tr>
<tr><td>6</td><td>Describe any on-going extremely problematic, historically chronic, or immediate facility needs.</td><td colspan="3">Bi-fold partition (in open area) need of replacement.</td></tr>
</table>

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?	x				

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Redeker Senior Ctr

BV Project Number: 159125.22R000 - 010.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?	X			

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



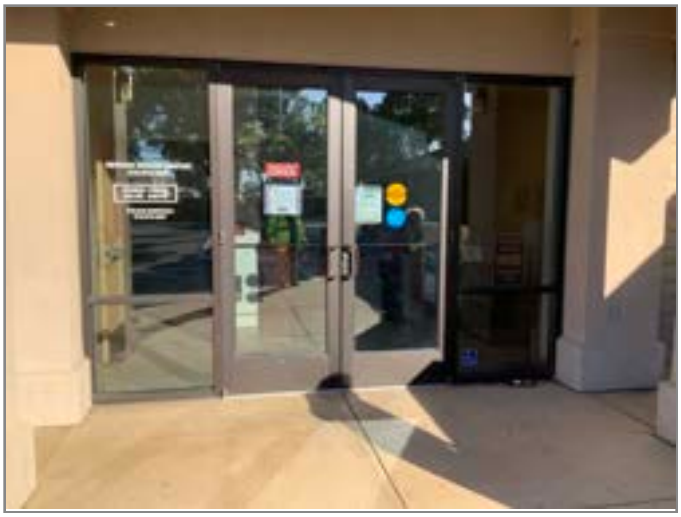
CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	No ramps
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	No ramps or stairs
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	No Stairs

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	Main entrance is accessible
3	Is signage provided indicating the location of alternate accessible entrances ?			X	Main entrance is accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	No entrance doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



RECEPTION DESK

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	No ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	No ramps
6	Do ramps on accessible routes appear to have compliant handrails ?			X	No ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	No public telephones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	Only one urinal
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	7	5541306
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	16	10	5541338
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	10	5541307
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	5541340
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,400 SF	6	5541332
B3020	Roof, original bldg	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	1	5541317
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	130 LF	15	5541351
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	3	10	5541302
Interiors						
C1010	Multipurpose Room	Poor	Movable Partitions, Folding Wall,	20 LF	0	5541312
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	8	20	5541323
C1040	Office	Fair	Coiling Security Grille, Rolling Security Shutter, 10 to 50 SF	20 SF	8	5541327
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,400 SF	12	5541300
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	7	15	5541334
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	10,200 SF	7	5541336
C2010	Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP)	700 SF	12	5541348
C2030	Office	Fair	Flooring, Vinyl Tile (VCT)	600 SF	9	5541339
C2030	Restrooms	Good	Flooring, Vinyl Sheeting	420 SF	12	5541297
C2030	Original section	Fair	Flooring, Luxury Vinyl Tile (LVT)	2,300 SF	6	5541357
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	4,100 SF	7	5541335
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,700 SF	7	5541324
Plumbing						
D2010	Kitchen	Fair	Water Heater, Gas, Residential	1	3	5541320
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	17	5541349
D2010	Throughout building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	5541295
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	7,300 SF	10	5541299
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	18	5541305
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	5541303
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	10	5541309
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	2	15	5541347
D2010	Restrooms	Fair	Urinal, Standard	1	10	5541298

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	5541304
D2010	Utility closet	Fair	Water Heater, Electric, Residential	1	3	5541344
HVAC						
D3020	Utility closet	Fair	Furnace, Gas	1	7	5541308
D3020	Utility closet	Fair	Furnace, Gas	2	5	5541343
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	5541331
D3030	Building exterior	Poor	Split System, Condensing Unit/Heat Pump	2	2	5541322
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	7,300 SF	6	5541352
D3050	Building exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5541293
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	5	5541315
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,300 SF	5	5541346
D4030	Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	7	6	5541310
Electrical						
D5020	Utility closet	Fair	Switchboard, 120/208 V	1	20	5541329
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,300 SF	10	5541328
D5040	Throughout building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery	2	3	5541318
D5040	Building exterior	Poor	Standard Fixture w/ Lamp, any type, w/ LED Replacement	1	0	5541330
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,300 SF	6	5541355
Fire Alarm & Electronic Systems						
D6060	Throughout building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,300 SF	6	5541301
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,300 SF	5	5541356
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	5	5541321
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	3	5541296
E1030	Kitchen	Poor	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	0	5541341
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	10	5541358
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	10	5541337
E1060	Kitchen	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	5541313
E1070	Multipurpose	Excellent	Scoreboard Indoor, Electronic Bingo	1	24	5541316
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	90 LF	10	5541314
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	17,500 SF	20	5541342
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	17,500 SF	4	5541326

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Good	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	2	15	5541354
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	30 LF	30	5541294
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	5541311
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	100 LF	10	5541333
G2060	Site	Good	Flagpole, Metal	1	25	5541345
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	11,000 SF	5	5541353
G2080	Site	Fair	Irrigation System, Control Panel	1	3	5541350
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	12	5541325
Accessibility						
Y1060	Kitchen	Poor	ADA Kitchen & Laundry Areas, Sink Maneuverability, Minor Reconfiguration, Modify	1	0	5543980

Appendix F:
Replacement Reserves

Replacement Reserves Report

Redeker Senior Ctr

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Redeker Senior Ctr	$20,184	$3,093	$25,019	$121,096	$20,887	$156,543	$352,405	$201,569	$8,174	$36,813	$474,325	$2,239	$167,875	$90,274	$34,022	$119,850	$5,001	$386,850	$68,793	$43,422	$764,810	**$3,103,245**
Grand Total	**$20,184**	**$3,093**	**$25,019**	**$121,096**	**$20,887**	**$156,543**	**$352,405**	**$201,569**	**$8,174**	**$36,813**	**$474,325**	**$2,239**	**$167,875**	**$90,274**	**$34,022**	**$119,850**	**$5,001**	**$386,850**	**$68,793**	**$43,422**	**$764,810**	**$3,103,245**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5541306	Exterior Walls, any painted surface, Prep & Paint	10	3	7	4000	SF	$3.00	$6.55	$26,185								$26,185										$26,185				**$52,369**
B2020	5541338	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	20	10	16	EA	$950.00	$2,072.95	$33,167											$33,167											**$33,167**
B2050	5541307	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	8	EA	$1,300.00	$2,836.67	$22,693											$22,693											**$22,693**
B2050	5541340	Exterior Door, Steel, Standard, Replace	40	30	10	3	EA	$600.00	$1,309.23	$3,928											$3,928											**$3,928**
B3010	5541332	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	14	6	7400	SF	$3.80	$8.29	$61,359							$61,359															**$61,359**
B3020	5541317	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	150	LF	$9.00	$19.64	$2,946		$2,946																				**$2,946**
B3020	5541351	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	5	15	130	LF	$9.00	$19.64	$2,553																$2,553						**$2,553**
B3060	5541302	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	3	EA	$1,300.00	$2,836.67	$8,510											$8,510											**$8,510**
C1010	5541312	Movable Partitions, Folding Wall,, Replace	25	25	0	20	LF	$120.00	$261.85	$5,237	$5,237																					**$5,237**
C1030	5541323	Interior Door, Wood, Solid-Core, Replace	40	20	20	8	EA	$700.00	$1,527.44	$12,219																					$12,219	**$12,219**
C1040	5541327	Coiling Security Grille, Rolling Security Shutter, 10 to 50 SF, Replace	25	17	8	20	SF	$126.77	$276.62	$5,532									$5,532													**$5,532**
C1070	5541300	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	5400	SF	$3.50	$7.64	$41,241													$41,241									**$41,241**
C1090	5541334	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	7	EA	$750.00	$1,636.54	$11,456																$11,456						**$11,456**
C2010	5541348	Wall Finishes, Laminated Paneling (FRP), Replace	30	18	12	700	SF	$16.00	$34.91	$24,439													$24,439									**$24,439**
C2010	5541336	Wall Finishes, any surface, Prep & Paint	10	3	7	10200	SF	$1.50	$3.27	$33,385								$33,385										$33,385				**$66,771**
C2030	5541357	Flooring, Luxury Vinyl Tile (LVT), Replace	15	9	6	2300	SF	$7.50	$16.37	$37,640							$37,640															**$37,640**
C2030	5541339	Flooring, Vinyl Tile (VCT), Replace	15	6	9	600	SF	$5.00	$10.91	$6,546										$6,546												**$6,546**
C2030	5541297	Flooring, Vinyl Sheeting, Replace	15	3	12	420	SF	$7.00	$15.27	$6,415													$6,415									**$6,415**
C2030	5541335	Flooring, Carpet, Commercial Standard, Replace	10	3	7	4100	SF	$7.50	$16.37	$67,098								$67,098										$67,098				**$134,196**
C2050	5541324	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	1700	SF	$2.00	$4.36	$7,419								$7,419										$7,419				**$14,838**
D2010	5541320	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$1,300.00	$2,836.67	$2,837				$2,837															$2,837			**$5,673**
D2010	5541344	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$900.00	$1,963.85	$1,964				$1,964															$1,964			**$3,928**
D2010	5541299	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	7300	SF	$5.00	$10.91	$79,645											$79,645											**$79,645**
D2010	5541347	Backflow Preventer, Domestic Water, Replace	30	15	15	2	EA	$3,200.00	$6,982.56	$13,965																$13,965						**$13,965**
D2010	5541309	Toilet, Commercial Water Closet, Replace	30	20	10	5	EA	$1,300.00	$2,836.67	$14,183											$14,183											**$14,183**
D2010	5541298	Urinal, Standard, Replace	30	20	10	1	EA	$1,100.00	$2,400.26	$2,400											$2,400											**$2,400**
D2010	5541295	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	18	12	2	EA	$1,500.00	$3,273.08	$6,546													$6,546									**$6,546**
D2010	5541303	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	$1,400.00	$3,054.87	$3,055																$3,055						**$3,055**
D2010	5541304	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$2,618.46	$2,618																$2,618						**$2,618**
D2010	5541349	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	13	17	5	EA	$1,100.00	$2,400.26	$12,001																		$12,001				**$12,001**
D2010	5541305	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	12	18	1	EA	$2,100.00	$4,582.31	$4,582																			$4,582			**$4,582**
D3020	5541343	Furnace, Gas, Replace	20	15	5	2	EA	$2,700.00	$5,891.54	$11,783						$11,783																**$11,783**
D3020	5541308	Furnace, Gas, Replace	20	13	7	1	EA	$4,200.00	$9,164.61	$9,165								$9,165														**$9,165**
D3030	5541322	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	2	EA	$5,200.00	$11,346.66	$22,693			$22,693															$22,693				**$45,387**
D3030	5541331	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,800.00	$8,291.79	$8,292				$8,292															$8,292			**$16,584**
D3050	5541293	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$15,000.00	$32,730.75	$32,731				$32,731																		**$32,731**
D3050	5541352	HVAC System, Ductwork, Medium Density, Replace	30	24	6	7300	SF	$4.00	$8.73	$63,716							$63,716															**$63,716**
D4010	5541346	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	7300	SF	$1.07	$2.33	$17,044						$17,044																**$17,044**
D4010	5541315	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	6	LF	$400.00	$872.82	$5,237						$5,237																**$5,237**
D4030	5541310	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	7	EA	$150.00	$327.31	$2,291							$2,291										$2,291					**$4,582**
D5020	5541329	Switchboard, 120/208 V, Replace	40	20	20	1	EA	$50,000.00	$109,102.50	$109,103																					$109,103	**$109,103**
D5030	5541328	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	7300	SF	$2.50	$5.46	$39,822											$39,822											**$39,822**
D5040	5541330	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	20	0	1	EA	$250.00	$545.51	$546	$546																				$546	**$1,091**
D5040	5541318	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	7	3	2	EA	$220.00	$480.05	$960				$960										$960								**$1,920**

Replacement Reserves Report

Redeker Senior Ctr

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5040	5541355	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	7300	SF	$4.50	$9.82	$71,680							$71,680															**$71,680**
D6060	5541301	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	7300	SF	$1.65	$3.60	$26,283							$26,283															**$26,283**
D7050	5541356	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	7300	SF	$2.00	$4.36	$31,858						$31,858																**$31,858**
D7050	5541321	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$32,730.75	$32,731						$32,731														$32,731		**$65,462**
E1030	5541341	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	15	0	1	EA	$4,600.00	$10,037.43	$10,037	$10,037															$10,037						**$20,075**
E1030	5541296	Foodservice Equipment, Dishwasher Commercial, Replace	10	7	3	1	EA	$21,500.00	$46,914.08	$46,914				$46,914										$46,914								**$93,828**
E1030	5541358	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	5	10	1	EA	$3,300.00	$7,200.77	$7,201											$7,201											**$7,201**
E1030	5541337	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	5	10	1	EA	$6,700.00	$14,619.74	$14,620											$14,620											**$14,620**
E1060	5541313	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	4	11	1	EA	$600.00	$1,309.23	$1,309												$1,309										**$1,309**
E2010	5541314	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	90	LF	$300.00	$654.62	$58,915											$58,915											**$58,915**
G2020	5541326	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	17500	SF	$0.45	$0.98	$17,184					$17,184					$17,184					$17,184				$17,184			**$68,735**
G2020	5541342	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	17500	SF	$3.50	$7.64	$133,651																					$133,651	**$133,651**
G2060	5541333	Fences & Gates, Fence, Wood Board 6', Replace	20	10	10	100	LF	$28.00	$61.10	$6,110											$6,110											**$6,110**
G2060	5541311	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$6,546.15	$6,546																$6,546						**$6,546**
G2060	5541354	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	5	15	2	EA	$1,700.00	$3,709.49	$7,419																$7,419						**$7,419**
G2080	5541350	Irrigation System, Control Panel, Replace	15	12	3	1	EA	$5,000.00	$10,910.25	$10,910				$10,910															$10,910			**$21,821**
G2080	5541353	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	15	5	11000	SF	$1.00	$2.18	$24,003						$24,003																**$24,003**
G4050	5541325	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	8	12	1	EA	$6,800.00	$14,837.94	$14,838													$14,838									**$14,838**
Y1060	5543980	ADA Kitchen & Laundry Areas, Sink Maneuverability, Minor Reconfiguration, Modify	0	0	0	1	EA	$2,000.00	$4,364.10	$4,364	$4,364																					**$4,364**
Totals, Unescalated											**$20,184**	**$2,946**	**$22,693**	**$104,607**	**$17,184**	**$122,655**	**$262,970**	**$143,252**	**$5,532**	**$23,730**	**$291,195**	**$1,309**	**$93,479**	**$47,874**	**$17,184**	**$57,650**	**$2,291**	**$168,782**	**$28,585**	**$17,184**	**$288,249**	**$1,739,533**
Totals, Escalated (5.0% inflation, compounded annually)											**$20,184**	**$3,093**	**$25,019**	**$121,096**	**$20,887**	**$156,543**	**$352,405**	**$201,569**	**$8,174**	**$36,813**	**$474,325**	**$2,239**	**$167,875**	**$90,274**	**$34,022**	**$119,850**	**$5,001**	**$386,850**	**$68,793**	**$43,422**	**$764,810**	**$3,103,245**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Second Chance Shelter
6516 Central Avenue
Newark, California 94560

PREPARED BY:
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BV PROJECT #:
159125.22R000-011.017

DATE OF REPORT:
March 9, 2023

ON SITE DATE:
January 24, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Residential
Main Address	6516 Central Avenue Newark, California 94560
Site Developed	1960 Renovated: 1991
Site Area	0.51 acres
Parking Spaces	Twelve total spaces all in open lots; 2 of which are accessible.
Building Area	3,166 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 24, 2023
Management Point of Contact	Group 4 Architecture Research + Planning, Inc. Andrea Gifford Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matt Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Second Chance Shelter consists of a single-story building that originally may have been a single family house. The house was constructed in 1960 with renovation work completed in 1991. There have been some limited renovations during the years as needed.

Architectural

The building is a wood frame structure. The original portions of the building are over a crawl space and the 1991 addition is a slab on grade. The house exteriors consist of painted stucco finishes with vinyl windows. The roof is gable with asphalt shingle finishes. Interior finishes are a mixture of carpet, ceramic tile, quarry tile, vinyl sheeting, flooring and painted walls and ceiling, In general, finishes are replaced as needed. Typical lifecycle costs are expected and budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

One individual evaporative cooler roof unit and an interior furnace with exhaust fan are providing heating and cooling to the house. All infrastructure is original to the construction of the buildings and are generally in fair condition. The electrical systems has a distribution panel with copper wiring located at the interior hallway. Plumbing is copper supply with PVC waste piping. Problems have been reported with the sewer lines. The fire alarm system is addressable with strobes with alarms, pull stations, and smoke sensors. No issues were observed or reported.

Site

The parking lot has an asphalt surface finishes and it is in fair condition. Concrete sidewalk and walkways are located throughout the property site. Irrigation is located throughout the site areas and is in fair condition. Ponding was reported at the back of the property possibly caused by the parking lot curb. BV did not observe any area drains and it appears that the property depends on the pavement sloping toward the street and site rainfall soaking into the landscaped areas.

Recommended Additional Studies

Sewer line clogging and back-up was reported throughout the house. The house main drain line may not have been sized for the commercial kitchen equipment. If the sewer line is original it has exceeded its estimated remaining useful life and may need to be replaced. A CCTV of the sewer line is recommended to determine the pipe size and condition of the main and branch sewer lines. Excessive parking lot ponding was reported to be problematic. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required pavement resurfacing or the installation of new area drains. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

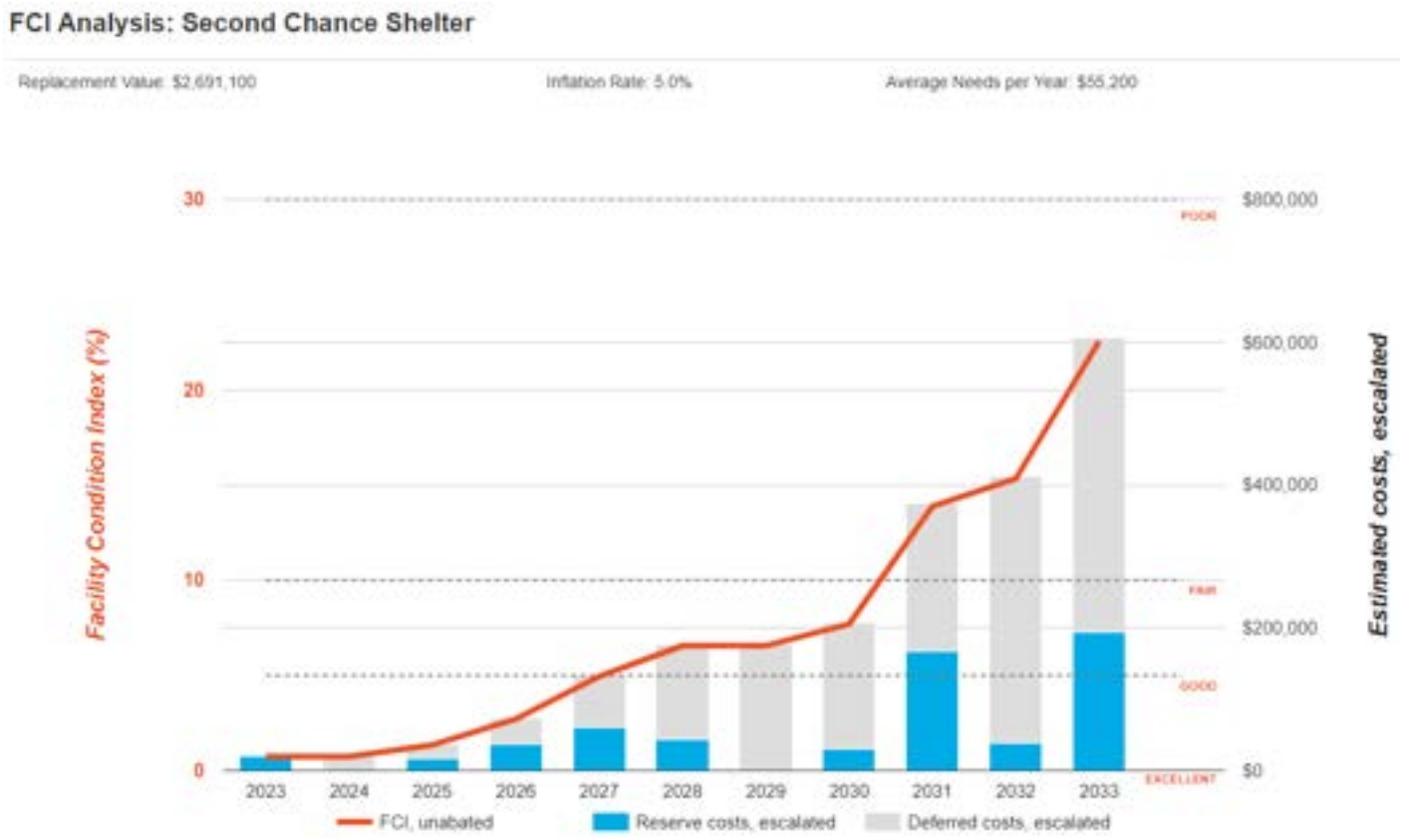
FCI Analysis | Second Chance Shelter(1960)

Replacement Value	*Total SF*	*Cost/SF*
$ 2,691,100	*3,166*	*$ 850*

	Est Reserve Cost	FCI
Current	$ 19,800	**0.7 %**
3-Year	$ 73,100	2.7 %
5-Year	$ 176,400	6.6 %
10-Year	$ 606,900	22.6 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Second Chance Shelter	3	$19,800
Total	**3**	**$19,800**

Second Chance Shelter

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5265171	Second Chance Shelter	Commercial kitchen	E2010	Casework, Countertop, Solid Surface, Replace	Poor	Performance/Integrity	$2,900
5265939	Second Chance Shelter	Parking lot	P2030	Engineering Study, Paving, Site Drainage, Evaluate/Report	NA	Performance/Integrity	$15,300
5252928	Second Chance Shelter	Sewer Lines	P2030	CCTV Video, Sewer Line, Evaluate/Report	Poor	Performance/Integrity	$1,600
Total (3 items)							**$19,800**

Key Findings



Piping in Poor condition.

Sanitary Drainage,
Second Chance Shelter Site

Uniformat Code: D2020
Recommendation: **Replace in 2025**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: $14,800

**$$$**$

Clogs in the sewer line are reported. - AssetCALC ID: 5456303



Casework in Poor condition.

Countertop, Solid Surface
Second Chance Shelter Commercial kitchen

Uniformat Code: E2010
Recommendation: **Replace in 2023**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,900

**$$**$$

The countertop is damaged and scratched, replacement is recommended. - AssetCALC ID: 5265171



Recommended Follow-up Study: Paving, Site Drainage

Paving, Site Drainage
Second Chance Shelter Parking lot

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $15,300

**$$$**$

Excessive parking lot ponding was reported to be problematic. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. - AssetCALC ID: 5265939



Recommended Follow-up Study: Sewer Line

Sewer Line
Second Chance Shelter Sewer Lines

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Plumbing clogging and back up was reported throughout the facility. Video of the sewer lines is needed to understand the cause of the problem and to clarify if repairs or replacement are required. - AssetCALC ID: 5252928

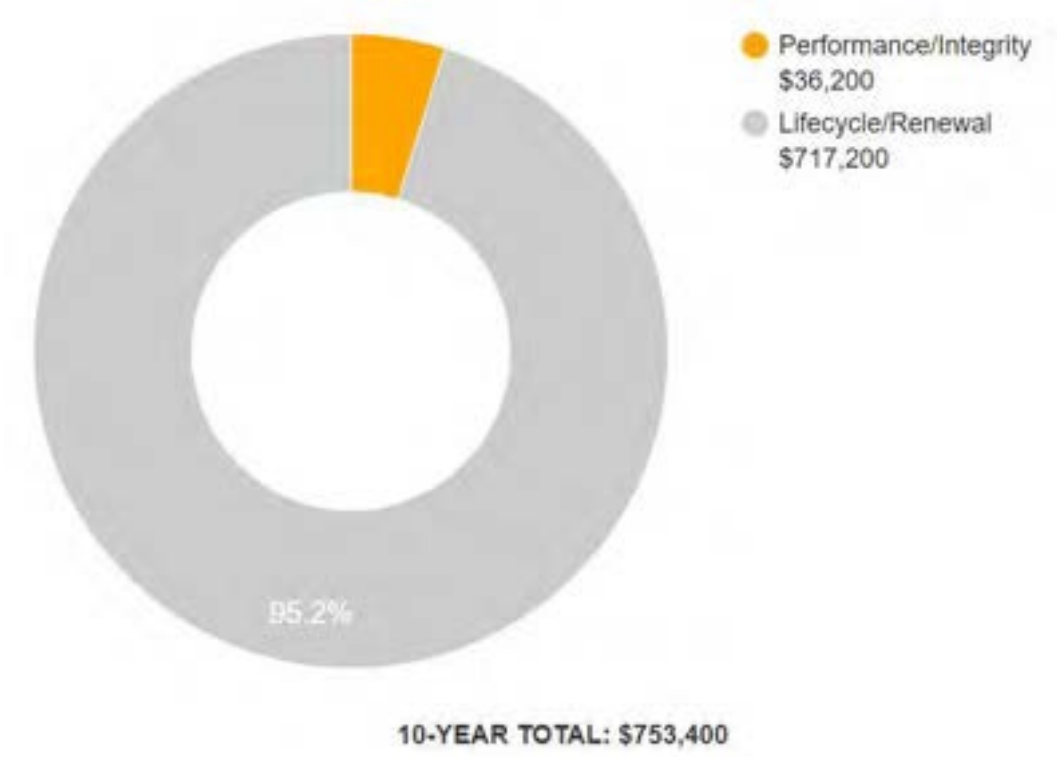
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

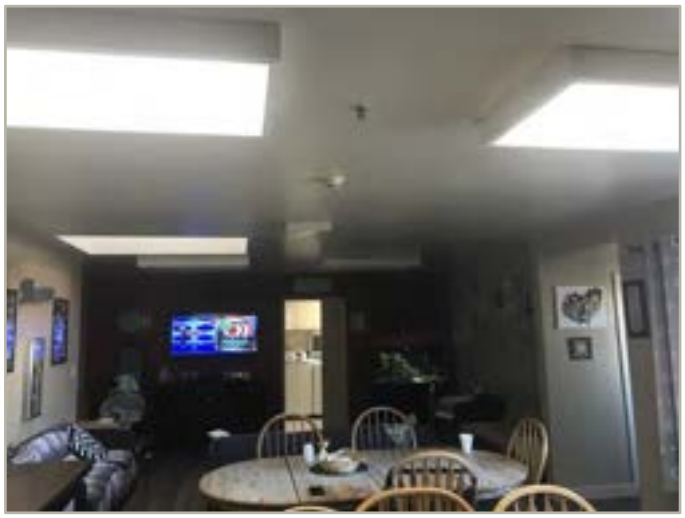
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Conventional wood frame structure over a crawl space	Good
Facade	Primary Wall Finish : Stucco Windows: Vinyl	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile, quarry tile, and vinyl sheeting Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, showers, and sinks in all restrooms	Fair
HVAC	Non-Central System: Evaporative cooler unit and furnace. Single through the wall air conditioning unit Supplemental components: Exhaust fan	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair

Systems Summary		
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent, and incandescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks.	Fair
Site Development	No property signage; chain-link fence dumpster enclosures	Fair
Landscaping & Topography	Landscaping features include lawns, trees, bushes Irrigation present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: None Building-mounted: Incandescent	Fair
Ancillary Structures	There is a wood framed shed resting on the landscaping at the rear of the facility	Good
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Countertop replacement, parking lot ponding, plumbing clogging issues	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$43,761	$3,867	$101,846	$149,474
Roofing	-	-	$10,859	$48,033	-	$58,892
Interiors	-	-	$58,371	$122,868	$139,733	$320,972
Plumbing	-	$16,342	$7,240	$81,786	$54,807	$160,175
HVAC	-	-	$20,010	$8,703	$86,760	$115,473
Fire Protection	-	-	-	$7,735	$12,641	$20,376
Electrical	-	-	-	$81,168	-	$81,168
Fire Alarm & Electronic Systems	-	-	-	$38,850	-	$38,850
Equipment & Furnishings	$2,880	-	-	$37,470	-	$40,350
Special Construction & Demo	-	-	-	-	$5,970	$5,970
Site Pavement	-	-	$9,320	$113,901	$34,556	$157,777
Site Utilities	-	-	-	$7,735	-	$7,735
Site Development	-	-	-	$15,485	-	$15,485
Follow-up Studies	$16,910	-	-	-	-	$16,910
TOTALS (5%	**$19,800**	**$16,400**	**$149,600**	**$567,700**	**$436,400**	**$1,189,900**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1960. An addition was completed in 1991 with some limited renovation over the last few years, accessibility improvements appear to have been implemented at that time.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Second Chance Shelter, 6516 Central Avenue, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - TRASH ENCLOSURE

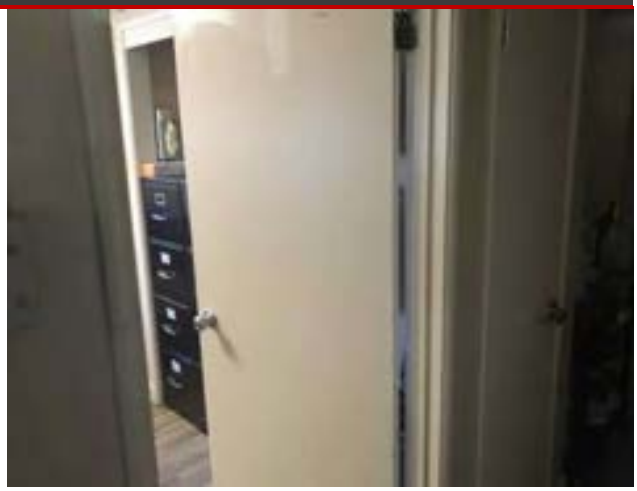


6 - MAIN ENTRANCE

Photographic Overview



7 - WINDOWS



8 - INTERIOR DOORS



9 - ROOFING



10 - ROOF SKYLIGHT



11 - OFFICE



12 - LIVING ROOM

Photographic Overview



13 - HALLWAY



14 - BEDROOM



15 - COMMERCIAL KITCHEN



16 - COMMERCIAL SINK



17 - SHOWER



18 - SINK, FAUCET HANDLES AND ACCESSORIES

Photographic Overview



19 - TOILET STALL OVERVIEW



20 - EXHAUST FAN



21 - EVAPORATIVE COOLER



22 - FURNACE



23 - ELECTRICAL SYSTEM



24 - DISTRIBUTION PANEL

Photographic Overview



25 - FIRE ALARM PANEL



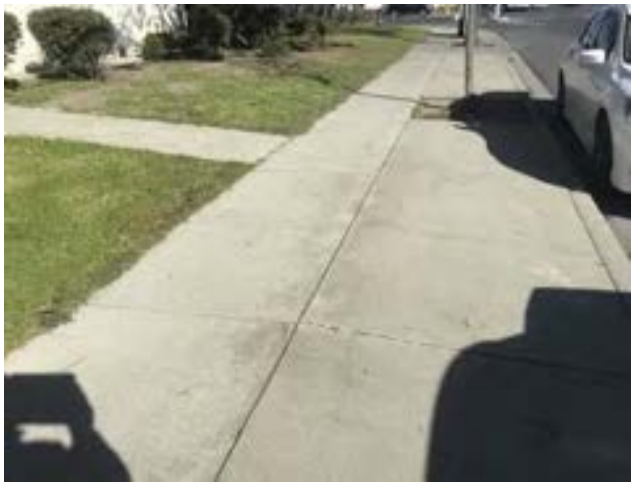
26 - WATER HEATER



27 - PARKING LOTS



28 - PARKING LOTS



29 - SIDEWALK



30 - LANDSCAPING

Appendix B:
Site and Floor Plans

Aerial Site Plan



Project Number	Project Name
159125.22R000-011.017	Second Chance Shelter
Source	**On-Site Date**
Google	January 24, 2023

N

Floor Plan



Project Number	Project Name
159125.22R000-011.017	Second Chance Shelter
Source	**On-Site Date**
Owner	January 24, 2023

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Second Chance Shelter**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1960 – original facility (1,600 sq ft) 1991 – addition (1,100 sq ft)		
2	Building size in SF	3,166		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Wood frame
		Roof		Shingle
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		Concrete in front – asphalt in rear
		Accessibility		Ramp installed in rear of property (year unknown)

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Due to high usage
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	x				Some ponding in rear of facility
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			x		
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Second Chance Shelter

BV Project Number: 159125.22R000 - 011.017

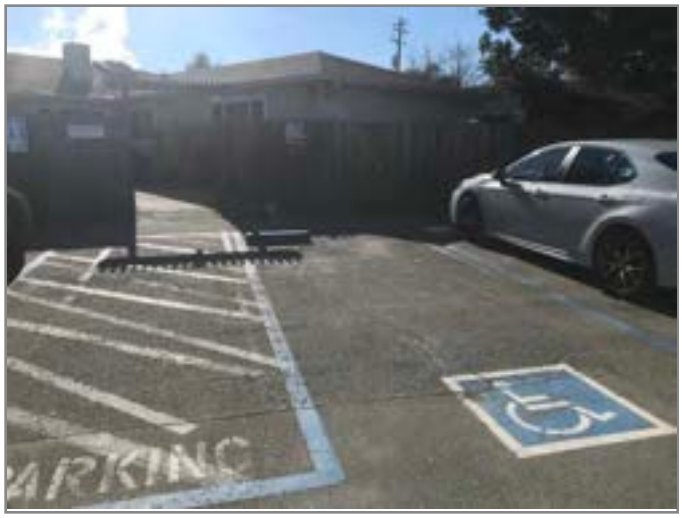
Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



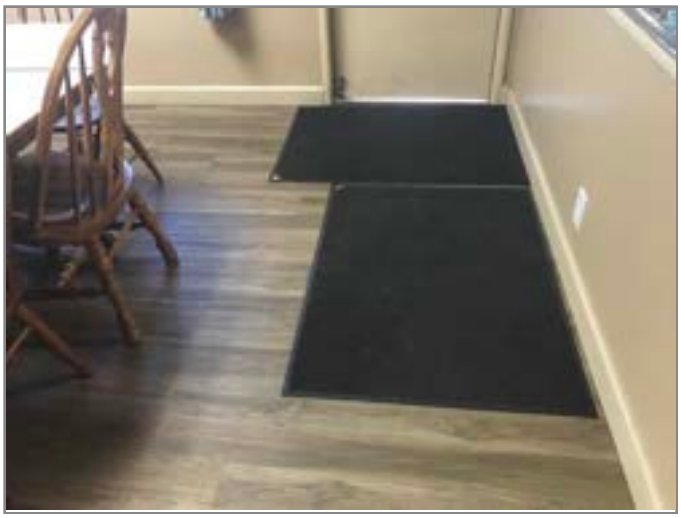
ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?			X	
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Second Chance Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	4	5252936
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	13	12	5252921
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	8	5252916
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,300 SF	10	5252930
B3020	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	75 LF	10	5252948
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	3	5	5252953
Interiors						
C1030	Throughout building	Fair	Door Hardware, Office, per Door	19	10	5252920
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	17	8	5252925
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,200 SF	5	5252933
C2030	Throughout building	Fair	Flooring, Ceramic Tile	600 SF	10	5252951
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	500 SF	9	5252939
C2030	Commercial kitchen	Fair	Flooring, Quarry Tile	350 SF	15	5252926
C2030	Throughout building	Fair	Flooring, Carpet, Residential	1,600 SF	3	5252942
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,100 SF	4	5252918
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Residential	2	5	5252943
D2010	Shower room	Fair	Shower, Fiberglass	3	8	5252931
D2010	Commercial kitchen	Fair	Sink, Commercial Kitchen, 1-Bowl	1	15	5252913
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	12	5252941
D2010	Commercial kitchen	Fair	Sink, Commercial Kitchen, 3-Bowl	1	15	5252954
D2010	Throughout building	Fair	Plumbing System, Supply, Low Density (excludes fixtures)	3,166 SF	8	5252917
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	12	5252932
D2010	Restrooms	Fair	Shower, Ceramic Tile	1	10	5252924
D2020	Site	Poor	Piping, Sanitary Drainage,	32 LF	2	5456303
D2020	Commercial kitchen	Fair	Grease Trap/Interceptor, Undercounter	1	10	5252914
HVAC						
D3020	Utility closet	Fair	Furnace, Gas	1	8	5252929
D3030	Rear window	Fair	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH	1	3	5456170
D3030	Roof	Fair	Evaporative Cooler, 0.75 to 1 HP	1	3	5252919
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,166 SF	13	5265799

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	5252946
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	8	5252922
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,166 SF	11	5252950
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	10	5252934
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,166 SF	10	5252944
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,166 SF	8	5252949
Fire Alarm & Electronic Systems						
D7050	Office	Fair	Fire Alarm Panel, Annunciator	1	8	5252952
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,166 SF	10	5252915
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	5252947
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	7	5252927
E2010	Commercial kitchen	Poor	Casework, Countertop, Solid Surface	12 LF	0	5265171
E2010	Commercial kitchen	Fair	Casework, Cabinetry Economy	12 LF	8	5252945
Special Construction & Demo						
F1020	Rear yard	Good	Shed, Wood Framed, Minimal	64 SF	11	5456311
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,200 SF	10	5252935
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,200 SF	3	5252955
G2030	Sidewalk	Fair	Sidewalk, Concrete, Small Areas/Sections	1,500 SF	22	5252937
Sitework						
G2060	Trash enclosure	Fair	Dumpster Enclosure, Fence, Chain Link 6'	20 LF	10	5252938
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	3,900 SF	8	5252912
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	5252923
Follow-up Studies						
P2030	Parking lot	NA	Engineering Study, Paving, Site Drainage, Evaluate/Report	1	0	5265939
P2030	Sewer Lines	Poor	CCTV Video, Sewer Line, Evaluate/Report	1	0	5252928

Appendix F:
Replacement Reserves

Replacement Reserves Report

Second Chance Shelter

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Second Chance Shelter	$19,791	$0	$16,343	$46,200	$60,207	$43,166	$0	$30,704	$198,743	$38,928	$299,267	$18,614	$51,726	$67,290	$98,071	$131,553	$0	$0	$54,037	$0	$15,053	**$1,189,694**
Grand Total	**$19,791**	**$0**	**$16,343**	**$46,200**	**$60,207**	**$43,166**	**$0**	**$30,704**	**$198,743**	**$38,928**	**$299,267**	**$18,614**	**$51,726**	**$67,290**	**$98,071**	**$131,553**	**$0**	**$0**	**$54,037**	**$0**	**$15,053**	**$1,189,694**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5252936	Exterior Walls, any painted surface, Prep & Paint	10	6	4	5500	SF	$3.00	$6.55	$36,004					$36,004										$36,004							**$72,008**
B2020	5252921	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	18	12	13	EA	$600.00	$1,309.23	$17,020													$17,020									**$17,020**
B2050	5252916	Exterior Door, Steel, Standard, Replace	40	32	8	2	EA	$600.00	$1,309.23	$2,618									$2,618													**$2,618**
B3010	5252930	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	3300	SF	$3.80	$8.29	$27,363											$27,363											**$27,363**
B3020	5252948	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	75	LF	$13.00	$28.37	$2,127											$2,127											**$2,127**
B3060	5252953	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	3	EA	$1,300.00	$2,836.67	$8,510						$8,510																**$8,510**
C1030	5252925	Interior Door, Wood, Hollow-Core Residential, Replace	20	12	8	17	EA	$400.00	$872.82	$14,838									$14,838													**$14,838**
C1030	5252920	Door Hardware, Office, per Door, Replace	30	20	10	19	EA	$350.00	$763.72	$14,511											$14,511											**$14,511**
C2010	5252933	Wall Finishes, any surface, Prep & Paint	10	5	5	5200	SF	$1.50	$3.27	$17,020						$17,020										$17,020						**$34,040**
C2030	5252951	Flooring, Ceramic Tile, Replace	40	30	10	600	SF	$18.00	$39.28	$23,566											$23,566											**$23,566**
C2030	5252926	Flooring, Quarry Tile, Replace	50	35	15	350	SF	$26.00	$56.73	$19,857																$19,857						**$19,857**
C2030	5252939	Flooring, Vinyl Sheeting, Replace	15	6	9	500	SF	$7.00	$15.27	$7,637										$7,637												**$7,637**
C2030	5252942	Flooring, Carpet, Residential, Replace	6	3	3	1600	SF	$5.00	$10.91	$17,456				$17,456						$17,456						$17,456						**$52,369**
C2050	5252918	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3100	SF	$2.00	$4.36	$13,529					$13,529										$13,529							**$27,057**
D2010	5252943	Water Heater, Gas, Residential, Replace	15	10	5	2	EA	$1,300.00	$2,836.67	$5,673						$5,673															$5,673	**$11,347**
D2010	5252917	Plumbing System, Supply, Low Density (excludes fixtures), Replace	40	32	8	3166	SF	$5.00	$10.91	$34,542									$34,542													**$34,542**
D2010	5252931	Shower, Fiberglass, Replace	20	12	8	3	EA	$1,600.00	$3,491.28	$10,474									$10,474													**$10,474**
D2010	5252924	Shower, Ceramic Tile, Replace	30	20	10	1	EA	$2,500.00	$5,455.13	$5,455											$5,455											**$5,455**
D2010	5252941	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	3	EA	$1,100.00	$2,400.26	$7,201													$7,201									**$7,201**
D2010	5252932	Toilet, Residential Water Closet, Replace	30	18	12	3	EA	$700.00	$1,527.44	$4,582													$4,582									**$4,582**
D2010	5252913	Sink, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	$1,600.00	$3,491.28	$3,491																$3,491						**$3,491**
D2010	5252954	Sink, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$5,455.13	$5,455																$5,455						**$5,455**
D2020	5252914	Grease Trap/Interceptor, Undercounter, Replace	20	10	10	1	EA	$1,800.00	$3,927.69	$3,928											$3,928											**$3,928**
D2020	5456303	Piping, Sanitary Drainage,, Replace	40	38	2	32	LF	$212.30	$463.25	$14,824			$14,824																			**$14,824**
D3020	5252929	Furnace, Gas, Replace	20	12	8	1	EA	$2,700.00	$5,891.54	$5,892									$5,892													**$5,892**
D3030	5252919	Evaporative Cooler, 0.75 to 1 HP, Replace	15	12	3	1	EA	$5,200.00	$11,346.66	$11,347				$11,347															$11,347			**$22,693**
D3030	5456170	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH, Replace	15	12	3	1	EA	$1,400.00	$3,054.87	$3,055				$3,055															$3,055			**$6,110**
D3050	5265799	HVAC System, Ductwork, Medium Density, Replace	30	17	13	3166	SF	$4.00	$8.73	$27,633														$27,633								**$27,633**
D3060	5252946	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$2,618.46	$2,618						$2,618																**$2,618**
D4010	5252950	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	3166	SF	$1.07	$2.33	$7,392												$7,392										**$7,392**
D4010	5252922	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	6	LF	$400.00	$872.82	$5,237									$5,237													**$5,237**
D5020	5252934	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$2,000.00	$4,364.10	$4,364											$4,364											**$4,364**
D5030	5252944	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	3166	SF	$2.50	$5.46	$17,271											$17,271											**$17,271**
D5040	5252949	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	3166	SF	$4.50	$9.82	$31,088									$31,088													**$31,088**
D7050	5252952	Fire Alarm Panel, Annunciator, Replace	15	7	8	1	EA	$1,580.00	$3,447.64	$3,448									$3,448													**$3,448**
D7050	5252915	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3166	SF	$3.00	$6.55	$20,725											$20,725											**$20,725**
E1030	5252947	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$3,300.00	$7,200.77	$7,201								$7,201														**$7,201**
E1030	5252927	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	8	7	1	EA	$6,700.00	$14,619.74	$14,620								$14,620														**$14,620**
E2010	5265171	Casework, Countertop, Solid Surface, Replace	40	40	0	12	LF	$110.00	$240.03	$2,880	$2,880																					**$2,880**
E2010	5252945	Casework, Cabinetry Economy, Replace	20	12	8	12	LF	$175.00	$381.86	$4,582									$4,582													**$4,582**
F1020	5456311	Shed, Wood Framed, Minimal, Replace	30	19	11	64	SF	$25.00	$54.55	$3,491												$3,491										**$3,491**
G2020	5252955	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	8200	SF	$0.45	$0.98	$8,052				$8,052					$8,052					$8,052								**$32,207**
G2020	5252935	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	8200	SF	$3.50	$7.64	$62,625											$62,625											**$62,625**
G2060	5252938	Dumpster Enclosure, Fence, Chain Link 6', Replace	40	30	10	20	LF	$41.00	$89.46	$1,789											$1,789											**$1,789**

Replacement Reserves Report

Second Chance Shelter

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	5252912	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	3900	SF	$1.00	$2.18	$8,510									$8,510													**$8,510**
G4050	5252923	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	$400.00	$872.82	$5,237									$5,237													**$5,237**
P2030	5265939	Engineering Study, Paving, Site Drainage, Evaluate/Report	0	0	0	1	EA	$7,000.00	$15,274.35	$15,274	$15,274																					**$15,274**
P2030	5252928	CCTV Video, Sewer Line, Evaluate/Report	0	0	0	1	EA	$750.00	$1,636.54	$1,637	$1,637																					**$1,637**
Totals, Unescalated											**$19,791**	**$0**	**$14,824**	**$39,910**	**$49,533**	**$33,822**	**$0**	**$21,821**	**$134,517**	**$25,094**	**$183,724**	**$10,883**	**$28,803**	**$35,685**	**$49,533**	**$63,279**	**$0**	**$0**	**$22,453**	**$0**	**$5,673**	**$739,344**
Totals, Escalated (5.0% inflation, compounded annually)											**$19,791**	**$0**	**$16,343**	**$46,200**	**$60,207**	**$43,166**	**$0**	**$30,704**	**$198,743**	**$38,928**	**$299,267**	**$18,614**	**$51,726**	**$67,290**	**$98,071**	**$131,553**	**$0**	**$0**	**$54,037**	**$0**	**$15,053**	**$1,189,694**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252943	D2010	**Water Heater**	Gas, Residential	50 GAL	Second Chance Shelter	Utility closet						2
2	5252914	D2020	**Grease Trap/Interceptor**	Undercounter		Second Chance Shelter	Commercial kitchen						

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252929	D3020	**Furnace**	Gas	50 MBH	Second Chance Shelter	Utility closet						
2	5252919	D3030	**Evaporative Cooler**	0.75 to 1 HP	8000 CFM	Second Chance Shelter	Roof						
3	5456170	D3030	**Packaged Terminal Air Conditioner**	PTAC, 6000 to 12000 BTUH		Second Chance Shelter	Rear window						
4	5252946	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Second Chance Shelter	Roof						

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252922	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Second Chance Shelter	Commercial kitchen						6

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252934	D5020	**Distribution Panel**	120/208 V	100 AMP	Second Chance Shelter	Building exterior						

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252947	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Second Chance Shelter	Commercial kitchen						
2	5252927	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner w/ Griddle		Second Chance Shelter	Commercial kitchen						

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Service Center
37440 Filbert Street
Newark, California 94560

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BV PROJECT #:
159125.22R000-012.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
February 15, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Municipal Service Center
Number of Buildings	Seven
Main Address	37440 Filbert Street, Newark California 94560
Site Developed	1965-1988
Site Area	4.9 acres (estimated)
Parking Spaces	36 total spaces all in open lots; one of which is accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	February 15, 2023
Management Point of Contact	Andrea Marie Gifford 650.871.0709 x218 agifford@g4arch
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matthew Anderson Matt.Anderson@bureauveritas.com 800.733.0660 x7297613
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The main thrust of development at this location is when the tilt-up buildings, Evidence & Storage, Crews Quarters & Alternate EOC and the Drive Through Building, were built, 1988. These were built specifically for their current functions. The other buildings seem to be an ad-hoc collection of storage and garage like buildings that might have been re-purposed along the way.

Architectural

A recurring short coming is roofs with evidence of leaking inside and lots of visible patching on the roofs themselves. Exterior walls of the tilt-up buildings are in good condition. The walls of buildings finished with T-111 plywood tend to show rot and deterioration. Most interior spaces are work/repair or storage areas with unfinished walls, ceilings and concrete floors. The interior office areas would all benefit from a through up-dating of finishes and fixtures.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the spaces are not conditioned, but in those spaces that are conditioned much of the HVAC equipment appears to be on life support and replacement is recommended. There were no complaints about the adequacy of the electrical power provided though in several buildings the main distribution panel seems very small for the size and amount of equipment that is being run in the building. A study to determine how much power each building gets and how it arrives there is recommended.

Only few buildings have a fire alarm or fire sprinkler system, providing them throughout is recommended.

Site

Sidewalks are in good condition. The parking lot is deteriorated and striping is in poor condition.

Recommended Additional Studies

As described above, how much electrical power each building is provided with and where it comes from is not clear. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The Crew Quarters building had moisture intrusion, including a mushroom-like fungus growing at the base of a structural steel column, between the first and subsequent site visits. At the second site visit the growth had been removed, and the adjacent wall was being repaired where there had been moisture damage. Moisture accumulation was however noted at the skylights, possibly from condensation. A nondestructive roofing study is recommended, and a budgetary cost for addressing the issue is included. Additional costs may be recommended by the study.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.

FCI Ranges and Description	
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

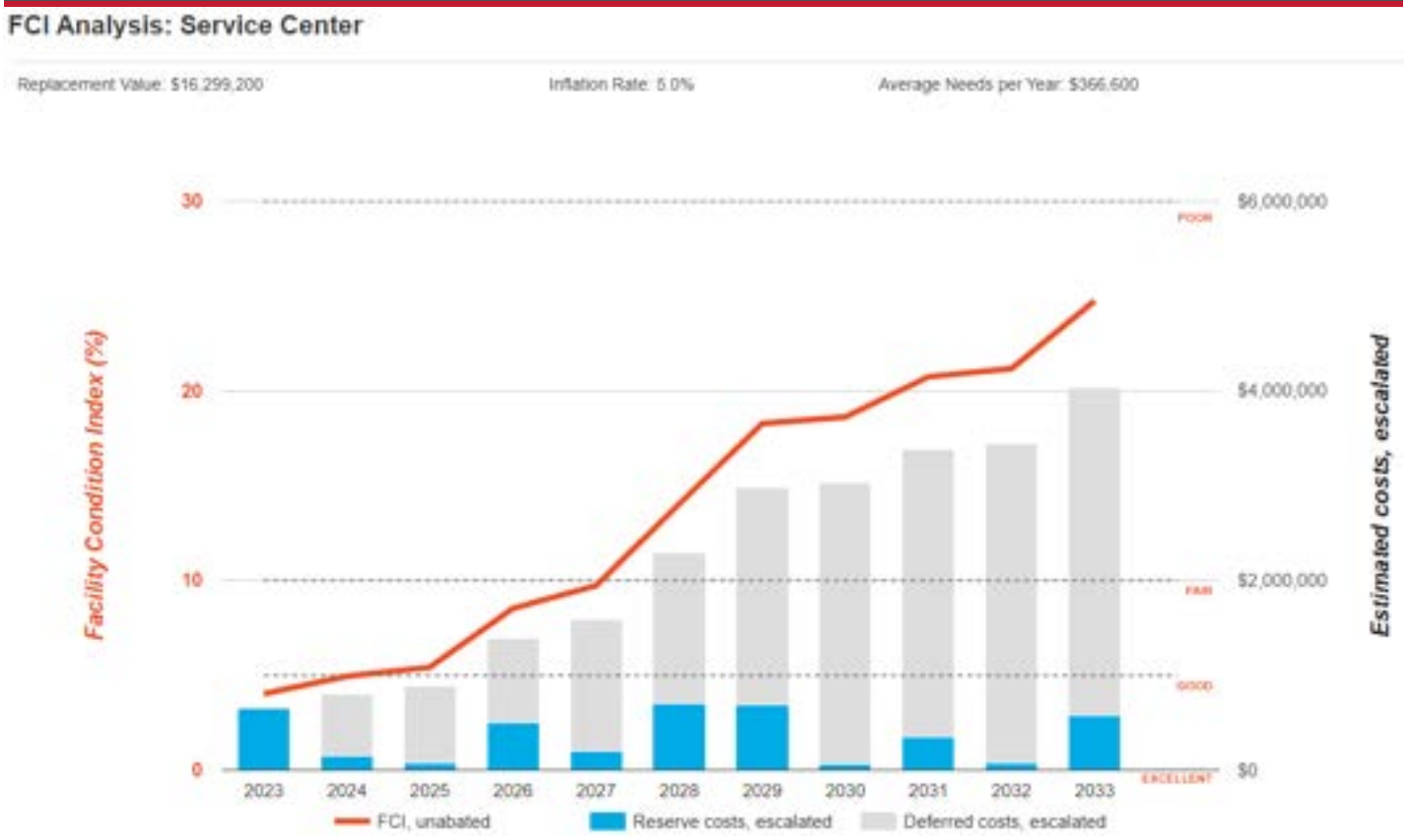
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)		Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Service Center (1968)	Overall facility – all buildings	$410	39,783	$16,299,200	4.0%	8.5%	14.0%	24.7%
Service Center / Administration (1970)		$700	2,400	$1,680,000	5.9%	10.8%	22.4%	36.1%
Service Center / Chemical Storage (1973)		$200	840	$168,000	6.0%	8.3%	22.7%	49.4%
Service Center / Crews Quarters/Alternate EOC/Truck Repair (1988)		$550	6,200	$3,410,000	0.4%	5.9%	14.8%	33.9%
Service Center / Drive-Through Building (1988)		$400	7,800	$3,120,000	5.8%	8.7%	11.8%	18.2%
Service Center / Evidence Storage/Vehicle Storage (1988)		$400	13,223	$5,289,200	5.7%	11.3%	15.0%	17.5%
Service Center / Maintenance Department (1976)		$600	1,920	$1,152,000	0.4%	3.6%	11.0%	23.7%
Service Center / Parking Shed (1965)		$200	7,400	$1,480,000	3.0%	5.4%	5.4%	28.3%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



The table below shows the anticipated costs by trade or building system over the next 20 years.

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$2,151	$10,776	-	-	-	$12,927
Facade	$11,749	$8,591	$307,977	$476,358	$1,461,805	$2,266,480
Roofing	$516,023	$98,595	$143,589	$215,360	$1,639,939	$2,613,506
Interiors	-	-	$48,800	$387,665	$533,398	$969,863
Plumbing	-	$6,216	$16,877	$210,382	$139,060	$372,535
HVAC	$12,001	$86,908	$46,213	$19,641	$333,827	$498,590
Fire Protection	$654	-	$122,794	$44,564	$45,706	$213,718
Electrical	$9,819	$17,560	$569,534	$322,908	$6,261	$926,082
Fire Alarm & Electronic Systems	$2,749	-	$114,778	$2,924	$16,698	$137,149
Equipment & Furnishings	-	-	$31,367	$66,433	$509,453	$607,253
Site Utilities	-	$51,320	-	-	$106,692	$158,012
Site Development	-	-	-	$5,331	$257,084	$262,415
Site Pavement	-	-	$399,105	$58,028	$168,582	$625,715
Follow-up Studies	$15,274	-	-	-	-	$15,274
Accessibility	$85,139	-	-	-	-	$85,139
TOTALS (5% inflation)	**$655,600**	**$280,000**	**$1,801,100**	**$1,809,600**	**$5,218,600**	**$9,764,900**

Immediate Needs

Facility/Building	Total Items	Total Cost
Service Center / Administration	4	$99,400
Service Center / Chemical Storage	2	$10,100
Service Center / Crews Quarters/Alternate EOC/Truck Repair	4	$13,300
Service Center / Drive-Through Building	3	$180,300
Service Center / Evidence Storage/Vehicle Storage	4	$304,000
Service Center / Maintenance Department	2	$4,500
Service Center / Parking Shed	4	$44,300
Total	**23**	**$655,900**

Administration

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5300448	Service Center / Administration	Throughout the facility	P2030	Engineering Study, Electrical, General Design, Follow up study	NA	Performance/Integrity	$15,300
5300328	Service Center / Administration	Parking area	Y1010	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	NA	Accessibility	$2,200
5300327	Service Center / Administration	Restrooms	Y1050	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	Failed	Accessibility	$65,500
5300329	Service Center / Administration	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$16,400
Total (4 items)							**$99,400**

Chemical Storage

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5271825	Service Center / Chemical Storage	Building Exterior	B2010	Exterior Walls, Plywood/OSB, Replace	Poor	Performance/Integrity	$7,400
5271829	Service Center / Chemical Storage	Throughout building	D7050	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	NA	Retrofit/Adaptation	$2,700
Total (2 items)							**$10,100**

Crews Quarters/Alternate EOC/Truck Repair

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5923543	Service Center / Crews Quarters/Alternate EOC/Truck Repair	Throughout building	B3010	Roofing, any type, Non-Destructive Moisture Inspection, Evaluate/Report	NA	Environmental	$5,800
5296641	Service Center / Crews Quarters/Alternate EOC/Truck Repair	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Failed	Performance/Integrity	$6,300
5300326	Service Center / Crews Quarters/Alternate EOC/Truck Repair	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	Poor	Accessibility	$800
5300325	Service Center / Crews Quarters/Alternate EOC/Truck Repair	Kitchen	Y1060	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	Poor	Accessibility	$400
Total (4 items)							**$13,300**

Drive-Through Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5300455	Service Center / Drive-Through Building	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$170,200
5300462	Service Center / Drive-Through Building	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Failed	Performance/Integrity	$5,700
6753934	Service Center / Drive-Through Building	Building interior	D5020	Distribution Panel, 120/208 V, 200 AMP, Install	NA	Retrofit/Adaptation	$4,400
Total (3 items)							**$180,300**

Evidence Storage/Vehicle Storage

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5297146	Service Center / Evidence Storage/Vehicle Storage	Roof	B3010	Roofing, Modified Bitumen, Replace	Poor	Performance/Integrity	$288,500
5297143	Service Center / Evidence Storage/Vehicle Storage	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Failed	Performance/Integrity	$2,800
5297165	Service Center / Evidence Storage/Vehicle Storage	Roof	D3050	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Failed	Performance/Integrity	$12,000
5297167	Service Center / Evidence Storage/Vehicle Storage	Evidence	D4030	Fire Extinguisher, Wet Chemical/CO2, Replace	Failed	Safety	$700
Total (4 items)							**$304,000**

Maintenance Department

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5272096	Service Center / Maintenance Department	Building Exterior	B1010	Structural Framing, Wood, Repair	Poor	Performance/Integrity	$2,200
5272092	Service Center / Maintenance Department	Building Exterior	B2010	Pressure Wash, Exterior surfaces, n/a	Poor	Performance/Integrity	$2,300
Total (2 items)							**$4,500**

Parking Shed

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5300577	Service Center / Parking Shed	Building Exterior	B2010	Exterior Walls, any painted surface, Prep & Paint	Failed	Retrofit/Adaptation	$2,100
5300564	Service Center / Parking Shed	Roof	B3010	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Poor	Performance/Integrity	$34,000
5300565	Service Center / Parking Shed	Roof	B3020	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	Failed	Performance/Integrity	$2,700
5300580	Service Center / Parking Shed	Interior	D5020	Distribution Panel, 120/240 V, 200 AMP, Install	Poor	Retrofit/Adaptation	$5,500
Total (4 items)							**$44,300**

Key Findings



Fire Extinguisher in Failed condition.

Wet Chemical/CO2
Evidence Storage/Vehicle Storage Service Center Evidence

Uniformat Code: D4030
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $700

**$$**$$

This fire extinguisher was not tested within the past year - AssetCALC ID: 5297167



Pressure Wash in Poor condition.

Exterior surfaces
Maintenance Department Service Center Building Exterior

Uniformat Code: B2010
Recommendation: **n/a in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,300

**$$**$$

Pressure wash exterior walls - AssetCALC ID: 5272092



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Parking Shed Service Center Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $34,000

**$$$**$

The roof leaks and appears to be excessively aged. - AssetCALC ID: 5300564



Exterior Walls in Poor condition.

Plywood/OSB
Chemical Storage Service Center Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,400

**$$**$$

The siding is showing rot complete replacement of the west façade is recommended. - AssetCALC ID: 5271825



Exterior Walls in Poor condition.

Plywood/OSB
Parking Shed Service Center Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $8,200

**$$**$$

Some of the panels have holes in them, and almost all of it is showing rot - AssetCALC ID: 5300571



Roof Sheathing in Poor condition.

Plywood
Parking Shed Service Center Building exterior

Uniformat Code: B1020
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $9,800

**$$**$$

Sheathing at roof's edge is rotting. Replace when reroofing. - AssetCALC ID: 5300572



Roofing in Poor condition.

Modified Bitumen
Evidence Storage/Vehicle Storage Service Center Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $288,500

$$$$

There have been many spot leaks on this roof - AssetCALC ID: 5297146



Roofing in Poor condition.

Modified Bitumen
Drive-Through Building Service Center Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $170,200

$$$$

Significant leaking - AssetCALC ID: 5300455



Structural Framing in Poor condition.

Wood
Maintenance Department Service Center
Building Exterior

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$$**$$

The framing is rotted out on either side of the door - AssetCALC ID: 5272096



Recommended Follow-up Study: Electrical, General Design

Electrical, General Design
Administration Service Center Throughout the facility

Uniformat Code: P2030
Recommendation: **Follow up study in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $15,300

**$$$**$

There were no complaints about the adequacy of the electrical power provided though in several buildings the main distribution panel seems very small for the size and amount of equipment that is being run in the building. - AssetCALC ID: 5300448



Packaged Unit in Failed condition.

RTU, Pad or Roof-Mounted
Evidence Storage/Vehicle Storage Service Center Roof

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $12,000

**$$$**$

Currently not working, parts have been ordered - AssetCALC ID: 5297165



Roof Skylight in Failed condition.

per unit, up to 20 SF
Crews Quarters/Alternate EOC/Truck Repair Service Center Roof

Uniformat Code: B3060
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $6,300

**$$**$$

The skylights are cracked - AssetCALC ID: 5296641

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $4,546,400

2. Evidence and Vehicle Storage





Evidence and Vehicle Storage: Systems Summary

Constructed/Renovated	1988	
Building/Group Size	13,223 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete raft foundation slab	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: Metal Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls, Evidence: Painted gypsum board, painted concrete Walls, Vehicle Storage: Unfinished Floors, Evidence: Sealed concrete Floors, Vehicle Storage: Unfinished concrete Ceilings, Evidence: Painted gypsum board Ceilings, Vehicle Storage: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilet and sink in restroom	Fair
HVAC	Evidence: Packaged heating and cooling unit No HVAC in Vehicle Storage	Failed

Evidence and Vehicle Storage: Systems Summary		
Fire Suppression	Evidence: Wet-pipe sprinkler system and fire extinguishers Vehicle Storage: Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Evidence: Smoke detectors with exit signs only Vehicle Storage: None	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Leaking roof, failed skylights, antiquated HVAC component, no fire alarm system in vehicle storage	

3. Crews Quarters/Alternate EOC/Fleet Shop





Crews Quarters/Alternate EOC/Fleet Shop: Systems Summary

Constructed/Renovated	1988	
Building Size	Crews Quarters/Alternate EOC 3,900 SF Fleet Shop 2,300 SF TOTAL 6,200 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Crews Quarters/Alternate EOC: Concrete tilt-up bearing walls with wood roof deck supported by wood joists. Concrete slab foundation Fleet Shop: Pre-engineered steel structure over concrete slab foundation	Fair
Façade	Crews Quarters/Alternate EOC Wall Finish: Concrete integral to superstructure Fleet Shop: Metal Windows: Aluminum	Fair
Roof	Crews Quarters/Alternate EOC : Flat construction with modified bituminous finish Fleet Shop: Gable construction with metal finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile, unfinished Floors: VCT, ceramic tile, unfinished concrete Ceilings: ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Crews Quarters/Alternate EOC/Fleet Shop: Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Crews Quarters/Alternate EOC: Wet-pipe sprinkler system and fire extinguishers Fleet Shop: Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Leaking roof, antiquated HVAC components, no fire alarm system	

4. Drive Through Building





Drive Through Building: Systems Summary

Constructed/Renovated	1988	
Building Size	8,400 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists. Foundation is a concrete slab-on-grade.	Fair
Façade	Primary Wall Finish: Concrete integral to superstructure Windows: No windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Painted gypsum board, painted concrete Floors: Unfinished concrete, unfinished plywood Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None tank Fixtures: None	--
HVAC	Unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair

Drive Through Building: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Leaking roof, leaking skylights, the only electrical panel found seems very undersized for the equipment in the building	

5. Parking Shed





Parking Shed: Systems Summary

Constructed/Renovated	1973/1980 estimated	
Building Size	7,400 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation Pre-engineered steel structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: T-111 Windows: None	Poor
Roof	Primary: Gable construction with asphalt shingles Secondary: Shed construction with metal finish	Poor
Interiors	Walls: Chain-link, unfinished gypsum board, painted gypsum board Floors: Unfinished concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	No plumbing	--
HVAC	No HVAC	--
Fire Suppression	Fire extinguishers throughout Wet-pipe sprinkler system and fire extinguishers at the south end of the building	Fair

Parking Shed: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	--
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Leaking roof, roof sheathing rotting at west facing soffit, no fire alarm system , questionable electrical power amount and source	

6. Administration





Administration: Systems Summary

Constructed/Renovated	1970	
Building Size	2,400 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Conventional mobile home wood frame structure over crawl space foundation	Fair
Façade	Primary Wall Finish: Painted Wood Windows: Aluminum	Fair
Roof	Primary: Flat med construction with built-up finish with gravel ballast Secondary: Mansard construction with wood shakes	Fair
Interiors	Walls: Painted gypsum board, wood paneling, vinyl Floors: Carpet, VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Packaged heating and cooling units	Fair
Fire Suppression	Fire extinguishers only	Fair

Administration: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Exit signs only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Antiquated HVAC components, building lacks fire suppression, aged electrical infrastructure, no fire alarm system	

7. Maintenance Department Office





Maintenance Department Office: Systems Summary

Constructed/Renovated	1965	
Building Size	1,920 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: T-111 Windows: Aluminum	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT, unfinished concrete Ceilings: Painted gypsum board, unfinished/exposed	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Non-Central System: Packaged unit Supplemental components: Electric wall heater	--
Fire Suppression	Fire extinguishers only	Fair

Maintenance Department Office: Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	--
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Aged electrical infrastructure, no fire alarm system	

8. Chemical Storage





Chemical Storage: Systems Summary

Constructed/Renovated	1973	
Building Size	840 SF	
Number of Stories	One above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: T-111 Windows: None	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted exposed framing and insulation Ceilings: Exposed framing	Fair
Elevators	None	--
Plumbing	No plumbing to the interior of the building The emergency eyewash station at the exterior is plumbed with PVC	--
HVAC	No HVAC	--
Fire Suppression	Fire extinguisher only	Fair

Chemical Storage: Systems Summary

Electrical	Source & Distribution: No electrical panel in the building Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Warped, rotting siding, building lacks main electrical panel, no fire alarm system	

9. Site Summary





Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing;	Fair
Landscaping and Topography	Limited landscaping features including trees, bushes, and planters Irrigation present, not used Concrete retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS Building-mounted: HPS	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	None observed at time of assessment	

10. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Parking Shed; Two locked rooms that are police access only

11. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The campus was originally constructed between 1965 - 1988. The campus has not since been substantially renovated.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Evidence and Vehicle Storage	1988	No	No
Crews Quarters/Alternate EOC/Truck Repair	1988	No	Yes
Drive Through Building	1988	No	No
Parking Shed	1988	No	No

Campus: Accessibility Summary			
Administration	1970	No	Yes
Maintenance Department Office	1976	No	No
Chemical Storage	1973	No	No

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

Detailed follow-up accessibility studies are included as recommendations because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

12. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

13. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

14. Certification

Group 4 Architecture, Research + Planning, Inc (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Service Center, 37440 Filbert Street, Newark California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - TRASH ENCLOSURE

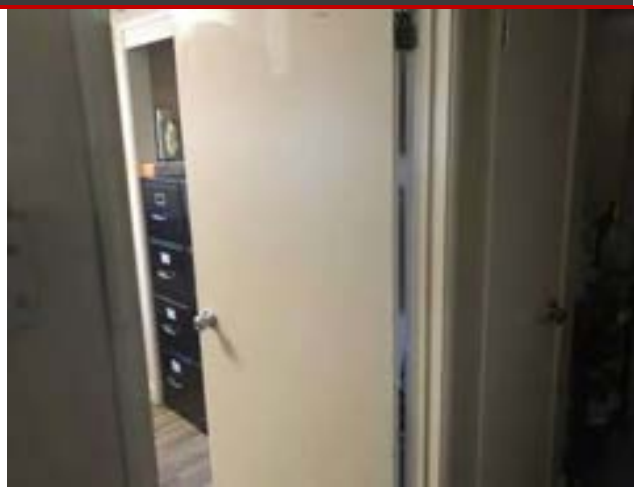


6 - MAIN ENTRANCE

Photographic Overview



7 - WINDOWS



8 - INTERIOR DOORS



9 - ROOFING



10 - ROOF SKYLIGHT



11 - OFFICE



12 - LIVING ROOM

Photographic Overview



13 - HALLWAY



14 - BEDROOM



15 - COMMERCIAL KITCHEN



16 - COMMERCIAL SINK



17 - SHOWER



18 - SINK, FAUCET HANDLES AND ACCESSORIES

Photographic Overview



19 - TOILET STALL OVERVIEW



20 - EXHAUST FAN



21 - EVAPORATIVE COOLER



22 - FURNACE



23 - ELECTRICAL SYSTEM



24 - DISTRIBUTION PANEL

Photographic Overview



25 - FIRE ALARM PANEL



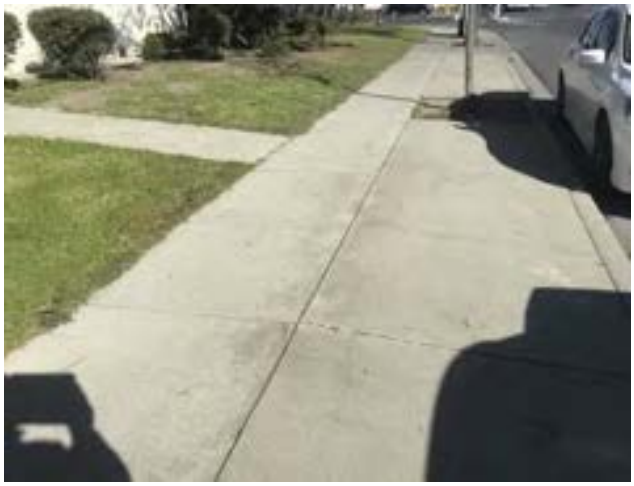
26 - WATER HEATER



27 - PARKING LOTS



28 - PARKING LOTS



29 - SIDEWALK



30 - LANDSCAPING

Appendix B:
Site and Floor Plans

Aerial Site Plan



Project Number	Project Name
159125.22R000-011.017	Second Chance Shelter
Source	**On-Site Date**
Google	January 24, 2023

N

Floor Plan



Project Number	Project Name
159125.22R000-011.017	Second Chance Shelter
Source	**On-Site Date**
Owner	January 24, 2023

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Second Chance Shelter**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1960 – original facility (1,600 sq ft) 1991 – addition (1,100 sq ft)		
2	Building size in SF	3,166		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Wood frame
		Roof		Shingle
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		Concrete in front – asphalt in rear
		Accessibility		Ramp installed in rear of property (year unknown)

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Due to high usage
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	x				
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	x				Some ponding in rear of facility
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			x		
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?			x		

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Second Chance Shelter

BV Project Number: 159125.22R000 - 011.017

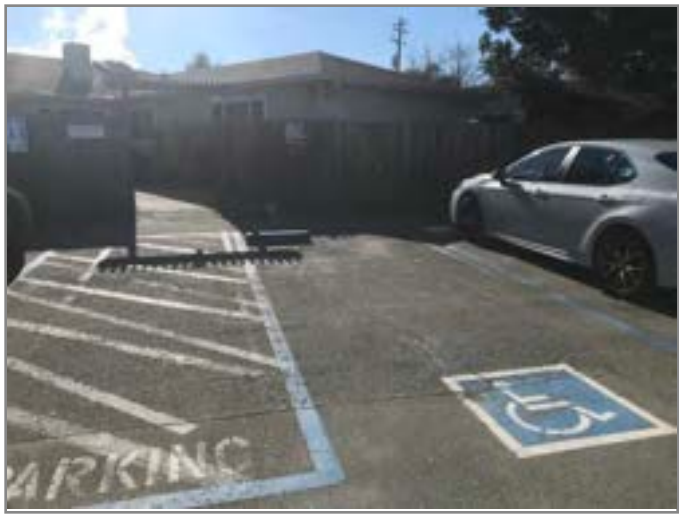
Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



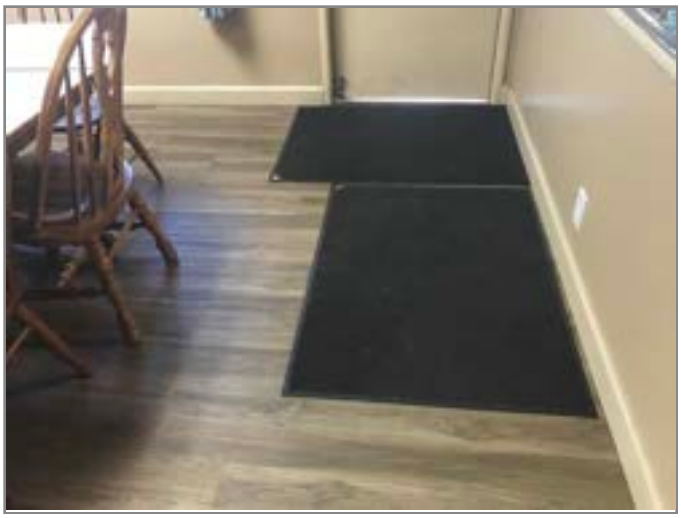
ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?			X	
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Second Chance Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,500 SF	4	5252936
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	13	12	5252921
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	8	5252916
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,300 SF	10	5252930
B3020	Roof	Fair	Gutters & Downspouts, Aluminum w/ Fittings	75 LF	10	5252948
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	3	5	5252953
Interiors						
C1030	Throughout building	Fair	Door Hardware, Office, per Door	19	10	5252920
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	17	8	5252925
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,200 SF	5	5252933
C2030	Throughout building	Fair	Flooring, Ceramic Tile	600 SF	10	5252951
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	500 SF	9	5252939
C2030	Commercial kitchen	Fair	Flooring, Quarry Tile	350 SF	15	5252926
C2030	Throughout building	Fair	Flooring, Carpet, Residential	1,600 SF	3	5252942
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,100 SF	4	5252918
Plumbing						
D2010	Utility closet	Fair	Water Heater, Gas, Residential	2	5	5252943
D2010	Shower room	Fair	Shower, Fiberglass	3	8	5252931
D2010	Commercial kitchen	Fair	Sink, Commercial Kitchen, 1-Bowl	1	15	5252913
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	3	12	5252941
D2010	Commercial kitchen	Fair	Sink, Commercial Kitchen, 3-Bowl	1	15	5252954
D2010	Throughout building	Fair	Plumbing System, Supply, Low Density (excludes fixtures)	3,166 SF	8	5252917
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	12	5252932
D2010	Restrooms	Fair	Shower, Ceramic Tile	1	10	5252924
D2020	Site	Poor	Piping, Sanitary Drainage,	32 LF	2	5456303
D2020	Commercial kitchen	Fair	Grease Trap/Interceptor, Undercounter	1	10	5252914
HVAC						
D3020	Utility closet	Fair	Furnace, Gas	1	8	5252929
D3030	Rear window	Fair	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH	1	3	5456170
D3030	Roof	Fair	Evaporative Cooler, 0.75 to 1 HP	1	3	5252919
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	3,166 SF	13	5265799

Component Condition Report | Second Chance Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	5252946
Fire Protection						
D4010	Commercial kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	8	5252922
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	3,166 SF	11	5252950
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V	1	10	5252934
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,166 SF	10	5252944
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,166 SF	8	5252949
Fire Alarm & Electronic Systems						
D7050	Office	Fair	Fire Alarm Panel, Annunciator	1	8	5252952
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	3,166 SF	10	5252915
Equipment & Furnishings						
E1030	Commercial kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	5252947
E1030	Commercial kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	7	5252927
E2010	Commercial kitchen	Poor	Casework, Countertop, Solid Surface	12 LF	0	5265171
E2010	Commercial kitchen	Fair	Casework, Cabinetry Economy	12 LF	8	5252945
Special Construction & Demo						
F1020	Rear yard	Good	Shed, Wood Framed, Minimal	64 SF	11	5456311
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,200 SF	10	5252935
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,200 SF	3	5252955
G2030	Sidewalk	Fair	Sidewalk, Concrete, Small Areas/Sections	1,500 SF	22	5252937
Sitework						
G2060	Trash enclosure	Fair	Dumpster Enclosure, Fence, Chain Link 6'	20 LF	10	5252938
G2080	Landscaping	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	3,900 SF	8	5252912
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	8	5252923
Follow-up Studies						
P2030	Parking lot	NA	Engineering Study, Paving, Site Drainage, Evaluate/Report	1	0	5265939
P2030	Sewer Lines	Poor	CCTV Video, Sewer Line, Evaluate/Report	1	0	5252928

Appendix F:
Replacement Reserves

Replacement Reserves Report

Second Chance Shelter

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Second Chance Shelter	$19,791	$0	$16,343	$46,200	$60,207	$43,166	$0	$30,704	$198,743	$38,928	$299,267	$18,614	$51,726	$67,290	$98,071	$131,553	$0	$0	$54,037	$0	$15,053	**$1,189,694**
Grand Total	**$19,791**	**$0**	**$16,343**	**$46,200**	**$60,207**	**$43,166**	**$0**	**$30,704**	**$198,743**	**$38,928**	**$299,267**	**$18,614**	**$51,726**	**$67,290**	**$98,071**	**$131,553**	**$0**	**$0**	**$54,037**	**$0**	**$15,053**	**$1,189,694**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5252936	Exterior Walls, any painted surface, Prep & Paint	10	6	4	5500	SF	$3.00	$6.55	$36,004					$36,004										$36,004							**$72,008**
B2020	5252921	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	18	12	13	EA	$600.00	$1,309.23	$17,020													$17,020									**$17,020**
B2050	5252916	Exterior Door, Steel, Standard, Replace	40	32	8	2	EA	$600.00	$1,309.23	$2,618									$2,618													**$2,618**
B3010	5252930	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	3300	SF	$3.80	$8.29	$27,363											$27,363											**$27,363**
B3020	5252948	Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	75	LF	$13.00	$28.37	$2,127											$2,127											**$2,127**
B3060	5252953	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	3	EA	$1,300.00	$2,836.67	$8,510						$8,510																**$8,510**
C1030	5252925	Interior Door, Wood, Hollow-Core Residential, Replace	20	12	8	17	EA	$400.00	$872.82	$14,838									$14,838													**$14,838**
C1030	5252920	Door Hardware, Office, per Door, Replace	30	20	10	19	EA	$350.00	$763.72	$14,511											$14,511											**$14,511**
C2010	5252933	Wall Finishes, any surface, Prep & Paint	10	5	5	5200	SF	$1.50	$3.27	$17,020						$17,020										$17,020						**$34,040**
C2030	5252951	Flooring, Ceramic Tile, Replace	40	30	10	600	SF	$18.00	$39.28	$23,566											$23,566											**$23,566**
C2030	5252926	Flooring, Quarry Tile, Replace	50	35	15	350	SF	$26.00	$56.73	$19,857																$19,857						**$19,857**
C2030	5252939	Flooring, Vinyl Sheeting, Replace	15	6	9	500	SF	$7.00	$15.27	$7,637										$7,637												**$7,637**
C2030	5252942	Flooring, Carpet, Residential, Replace	6	3	3	1600	SF	$5.00	$10.91	$17,456				$17,456						$17,456						$17,456						**$52,369**
C2050	5252918	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	3100	SF	$2.00	$4.36	$13,529					$13,529										$13,529							**$27,057**
D2010	5252943	Water Heater, Gas, Residential, Replace	15	10	5	2	EA	$1,300.00	$2,836.67	$5,673						$5,673															$5,673	**$11,347**
D2010	5252917	Plumbing System, Supply, Low Density (excludes fixtures), Replace	40	32	8	3166	SF	$5.00	$10.91	$34,542									$34,542													**$34,542**
D2010	5252931	Shower, Fiberglass, Replace	20	12	8	3	EA	$1,600.00	$3,491.28	$10,474									$10,474													**$10,474**
D2010	5252924	Shower, Ceramic Tile, Replace	30	20	10	1	EA	$2,500.00	$5,455.13	$5,455											$5,455											**$5,455**
D2010	5252941	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	3	EA	$1,100.00	$2,400.26	$7,201													$7,201									**$7,201**
D2010	5252932	Toilet, Residential Water Closet, Replace	30	18	12	3	EA	$700.00	$1,527.44	$4,582													$4,582									**$4,582**
D2010	5252913	Sink, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	$1,600.00	$3,491.28	$3,491																$3,491						**$3,491**
D2010	5252954	Sink, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$5,455.13	$5,455																$5,455						**$5,455**
D2020	5252914	Grease Trap/Interceptor, Undercounter, Replace	20	10	10	1	EA	$1,800.00	$3,927.69	$3,928											$3,928											**$3,928**
D2020	5456303	Piping, Sanitary Drainage,, Replace	40	38	2	32	LF	$212.30	$463.25	$14,824			$14,824																			**$14,824**
D3020	5252929	Furnace, Gas, Replace	20	12	8	1	EA	$2,700.00	$5,891.54	$5,892									$5,892													**$5,892**
D3030	5252919	Evaporative Cooler, 0.75 to 1 HP, Replace	15	12	3	1	EA	$5,200.00	$11,346.66	$11,347				$11,347															$11,347			**$22,693**
D3030	5456170	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH, Replace	15	12	3	1	EA	$1,400.00	$3,054.87	$3,055				$3,055															$3,055			**$6,110**
D3050	5265799	HVAC System, Ductwork, Medium Density, Replace	30	17	13	3166	SF	$4.00	$8.73	$27,633														$27,633								**$27,633**
D3060	5252946	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$2,618.46	$2,618						$2,618																**$2,618**
D4010	5252950	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	3166	SF	$1.07	$2.33	$7,392												$7,392										**$7,392**
D4010	5252922	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	12	8	6	LF	$400.00	$872.82	$5,237									$5,237													**$5,237**
D5020	5252934	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$2,000.00	$4,364.10	$4,364											$4,364											**$4,364**
D5030	5252944	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	3166	SF	$2.50	$5.46	$17,271											$17,271											**$17,271**
D5040	5252949	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	3166	SF	$4.50	$9.82	$31,088									$31,088													**$31,088**
D7050	5252952	Fire Alarm Panel, Annunciator, Replace	15	7	8	1	EA	$1,580.00	$3,447.64	$3,448									$3,448													**$3,448**
D7050	5252915	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	3166	SF	$3.00	$6.55	$20,725											$20,725											**$20,725**
E1030	5252947	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$3,300.00	$7,200.77	$7,201								$7,201														**$7,201**
E1030	5252927	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	8	7	1	EA	$6,700.00	$14,619.74	$14,620								$14,620														**$14,620**
E2010	5265171	Casework, Countertop, Solid Surface, Replace	40	40	0	12	LF	$110.00	$240.03	$2,880	$2,880																					**$2,880**
E2010	5252945	Casework, Cabinetry Economy, Replace	20	12	8	12	LF	$175.00	$381.86	$4,582									$4,582													**$4,582**
F1020	5456311	Shed, Wood Framed, Minimal, Replace	30	19	11	64	SF	$25.00	$54.55	$3,491												$3,491										**$3,491**
G2020	5252955	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	8200	SF	$0.45	$0.98	$8,052				$8,052					$8,052					$8,052					$8,052			**$32,207**
G2020	5252935	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	8200	SF	$3.50	$7.64	$62,625											$62,625											**$62,625**
G2060	5252938	Dumpster Enclosure, Fence, Chain Link 6', Replace	40	30	10	20	LF	$41.00	$89.46	$1,789											$1,789											**$1,789**

Replacement Reserves Report

Second Chance Shelter

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	5252912	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	3900	SF	$1.00	$2.18	$8,510									$8,510													**$8,510**
G4050	5252923	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	6	EA	$400.00	$872.82	$5,237									$5,237													**$5,237**
P2030	5265939	Engineering Study, Paving, Site Drainage, Evaluate/Report	0	0	0	1	EA	$7,000.00	$15,274.35	$15,274	$15,274																					**$15,274**
P2030	5252928	CCTV Video, Sewer Line, Evaluate/Report	0	0	0	1	EA	$750.00	$1,636.54	$1,637	$1,637																					**$1,637**
Totals, Unescalated											**$19,791**	**$0**	**$14,824**	**$39,910**	**$49,533**	**$33,822**	**$0**	**$21,821**	**$134,517**	**$25,094**	**$183,724**	**$10,883**	**$28,803**	**$35,685**	**$49,533**	**$63,279**	**$0**	**$0**	**$22,453**	**$0**	**$5,673**	**$739,344**
Totals, Escalated (5.0% inflation, compounded annually)											**$19,791**	**$0**	**$16,343**	**$46,200**	**$60,207**	**$43,166**	**$0**	**$30,704**	**$198,743**	**$38,928**	**$299,267**	**$18,614**	**$51,726**	**$67,290**	**$98,071**	**$131,553**	**$0**	**$0**	**$54,037**	**$0**	**$15,053**	**$1,189,694**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252943	D2010	**Water Heater**	Gas, Residential	50 GAL	Second Chance Shelter	Utility closet						2
2	5252914	D2020	**Grease Trap/Interceptor**	Undercounter		Second Chance Shelter	Commercial kitchen						

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252929	D3020	**Furnace**	Gas	50 MBH	Second Chance Shelter	Utility closet						
2	5252919	D3030	**Evaporative Cooler**	0.75 to 1 HP	8000 CFM	Second Chance Shelter	Roof						
3	5456170	D3030	**Packaged Terminal Air Conditioner**	PTAC, 6000 to 12000 BTUH		Second Chance Shelter	Rear window						
4	5252946	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Second Chance Shelter	Roof						

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252922	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Second Chance Shelter	Commercial kitchen						6

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252934	D5020	**Distribution Panel**	120/208 V	100 AMP	Second Chance Shelter	Building exterior						

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5252947	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Second Chance Shelter	Commercial kitchen						
2	5252927	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner w/ Griddle		Second Chance Shelter	Commercial kitchen						

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Silliman Center and Scorekeepers Hut
6800 Mowry Avenue
Newark, California 94560

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BV PROJECT #:
159125.22R000-013.017

DATE OF REPORT:
February 22, 2023

ON SITE DATE:
January 30-31, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Community Center
Main Address	6800 Mowry Avenue, Newark, California 95460
Site Developed	2000 Silliman Phase I 2004 Silliman Phase II 1989 Scorekeepers Hut
Site Area	7.7 acres (estimated)
Parking Spaces	195 total spaces all in open lots; 12 of which are accessible
Building Area	Silliman Phase I 36,410 SF Silliman Phase II 32,320 SF **Subtotal 68,730 SF** Scorekeepers Hut 100 SF **Total 68,830 SF**
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 30-31, 2023
Management Point of Contact	Ms. Andrea Gifford 650.871.0709 agifford@g4arch.com
On-site Point of Contact (POC)	Gus Perez
Assessment and Report Prepared By	Kay van der Have, Architect
Reviewed By	Matthew Anderson for Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Both Phases, I and II, of the Silliman Center were designed at the same time. Phase I was built in 2000, the major element of this section is the gymnasium with the basketball courts. Phase II was built in 2004 and its major element is the aquatic center with a lap pool, water slide and a major waterspout play structure. The facility is currently functioning as intended.

Construction date of the Scorekeepers Hut is 1989. It appears to be unchanged since then. The purpose of the Scorekeepers Hut was and still is to house the equipment that controls the scoreboard.

Architectural

The slate roofs are in great condition replacement is not anticipated for the coming 30 years. Replacement of the modified bitumen roofs has been budgeted during the replacement reserve term. The extensive skylights appear to be in serviceable condition. The stucco exterior shows no failures, painting should be anticipated in the near term. The aquatic area has suffered recent significant moisture which caused rust and failure in the alarmed panic bars of the exterior doors. As a safety measure immediate replacement is recommended. Interior finishes of the heavily used activity areas are well maintained. Finishes in the corridors and smaller spaces are ready for replacement.

The exterior siding and roof of the Scorekeepers Hut is in adequate condition. Regular maintenance is recommended.

Mechanical, Electrical, Plumbing and Fire (MEPF)

With the exception of the aquatic area HVAC is provided by rooftop package units. The Phase I units were replaced in 2017 and function well. Replacement of the Phase II units is budgeted. The aquatic area HVAC is provided by two air handlers, one has failed. Replacement of the failed unit is anticipated within the year, the other unit should be replaced within five years. The remaining systems, electrical, plumbing and fire are well maintained and replacement is based on anticipated lifecycles.

Site

In general, the site has been well maintained. The extensive landscaping is served by in-ground irrigation systems. Asphalt paved parking areas and drive aisles are fairly well maintained, spot repairs are evident and sealing and striping is needed. A significant portion of the site lighting has been upgraded to LED, and it is recommended that the remaining lighting is upgraded to improve energy efficiency.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

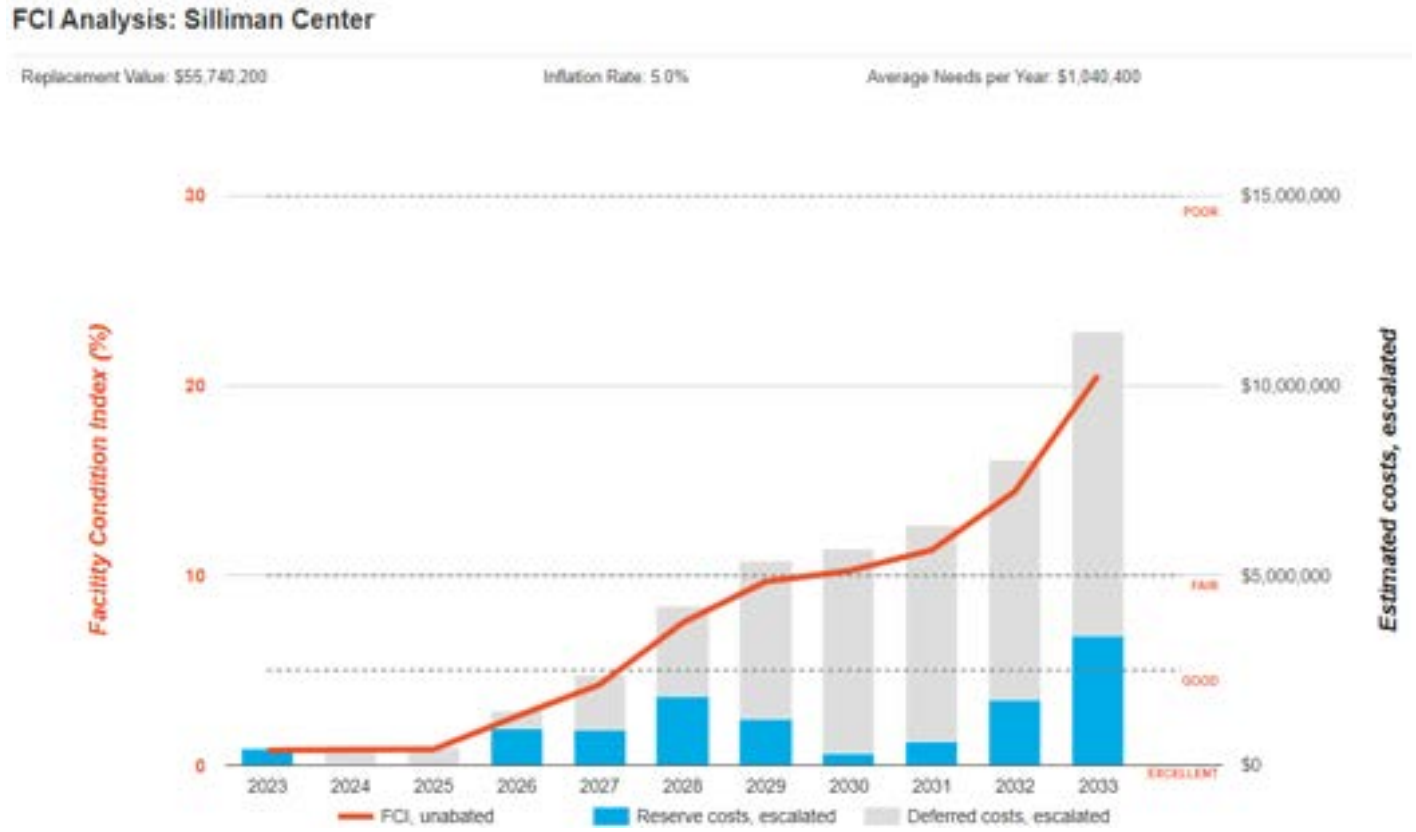
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)		Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Silliman Center (2000)	(Overall Building)	$810	68,815	$55,740,150	0.8%	2.6%	7.5%	20.5%
Silliman Center / Silliman Phase I (2000)		$810	36,409	$29,491,290	0.2%	1.7%	6.4%	22.1%
Silliman Center / Silliman Phase II (2004)		$810	32,406	$26,248,860	1.5%	3.5%	8.8%	18.7%

Campus Level FCI:

The vertical bars below represent the year-by-year needs identified for the entire campus. The orange line in the graph below forecasts what would happen to the campus FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



The table below shows the anticipated costs by trade or building system over the next 20 years.

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$1,717	$124,451	$51,648	$1,598,359	$1,776,175
Roofing	-	-	$544,363	$21,881	$52,146	$618,390
Interiors	$19,502	$17,443	$672,915	$2,041,428	$3,548,415	$6,299,703
Plumbing	$7,223	$9,555	$287,930	$373,136	$611,717	$1,289,561
HVAC	$285,795	-	$198,618	$617,070	$3,048,515	$4,149,998
Fire Protection	-	-	-	$140,185	$244,572	$384,757
Electrical	-	-	$741,809	$289,452	$1,713,292	$2,744,553
Fire Alarm & Electronic Systems	-	-	$815,018	$617,705	$86,915	$1,519,638
Equipment & Furnishings	-	-	$266,724	$2,637,660	$873,980	$3,778,364
Special Construction & Demo	-	-	$66,987	$471,721	$2,898,005	$3,436,713
Site Development	-	$4,297	$71,905	$753,698	$434,173	$1,264,073
Site Pavement	$5,236	$175,254	-	$2,106,976	$649,815	$2,937,281
Site Utilities	-	-	$136,574	$46,669	$476,710	$659,953
Accessibility	$121,587	-	-	-	-	$121,587
TOTALS (5% inflation)	**$439,400**	**$208,300**	**$3,927,300**	**$10,169,300**	**$16,236,700**	**$30,981,000**

Immediate Needs

Facility/Building	Total Items	Total Cost
Silliman Center	1	$5,200
Silliman Center / Silliman Phase I	3	$52,200
Silliman Center / Silliman Phase II	6	$381,900
Total	**10**	**$439,300**

Silliman Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5147449	Silliman Center	West side of building	G2030	Sidewalk, Concrete, Small Areas/Sections, Replace	Poor	Safety	$5,200
Total (1 items)							**$5,200**

Silliman Phase I

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5139332	Silliman Center / Silliman Phase I	Silliman I Office	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Safety	$14,400
5139361	Silliman Center / Silliman Phase I	Silliman I	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	$36,100
5139333	Silliman Center / Silliman Phase I	Silliman I	Y1060	ADA Kitchen & Laundry Areas, Range, Self-Cleaning w/ Front Controls, Install	Failed	Accessibility	$1,700
Total (3 items)							**$52,200**

Silliman Phase II

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5139322	Silliman Center / Silliman Phase II	Silliman II	C1030	Door Hardware, Office, Replace	Failed	Safety	$5,100
5139242	Silliman Center / Silliman Phase II	Silliman II hot water storage	D2010	Storage Tank, Domestic Water, Replace	Failed	Performance/Integrity	$7,200
5139214	Silliman Center / Silliman Phase II	Silliman II roof	D3050	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	$285,800
5147190	Silliman Center / Silliman Phase II	Scorekeepers Hut	Y1020	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	Failed	Accessibility	$57,800
5147334	Silliman Center / Silliman Phase II		Y1020	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	Failed	Accessibility	$7,900
5147149	Silliman Center / Silliman Phase II	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$18,100
Total (6 items)							**$381,900**

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Silliman Center West side of building

Uniformat Code: G2030
Recommendation: **Replace in 2023**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $5,200

**$$**$$

Uplift and cracking, this is a trip hazard - AssetCALC ID: 5147449



Door Hardware in Failed condition.

Office
Silliman Phase II Silliman Center Silliman II

Uniformat Code: C1030
Recommendation: **Replace in 2023**

Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: $5,100

**$$**$$

Excess humidity in the pool has caused the electronics in the door handles to fail, all needs to be replaced - AssetCALC ID: 5139322



Flooring in Poor condition.

Carpet, Commercial Standard
Silliman Phase I Silliman Center Silliman I Office

Uniformat Code: C2030
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $14,400

**$$$**$

Wavy, staff room - AssetCALC ID: 5139332



Exterior Walls in Poor condition.

Plywood T-111
Silliman Center Scorekeepers Hut

Uniformat Code: B2010
Recommendation: **Replace in 2024**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$$**$$

The T-111 has begun to rot, replacement recommended - AssetCALC ID: 5270248



Storage Tank in Failed condition.

Domestic Water
Silliman Phase II Silliman Center Silliman ll hot water storage

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,200

**$$**$$

Not connected, not working - AssetCALC ID: 5139242



Air Handler in Poor condition.

Exterior AHU
Silliman Phase II Silliman Center Silliman ll roof

Uniformat Code: D3050
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $285,800

$$$$

Currently not working, will be repaired , then replaced - AssetCALC ID: 5139214



Dumpster Enclosure in Poor condition.

Gates, Wood/Metal
Silliman Phase I Silliman Center Site

Uniformat Code: G2060
Recommendation: **Replace/Install in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,100

**$$**$$

The hinges have failed - AssetCALC ID: 5139274



ADA Miscellaneous

Level III Study, Includes Measurements
Silliman Phase II Silliman Center Throughout

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $18,100

**$$$**$

- AssetCALC ID: 5147149



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full Reconfiguration
Silliman Phase I Silliman Center Silliman I

Uniformat Code: Y1060
Recommendation: **Renovate in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $36,100

**$$$**$

The kitchen cabinet does not allow roll under - AssetCALC ID: 5139361



ADA Paths of Travel in Failed condition.

Ramp/Stair Handrails, Full Rail Modifications
Silliman Phase II Silliman Center

Uniformat Code: Y1020
Recommendation: **Modify in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,900

**$$**$$

There is currently no accessible ramp or hand rail - AssetCALC ID: 5147334



ADA Kitchen & Laundry Areas in Failed condition.

Range, Self-Cleaning w/ Front Controls
Silliman Phase I Silliman Center Silliman I

Uniformat Code: Y1060
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,700

**$$**$$

The controls are not at the front - AssetCALC ID: 5139333



ADA Paths of Travel in Failed condition.

Ramp, Concrete Up to 48" Wide
Silliman Phase II Silliman Center Scorekeepers Hut

Uniformat Code: Y1020
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $57,800

$$$$

There is currently no ramp to access the interior. - AssetCALC ID: 5147190

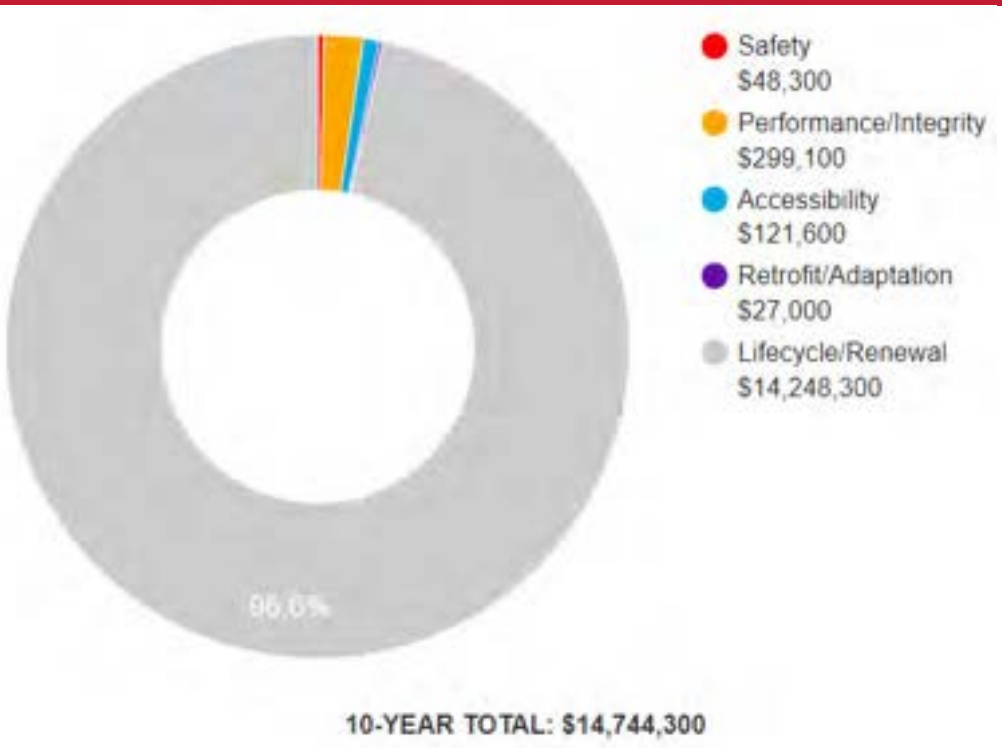
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

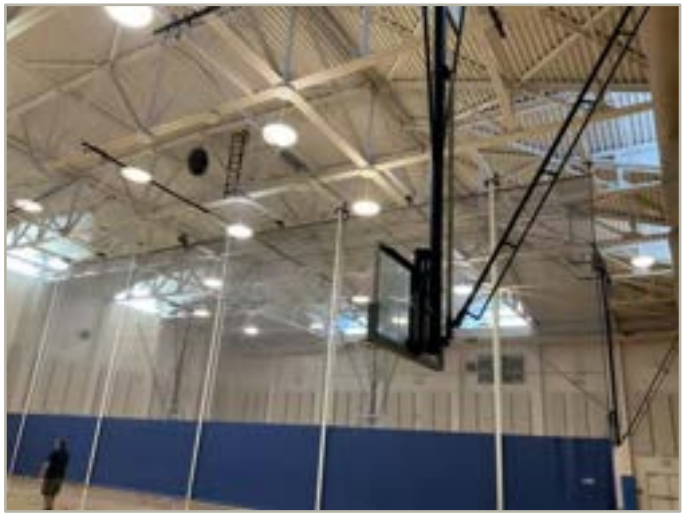
Plan Type Distribution (by Cost)



10-YEAR TOTAL: $14,744,300

2. Silliman Center I & II





Systems Summary

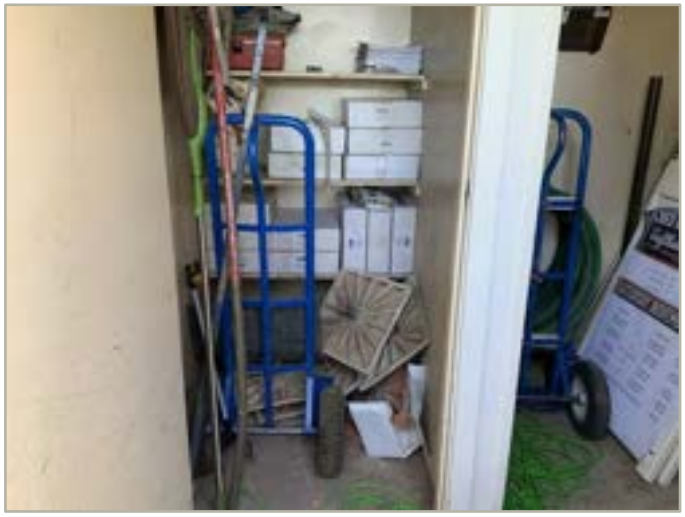
System	Description	Condition
Structure	Silliman I and II: Steel frame with concrete-topped metal decks over concrete pier and grade beam foundation Silliman I Basketball Court: Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists concrete foundation slab	Good
Façade	Primary Wall Finish: Stucco Windows: Aluminum, Fiberglass	Fair
Roof	Primary: Gable construction with slate shingles Secondary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, vinyl, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, slate tile, wood strip, coated concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Phase I Non-Central System: Packaged units Phase II Central System: Air handlers	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair

Systems Summary

Electrical	Source and Distribution: Main switchboards with copper wiring Interior Lighting: Linear fluorescent Emergency Power: Inverter for emergency lights	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment (snack bar), Swimming pool	Fair
Accessibility	An accessibility study is recommended for this property. See Appendix D.	
Key Issues and Findings	Failed air handler, failed emergency exit door panic hardware	

3. Scorekeepers Hut





Scorekeepers Hut: Systems Summary

Constructed/Renovated	1989	
Building Size	100 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure over crawl space foundation	Fair
Façade	Primary Wall Finish: T-111 Windows: None	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, Unfinished Floors: VCT, Unfinished Ceilings: Painted exposed	Fair
Elevators	None	--
Plumbing	Distribution: No plumbing	--
HVAC	No HVAC	--
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: incandescent Emergency Power: None	Fair

Scorekeepers Hut: Systems Summary		
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Interior finishes are heavily worn, no fire alarm system	

4. Site Summary





Site Information

System	Description	Condition
Pavement/Flatwork	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Fair
Site Development	There is property entrance signage Fencing is chain link and CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles Indoor swimming pool	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Building-mounted: LED, metal halide Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Very uneven sidewalk on west side of building	

5. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklist that is included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 2000 and 2004. The facility has not since been substantially renovated.

The following table summarizes the accessibility conditions of the general site and at each building on campus:

Campus: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2000	No	No
Silliman I and II	2000/2004	No	Yes
Scorekeepers Hut	1989	No	Yes

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

Detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the buildings identified above. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

9. Certification

Group 4 Architecture, Research + Planning Inc (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Silliman Center and Scorekeepers Hut, 6800 Mowry Avenue, Newark, California 95460, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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10. Appendices

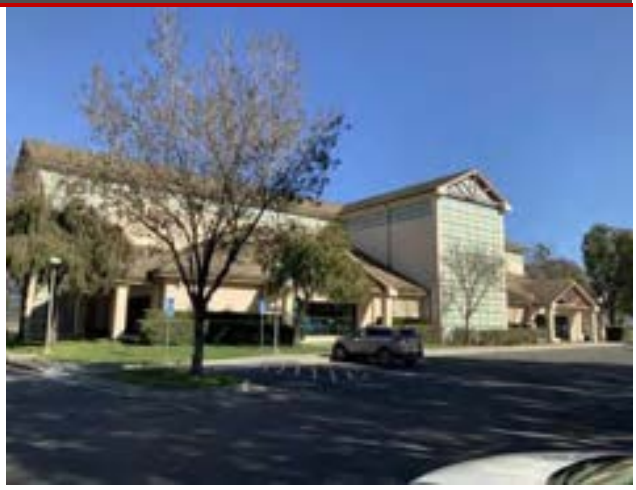
Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION

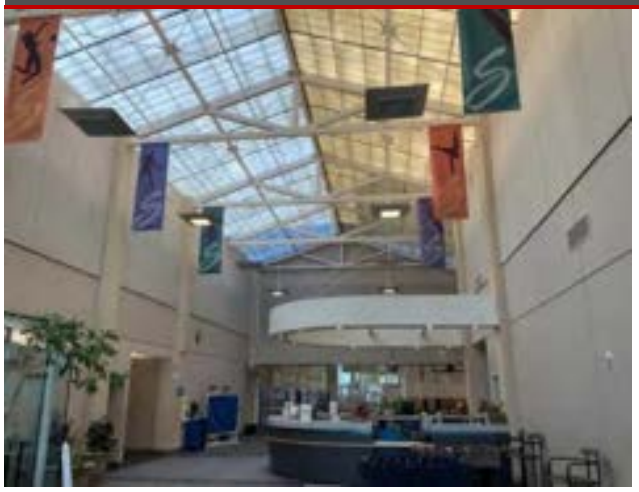


5 - SLATE ROOFING



6 - MODIFIED BITUMINOUS ROOFING

Photographic Overview



7 - KALWALL ROOFING



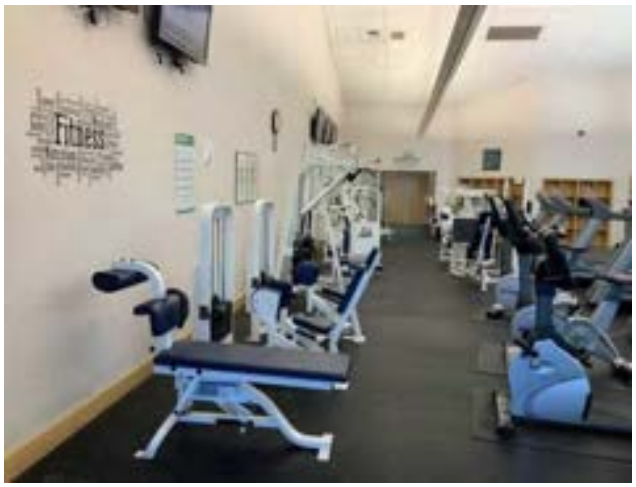
8 - NURSERY AREA



9 - COMMUNITY ROOM



10 - STAFF KITCHEN



11 - WORKOUT ROOM

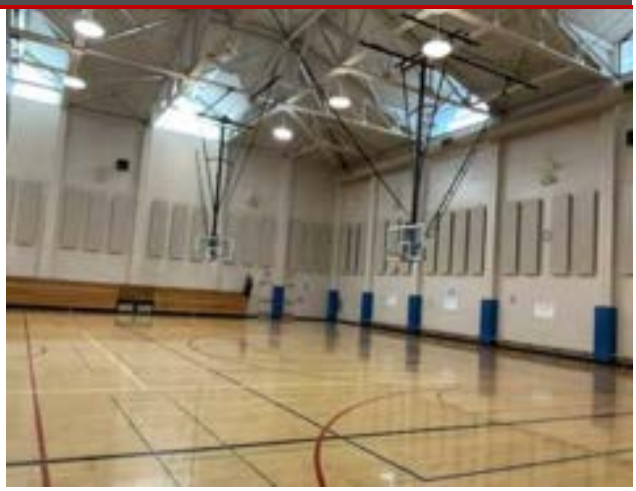


12 - MEETING ROOM

Photographic Overview



13 - BASKETBALL COURTS



14 - BASKETBALL COURTS



15 - POOLS



16 - POOLS



17 - RESTROOM FIXTURES



18 - LOCKER ROOM

Photographic Overview



19 - WATER HEATER, SILLIMAN PHASE I



20 - BOILERS SILLIMAN PHASE II



21 - PACKAGE UNITS, MAIN HVAC FOR BOTH PHASE



22 - MAIN ELECTRICAL PHASE I



23 - ELECTRICAL PHASE II



24 - FIRE ALARM PANEL

Photographic Overview



25 - FIRE ALARM PANEL



26 - POOL PUMPS



27 - PLAY STRUCTURE



28 - PARKING AREA



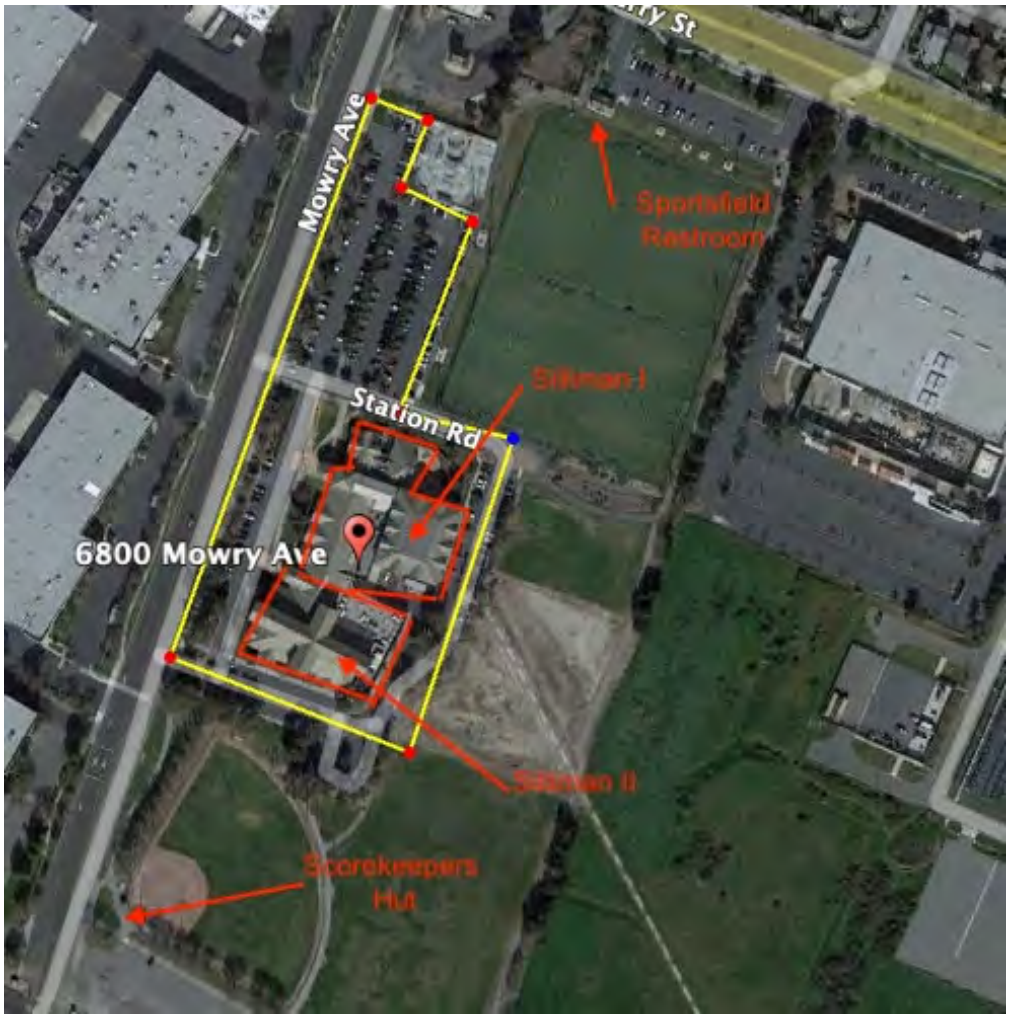
29 - SCOREKEEPERS HUT



30 - SIGNAGE

Appendix B:
Site and Floor Plans

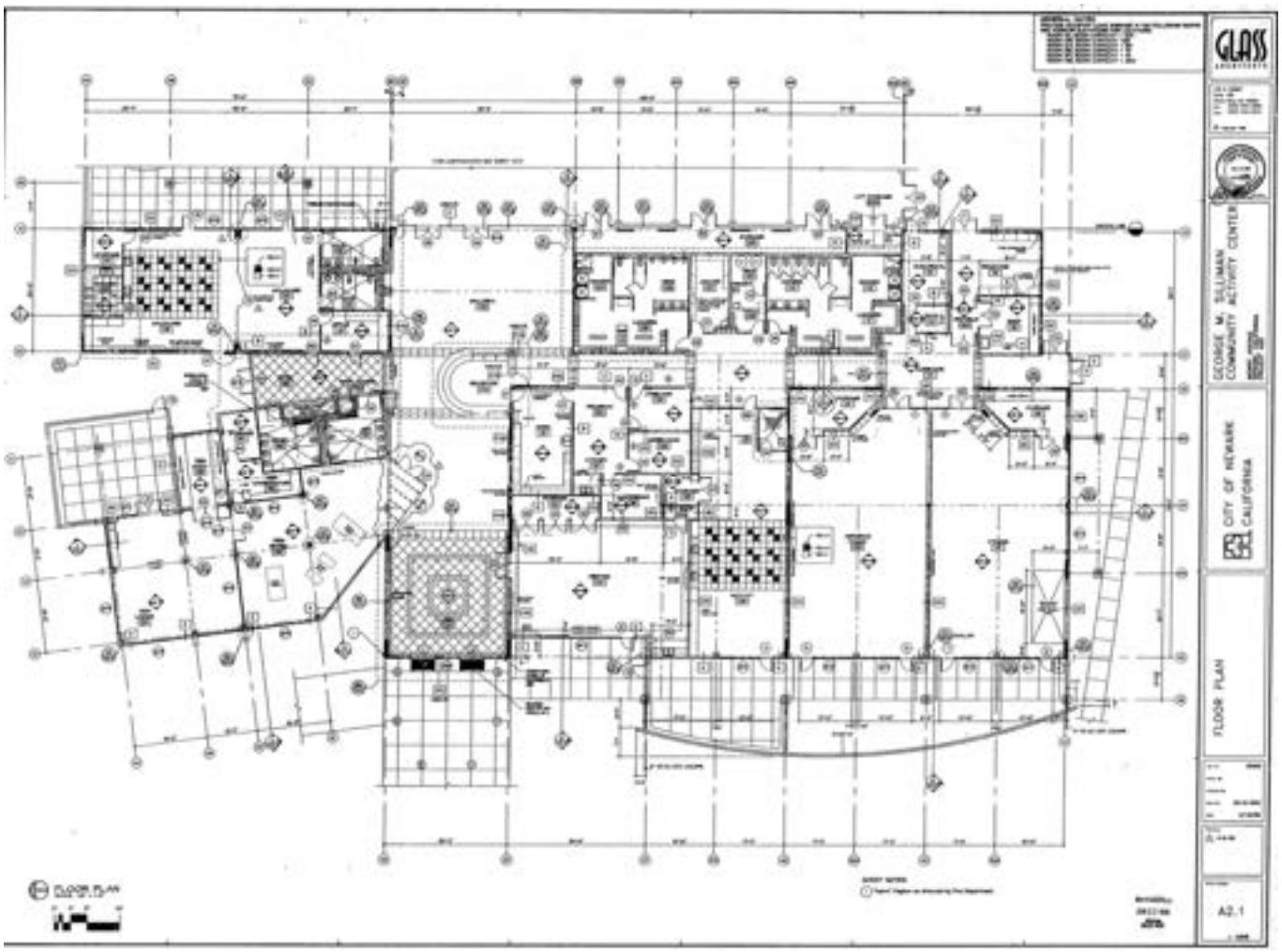
Silliman Aerial Site Plan



Project Number	Project Name
159125.22R000-013.017	Silliman Center and Scorekeepers Hut
Source	**On-Site Date**
Google	January 30-31, 2023

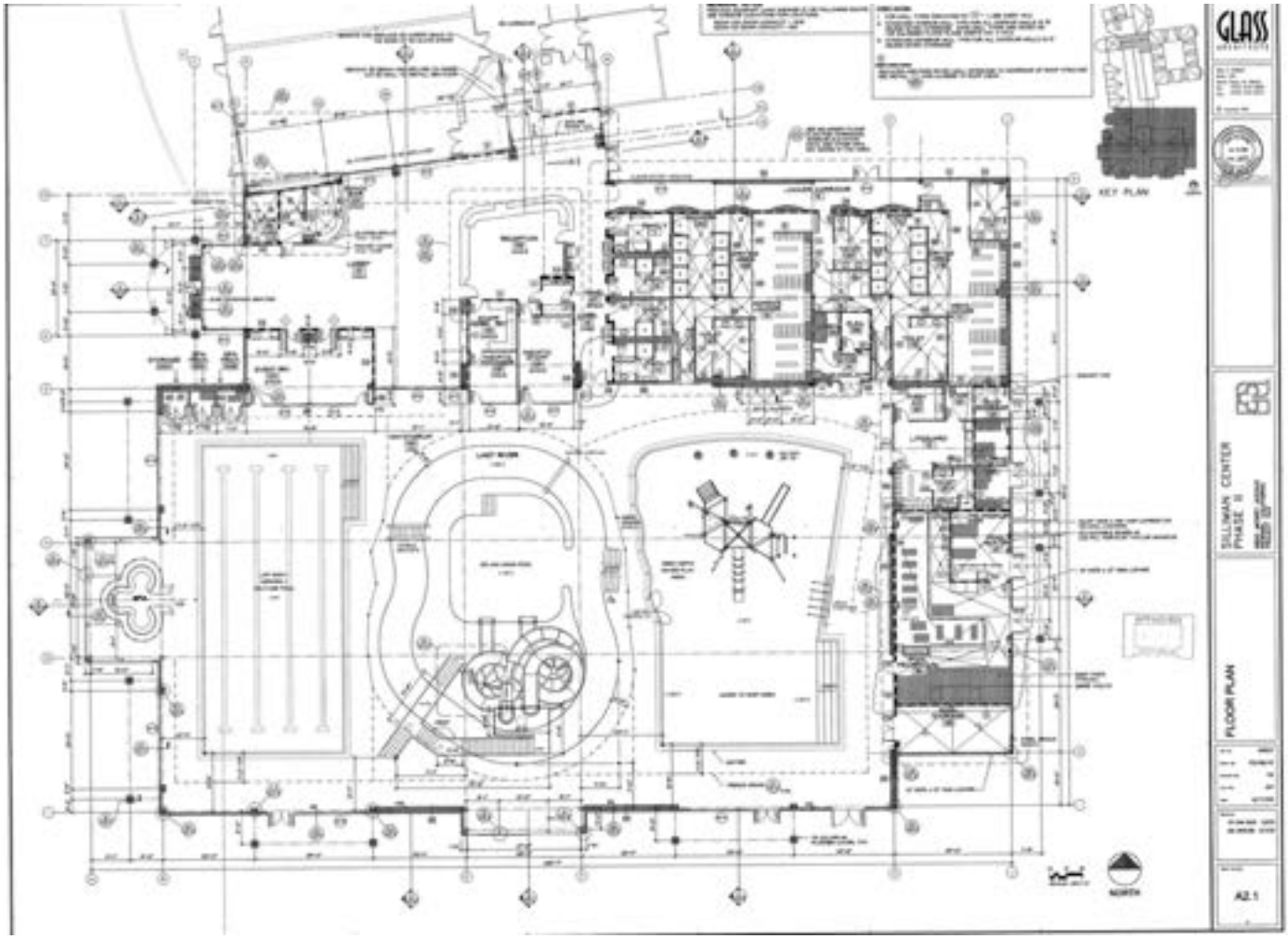
N

Silliman Phase I Floor Plan



Project Number	Project Name
159125.22R000-013.017	Silliman Center and Scorekeepers Hut
Source	**On-Site Date**
CSM	January 30-31, 2023

Silliman Phase II Floor Plan



Project Number	Project Name
159125.22R000-013.017	Silliman Center and Scorekeepers Hut
Source	**On-Site Date**
CSM	January 30-31, 2023

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Silliman Center**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5 years**
Date Completed:	**January 20, 2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	Phase I – 2000 and phase II - 2004		
2	Building size in SF	36,410 (phase I) and 32,320 (phase II)		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		2018 – phase I 2019 – air handler II
		Electrical		
		Site Pavement		
		Accessibility		
Question		**Response**		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Water tanks in phase II and water heater in phase I		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		x			

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Scorekeepers Hut**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**7.5**
Date Completed:	**January 20, 2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	1989		
2	Building size in SF	80		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Wood
		Roof		Low composite
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Some portions of exterior walls needs replacement due to age

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		x			

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Silliman Center and Scorekeepers Hut

BV Project Number: 159125.22R000-013.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			A ramp is needed at scorekeepers hut
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	No ramps or stairs
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?		X		Exposed stair at pool area

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	The main entry is accessible
3	Is signage provided indicating the location of alternate accessible entrances ?			X	The main entry is accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



LOWERED COUNTER

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	No ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	No ramps
6	Do ramps on accessible routes appear to have compliant handrails ?			X	No ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	No public phones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		Sink cabinet not open to the floor
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?		X		No insulation

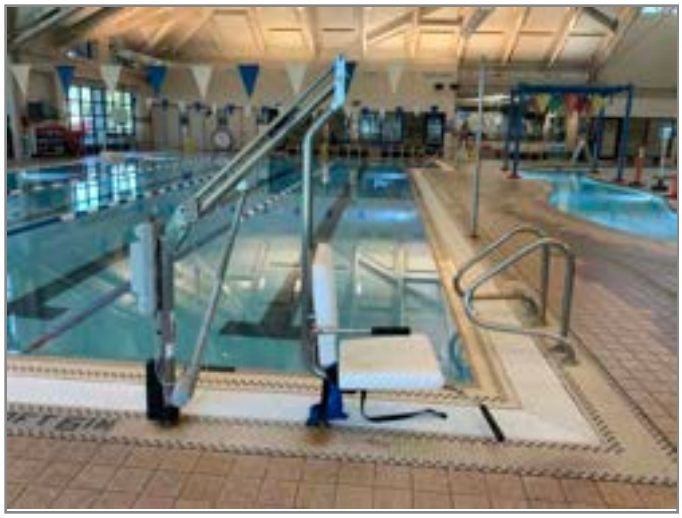
7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?		X		Controls at the rear

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



POOL LIFT

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Silliman Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Scorekeepers Hut	Poor	Exterior Walls, Plywood T-111	100 SF	1	5270248
Pedestrian Plazas & Walkways						
G2020	Scorekeepers Hut	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,500 SF	2	5147840
G2030	West side of building	Poor	Sidewalk, Concrete, Small Areas/Sections	120 SF	0	5147449

Component Condition Report | Silliman Center / Silliman Phase I

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Silliman I Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,500 SF	5	5139358
B2010	Silliman I Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	1,100 SF	30	5139362
B2010	Scorekeepers hut	Fair	Exterior Walls, Painted surface, Prep & Paint	320 SF	7	5139225
B2020	Silliman I	Fair	Storefront, Glazing & Framing	1,800 SF	12	5139307
B2020	Building Exterior	Fair	Fiberglass Window, Translucent, 1-2 Stories	300	17	5139224
B2050	Silliman I	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	46	12	5139234
B2050	Silliman I	Fair	Exterior Door, Steel, Standard	7	20	5139229
Roofing						
B3010	Silliman I roof	Fair	Roofing, Modified Bitumen	8,500 SF	5	5139298
B3010	Silliman I roof	Good	Roofing, Slate	28,000 SF	55	5139176
B3010	Scorekeeper hut Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	100 SF	10	5139339
B3020	Silliman I	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	600 LF	18	5139349
B3060	Silliman I roof	Fair	Roof Hatch, Metal	3	10	5139300
Interiors						
C1010	Dance studio	Good	Mirror, Wall Mounted, 1/4" Plate Glass, Over 5 SF	320 SF	19	5139354
C1010	Silliman I Nursery	Fair	Folding Wall, Wood, Style	24 LF	13	5139384
C1030	Silliman I	Fair	Interior Door, Wood, Solid-Core	44	20	5139383
C1030	Silliman I	Fair	Door Hardware, Office, per Door	50	10	5139293
C1030	Gymnasium	Fair	Interior Door, Steel, Standard	6	20	5139178
C1030	Gymnasium	Fair	Interior Door, Steel, Standard	2	20	5139264
C1070	Silliman I	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,000 SF	6	5139371
C1090	Silliman I	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	154	6	5139260
C1090	Silliman I	Fair	Toilet Partitions, Plastic/Laminate	10	10	5139157
C2010	Silliman I	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric Faced	8,000 SF	8	5139211

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Silliman I	Fair	Wall Finishes, Plate Glass	5,300 SF	25	5139173
C2010	Scorekeepers hut	Fair	Wall & Ceiling Finishes, All surfaces, Prep & Paint	320 SF	4	5139303
C2010	Silliman I	Fair	Wall Finishes, Ceramic Tile	8,600 SF	20	5139357
C2010	Silliman I	Fair	Wall Finishes, Vinyl	6,300 SF	3	5139257
C2010	Silliman I	Fair	Wall Finishes, any surface, Prep & Paint	12,000 SF	5	5139310
C2030	Silliman I	Fair	Flooring, Ceramic Tile	3,000 SF	20	5139297
C2030	Silliman I	Fair	Flooring, Rubber Tile	1,200 SF	6	5139271
C2030	Silliman I Activity Room	Good	Flooring, Luxury Vinyl Tile (LVT)	500 SF	11	5139191
C2030	Scorekeepers hut	Poor	Flooring, Vinyl Tile (VCT)	80 SF	1	5139305
C2030	Silliman I	Good	Flooring, Marble	2,000 SF	30	5139376
C2030	Silliman I	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	3	5139255
C2030	Silliman I Dance studio	Poor	Flooring, Maple Sports Floor, Refinish	1,300 SF	1	5139372
C2030	Silliman I	Excellent	Flooring, Maple Sports Floor, Refinish	13,000 SF	10	5139221
C2030	Silliman I	Fair	Flooring, Vinyl Tile (VCT)	9,000 SF	7	5139355
C2030	Silliman I Office	Poor	Flooring, Carpet, Commercial Standard	800 SF	0	5139332
C2050	Silliman I	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,000 SF	5	5139318
C2050	Silliman I	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	14,000 SF	6	5139382
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	2	10	5139235
D2010	Scorekeepers hut	Poor	Drinking Fountain, Exterior/Site, Precast Pedestal	1	2	5139239
D2010	Silliman I	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	5139279
D2010	Silliman I Activity Room	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	20	5139268
D2010	Silliman I	Fair	Sink/Lavatory, Service Sink, Floor	3	25	5139200
D2010	Silliman I Maintenance office	Fair	Sink/Lavatory, Service Sink, Laundry	1	10	5139162
D2010	Silliman I	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	10	5139182
D2010	Silliman I Nursery	Fair	Toilet, Child-Sized	4	10	5139240
D2010	Silliman I	Fair	Toilet, Commercial Water Closet	14	10	5139212
D2010	Silliman I Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH)	1	5	5139304
D2010	Silliman I	Fair	Shower, Ceramic Tile	6	15	5139326
D2010	Silliman I Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	5139381
D2010	Silliman I	Fair	Urinal, Standard	4	13	5139317
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	9	5139374
D2010	Silliman I Utility closet	Fair	Water Heater, Gas, Commercial (200 MBH)	1	15	5139311
D2010	Silliman I	Fair	Sink/Lavatory, Vanity Top, Solid Surface, Vitreous China	16	10	5139265

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Silliman II Pool equipment room	Fair	Pump, Sump	2	10	5139220
HVAC						
D3050	Silliman I roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	5139244
D3050	Silliman I roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [10]	2	14	5139164
D3050	Silliman I roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [8]	1	14	5139316
D3050	Silliman I roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [#4]	1	14	5139262
D3050	Silliman I roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [5]	1	14	5139353
D3050	Silliman I roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [3]	1	14	5139161
D3050	Silliman I roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [9]	1	14	5139306
D3050	Silliman I roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [6]	1	14	5139160
D3050	Silliman I roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [7]	1	14	5139282
D3050	Silliman I	Fair	HVAC System, Ductwork, Medium Density	36,400 SF	10	5139281
D3050	Silliman I roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [1]	1	14	5139204
D3060	Silliman I roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	7	5139302
D3060	Silliman I roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	7	19	5139328
D3060	Silliman I roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	2	19	5139193
D3060	Silliman I	Fair	Supplemental Components, Hand Dryer, Restroom	3	4	5139319
Fire Protection						
D4010	Silliman I	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	36,400 SF	6	5139331
D4030	Silliman I	Fair	Fire Extinguisher, Type ABC, up to 20 LB	16	6	5139370
Electrical						
D5020	Silliman I Electrical room	Fair	Secondary Transformer, Dry, Stepdown [TX1A]	1	7	5139159
D5020	Silliman I Electrical room	Fair	Distribution Panel, 120/208 V [LDP1A]	1	7	5139248
D5020	Silliman I Electrical room	Fair	Switchboard, 277/480 V	1	17	5139365
D5020	Building exterior	Fair	Switchboard, 277/480 V	1	3	5139253
D5030	Silliman I	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	36,400 SF	20	5141502
D5040	Silliman I Building Exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	12	15	5139231
D5040	Silliman I	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	23,400 SF	4	5139368
D5040	Silliman I	Good	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures	13,000 SF	15	5139330
D5040	Silliman I	Fair	Emergency & Exit Lighting, Exit Sign, LED	30	6	5139207
D5040	Silliman I	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	3	4	5139325
Fire Alarm & Electronic Systems						
D6060	Silliman I	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	36,400 SF	3	5139167
D6060	Silliman I Electrical room	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	68,800 SF	10	5139187

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Silliman I	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	36,400 SF	5	5139345
D7050	Silliman I Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	3	5139222
Equipment & Furnishings						
E1060	Silliman I Dance studio	Good	Residential Fixtures, Ceiling Fan	8	11	5139158
E2010	Silliman I	Good	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	4	18	5139387
E2010	Silliman I	Good	Casework, Countertop, Solid Surface	200 LF	30	5139217
E2010	Silliman I	Fair	Casework, Cabinetry, Hardwood Standard	1,500 LF	9	5139174
E2010	Silliman I	Fair	Casework, Countertop, Plastic Laminate	1,000 LF	5	5139246
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	137,200 SF	2	5139277
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	137,200 SF	10	5139351
G2030	Site	Good	Sidewalk, Concrete, Large Areas	6,000 SF	30	5139197
Athletic, Recreational & Playfield Areas						
G2050	Scorekeepers hut	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	12	5139245
G2050	Scorekeepers hut	Good	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	200	20	5139338
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	10	5139170
G2050	Silliman I	Fair	Playfield Surfaces, Rubber, Small Areas	900 SF	5	5139195
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	10	5139289
G2050	Silliman I	Good	Play Structure, Multipurpose, Small	1	15	5139324
Sitework						
G2060	Site	Fair	Flagpole, Metal	3	12	5139259
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	5	6	5139377
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	7	5139287
G2060	Site	Fair	Bollard, Concrete or Metal	30	15	5139216
G2060	Site	Poor	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	1	5139274
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	13	5139232
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	84,684 SF	8	5139196
G2080	Throughout site	Fair	Irrigation System, Control Panel	7	8	5139188
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	25	14	5139194
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	17	10	5139180
G4050	Scorekeepers hut	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	7	3	5139202
Accessibility						
Y1060	Silliman I	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	5139361
Y1060	Silliman I	Failed	ADA Kitchen & Laundry Areas, Range, Self-Cleaning w/ Front Controls, Install	1	0	5139333

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Silliman II Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,000 SF	5	5139190
B2010	Silliman II	Fair	Exterior Walls, Glass Block	300 SF	22	5139285
B2020	Silliman II,snack bar	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	15	5139348
B2020	Silliman II	Fair	Storefront, Glazing & Framing	1,100 SF	14	5139809
B2050	Silliman II	Fair	Exterior Door, Fiberglass	20	6	5139218
B2050	Silliman II	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	12	5139363
Roofing						
B3010	Silliman II roof	Fair	Roofing, Modified Bitumen	7,800 SF	5	5139329
B3010	Silliman II roof	Good	Roofing, Slate	25,000 SF	55	5139181
B3020	Silliman II	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	400 LF	18	5141503
B3060	Silliman II roof	Fair	Roof Skylight, per unit, up to 20 SF	12	3	5139163
B3060	Silliman II roof	Fair	Roof Hatch, Metal	1	10	5139168
Interiors						
C1030	Silliman II	Failed	Door Hardware, Office	6	0	5139322
C1030	Silliman II, pool	Fair	Interior Door, Steel, Standard	1	20	5139296
C1030	Silliman II	Fair	Door Hardware, Office, per Door	38	12	5139270
C1030	Silliman II	Fair	Interior Door, Wood, Solid-Core	36	22	5139215
C1070	Silliman II	Fair	Suspended Ceilings, Fiberglass Paneling	320 SF	18	5139185
C1070	Silliman II	Fair	Suspended Ceilings, Acoustical Tile (ACT)	11,000 SF	10	5139165
C1090	Silliman II	Fair	Toilet Partitions, Plastic/Laminate	12	10	5139241
C1090	Silliman II	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	180	6	5139247
C2010	Silliman II	Fair	Wall Finishes, Ceramic Tile	8,600 SF	22	5139295
C2010	Silliman II	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	3,000 SF	8	5139199
C2010	Silliman II	Fair	Wall Finishes, Vinyl	9,300 SF	3	5139327
C2010	Silliman II	Fair	Wall Finishes, any surface, Prep & Paint	22,000 SF	5	5139817
C2030	Silliman II	Fair	Flooring, w/ Paint or Sealant, Prep & Paint	2,500 SF	7	5139288
C2030	Silliman II	Fair	Flooring, Ceramic Tile	10,000 SF	25	5139254
C2030	Silliman II	Fair	Flooring, Carpet, Commercial Standard	6,500 SF	4	5139334
C2030	Silliman II	Good	Flooring, Marble	2,500 SF	40	5139183
C2050	Silliman II	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	12,000 SF	4	5139228
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	4	5143490
Plumbing						
D2010	Silliman II Locker rooms	Fair	Shower, Ceramic Tile	22	15	5139238

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Silliman II,snack bar	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	5139256
D2010	Silliman II	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	14	5139375
D2010	Silliman II hot water storage	Failed	Storage Tank, Domestic Water	1	0	5139242
D2010	Silliman II	Fair	Urinal, Standard	4	15	5139379
D2010	Silliman II	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	32,400 SF	22	5139210
D2010	Silliman II hot water storage	Fair	Storage Tank, Domestic Water	1	9	5139385
D2010	Silliman II roof	Fair	Boiler, Gas, Domestic	2	5	5139192
D2010	Silliman II	Fair	Toilet, Commercial Water Closet	12	10	5139356
D2010	Silliman II	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	7	5139198
D2010	Silliman II,snack bar	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	2	10	5139367
D2010	Silliman II	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	13	12	5139179
HVAC						
D3030	Silliman II roof	Fair	Split System, Condensing Unit/Heat Pump	2	3	5139340
D3050	Silliman II roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	5139290
D3050	Silliman II roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [17]	1	3	5139275
D3050	Silliman II roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [14]	2	3	5139341
D3050	Silliman II roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5139301
D3050	Silliman II	Fair	HVAC System, Ductwork, Medium Density	32,400 SF	12	5139378
D3050	Silliman II roof	Good	Air Handler, Exterior AHU	1	16	5139335
D3050	Silliman II roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	5139227
D3050	Silliman II roof	Poor	Air Handler, Exterior AHU	1	0	5139214
D3060	Silliman II roof	Good	Exhaust Fan, Centrifugal, 12" Damper	1	20	5139272
D3060	Silliman II roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	18	5139283
D3060	Silliman II	Fair	Supplemental Components, Hand Dryer, Restroom	8	6	5139309
D3060	Silliman II roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	11	5139171
Fire Protection						
D4010	Silliman II	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	32,320 SF	20	5139177
D4030	Silliman II	Fair	Fire Extinguisher, Type ABC, up to 20 LB	14	6	5139818
Electrical						
D5010	Electrical room by the pool	Fair	Uninterruptible Power Supply, UPS, 15 KVA	1	8	5139267
D5020	Silliman II, electrical room	Fair	Electrical Components, Surge Suppressor	1	9	5139219
D5020	Silliman II, electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	22	5139292
D5020	Silliman II locker room	Fair	Distribution Panel, 120/208 V	1	7	5139278
D5020	Silliman II, electrical room	Fair	Distribution Panel, 120/208 V	1	10	5139337

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Silliman II, electrical room	Fair	Distribution Panel, 277/480 V	1	22	5139166
D5020	Pool equipment room	Fair	Motor Control Center, w/ Main Breaker	1	22	5139266
D5030	Silliman II	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	32,400 SF	22	5139350
D5030	Pool equipment room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	2	15	5139233
D5030	Pool equipment room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	5139342
D5030	Pool equipment room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	5139258
D5040	Silliman II	Fair	Emergency & Exit Lighting, Exit Sign, LED	30	6	5141505
D5040	Silliman II	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,400 SF	4	5139819
D5040	Silliman II Building Exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement	10	15	5141504
D5040	Silliman II	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	10	5139299
D5040	Silliman II	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	1,000 SF	15	5139284
Fire Alarm & Electronic Systems						
D6060	Silliman II	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	32,400 SF	6	5139810
D7050	Silliman II	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	32,320 SF	3	5139336
Equipment & Furnishings						
E1030	Silliman II,snack bar	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	5	5139286
E1030	Silliman II,snack bar	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	5139294
E1030	Silliman II,snack bar	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	5139205
E2010	Silliman II, pool	Good	Water Play Structure, Large	1	22	5139237
E2010	Silliman II, water slide	Good	Water Slide, Curved	2	13	5139346
E2010	Silliman II	Fair	Casework, Countertop, Plastic Laminate	500 LF	5	5139230
E2010	Silliman II	Fair	Casework, Cabinetry, Hardwood Standard	800 LF	10	5139175
E2010	Silliman II	Good	Casework, Countertop, Solid Surface	100 LF	25	5139249
Special Construction & Demo						
F1050	Pool equipment room	Good	Pool Equipment, Gas Heater	1	14	5139251
F1050	Silliman II, pool	Fair	Pool Accessories, Gutter System	700 LF	20	5139201
F1050	Pool equipment room	Good	Pool Equipment, Gas Heater	1	15	5139208
F1050	Pool equipment room	Fair	Pool Equipment, Gas Heater	1	12	5139236
F1050	Silliman II, spa	Fair	Pool Equipment, Circulation Pump	1	5	5139347
F1050	Slide pool & fun pool	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	8,500 SF	10	5139369
F1050	Lap pool	Good	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	3,500 SF	12	5139276
F1050	Pool equipment room	Fair	Pool Equipment, Filtration System	5	10	5139323
F1050	Silliman II, pools	Fair	Pool Accessories, Underwater Lighting	10,000 SF	5	5139359
F1050	Silliman II, spa	Fair	Pool Equipment, Circulation Pump	1	10	5139209

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1050	Pool equipment room	Fair	Pool Equipment, Circulation Pump	4	18	5139280
F1050	Silliman II, pools	Fair	Pool Finishes, Basin & Deck Finishes, Ceramic Tile	1,000 SF	10	5139386
F1050	Pool equipment room	Fair	Pool Equipment, Supplemental Components, pH Digital Controller, Install	4	13	5139189
F1050	Silliman II, pools	Good	Pool Equipment, Pool Lift, Accessible Transfer Device	2	15	5139315
F1050	Silliman II, spa	Fair	Pool Equipment, Supplemental Components, pH Digital Controller, Install	1	15	5139313
F1050	Pool equipment room	Fair	Pool Equipment, Filtration System	2	10	5139250
F1050	Silliman II, pools	Fair	Pool Accessories, Lifeguard Chair	3	20	5139308
F1050	Pool equipment room	Good	Pool Equipment, Gas Heater	1	15	5139366
F1050	Pool equipment room	Good	Pool Equipment, Supplemental Components, pH Digital Controller, Install	3	12	5139344
F1050	Silliman II, pools	Fair	Pool Finishes, Basin & Deck Finishes, Ceramic Tile	3,000 SF	12	5139172
F1050	Pool equipment room	Good	Pool Equipment, Circulation Pump	2	20	5139226
F1050	Silliman II, spa	Fair	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	400 SF	10	5139169
F1050	Pool equipment room	Fair	Pool Equipment, Supplemental Components, pH Digital Controller, Install	1	13	5139314
F1050	Pool equipment room	Good	Pool Equipment, Circulation Pump	4	20	5139291
F1050	Pool equipment room	Fair	Pool Equipment, Circulation Pump	4	13	5139352
Accessibility						
Y1020	Scorekeepers Hut	Failed	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	30 LF	0	5147190
Y1020		Failed	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	60 LF	0	5147334
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	5147149

Appendix F:
Replacement Reserves

Replacement Reserves Report

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Esc
Silliman Center	$5,237	$1,718	$11,367	$0	$0	$0	$0	$14,507	$0	$0	$0	$0	$18,516	$0	$0	$0	$0	$23,631	$0	$0	$0	
Silliman Center / Silliman Phase I	$52,247	$21,742	$173,445	$570,853	$366,585	$1,069,992	$657,407	$475,322	$824,168	$1,692,026	$3,892,657	$53,740	$1,020,616	$185,055	$1,355,862	$1,141,747	$233,355	$1,110,879	$226,853	$121,927	$3,116,004	
Silliman Center / Silliman Phase II	$381,864	$0	$0	$535,455	$566,442	$818,012	$580,653	$58,780	$220,552	$25,399	$1,727,838	$11,530	$1,164,026	$454,011	$791,579	$995,154	$736,855	$20,694	$380,406	$0	$3,074,367	
Grand Total	**$439,348**	**$23,460**	**$184,812**	**$1,106,308**	**$933,027**	**$1,888,003**	**$1,238,060**	**$548,609**	**$1,044,720**	**$1,717,425**	**$5,620,495**	**$65,270**	**$2,203,157**	**$639,065**	**$2,147,440**	**$2,136,901**	**$970,210**	**$1,155,205**	**$607,259**	**$121,927**	**$6,190,371**	

Silliman Center

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5270248	Exterior Walls, Plywood T-111, Replace	20	19	1	100	SF	$7.50	$16.37	$1,637		$1,637																				**$1,637**
G2020	5147840	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	10500	SF	$0.45	$0.98	$10,310			$10,310					$10,310					$10,310				$10,310				**$41,241**
G2030	5147449	Sidewalk, Concrete, Small Areas/Sections, Replace	50	50	0	120	SF	$20.00	$43.64	$5,237	$5,237																					**$5,237**
Totals, Unescalated											**$5,237**	**$1,637**	**$10,310**	**$0**	**$0**	**$0**	**$0**	**$10,310**	**$0**	**$0**	**$0**	**$0**	**$10,310**	**$0**	**$0**	**$0**	**$0**	**$10,310**	**$0**	**$0**	**$0**	**$48,114**
Totals, Escalated (5.0% inflation, compounded annually)											**$5,237**	**$1,718**	**$11,367**	**$0**	**$0**	**$0**	**$0**	**$14,507**	**$0**	**$0**	**$0**	**$0**	**$18,516**	**$0**	**$0**	**$0**	**$0**	**$23,631**	**$0**	**$0**	**$0**	**$74,976**

Silliman Center / Silliman Phase I

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
B2010	5139358	Exterior Walls, any painted surface, Prep & Paint	10	5	5	9500	SF	$3.00	$7.22	$68,620						$68,620										$68,620					
B2010	5139225	Exterior Walls, Painted surface, Prep & Paint	10	3	7	320	SF	$3.00	$7.22	$2,311								$2,311										$2,311			
B2020	5139224	Fiberglass Window, Translucent, 1-2 Stories, Replace	30	13	17	300	EA	$200.00	$481.54	$144,463																		$144,463			
B2020	5139307	Storefront, Glazing & Framing, Replace	30	18	12	1800	SF	$55.00	$132.42	$238,364												$238,364									
B2050	5139234	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	46	EA	$1,300.00	$3,130.03	$143,981												$143,981									
B2050	5139229	Exterior Door, Steel, Standard, Replace	40	20	20	7	EA	$600.00	$1,444.63	$10,112																					$10,1
B3010	5139339	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	100	SF	$3.80	$9.15	$915											$915										
B3010	5139298	Roofing, Modified Bitumen, Replace	20	15	5	8500	SF	$10.00	$24.08	$204,656						$204,656															
B3020	5139349	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	2	18	600	LF	$9.00	$21.67	$13,002																			$13,002		
B3060	5139300	Roof Hatch, Metal, Replace	30	20	10	3	EA	$1,300.00	$3,130.03	$9,390											$9,390										
C1010	5139354	Mirror, Wall Mounted, 1/4" Plate Glass, Over 5 SF, Replace	25	6	19	320	SF	$17.00	$40.93	$13,098																				$13,098	
C1010	5139384	Folding Wall, Wood, Style, Replace	25	12	13	24	LF	$140.00	$337.08	$8,090														$8,090							
C1030	5139383	Interior Door, Wood, Solid-Core, Replace	40	20	20	44	EA	$700.00	$1,685.40	$74,158																					$74,1
C1030	5139178	Interior Door, Steel, Standard, Replace	40	20	20	6	EA	$600.00	$1,444.63	$8,668																					$8,6
C1030	5139264	Interior Door, Steel, Standard, Replace	40	20	20	2	EA	$600.00	$1,638.28	$3,277																					$3,2
C1030	5139293	Door Hardware, Office, per Door, Replace	30	20	10	50	EA	$350.00	$842.70	$42,135											$42,135										
C1070	5139371	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	7000	SF	$3.50	$8.43	$58,989							$58,989														
C1090	5139157	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	10	EA	$750.00	$1,805.79	$18,058											$18,058										
C1090	5139260	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	154	EA	$500.00	$1,203.86	$185,394							$185,394														
C2010	5139357	Wall Finishes, Ceramic Tile, Replace	40	20	20	8600	SF	$18.00	$43.34	$372,714																					$372,7
C2010	5139257	Wall Finishes, Vinyl, Replace	15	12	3	6300	SF	$2.50	$6.02	$37,922				$37,922															$37,922		
C2010	5139303	Wall & Ceiling Finishes, All surfaces, Prep & Paint	10	6	4	320	SF	$3.50	$8.43	$2,697					$2,697											$2,697					
C2010	5139310	Wall Finishes, any surface, Prep & Paint	10	5	5	12000	SF	$1.50	$3.61	$43,339						$43,339											$43,339				
C2010	5139211	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	17	8	8000	SF	$14.00	$33.71	$269,664									$269,664												
C2030	5139297	Flooring, Ceramic Tile, Replace	40	20	20	3000	SF	$18.00	$43.34	$130,017																					$130,0
C2030	5139305	Flooring, Vinyl Tile (VCT), Replace	15	14	1	80	SF	$5.00	$12.04	$963		$963															$963				
C2030	5139271	Flooring, Rubber Tile, Replace	15	9	6	1200	SF	$9.00	$21.67	$26,003							$26,003														
C2030	5139355	Flooring, Vinyl Tile (VCT), Replace	15	8	7	9000	SF	$5.00	$12.04	$108,347								$108,347													
C2030	5139191	Flooring, Luxury Vinyl Tile (LVT), Replace	15	4	11	500	SF	$7.50	$18.06	$9,029												$9,029									
C2030	5139332	Flooring, Carpet, Commercial Standard, Replace	10	10	0	800	SF	$7.50	$18.06	$14,446	$14,446										$14,446										$14,4
C2030	5139255	Flooring, Carpet, Commercial Standard, Replace	10	7	3	4000	SF	$7.50	$18.06	$72,231				$72,231										$72,231							
C2030	5139372	Flooring, Maple Sports Floor, Refinish	10	9	1	1300	SF	$5.00	$12.04	$15,650		$15,650										$15,650									
C2030	5139221	Flooring, Maple Sports Floor, Refinish	10	0	10	13000	SF	$5.00	$12.04	$156,501											$156,501										$156,5

Replacement Reserves Report

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2
C2050	5139318	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8000	SF	$2.00	$4.82	$38,523						$38,523										$38,523					
C2050	5139382	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	14000	SF	$2.50	$6.02	$84,270							$84,270										$84,270				
D2010	5139304	Water Heater, Gas, Commercial (200 MBH), Replace	20	15	5	1	EA	$16,600.00	$39,968.07	$39,968						$39,968															
D2010	5139311	Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	$16,600.00	$39,968.07	$39,968																$39,968					
D2010	5139235	Backflow Preventer, Domestic Water, Replace	30	20	10	2	EA	$6,600.00	$15,890.92	$31,782											$31,782										
D2010	5139239	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	13	2	1	EA	$3,600.00	$8,667.77	$8,668			$8,668															$8,668			
D2010	5139381	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	$1,500.00	$3,611.57	$3,612						$3,612															$3,6
D2010	5139279	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	1	EA	$1,500.00	$3,611.57	$3,612										$3,612											
D2010	5139374	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	6	9	1	EA	$1,500.00	$3,611.57	$3,612										$3,612											
D2010	5139162	Sink/Lavatory, Service Sink, Laundry, Replace	30	20	10	1	EA	$900.00	$2,166.94	$2,167											$2,167										
D2010	5139182	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	5	EA	$1,200.00	$2,889.26	$14,446											$14,446										
D2010	5139240	Toilet, Child-Sized, Replace	30	20	10	4	EA	$900.00	$2,166.94	$8,668											$8,668										
D2010	5139212	Toilet, Commercial Water Closet, Replace	30	20	10	14	EA	$1,300.00	$3,130.03	$43,820											$43,820										
D2010	5139265	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	20	10	16	EA	$1,100.00	$2,648.49	$42,376											$42,376										
D2010	5139317	Urinal, Standard, Replace	30	17	13	4	EA	$1,100.00	$2,648.49	$10,594														$10,594							
D2010	5139326	Shower, Ceramic Tile, Replace	30	15	15	6	EA	$2,500.00	$6,019.29	$36,116																$36,116					
D2010	5139268	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	10	20	1	EA	$1,500.00	$3,611.57	$3,612																					$3,6
D2030	5139220	Pump, Sump, Replace	15	5	10	2	EA	$4,270.00	$10,280.94	$20,562											$20,562										
D3050	5139281	HVAC System, Ductwork, Medium Density, Replace	30	20	10	36400	SF	$4.00	$9.63	$350,563											$350,563										
D3050	5139244	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$20,000.00	$48,154.30	$48,154															$48,154						
D3050	5139164	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	2	EA	$25,000.00	$60,192.88	$120,386															$120,386						
D3050	5139316	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$15,000.00	$36,115.73	$36,116															$36,116						
D3050	5139262	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$9,000.00	$21,669.44	$21,669															$21,669						
D3050	5139353	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$7,500.00	$18,057.86	$18,058															$18,058						
D3050	5139161	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$25,000.00	$60,192.88	$60,193															$60,193						
D3050	5139306	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$15,000.00	$36,115.73	$36,116															$36,116						
D3050	5139160	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$11,000.00	$26,484.87	$26,485															$26,485						
D3050	5139282	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$11,000.00	$26,484.87	$26,485															$26,485						
D3050	5139204	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$15,000.00	$36,115.73	$36,116															$36,116						
D3060	5139302	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$3,370.80	$3,371								$3,371													
D3060	5139328	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	7	EA	$1,400.00	$3,370.80	$23,596																			$23,596		
D3060	5139193	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	6	19	2	EA	$2,400.00	$5,778.52	$11,557																			$11,557		
D3060	5139319	Supplemental Components, Hand Dryer, Restroom, Replace	10	6	4	3	EA	$1,600.00	$3,852.34	$11,557					$11,557										$11,557						
D4010	5139331	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	36400	SF	$1.07	$2.58	$93,776							$93,776														
D4030	5139370	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	16	EA	$150.00	$361.16	$5,779							$5,779										$5,779				
D5020	5139253	Switchboard, 277/480 V, Replace	40	37	3	1	EA	$35,000.00	$84,270.03	$84,270				$84,270																	
D5020	5139159	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$20,000.00	$48,154.30	$48,154								$48,154													
D5020	5139365	Switchboard, 277/480 V, Replace	40	23	17	1	EA	$75,000.00	$180,578.63	$180,579																		$180,579			
D5020	5139248	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$7,000.00	$16,854.01	$16,854								$16,854													
D5030	5141502	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	36400	SF	$2.50	$6.02	$219,102																					$219,1
D5040	5139325	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	16	4	3	EA	$4,680.00	$11,268.11	$33,804					$33,804																
D5040	5139368	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	23400	SF	$4.50	$10.83	$253,532					$253,532																
D5040	5139207	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	30	EA	$220.00	$529.70	$15,891							$15,891										$15,891				
D5040	5139231	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	12	EA	$250.00	$601.93	$7,223																$7,223					
D5040	5139330	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures, Replace	20	5	15	13000	SF	$7.00	$16.85	$219,102																$219,102					
D6060	5139167	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	36400	SF	$1.65	$3.97	$144,607				$144,607																	
D6060	5139187	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	68800	SF	$1.65	$3.97	$273,324											$273,324										
D7050	5139222	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$15,000.00	$36,115.73	$36,116				$36,116														$36,116			

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2
D7050	5139345	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	36400	SF	$3.00	$7.22	$262,922						$262,922															
E1060	5139158	Residential Fixtures, Ceiling Fan, Replace	15	4	11	8	EA	$350.00	$842.70	$6,742												$6,742									
E2010	5139246	Casework, Countertop, Plastic Laminate, Replace	15	10	5	1000	LF	$50.00	$120.39	$120,386						$120,386															$120,3
E2010	5139174	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	1500	LF	$300.00	$722.31	$1,083,472										$1,083,472											
E2010	5139387	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	2	18	4	EA	$750.00	$1,805.79	$7,223																			$7,223		
G2020	5139277	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	137200	SF	$0.45	$1.08	$148,652			$148,652					$148,652					$148,652					$148,652			
G2020	5139351	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	137200	SF	$3.50	$8.43	$1,156,185											$1,156,185										
G2050	5139170	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	$9,500.00	$22,873.29	$137,240											$137,240										
G2050	5139289	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	2	EA	$8,000.00	$19,261.72	$38,523											$38,523										
G2050	5139245	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	13	12	1	EA	$8,000.00	$19,261.72	$19,262													$19,262								
G2050	5139338	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	5	20	200	EA	$120.00	$288.93	$57,785																					$57,7
G2050	5139195	Playfield Surfaces, Rubber, Small Areas, Replace	20	15	5	900	SF	$26.00	$62.60	$56,341						$56,341															
G2050	5139324	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	$10,000.00	$24,077.15	$24,077																$24,077					
G2060	5139287	Park Bench, Metal Powder-Coated, Replace	20	13	7	6	EA	$700.00	$1,685.40	$10,112								$10,112													
G2060	5139259	Flagpole, Metal, Replace	30	18	12	3	EA	$2,500.00	$6,019.29	$18,058													$18,058								
G2060	5139232	Signage, Property, Monument, Replace/Install	20	7	13	1	EA	$3,000.00	$7,223.15	$7,223														$7,223							
G2060	5139274	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	19	1	1	EA	$1,700.00	$4,093.12	$4,093		$4,093																			
G2060	5139377	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	14	6	5	EA	$1,700.00	$4,093.12	$20,466							$20,466														
G2060	5139216	Bollard, Concrete or Metal, Replace	30	15	15	30	EA	$1,000.00	$2,407.72	$72,231																$72,231					
G2080	5139196	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	84684	SF	$1.00	$2.41	$203,895									$203,895												
G2080	5139188	Irrigation System, Control Panel, Replace	15	7	8	7	EA	$5,000.00	$12,038.58	$84,270									$84,270												
G4050	5139202	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	7	EA	$7,000.00	$16,854.01	$117,978				$117,978																	
G4050	5139180	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	10	10	17	EA	$700.00	$1,685.40	$28,652											$28,652										
G4050	5139194	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	6	14	25	EA	$4,000.00	$9,630.86	$240,772										$240,772											
Y1060	5139361	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	$15,000.00	$36,115.73	$36,116	$36,116																				
Y1060	5139333	ADA Kitchen & Laundry Areas, Range, Self-Cleaning w/ Front Controls, Install	0	0	0	1	EA	$700.00	$1,685.40	$1,685	$1,685																				
Totals, Unescalated											**$52,247**	**$20,706**	**$157,320**	**$493,124**	**$301,590**	**$838,366**	**$490,567**	**$337,802**	**$557,829**	**$1,090,695**	**$2,389,753**	**$31,421**	**$568,317**	**$98,138**	**$684,802**	**$549,200**	**$106,903**	**$484,673**	**$94,262**	**$48,251**	**$1,174,3**
Totals, Escalated (5.0% inflation, compounded annually)											**$52,247**	**$21,742**	**$173,445**	**$570,853**	**$366,585**	**$1,069,992**	**$657,407**	**$475,322**	**$824,168**	**$1,692,026**	**$3,892,657**	**$53,740**	**$1,020,616**	**$185,055**	**$1,355,862**	**$1,141,747**	**$233,355**	**$1,110,879**	**$226,853**	**$121,927**	**$3,116,0**

Silliman Center / Silliman Phase II

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	D
B2010	5139190	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4000	SF	$3.00	$7.22	$28,893						$28,893									$28,893						
B2020	5139809	Storefront, Glazing & Framing, Replace	30	16	14	1100	SF	$55.00	$132.42	$145,667														$145,667							
B2020	5139348	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	5	15	3	EA	$1,200.00	$2,889.26	$8,668															$8,668						
B2050	5139218	Exterior Door, Fiberglass, Replace	25	19	6	20	EA	$750.00	$1,805.79	$36,116							$36,116														
B2050	5139363	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	7	EA	$1,300.00	$3,130.03	$21,910													$21,910								
B3010	5139329	Roofing, Modified Bitumen, Replace	20	15	5	7800	SF	$10.00	$24.08	$187,802						$187,802															
B3020	5141503	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	2	18	400	LF	$9.00	$21.67	$8,668																			$8,668		
B3060	5139163	Roof Skylight, per unit, up to 20 SF, Replace	30	27	3	12	EA	$1,300.00	$3,130.03	$37,560				$37,560																	
B3060	5139168	Roof Hatch, Metal, Replace	30	20	10	1	EA	$1,300.00	$3,130.03	$3,130											$3,130										
C1030	5139296	Interior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$1,831.93	$1,832																				$1,832	
C1030	5139322	Door Hardware, Office, Replace	30	30	0	6	EA	$350.00	$842.70	$5,056	$5,056																				
C1030	5139270	Door Hardware, Office, per Door, Replace	30	18	12	38	EA	$350.00	$842.70	$32,023													$32,023								
C1070	5139165	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	11000	SF	$3.50	$8.43	$92,697											$92,697										
C1070	5139185	Suspended Ceilings, Fiberglass Paneling, Replace	25	7	18	320	SF	$15.00	$36.12	$11,557																			$11,557		
C1090	5139241	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	12	EA	$750.00	$1,805.79	$21,669											$21,669										
C1090	5139247	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	180	EA	$500.00	$1,203.83	$216,694							$216,694														

Replacement Reserves Report

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Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	D
C2010	5139327	Wall Finishes, Vinyl, Replace	15	12	3	9300	SF	$2.50	$6.02	$55,979				$55,979															$55,979			
C2010	5139817	Wall Finishes, any surface, Prep & Paint	10	5	5	22000	SF	$1.50	$3.61	$79,455						$79,455										$79,455						
C2010	5139199	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	17	8	3000	SF	$14.00	$33.71	$101,124									$101,124												
C2030	5139288	Flooring, w/ Paint or Sealant, Prep & Paint	10	3	7	2500	SF	$1.50	$3.61	$9,029								$9,029										$9,029				
C2030	5139334	Flooring, Carpet, Commercial Standard, Replace	10	6	4	6500	SF	$7.50	$18.06	$117,376					$117,376									$117,376							
C2050	5139228	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	12000	SF	$2.50	$6.02	$72,231					$72,231									$72,231							
C2050	5143490	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	7000	SF	$2.00	$4.82	$33,708					$33,708									$33,708							
D2010	5139242	Storage Tank, Domestic Water, Replace	30	30	0	1	EA	$3,000.00	$7,223.15	$7,223	$7,223																					
D2010	5139385	Storage Tank, Domestic Water, Replace	30	21	9	1	EA	$3,000.00	$7,223.15	$7,223										$7,223												
D2010	5139192	Boiler, Gas, Domestic, Replace	25	20	5	2	EA	$37,800.00	$91,011.63	$182,023						$182,023																
D2010	5139198	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	2	EA	$1,500.00	$3,611.57	$7,223								$7,223														
D2010	5139356	Toilet, Commercial Water Closet, Replace	30	20	10	12	EA	$1,300.00	$3,130.03	$37,560											$37,560											
D2010	5139367	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	20	10	2	EA	$1,600.00	$3,852.34	$7,705											$7,705											
D2010	5139179	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	13	EA	$1,100.00	$2,648.49	$34,430													$34,430									
D2010	5139375	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	4	EA	$1,200.00	$2,889.26	$11,557														$11,557								
D2010	5139238	Shower, Ceramic Tile, Replace	30	15	15	22	EA	$2,500.00	$6,019.29	$132,424															$132,424							
D2010	5139256	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$6,019.29	$6,019															$6,019							
D2010	5139379	Urinal, Standard, Replace	30	15	15	4	EA	$1,100.00	$2,648.49	$10,594															$10,594							
D3030	5139340	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	2	EA	$3,400.00	$8,186.23	$16,372				$16,372															$16,372			
D3050	5139214	Air Handler, Exterior AHU, Replace	20	20	0	1	EA	$118,700.00	$285,795.77	$285,796	$285,796																				$285,796	
D3050	5139275	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$5,500.00	$13,242.43	$13,242				$13,242																		
D3050	5139341	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	2	EA	$7,500.00	$18,057.86	$36,116				$36,116																		
D3050	5139301	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$48,154.30	$48,154				$48,154																		
D3050	5139227	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$9,000.00	$21,669.44	$21,669				$21,669																		
D3050	5139290	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$9,000.00	$21,669.44	$21,669						$21,669																
D3050	5139378	HVAC System, Ductwork, Medium Density, Replace	30	18	12	32400	SF	$4.00	$9.63	$312,040													$312,040									
D3050	5139335	Air Handler, Exterior AHU, Replace	20	4	16	1	EA	$118,700.00	$285,795.77	$285,796																$285,796						
D3060	5139171	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	14	11	2	EA	$1,400.00	$3,370.80	$6,742												$6,742										
D3060	5139283	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	7	18	2	EA	$1,400.00	$3,370.80	$6,742																			$6,742			
D3060	5139272	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	$1,400.00	$3,370.80	$3,371																					$3,371	
D3060	5139309	Supplemental Components, Hand Dryer, Restroom, Replace	10	4	6	8	EA	$1,600.00	$3,852.34	$30,819							$30,819									$30,819						
D4010	5139177	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	5	20	32320	SF	$1.07	$2.58	$83,265																					$83,265	
D4030	5139818	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	14	EA	$150.00	$361.16	$5,056							$5,056									$5,056						
D5010	5139267	Uninterruptible Power Supply, UPS, 15 KVA, Replace	15	7	8	1	EA	$20,000.00	$48,154.30	$48,154									$48,154												
D5020	5139278	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$6,000.00	$14,446.29	$14,446								$14,446														
D5020	5139219	Electrical Components, Surge Suppressor, Replace	15	6	9	1	EA	$3,800.00	$9,149.32	$9,149										$9,149												
D5020	5139337	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$8,000.00	$19,261.72	$19,262											$19,262											
D5030	5139233	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	2	EA	$6,200.00	$14,927.83	$29,856																	$29,856					
D5030	5139342	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	0	20	1	EA	$7,000.00	$16,854.01	$16,854																					$16,854	
D5030	5139258	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	0	20	1	EA	$5,300.00	$12,760.89	$12,761																					$12,761	
D5040	5139299	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	10	10	1	EA	$4,680.00	$11,268.11	$11,268											$11,268											
D5040	5139819	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	22400	SF	$4.50	$10.83	$242,698					$242,698																	
D5040	5141505	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	4	6	30	EA	$220.00	$529.70	$15,891							$15,891										$15,891					
D5040	5141504	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	10	EA	$250.00	$601.93	$6,019																	$6,019					
D5040	5139284	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	5	15	1000	SF	$5.00	$12.04	$12,039																	$12,039					
D6060	5139810	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	32400	SF	$1.65	$3.97	$128,716							$128,716															
D7050	5139336	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	32320	SF	$3.00	$7.22	$233,452				$233,452																		
E1030	5139286	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	10	5	1	EA	$5,100.00	$12,279.35	$12,279						$12,279															$12,279	
E1030	5139205	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$16,131.69	$16,132						$16,132															$16,132	

Replacement Reserves Report

8/21/2023

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	D
E1030	5139294	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$11,075.49	$11,075								$11,075														
E2010	5139230	Casework, Countertop, Plastic Laminate, Replace	15	10	5	500	LF	$50.00	$120.39	$60,193						$60,193															$60,193	
E2010	5139175	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	800	LF	$300.00	$722.31	$577,852											$577,852											
E2010	5139346	Water Slide, Curved, Replace	25	12	13	2	EA	$32,000.00	$77,046.88	$154,094														$154,094							
F1050	5139347	Pool Equipment, Circulation Pump, Replace	25	20	5	1	EA	$6,800.00	$16,372.46	$16,372						$16,372															
F1050	5139359	Pool Accessories, Underwater Lighting, Replace	20	15	5	10000	SF	$1.50	$3.61	$36,116						$36,116															
F1050	5139369	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15	5	10	8500	SF	$6.20	$14.93	$126,887											$126,887										
F1050	5139323	Pool Equipment, Filtration System, Replace	15	5	10	5	EA	$6,000.00	$14,446.29	$72,231											$72,231										
F1050	5139209	Pool Equipment, Circulation Pump, Replace	15	5	10	1	EA	$5,100.00	$12,279.35	$12,279											$12,279										
F1050	5139386	Pool Finishes, Basin & Deck Finishes, Ceramic Tile, Replace	30	20	10	1000	SF	$18.00	$43.34	$43,339											$43,339										
F1050	5139250	Pool Equipment, Filtration System, Replace	15	5	10	2	EA	$6,000.00	$14,446.29	$28,893											$28,893										
F1050	5139169	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15	5	10	400	SF	$6.20	$14.93	$5,971											$5,971										
F1050	5139236	Pool Equipment, Gas Heater, Replace	20	8	12	1	EA	$18,700.00	$51,059.70	$51,060													$51,060								
F1050	5139276	Pool Finishes, Basin & Deck Finishes, Plaster Basin, Refinish	15	3	12	3500	SF	$6.20	$14.93	$52,247													$52,247								
F1050	5139344	Pool Equipment, Supplemental Components, pH Digital Controller, Install	20	8	12	3	EA	$2,000.00	$4,815.43	$14,446													$14,446								
F1050	5139172	Pool Finishes, Basin & Deck Finishes, Ceramic Tile, Replace	30	18	12	3000	SF	$18.00	$43.34	$130,017													$130,017								
F1050	5139189	Pool Equipment, Supplemental Components, pH Digital Controller, Install	20	7	13	4	EA	$2,000.00	$4,815.43	$19,262														$19,262							
F1050	5139314	Pool Equipment, Supplemental Components, pH Digital Controller, Install	20	7	13	1	EA	$2,000.00	$4,815.43	$4,815														$4,815							
F1050	5139352	Pool Equipment, Circulation Pump, Replace	25	12	13	4	EA	$6,500.00	$15,650.15	$62,601														$62,601							
F1050	5139251	Pool Equipment, Gas Heater, Replace	20	6	14	1	EA	$8,000.00	$19,261.72	$19,262															$19,262						
F1050	5139208	Pool Equipment, Gas Heater, Replace	20	5	15	1	EA	$18,700.00	$45,024.27	$45,024																$45,024					
F1050	5139315	Pool Equipment, Pool Lift, Accessible Transfer Device, Replace	20	5	15	2	EA	$12,000.00	$28,892.58	$57,785																$57,785					
F1050	5139313	Pool Equipment, Supplemental Components, pH Digital Controller, Install	20	5	15	1	EA	$2,000.00	$4,815.43	$4,815																$4,815					
F1050	5139366	Pool Equipment, Gas Heater, Replace	20	5	15	1	EA	$18,700.00	$57,095.12	$57,095																$57,095					
F1050	5139280	Pool Equipment, Circulation Pump, Replace	25	7	18	4	EA	$6,100.00	$14,687.06	$58,748																		$58,748			
F1050	5139201	Pool Accessories, Gutter System, Replace	40	20	20	700	LF	$300.00	$722.31	$505,620																					$505,620	
F1050	5139308	Pool Accessories, Lifeguard Chair, Replace	40	20	20	3	EA	$4,100.00	$9,871.63	$29,615																					$29,615	
F1050	5139226	Pool Equipment, Circulation Pump, Replace	25	5	20	2	EA	$13,600.00	$32,744.92	$65,490																					$65,490	
F1050	5139291	Pool Equipment, Circulation Pump, Replace	25	5	20	4	EA	$6,800.00	$16,372.46	$65,490																					$65,490	
Y1020	5147190	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	0	0	0	30	LF	$800.00	$1,926.17	$57,785	$57,785																					
Y1020	5147334	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	0	0	0	60	LF	$55.00	$132.42	$7,945	$7,945																					
Y1090	5147149	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$18,057.86	$18,058	$18,058																					
Totals, Unescalated											**$381,864**	**$0**	**$0**	**$462,546**	**$466,013**	**$640,934**	**$433,292**	**$41,774**	**$149,278**	**$16,372**	**$1,060,743**	**$6,742**	**$648,173**	**$240,772**	**$399,801**	**$478,686**	**$337,562**	**$9,029**	**$158,066**	**$0**	**$1,158,697**	
Totals, Escalated (5.0% inflation, compounded annually)											**$381,864**	**$0**	**$0**	**$535,455**	**$566,442**	**$818,012**	**$580,653**	**$58,780**	**$220,552**	**$25,399**	**$1,727,838**	**$11,530**	**$1,164,026**	**$454,011**	**$791,579**	**$995,154**	**$736,855**	**$20,694**	**$380,406**	**$0**	**$3,074,367**	

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Sports Field Restroom
3911 Cherry Street
Newark, California 94560

PREPARED BY:
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BV PROJECT #:
159125.22R000-014.017

DATE OF REPORT:
February 28, 2023

ON SITE DATE:
January 29, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Public Restroom
Main Address	3911 Cherry Street, Newark, California 94560
Site Developed	1992
Site Area	acres
Parking Spaces	55 total spaces all in open lots; 2 of which are accessible.
Building Area	680 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 29, 2023
Management Point of Contact	Andrea Gifford Group 4 Architecture Research + Planning, Inc. Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Gus Perez
Assessment and Report Prepared By	Kay van der Have
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

According to the PSQ, this building was built as a restroom facility in 1992. It continues to serve in that capacity.

Architectural

The CMU building appears to have been built in anticipation of hard usage. The structure itself appears able to continue to serve in its capacity as a restroom for several more years. The interiors need attention. Graffiti was observed on the interior walls.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The plumbing fixtures are surviving, replacement during the reserve term can be anticipated. The building is provided with a fire alarm and fire sprinklers.

Site

The site appears well maintained.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

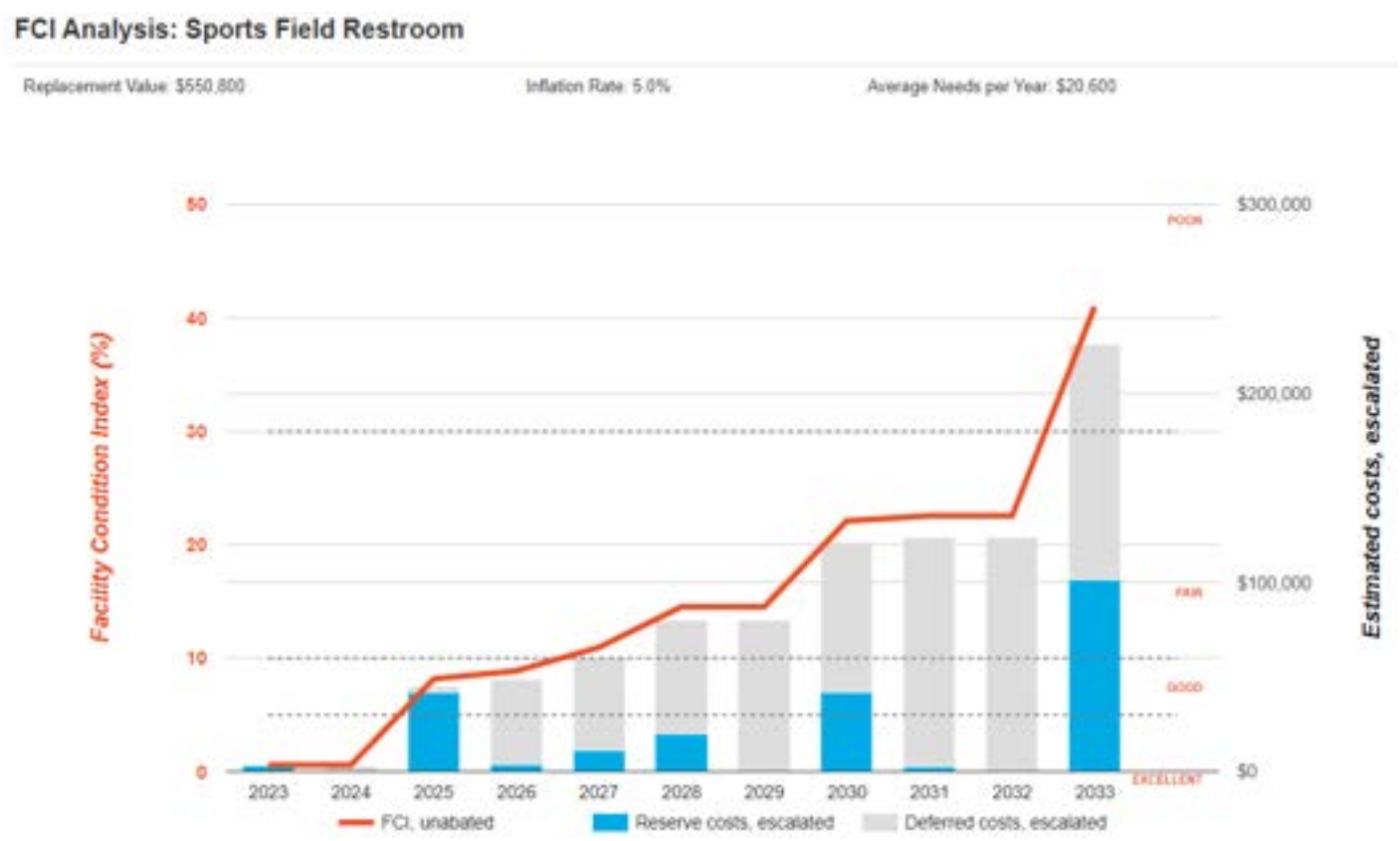
FCI Analysis | Sports Field Restroom(1992)

Replacement Value	*Total SF*	*Cost/SF*
$ 550,800	*680*	*$ 810*

	Est Reserve Cost	FCI
Current	$ 3,200	0.6 %
3-Year	$ 49,000	8.9 %
5-Year	$ 80,100	14.5 %
10-Year	$ 225,900	41.0 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Sports Field Restroom	4	$5,600
Total	**4**	**$5,600**

Sports Field Restroom

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5133365	Sports Field Restroom	Utility closet	D4030	Fire Extinguisher, Type ABC, up to 20 LB, Replace	Failed	Safety	$400
5133366	Sports Field Restroom	Sidewalk	G2030	Sidewalk, Sectional Repairs, Repair	Poor	Performance/Integrity	$2,400
5133467	Sports Field Restroom	Parking lot	Y1010	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	NA	Accessibility	$2,400
5133463	Sports Field Restroom	restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$400
Total (4 items)							**$5,600**

Key Findings



Fire Extinguisher in Failed condition.

Type ABC, up to 20 LB
Sports Field Restroom Utility closet

Uniformat Code: D4030
Recommendation: **Replace in 2023**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: $400

**$$**$$

It has not been inspected in the pat year - AssetCALC ID: 5133365



Roofing in Poor condition.

Clay/Concrete Tile
Sports Field Restroom Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $28,700

**$$$**$

The tiles are breaking and falling off - AssetCALC ID: 5133380



Sidewalk in Poor condition.

Sectional Repairs
Sports Field Restroom Sidewalk

Uniformat Code: G2030
Recommendation: **Repair in 2023**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$$**$$

significant cracking - AssetCALC ID: 5133366



Dumpster Enclosure Gates in Poor condition.

Metal
Sports Field Restroom Site

Uniformat Code: G2060
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $8,200

**$$**$$

They have been misused and one gate was laying on the ground under the dumpster. - AssetCALC ID: 5133345



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Sports Field Restroom restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $400

**$$**$$

- AssetCALC ID: 5133463



ADA Parking

Designated Stall, Pavement Markings & Signage
Sports Field Restroom Parking lot

Uniformat Code: Y1010
Recommendation: **Install in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $2,400

**$$**$$

- AssetCALC ID: 5133467



Flooring in Poor condition.

Paint or Sealant
Sports Field Restroom Throughout building

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2025**

Priority Score: **54.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $2,500

**$$**$$

Worn and abused - AssetCALC ID: 5133379

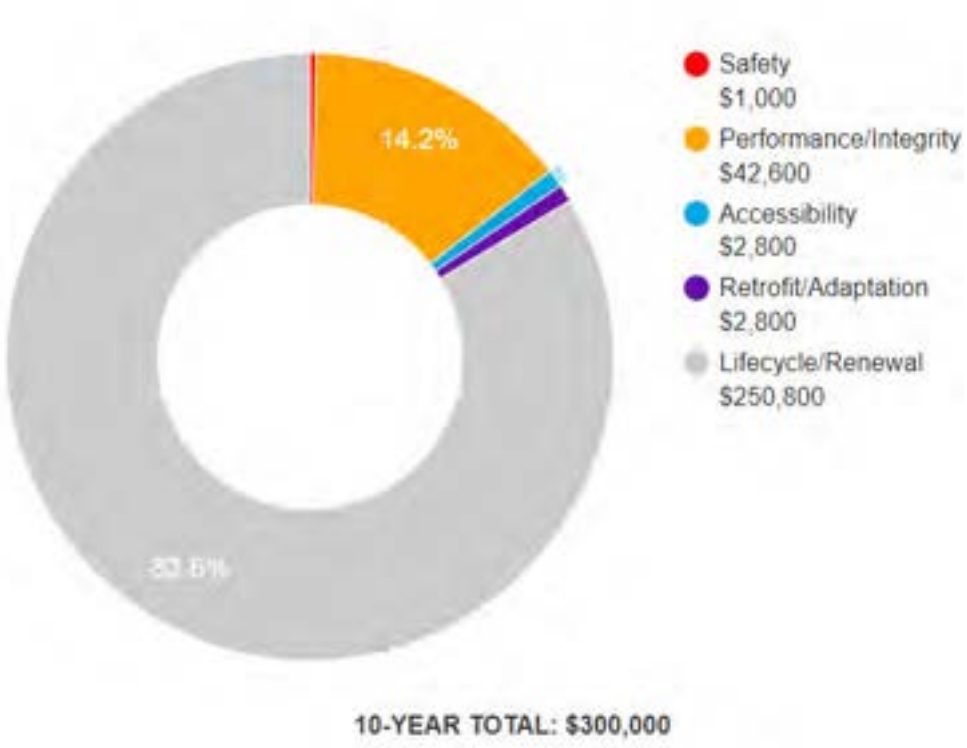
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists on a concrete slab on grade.	Fair
Facade	Primary Wall Finish : CMU Secondary Wall Finish: None Windows: None	Fair
Roof	Primary: Gable construction with concrete tiles	Poor
Interiors	Walls: CMU, Ceilings: Painted wood	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	No HVAC	n/a
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers.	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors with exit signs	Fair
Equipment/Special	None	n/a
Site Pavement	Asphalt lots with areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Fair
Site Development	Property entrance signage; chain link fencing; CMU wall dumpster enclosure Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features include lawns Irrigation present Low site slopes throughout	Good
Utilities	Municipal water and sewe Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: metal halide Building-mounted: incandescent	Fair
Ancillary Structures	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this property.	Fair
Key Issues and Findings	None observed at time of assessment.	n/a

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$1,194	-	-	$4,537	$5,731
Roofing	-	$31,587	-	$10,196	-	$41,783
Interiors	-	$9,076	$15,937	-	$21,138	$46,151
Plumbing	-	-	-	$26,310	$20,685	$46,995
Fire Protection	$361	-	-	$3,175	$957	$4,493
Electrical	-	-	$16,099	$29,472	$80,900	$126,471
Fire Alarm & Electronic Systems	-	-	$2,984	$7,999	-	$10,983
Equipment & Furnishings	-	-	-	$68,633	-	$68,633
Site Pavement	$2,407	$23,890	$3,762	$35,291	$173,871	$239,221
Site Development	-	$8,595	-	-	$126,638	$135,233
Accessibility	$2,792	-	-	-	-	$2,792
TOTALS (5% inflation)	**$5,600**	**$74,400**	**$38,800**	**$181,100**	**$428,800**	**$728,700**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1992. The facility has not since been substantially renovated.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sports Field Restroom, 3911 Cherry Street, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT SIDE ELEVATION



3 - REAR ELEVATION



4 – RIGHT SIDE ELEVATION



5 – PARK AREA



6 - PRIMARY PARKING AREA

Photographic Overview



7 - INTEIROR



8 – TOILET STALL



9 – OVERHEAD DOOR



10 – METAL DOOR



11 - FIRE SUPPRESSION SYSTEM



12 – ELECTRICAL EQUIPMENT

Appendix B:
Site Plan

Sports Field Restroom Aerial Site Plan



Project Number	Project Name
159125.22R000-014.017	Sports Field Restroom
Source	**On-Site Date**
Google	January 31, 2023

N

Appendix C:
Pre-Survey Questionnaire

THE PRE-SURVEY QUESTIONNAIRE WAS NOT RETURNED TO BV

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Sports Field Restroom

BV Project Number: 159125.22R000-014.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF Curb Cut

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		X		55 total spaces provided. One standard and one van accessible. 3 accessible spaces are required
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	No ramps
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	No ramps
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	No stairs

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



MAIN ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	Existing entrances are accessible
3	Is signage provided indicating the location of alternate accessible entrances ?			X	Existing entrances are accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?			X	No hardware
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✕	No pairs of doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	No ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	No ramps
6	Do ramps on accessible routes appear to have compliant handrails ?			X	No ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?			X	No public transaction areas
9	Do public telephones appear mounted with an accessible height and location ?			X	No public telephones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			X	No interior doors
11	Do doors at interior accessible routes appear to have compliant hardware ?			X	No interior doors
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	No interior doors
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			X	No interior doors

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	No pool

Appendix E:
Component Condition Report

Component Condition Report | Sports Field Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	12	5133376
B2050	Building Exterior	Fair	Overhead/Dock Door, any type, by SF, Refinish	1	2	5133369
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	25	5133346
Roofing						
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	700 SF	2	5133380
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	10	5133377
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	5	5133350
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,600 SF	2	5133348
C2030	Throughout building	Poor	Flooring, Paint or Sealant, Prep & Paint	680 SF	2	5133379
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	3	5133347
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	5133356
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	7	5133360
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	680 SF	19	5133570
D2010	Restrooms	Fair	Urinal, Standard	2	10	5133372
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	680 SF	8	5133354
D4030	Utility closet	Failed	Fire Extinguisher, Type ABC, up to 20 LB	1	0	5133365
Electrical						
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	1	7	5133364
D5020	throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	680 SF	19	5133571
D5020	Site	Fair	Switchboard, 277/480 V	1	21	5133351
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	7	5133343
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	680 SF	4	5133368
D5040	Throughout building	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	5	5133378
D5040	Building exterior	Good	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	18	5133367
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	680 SF	4	5133569
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	680 SF	10	5133375
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	680 SF	4	5133572
Equipment & Furnishings						

Component Condition Report | Sports Field Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Throughout building	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	3	10	5133373
E1040		Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	2	10	5133358
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,000 SF	2	5133344
G2030	Sidewalk	Poor	Sidewalk, Sectional Repairs, Repair	1	0	5133366
G2030	Site	Excellent	Sidewalk, Concrete, Small Areas/Sections	800 SF	48	5133370
G2030	Building exterior	Fair	Sidewalk, Asphalt	3,000 SF	12	5133352
G2030	Building exterior	Fair	Sidewalk, Asphalt, Seal	3,000 SF	3	5133363
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	17	5133359
G2060	Site	Excellent	Park Bench, Wood/Composite/Fiberglass	8	20	5133362
G2060	Site	Poor	Dumpster Enclosure Gates, Metal	2	1	5133345
G2060	Site	Excellent	Trash Receptacle, Medium-Duty Metal or Precast	6	18	5133355
G2060	Site	Excellent	Picnic Table, Wood/Composite/Fiberglass	4	18	5133357
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	25 LF	25	5133374
G2080	Site	Good	Irrigation System, Control Panel	2	11	5133349
Accessibility						
Y1010	Parking lot	NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	1	0	5133467
Y1050	restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	2	0	5133463

Appendix F:
Replacement Reserves

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Replacement Reserves Report

Sports Field Restroom

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Sports Field Restroom	$5,562	$8,596	$65,752	$7,665	$11,343	$19,781	$0	$72,162	$7,391	$0	$101,538	$41,180	$129,588	$12,485	$0	$0	$0	$66,222	$73,184	$74,470	$31,623	**$728,542**
Grand Total	**$5,562**	**$8,596**	**$65,752**	**$7,665**	**$11,343**	**$19,781**	**$0**	**$72,162**	**$7,391**	**$0**	**$101,538**	**$41,180**	**$129,588**	**$12,485**	**$0**	**$0**	**$0**	**$66,222**	**$73,184**	**$74,470**	**$31,623**	**$728,542**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	5133376	Exterior Door, Steel, Standard, Replace	40	28	12	1	EA	$600.00	$1,444.63	$1,445													$1,445									**$1,445**
B2050	5133369	Overhead/Dock Door, any type, by SF, Refinish	10	8	2	1	EA	$450.00	$1,083.47	$1,083			$1,083										$1,083									**$2,167**
B3010	5133380	Roofing, Clay/Concrete Tile, Replace	50	48	2	700	SF	$17.00	$40.93	$28,652			$28,652																			**$28,652**
B3060	5133377	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	2	EA	$1,300.00	$3,130.03	$6,260											$6,260											**$6,260**
C1090	5133350	Toilet Partitions, Metal, Replace	20	15	5	3	EA	$850.00	$3,143.91	$9,432						$9,432																**$9,432**
C2010	5133348	Wall Finishes, any surface, Prep & Paint	10	8	2	1600	SF	$1.50	$3.61	$5,779			$5,779										$5,779									**$11,557**
C2030	5133379	Flooring, Paint or Sealant, Prep & Paint	10	8	2	680	SF	$1.50	$3.61	$2,456			$2,456										$2,456									**$4,912**
C2050	5133347	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	700	SF	$2.00	$4.82	$3,371				$3,371										$3,371								**$6,742**
D2010	5133570	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	21	19	680	SF	$5.00	$12.04	$8,186																				$8,186		**$8,186**
D2010	5133360	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	8	7	1	EA	$3,600.00	$8,667.77	$8,668								$8,668														**$8,668**
D2010	5133356	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	$1,400.00	$3,370.80	$3,371											$3,371											**$3,371**
D2010	5133372	Urinal, Standard, Replace	30	20	10	2	EA	$1,100.00	$2,648.49	$5,297											$5,297											**$5,297**
D4010	5133354	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	680	SF	$1.07	$2.58	$1,752									$1,752													**$1,752**
D4030	5133365	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	10	0	1	EA	$150.00	$361.16	$361	$361										$361										$361	**$1,083**
D5020	5133364	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$6,700.00	$16,131.69	$16,132								$16,132														**$16,132**
D5020	5133343	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$2,000.00	$4,815.43	$4,815								$4,815														**$4,815**
D5020	5133571	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	21	19	680	SF	$13.00	$31.30	$21,284																				$21,284		**$21,284**
D5040	5133367	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	2	18	1	EA	$4,680.00	$11,268.11	$11,268																			$11,268			**$11,268**
D5040	5133368	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	680	SF	$2.10	$5.06	$3,438					$3,438																	**$3,438**
D5040	5133569	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	680	SF	$2.10	$5.06	$3,438					$3,438																	**$3,438**
D5040	5133378	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	9	EA	$280.00	$674.16	$6,067						$6,067																**$6,067**
D7050	5133572	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	16	4	680	SF	$1.50	$3.61	$2,456					$2,456																	**$2,456**
D7050	5133375	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	680	SF	$3.00	$7.22	$4,912											$4,912											**$4,912**
E1040	5133373	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	20	10	3	EA	$3,500.00	$8,427.00	$25,281											$25,281											**$25,281**
E1040	5133358	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	20	10	2	EA	$3,500.00	$8,427.00	$16,854											$16,854											**$16,854**
G2020	5133344	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	20000	SF	$0.45	$1.08	$21,669			$21,669					$21,669					$21,669						$21,669			**$86,678**
G2030	5133366	Sidewalk, Sectional Repairs, Repair	0	20	0	1	EA	$1,000.00	$2,407.72	$2,408	$2,408																					**$2,408**
G2030	5133363	Sidewalk, Asphalt, Seal	5	2	3	3000	SF	$0.45	$1.08	$3,250				$3,250					$3,250					$3,250					$3,250			**$13,002**
G2030	5133352	Sidewalk, Asphalt, Replace	25	13	12	3000	SF	$5.50	$13.24	$39,727													$39,727									**$39,727**
G2060	5133355	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	2	18	6	EA	$700.00	$1,685.40	$10,112																				$10,112		**$10,112**
G2060	5133357	Picnic Table, Wood/Composite/Fiberglass, Replace	20	2	18	4	EA	$600.00	$1,444.63	$5,779																				$5,779		**$5,779**
G2060	5133362	Park Bench, Wood/Composite/Fiberglass, Replace	20	0	20	8	EA	$600.00	$1,444.63	$11,557																					$11,557	**$11,557**
G2060	5133359	Signage, Property, Monument, Replace/Install	20	3	17	1	EA	$3,000.00	$7,223.15	$7,223																			$7,223			**$7,223**
G2060	5133345	Dumpster Enclosure Gates, Metal, Replace	20	19	1	2	EA	$1,700.00	$4,093.12	$8,186		$8,186																				**$8,186**
G2080	5133349	Irrigation System, Control Panel, Replace	15	4	11	2	EA	$5,000.00	$12,038.58	$24,077												$24,077										**$24,077**
Y1010	5133467	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	0	0	1	EA	$1,000.00	$2,407.72	$2,408	$2,408																					**$2,408**
Y1050	5133463	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	2	EA	$80.00	$192.62	$385	$385																					**$385**
Totals, Unescalated											**$5,562**	**$8,186**	**$59,639**	**$6,621**	**$9,332**	**$15,499**	**$0**	**$51,284**	**$5,002**	**$0**	**$62,336**	**$24,077**	**$72,159**	**$6,621**	**$0**	**$0**	**$0**	**$28,893**	**$30,409**	**$29,470**	**$11,918**	**$427,010**
Totals, Escalated (5.0% inflation, compounded annually)											**$5,562**	**$8,596**	**$65,752**	**$7,665**	**$11,343**	**$19,781**	**$0**	**$72,162**	**$7,391**	**$0**	**$101,538**	**$41,180**	**$129,588**	**$12,485**	**$0**	**$0**	**$0**	**$66,222**	**$73,184**	**$74,470**	**$31,623**	**$728,542**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Watkins Hall
37013 Ash Street
Newark, California 94560

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BV PROJECT #:
159125.22R000-015.017

DATE OF REPORT:
March 23, 2023

ON SITE DATE:
January 23, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Centers / Special Interest Facilities
Main Address	37013 Ash Street Newark, California 94560
Site Developed	1896
Site Area	0.35 acres
Parking Spaces	45 total spaces all in open lots; none of which are accessible.
Building Area	8,640 SF
Number of Stories	3
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 23, 2023
Management Point of Contact	Group 4 Architecture Research + Planning, Inc. Andrea Gifford Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matthew Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Watkins Hall was built in 1896.The building has been abandoned for more than 12 years and is not being used at present time. .

Architectural

The building is a wood structure with wood framed roof over a concrete slab foundation. Exterior walls are painted stucco, wood siding, or stone veneer with wood windows. Interior finishes are mostly in failed or poor condition and will require replacement. Some wallboard is missing.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The only heating system is provided by one failed furnace. The electrical system is copper wiring and appears to be from the 1970s. There was no power to the building at the time of the assessment. Plumbing is copper supply with cast iron waste system. The water is shut down for the building with failed and poor condition plumbing fixtures. The plumbing fixtures appear to be from the 1940s or 1950s.

Site

The parking lot is in poor condition and will require new asphalt pavement. Concrete sidewalk is in fair condition. Irrigation is present but is not operational.

Recommended Additional Studies

Due to the current condition of the facility, there are possible issues with indoor air quality or mold growth. Before the building can be occupied a consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

The interior walls are in failed condition. Cracks were found throughout the interior walls that may be the result of settling. A professional engineer consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. Due to the ambiguity of the required repair scope at the time of this assessment only replacement or repair of finishes is included. The cost for any possible subsequent structural repairs is not included.

If the building is going to be occupied for a public use Bureau Veritas recommends an ADA study be performed to take measurements, provide additional itemized details, research local requirements, and, estimate the scope and cost of required improvements. The cost of this study is included in the cost tables. The second floor is not accessible to the disabled and any use on the second floor will likely require the installation of an elevator or lift.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

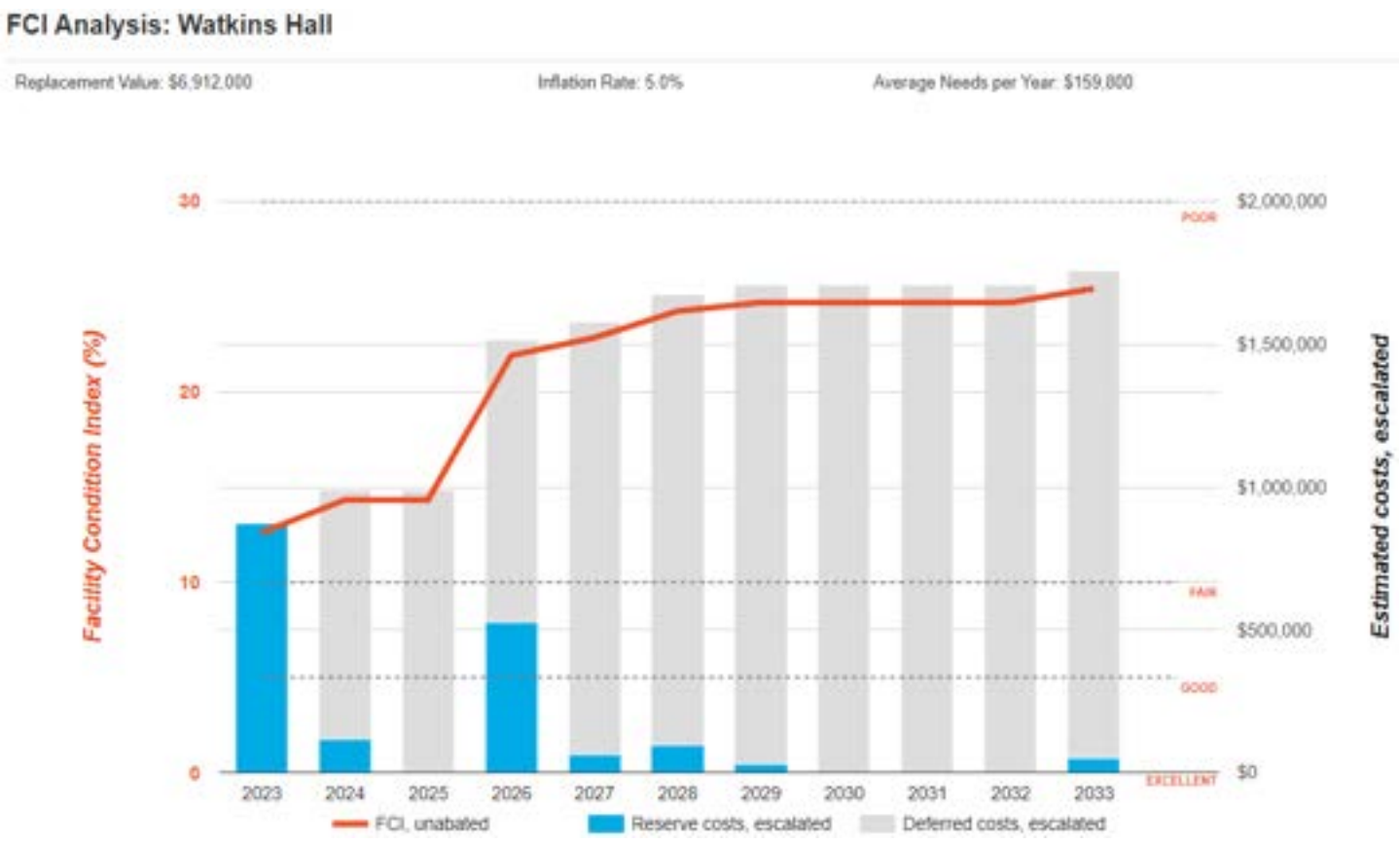
FCI Analysis | Watkins Hall(1896)

Replacement Value	*Total SF*	*Cost/SF*
$ 6,912,000	*8,640*	*$ 800*

	Est Reserve Cost	FCI
Current	$ 871,800	**12.6 %**
3-Year	$ 1,514,600	21.9 %
5-Year	$ 1,675,800	24.2 %
10-Year	$ 1,757,100	25.4 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Watkins Hall	22	$981,000
Total	**22**	**$981,000**

Watkins Hall

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5420302	Watkins Hall	Throughout	B1010	Structural Flooring/Decking, Wood, Repair	Poor	Performance/Integrity	$4,800
5252726	Watkins Hall	Staircase	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Safety	$9,800
5256940	Watkins Hall	Throughout	C1010	Interior Wall Construction, Gypsum Board/Plaster, Replace	Failed	Performance/Integrity	$15,300
5252724	Watkins Hall	Throughout building	C1030	Interior Door, Wood, Hollow-Core Residential, Replace	Poor	Performance/Integrity	$11,300
5252706	Watkins Hall	Interior	C2010	Wall Finishes, any surface, Prep & Paint	Poor	Performance/Integrity	$31,100
5252707	Watkins Hall	Throughout building	C2010	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	Poor	Performance/Integrity	$152,700
5252727	Watkins Hall	Throughout building	C2030	Flooring, Carpet, Residential, Replace	Poor	Performance/Integrity	$22,900
5252702	Watkins Hall	Interior	C2030	Flooring, Wood, Strip, Replace	Failed	Performance/Integrity	$180,000
5252722	Watkins Hall	Throughout building	C2050	Ceiling Finishes, Wood Paneling, Replace	Poor	Performance/Integrity	$168,000

5252709	Watkins Hall	Restrooms	D2010	Toilet, Residential Water Closet, Replace	Failed	Performance/Integrity	$4,600
5252721	Watkins Hall	Restrooms	D2010	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	Poor	Performance/Integrity	$6,500
5252704	Watkins Hall	Restroom	D2010	Shower, Fiberglass, Replace	Poor	Performance/Integrity	$3,500
5252723	Watkins Hall	Restrooms	D2010	Urinal, Standard, Replace	Poor	Performance/Integrity	$2,400
5252717	Watkins Hall	Restrooms	D2010	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	Failed	Performance/Integrity	$4,800
5256858	Watkins Hall	Throughout building	D2010	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	Failed	Performance/Integrity	$132,000
5252728	Watkins Hall	Utility closet	D3020	Furnace, Gas, Replace	Failed	Performance/Integrity	$5,500
5252729	Watkins Hall	Throughout building	D5040	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	Poor	Performance/Integrity	$84,800
5252710	Watkins Hall	Parking lot	G2020	Parking Lots, Pavement, Asphalt, Full Replacement	Poor	Performance/Integrity	$102,100
5252725	Watkins Hall	Landscaping	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	Poor	Performance/Integrity	$7,200
5256930	Watkins Hall	Throughout	P2030	Engineering Study, Environmental, ESA Phase I, Evaluate/Report	NA	Performance/Integrity	$5,500
5252719	Watkins Hall	Throughout building	P2030	Engineering Study, Structural, General Design, Design	NA	Performance/Integrity	$15,300

5252714	Watkins Hall	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$10,900
Total (22 items)							**$981,000**

Key Findings



Structural Flooring/Decking in Poor condition.

Concrete
Watkins Hall Staircase

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **98.9**

Plan Type: Safety

Cost Estimate: $9,800

**$$**$$

Staircase has multiple broken steps, repair is required. - AssetCALC ID: 5252726



Structural Flooring/Decking in Poor condition.

Wood
Watkins Hall Throughout

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,800

**$$**$$

Numerous holes in the flooring apparently from an old removed HVAC system. - AssetCALC ID: 5420302



Exterior Walls in Poor condition.

Stucco and Wood
Watkins Hall Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $81,800

$$$$

New fresh paint is required. - AssetCALC ID: 5252713



Window in Poor condition.

Wood, up to 15 SF
Watkins Hall Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2024**

Priority Score: **87.8**

Plan Type: Performance/Integrity

Cost Estimate: $22,700

**$$$**$

Warped and deteriorated windows, repair is required. - AssetCALC ID: 5252716



Furnace in Failed condition.

Gas
Watkins Hall Utility closet

Uniformat Code: D3020
Recommendation: **Replace in 2023**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: $5,500

**$$**$$

Broken unit. Replacement is required. - AssetCALC ID: 5252728



Wall Finishes in Poor condition.

Wood Paneling, Raised Architectural Wainscot
Watkins Hall Throughout building

Uniformat Code: C2010
Recommendation: **Replace in 2023**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: $152,700

$$$$

Broken and missing panels, repair is required. - AssetCALC ID: 5252707



Interior Wall Construction in Failed condition.

Gypsum Board/Plaster
Watkins Hall Throughout

Uniformat Code: C1010
Recommendation: **Replace in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $15,300

**$$$**$

Missing and damaged gypsum board throughput the interior walls. Replacement is required. - AssetCALC ID: 5256940

Plumbing System in Failed condition.

Supply & Sanitary, Low Density (includes fixtures)
Watkins Hall Throughout building

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $132,000

$$$$

The plumbing system has not been used for the last 12 years, repair will be mostly required. - AssetCALC ID: 5256858



Parking Lots in Poor condition.

Pavement, Asphalt
Watkins Hall Parking lot

Uniformat Code: G2020
Recommendation: **Full Replacement in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $102,100

$$$$

Deteriorated parking lot asphalt surface, repair is required. - AssetCALC ID: 5252710



Toilet in Failed condition.

Residential Water Closet
Watkins Hall Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $4,600

**$$**$$

Units are broken, replacement is required. - AssetCALC ID: 5252709



Sink/Lavatory in Failed condition.

Vanity Top, Solid Surface or Vitreous China
Watkins Hall Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $4,800

**$$**$$

Broken sinks, replacement is required. - AssetCALC ID: 5252717



Urinal in Poor condition.

Standard
Watkins Hall Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2023**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Urinal is not fully working, replacement is required. - AssetCALC ID: 5252723

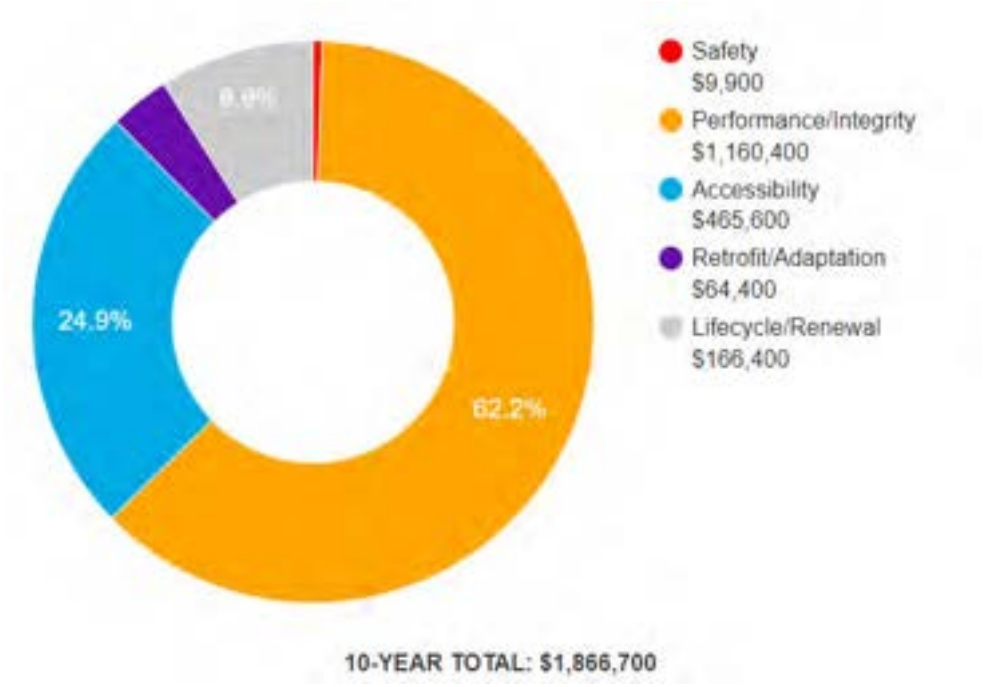
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Wood framed structure. There is a likely a concrete foundation slab but it could not be observed.	Fair
Facade	Primary Wall Finish : Stucco Secondary Wall Finish: Wood siding and stones Windows: Wood	Poor
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, and Unfinished Floors: Carpet, and wood strip Ceilings: wood paneling and Unfinished/exposed	Poor
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: None Fixtures: Toilets, urinal, shower and sinks in all restrooms	Failed
HVAC	Non-Central System: Furnace Supplemental components: None	Failed
Fire Suppression	None	n/a

Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Incandescent Emergency Power: None	Poor
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and stairs.	Poor
Site Development	None	n/a
Landscaping and Topography	Limited landscaping features including lawns Irrigation present No retaining walls Low to moderate site slopes throughout /	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Missing
Site Lighting	Pole-mounted: None Building-mounted: Incandescent	Poor
Ancillary Structures	None	n/a
Accessibility	Major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Suspect interior mold issues, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure, heavy asphalt wear, widespread irrigation leaks, inadequate site lighting, broken plumbing fixture, major renovation for all interior finishes, flooring structure issues, exterior wall finishes, exterior door problems.	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$14,619	-	-	-	-	$14,619
Facade	-	$116,616	$9,850	-	$143,307	$269,773
Roofing	-	-	$96,884	-	-	$96,884
Interiors	$581,404	-	-	$81,350	$208,887	$871,641
Plumbing	$153,789	-	-	-	$9,262	$163,051
HVAC	$5,455	-	-	-	$14,473	$19,928
Fire Protection	-	-	$64,344	-	-	$64,344
Electrical	$84,838	$2,016	$59,612	-	$225,100	$371,566
Site Pavement	$102,119	-	-	-	$78,769	$180,888
Site Development	$7,200	-	-	-	$19,103	$26,303
Follow-up Studies	$20,729	-	-	-	-	$20,729
Accessibility	$10,910	-	$454,674	-	-	$465,584
TOTALS (5% inflation)	**$981,100**	**$118,700**	**$685,400**	**$81,400**	**$699,000**	**$2,565,600**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof was observed from the ground level..

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1896. The facility has not since been substantially renovated. The facility has been abandoned for over 12 years. Before any occupancy of the building occurs an ADA study is recommended.

For informational purposes an allowance for ADA upgrades has been estimated and is included as a lump sum cost in year 3 of the reserve tables. The actual cost may be higher depending on costs to replace plumbing piping or other systems in the walls that were not visible during the assessment.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

A detailed follow-up accessibility study is included as a recommendation because major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall and Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Watkins Hall, 37013 Ash Street, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT SIDE ELEVATION



3 - REAR ELEVATION



4 – RIGHT SIDE ELEVATION



5 – PARK AREA



6 - PRIMARY PARKING AREA

Photographic Overview



7 - INTEIROR



8 – TOILET STALL



9 – OVERHEAD DOOR



10 – METAL DOOR



11 - FIRE SUPPRESSION SYSTEM



12 – ELECTRICAL EQUIPMENT

Appendix B:
Site Plan

Sports Field Restroom Aerial Site Plan



Project Number	Project Name
159125.22R000-014.017	Sports Field Restroom
Source	**On-Site Date**
Google	January 31, 2023

N

Appendix C:
Pre-Survey Questionnaire

THE PRE-SURVEY QUESTIONNAIRE WAS NOT RETURNED TO BV

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Sports Field Restroom

BV Project Number: 159125.22R000-014.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF Curb Cut

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		X		55 total spaces provided. One standard and one van accessible. 3 accessible spaces are required
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	No ramps
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	No ramps
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	No ramps
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	No stairs

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



MAIN ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	Existing entrances are accessible
3	Is signage provided indicating the location of alternate accessible entrances ?			X	Existing entrances are accessible
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?			X	No hardware
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	No pairs of doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR PATH

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	No ramps
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	No ramps
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	No ramps
6	Do ramps on accessible routes appear to have compliant handrails ?			X	No ramps

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?			X	No public transaction areas
9	Do public telephones appear mounted with an accessible height and location ?			X	No public telephones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			X	No interior doors
11	Do doors at interior accessible routes appear to have compliant hardware ?			X	No interior doors
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	No interior doors
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			X	No interior doors

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Kitchens/Kitchenettes section not applicable at this site.

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	No pool

Appendix E:
Component Condition Report

Component Condition Report | Sports Field Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	12	5133376
B2050	Building Exterior	Fair	Overhead/Dock Door, any type, by SF, Refinish	1	2	5133369
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	25	5133346
Roofing						
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	700 SF	2	5133380
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	10	5133377
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	5	5133350
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,600 SF	2	5133348
C2030	Throughout building	Poor	Flooring, Paint or Sealant, Prep & Paint	680 SF	2	5133379
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	3	5133347
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	5133356
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	7	5133360
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	680 SF	19	5133570
D2010	Restrooms	Fair	Urinal, Standard	2	10	5133372
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	680 SF	8	5133354
D4030	Utility closet	Failed	Fire Extinguisher, Type ABC, up to 20 LB	1	0	5133365
Electrical						
D5020	Utility closet	Fair	Secondary Transformer, Dry, Stepdown	1	7	5133364
D5020	throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	680 SF	19	5133571
D5020	Site	Fair	Switchboard, 277/480 V	1	21	5133351
D5020	Utility closet	Fair	Distribution Panel, 120/208 V	1	7	5133343
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	680 SF	4	5133368
D5040	Throughout building	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	9	5	5133378
D5040	Building exterior	Good	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	18	5133367
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	680 SF	4	5133569
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	680 SF	10	5133375
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	680 SF	4	5133572
Equipment & Furnishings						

Component Condition Report | Sports Field Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Throughout building	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	3	10	5133373
E1040		Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	2	10	5133358
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,000 SF	2	5133344
G2030	Sidewalk	Poor	Sidewalk, Sectional Repairs, Repair	1	0	5133366
G2030	Site	Excellent	Sidewalk, Concrete, Small Areas/Sections	800 SF	48	5133370
G2030	Building exterior	Fair	Sidewalk, Asphalt	3,000 SF	12	5133352
G2030	Building exterior	Fair	Sidewalk, Asphalt, Seal	3,000 SF	3	5133363
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	17	5133359
G2060	Site	Excellent	Park Bench, Wood/Composite/Fiberglass	8	20	5133362
G2060	Site	Poor	Dumpster Enclosure Gates, Metal	2	1	5133345
G2060	Site	Excellent	Trash Receptacle, Medium-Duty Metal or Precast	6	18	5133355
G2060	Site	Excellent	Picnic Table, Wood/Composite/Fiberglass	4	18	5133357
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	25 LF	25	5133374
G2080	Site	Good	Irrigation System, Control Panel	2	11	5133349
Accessibility						
Y1010	Parking lot	NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	1	0	5133467
Y1050	restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	2	0	5133463

Appendix F:
Replacement Reserves

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Replacement Reserves Report

Sports Field Restroom

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Sports Field Restroom	$5,562	$8,596	$65,752	$7,665	$11,343	$19,781	$0	$72,162	$7,391	$0	$101,538	$41,180	$129,588	$12,485	$0	$0	$0	$66,222	$73,184	$74,470	$31,623	**$728,542**
Grand Total	**$5,562**	**$8,596**	**$65,752**	**$7,665**	**$11,343**	**$19,781**	**$0**	**$72,162**	**$7,391**	**$0**	**$101,538**	**$41,180**	**$129,588**	**$12,485**	**$0**	**$0**	**$0**	**$66,222**	**$73,184**	**$74,470**	**$31,623**	**$728,542**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	5133376	Exterior Door, Steel, Standard, Replace	40	28	12	1	EA	$600.00	$1,444.63	$1,445													$1,445									**$1,445**
B2050	5133369	Overhead/Dock Door, any type, by SF, Refinish	10	8	2	1	EA	$450.00	$1,083.47	$1,083			$1,083										$1,083									**$2,167**
B3010	5133380	Roofing, Clay/Concrete Tile, Replace	50	48	2	700	SF	$17.00	$40.93	$28,652			$28,652																			**$28,652**
B3060	5133377	Roof Skylight, per unit, up to 20 SF, Replace	30	20	10	2	EA	$1,300.00	$3,130.03	$6,260											$6,260											**$6,260**
C1090	5133350	Toilet Partitions, Metal, Replace	20	15	5	3	EA	$850.00	$3,143.91	$9,432						$9,432																**$9,432**
C2010	5133348	Wall Finishes, any surface, Prep & Paint	10	8	2	1600	SF	$1.50	$3.61	$5,779			$5,779										$5,779									**$11,557**
C2030	5133379	Flooring, Paint or Sealant, Prep & Paint	10	8	2	680	SF	$1.50	$3.61	$2,456			$2,456										$2,456									**$4,912**
C2050	5133347	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	700	SF	$2.00	$4.82	$3,371				$3,371										$3,371								**$6,742**
D2010	5133570	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	21	19	680	SF	$5.00	$12.04	$8,186																				$8,186		**$8,186**
D2010	5133360	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	8	7	1	EA	$3,600.00	$8,667.77	$8,668								$8,668														**$8,668**
D2010	5133356	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	$1,400.00	$3,370.80	$3,371											$3,371											**$3,371**
D2010	5133372	Urinal, Standard, Replace	30	20	10	2	EA	$1,100.00	$2,648.49	$5,297											$5,297											**$5,297**
D4010	5133354	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	680	SF	$1.07	$2.58	$1,752									$1,752													**$1,752**
D4030	5133365	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	10	0	1	EA	$150.00	$361.16	$361	$361										$361										$361	**$1,083**
D5020	5133364	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$6,700.00	$16,131.69	$16,132								$16,132														**$16,132**
D5020	5133343	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	$2,000.00	$4,815.43	$4,815								$4,815														**$4,815**
D5020	5133571	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	21	19	680	SF	$13.00	$31.30	$21,284																				$21,284		**$21,284**
D5040	5133367	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	2	18	1	EA	$4,680.00	$11,268.11	$11,268																			$11,268			**$11,268**
D5040	5133368	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	680	SF	$2.10	$5.06	$3,438					$3,438																	**$3,438**
D5040	5133569	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	680	SF	$2.10	$5.06	$3,438					$3,438																	**$3,438**
D5040	5133378	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	9	EA	$280.00	$674.16	$6,067						$6,067																**$6,067**
D7050	5133572	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	16	4	680	SF	$1.50	$3.61	$2,456					$2,456																	**$2,456**
D7050	5133375	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	680	SF	$3.00	$7.22	$4,912											$4,912											**$4,912**
E1040	5133373	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	20	10	3	EA	$3,500.00	$8,427.00	$25,281											$25,281											**$25,281**
E1040	5133358	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	20	10	2	EA	$3,500.00	$8,427.00	$16,854											$16,854											**$16,854**
G2020	5133344	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	20000	SF	$0.45	$1.08	$21,669			$21,669					$21,669					$21,669						$21,669			**$86,678**
G2030	5133366	Sidewalk, Sectional Repairs, Repair	0	20	0	1	EA	$1,000.00	$2,407.72	$2,408	$2,408																					**$2,408**
G2030	5133363	Sidewalk, Asphalt, Seal	5	2	3	3000	SF	$0.45	$1.08	$3,250				$3,250					$3,250					$3,250					$3,250			**$13,002**
G2030	5133352	Sidewalk, Asphalt, Replace	25	13	12	3000	SF	$5.50	$13.24	$39,727													$39,727									**$39,727**
G2060	5133355	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	2	18	6	EA	$700.00	$1,685.40	$10,112																				$10,112		**$10,112**
G2060	5133357	Picnic Table, Wood/Composite/Fiberglass, Replace	20	2	18	4	EA	$600.00	$1,444.63	$5,779																				$5,779		**$5,779**
G2060	5133362	Park Bench, Wood/Composite/Fiberglass, Replace	20	0	20	8	EA	$600.00	$1,444.63	$11,557																					$11,557	**$11,557**
G2060	5133359	Signage, Property, Monument, Replace/Install	20	3	17	1	EA	$3,000.00	$7,223.15	$7,223																			$7,223			**$7,223**
G2060	5133345	Dumpster Enclosure Gates, Metal, Replace	20	19	1	2	EA	$1,700.00	$4,093.12	$8,186		$8,186																				**$8,186**
G2080	5133349	Irrigation System, Control Panel, Replace	15	4	11	2	EA	$5,000.00	$12,038.58	$24,077												$24,077										**$24,077**
Y1010	5133467	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	0	0	1	EA	$1,000.00	$2,407.72	$2,408	$2,408																					**$2,408**
Y1050	5133463	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	2	EA	$80.00	$192.62	$385	$385																					**$385**
Totals, Unescalated											**$5,562**	**$8,186**	**$59,639**	**$6,621**	**$9,332**	**$15,499**	**$0**	**$51,284**	**$5,002**	**$0**	**$62,336**	**$24,077**	**$72,159**	**$6,621**	**$0**	**$0**	**$0**	**$28,893**	**$30,409**	**$29,470**	**$11,918**	**$427,010**
Totals, Escalated (5.0% inflation, compounded annually)											**$5,562**	**$8,596**	**$65,752**	**$7,665**	**$11,343**	**$19,781**	**$0**	**$72,162**	**$7,391**	**$0**	**$101,538**	**$41,180**	**$129,588**	**$12,485**	**$0**	**$0**	**$0**	**$66,222**	**$73,184**	**$74,470**	**$31,623**	**$728,542**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



City Hall
37101 Newark Boulevard
Newark, California 94560

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BV PROJECT #:
159125.22R000-016.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
January 27, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Administration Office
Main Address	37101 Newark Boulevard, Newark, California 94560
Site Developed	2020
Site Area	3.84 acres
Parking Spaces	280 total spaces all in open lots; 8 of which are accessible.
Building Area	25,638 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 27, 2023
Management Point of Contact	Group 4 Architecture Research + Planning, Inc. Andrea Gifford Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matt Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The City Hall consists of a multi-story building. The building was constructed in 2020 as part of the Newark Library and Police Station buildings.

Architectural

The building consists of steel framed construction on a concrete slab. The exterior enclosures consist of painted stucco, aluminum curtainwall and windows, entry doors, and steel service doors. The stucco has been designed to resemble panel or stone siding. Roofs primarily consists of flat single-ply membrane, PVC assemblies. The interior finishes and fixtures are original to the 2020 construction and are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components are original to the 2020 building construction and have been well-maintained since that time. Heating and cooling is provided by rooftop air handler and VAV units with package unit and split system units as backup. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term. In general, the plumbing and electrical systems are adequate to serve the building. A main switchboard and distribution panels are located within the electrical room. The building is protected by both fire alarm and fire sprinkler systems. Only lifecycle replacement of the majority of the MEPF is anticipated.

Site

In general, the sites have been well maintained. The site contains moderate to heavy landscaping, which is served by in-ground irrigation system. The asphalt paved parking areas is well maintained. The concrete sidewalk is in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

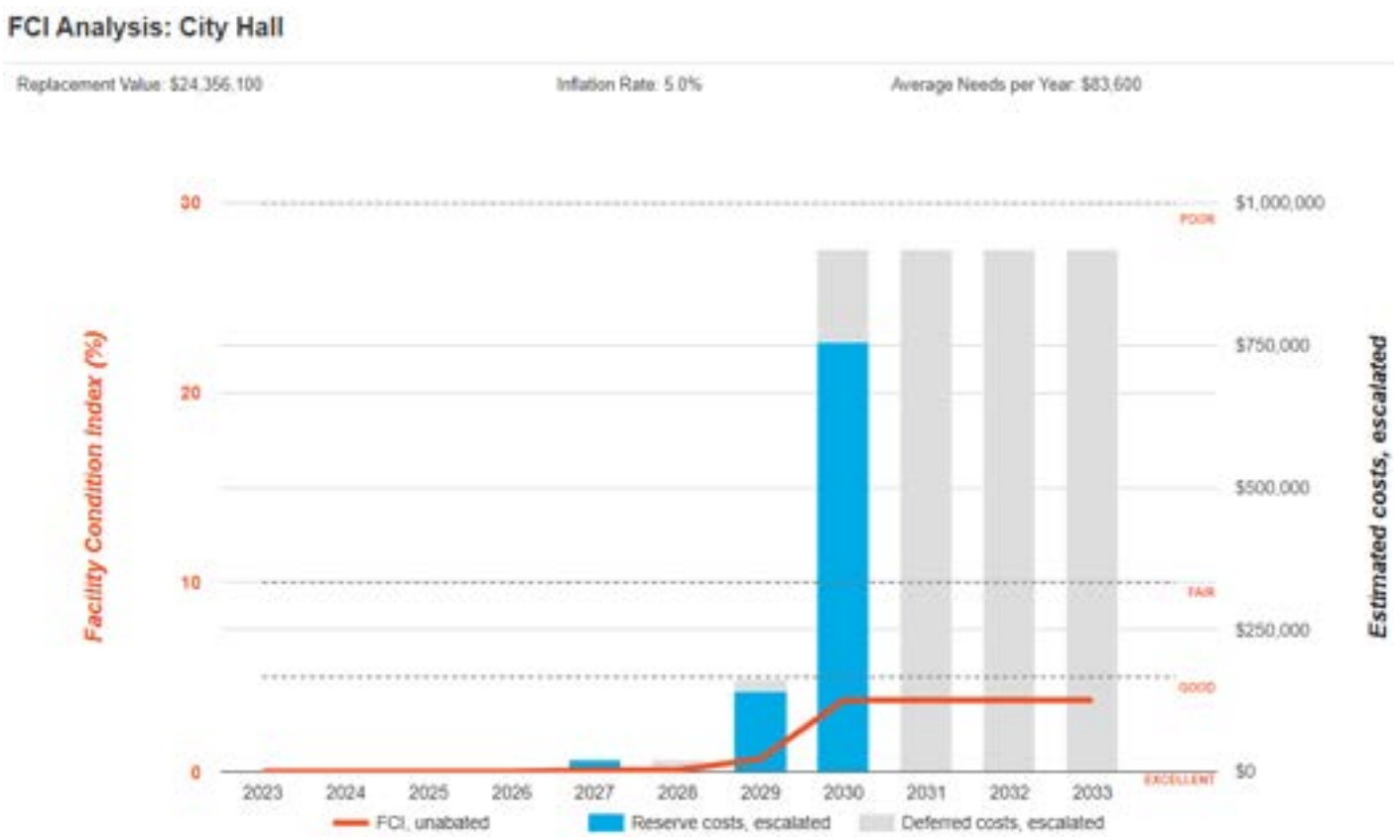
FCI Analysis | City Hall(2020)

Replacement Value	*Total SF*	*Cost/SF*
$ 24,356,100	*25,638*	*$ 950*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 0	0.0 %
5-Year	$ 21,300	0.1 %
10-Year	$ 919,100	3.8 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

No Immediate Needs were identified

Key Findings

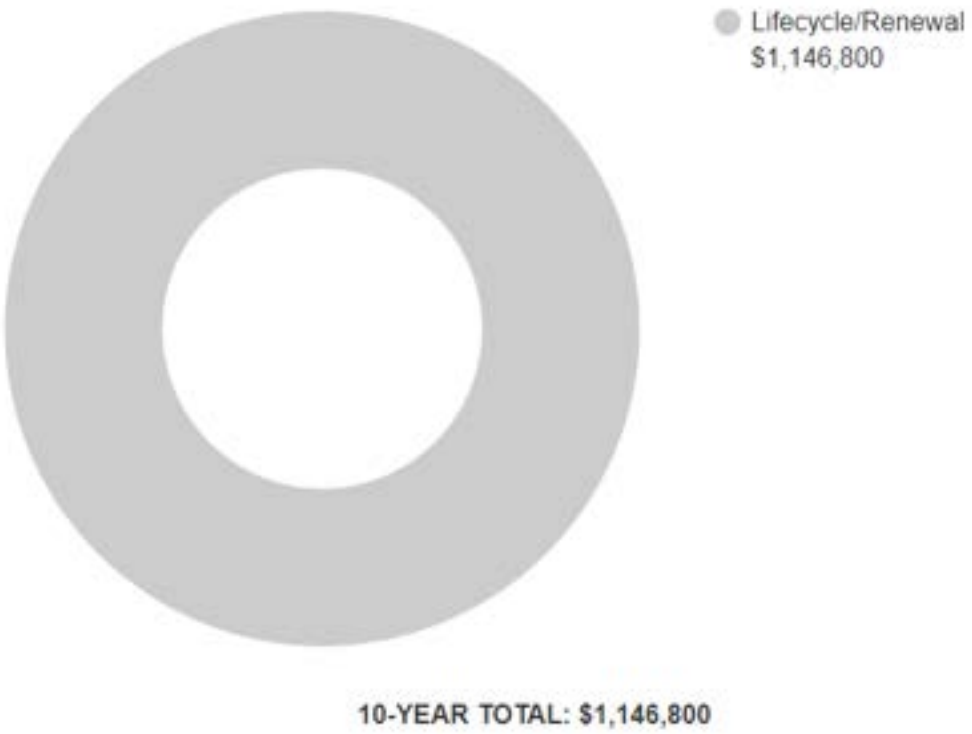
The building is relatively new and no problems or short term expenditures were identified.

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings over concrete foundation slab.	Good
Facade	Primary Wall Finish : Stucco Secondary Wall Finish: Curtain wall Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, Laminated paneling (FRP), ceramic tile Floors: Carpet, VCT, ceramic tile, and terrazzo Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: One hydraulic car serving both floors	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, Shower, and sinks in all restrooms	Good
HVAC	Central System: Boilers, air handlers, and heating pumps feeding VAV units Supplemental components: Package units, Ductless split-systems and Exhaust fans	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Systems Summary		
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	None	Good
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, and curbs	Good
Site Development	Limited park benches, Bike Racks, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway lighting	Good
Ancillary Structures	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed at time of assessment.	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$300,894	$490,125	$791,019
Roofing	-	-	-	-	$1,577,158	$1,577,158
Interiors	-	-	-	$587,751	$1,083,148	$1,670,899
Conveying	-	-	-	-	$105,023	$105,023
Plumbing	-	-	-	-	$100,654	$100,654
HVAC	-	-	-	-	$337,690	$337,690
Fire Protection	-	-	-	-	-	-
Electrical	-	-	$21,217	-	$712,978	$734,195
Fire Alarm & Electronic Systems	-	-	-	-	$1,353,832	$1,353,832
Equipment & Furnishings	-	-	-	$9,210	$543,272	$552,482
Site Development	-	-	-	-	$212,548	$212,548
Site Pavement	-	-	$100,029	$127,665	$370,890	$598,584
Site Utilities	-	-	-	-	$573,145	$573,145
TOTALS (5% inflation)	**-**	**-**	**$121,300**	**$1,025,600**	**$7,460,500**	**$8,607,400**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The building was originally constructed in 2020. The building is relatively new and does not require any renovation.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall, 37101 Newark Boulevard, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

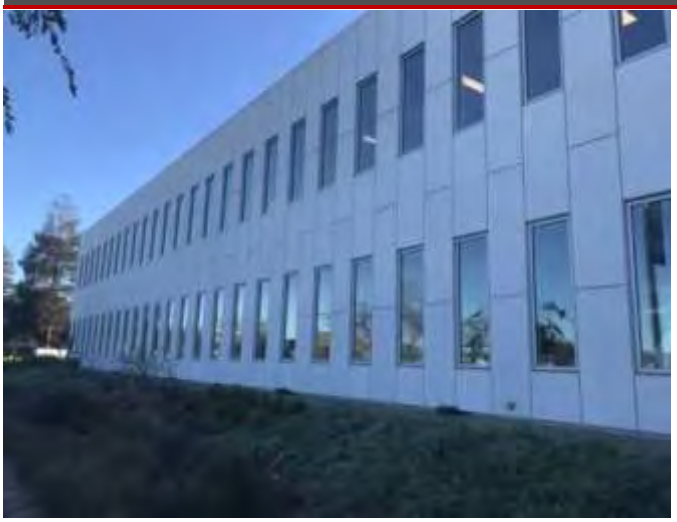


5 - CURTAIN WALL

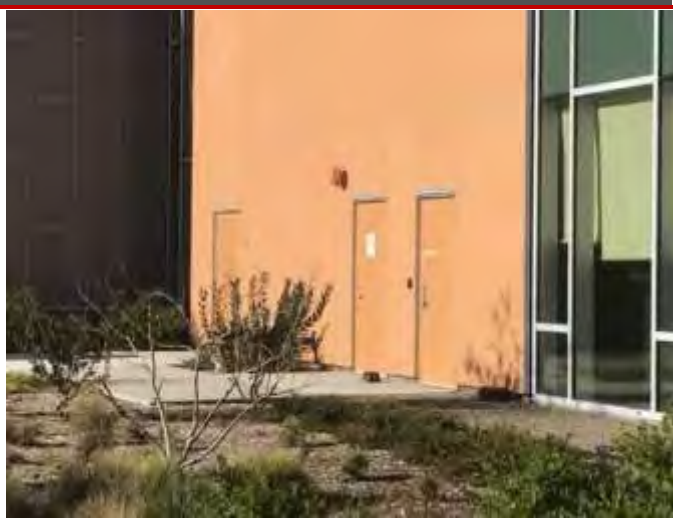


6 - EXTERIOR DOOR

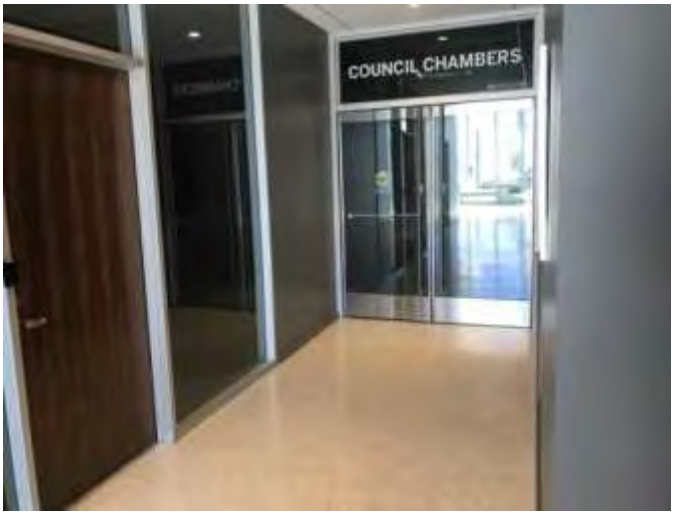
Photographic Overview



7 - WINDOWS



8 - EXTERIOR DOORS



9 - INTERIOR DOORS



10 - STAIRCASE

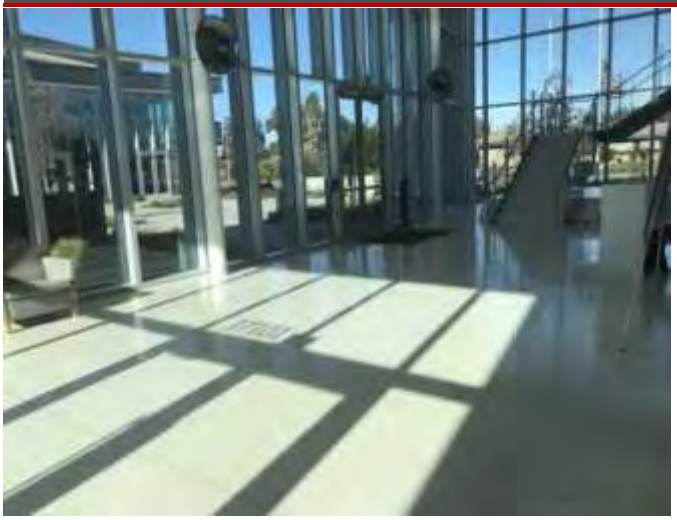


11 - CHARGING STATION



12 - ROOFING

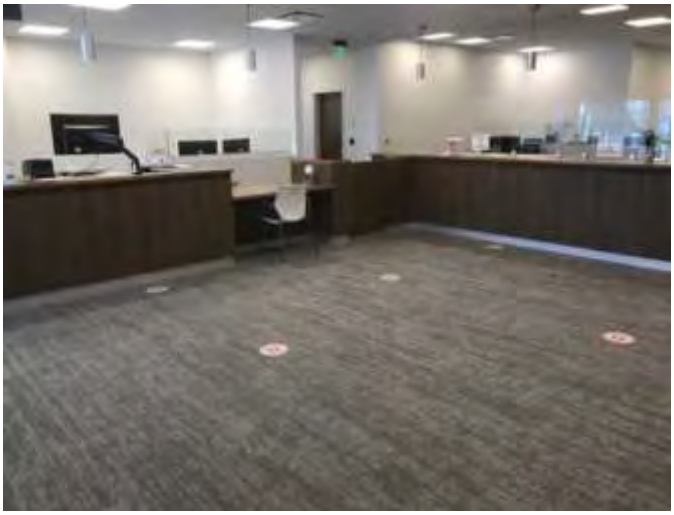
Photographic Overview



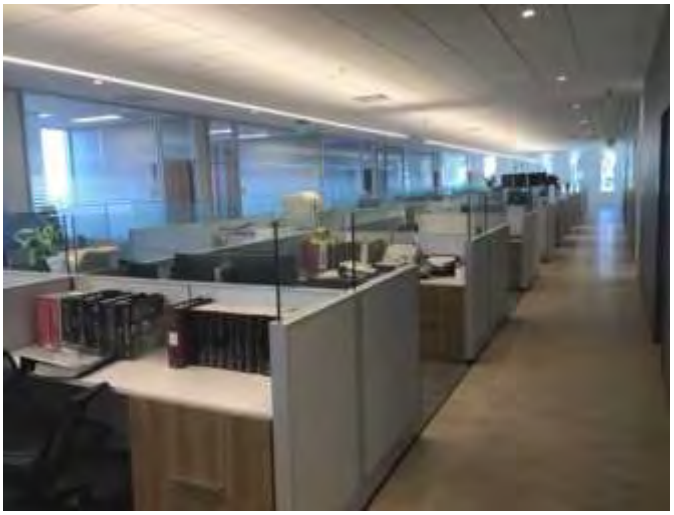
13 - LOBBY



14 - COUNCIL CHAMBERS



15 - ENGINEERING



16 - OFFICES

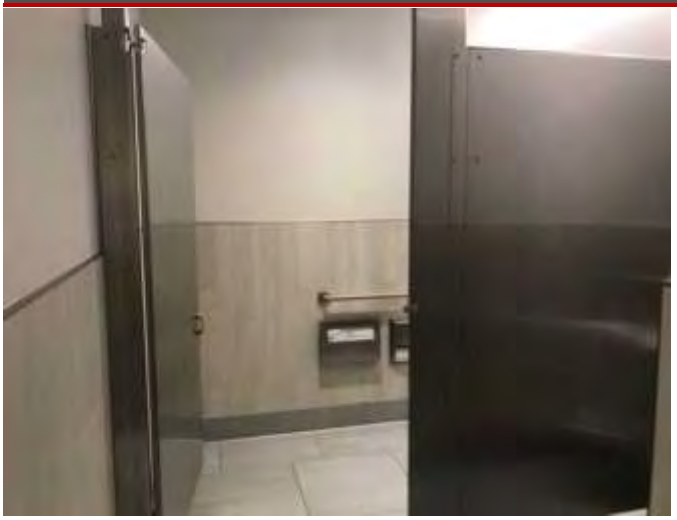


17 - CONFERENCE ROOM

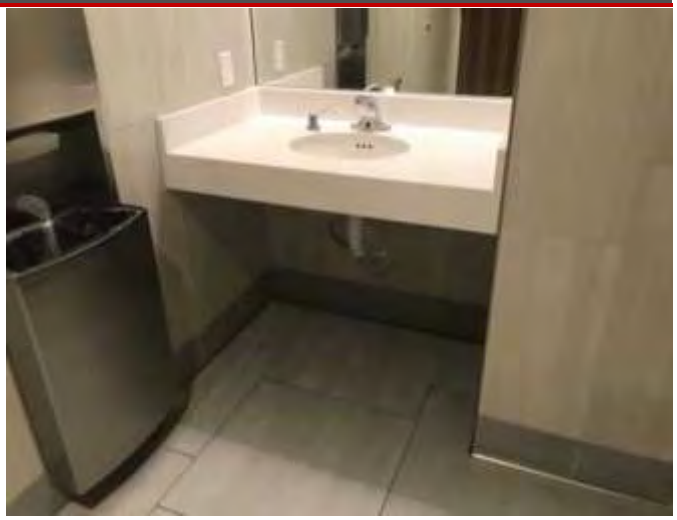


18 - BREAK ROOM

Photographic Overview



19 - TOILET PARTITIONS



20 - SINK, FAUCET HANDLES AND ACCESSORIES



21 - TOILET STALL OVERVIEW



22 - URINAL

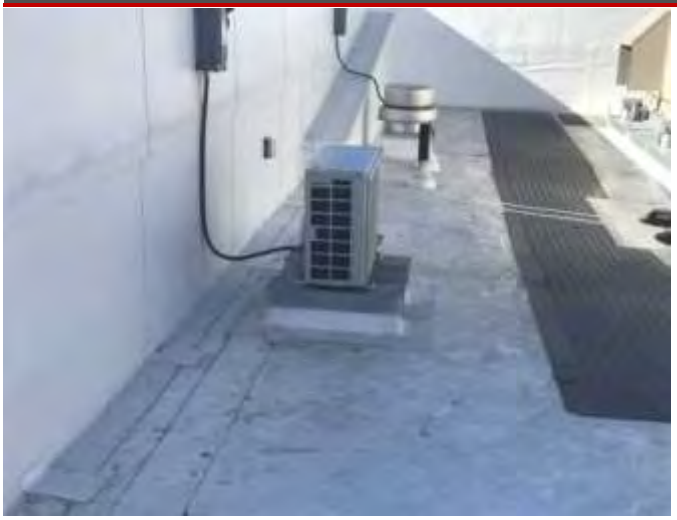


23 - AIR HANDLER



24 - PACKAGED UNIT

Photographic Overview



25 - SPLIT SYSTEM DUCTLESS



26 - VARIABLE AIR VOLUME UNIT



27 - PUMP



28 - WATER HEATER

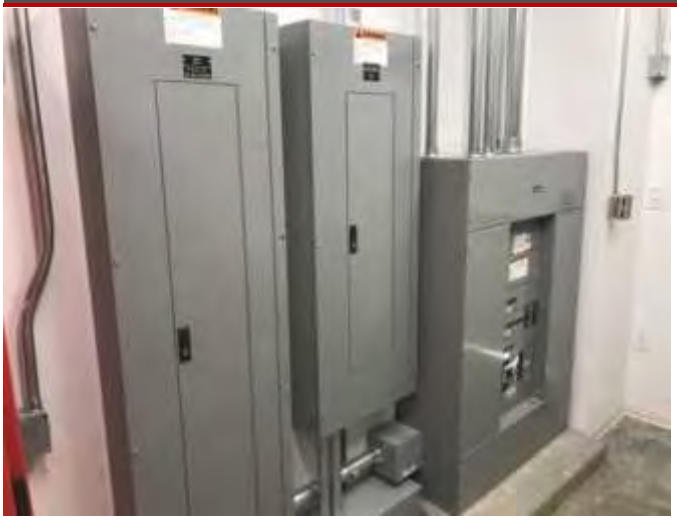


29 - BOILER



30 - SWITCHBOARD

Photographic Overview



31 - ELECTRICAL SYSTEM



32 - FIRE ALARM PANEL



33 - PARKING LOTS



34 - SIGNAGE



35 - SITE BENCHES



36 - LANDSCAPING

Appendix B:
Site and Floor Plans

Aerial Site Plan



Project Number	Project Name
159125.22R000-016.017	City Hall
Source	**On-Site Date**
Google	January 27, 2023

Floor Plan



Project Number	Project Name
159125.22R000-016.017	City Hall
Source	**On-Site Date**
Owner	January 27, 2023

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**City Hall**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	2021		
2	Building size in SF	25,638		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?		x			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		x			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		x			

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: City Hall

BV Project Number: 159125.22R000-016.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



KITCHEN OVERVIEW

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Painted surface, Prep & Paint	31,500 SF	7	5303522
B2010	Building Exterior	Good	Curtain Wall, Aluminum-Framed System, Caulk	1,750 SF	7	5303531
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	86	27	5303467
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	3	37	5303477
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	27	5303473
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	18,550 SF	17	5303492
Interiors						
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	5	37	5303521
C1030	Throughout building	Good	Door Hardware, Office, per Door	100	27	5303525
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	88	37	5303487
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	15,500 SF	22	5303526
C1090	Restrooms	Good	Toilet Partitions, Metal	7	17	5303464
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	900 SF	37	5303488
C2010	Custodian closet	Good	Wall Finishes, Laminated Paneling (FRP)	300 SF	27	5303510
C2010	Throughout building	Good	Wall Finishes, Painted surface, Prep & Paint	32,500 SF	6	5303532
C2030	Throughout building	Good	Flooring, Vinyl Tile (VCT)	4,900 SF	12	5303465
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	16,800 SF	7	5303466
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,100 SF	37	5303534
C2030	Throughout building	Good	Flooring, Terrazzo	2,400 SF	47	5303498
C2050	Throughout building	Good	Ceiling Finishes, any flat surface, Prep & Paint	9,500 SF	7	5303489
Conveying						
D1010	Elevator	Good	Elevator Cab Finishes, High-End	1	17	5303520
D1010	Elevator room	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	27	5303507
D1010	Elevator room	Good	Elevator Controls, Automatic, 1 Car	1	17	5303508
Plumbing						
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	27	5303517
D2010	Boiler room	Good	Water Heater, Gas, Commercial (200 MBH)	1	17	5303478
D2010	Boiler room	Good	Boiler, Gas, Domestic	1	22	5303493
D2010	Restrooms	Good	Toilet, Commercial Water Closet	14	27	5303518
D2010	Site	Good	Backflow Preventer, Domestic Water	1	27	5303528

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Good	Urinal, Waterless	3	27	5303472
D2010	Restrooms	Good	Drinking Fountain, Wall-Mounted, Bi-Level	3	12	5303481
D2010	Site	Good	Backflow Preventer, Domestic Water	1	27	5303514
D2010	Restrooms	Good	Shower, Ceramic Tile	1	27	5303486
D2010	Site	Good	Backflow Preventer, Domestic Water	3	27	5303470
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	25,638 SF	37	5303509
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	7	27	5303471
D2010	Custodian closet	Good	Sink/Lavatory, Service Sink, Floor	2	32	5303530
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone	2	12	5303533
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	17	5303494
D3050	Throughout building	Good	Variable Air Volume Unit, VAV Box	29	22	5303483
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	25,638 SF	27	5303519
D3050	Roof	Good	Air Handler, Exterior AHU	1	17	5303468
D3050	Boiler room	Good	Pump, Distribution, HVAC Heating Water	2	22	5303474
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	2	17	5303476
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	25,638 SF	22	5303516
Electrical						
D5010	Electrical room	Fair	Uninterruptible Power Supply, Individual Battery	20	4	5303479
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	27	5303506
D5020	Electrical room	Good	Switchboard, 277/480 V	1	37	5303512
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	27	5303529
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	27	5303504
D5030	Throughout building	Good	Electrical System, Wiring & Switches, High Density/Complexity	25,638 SF	37	5303524
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	25,638 SF	17	5303482
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, High Density	25,638 SF	12	5303503
D7050	Fire alarm room	Good	Fire Alarm Panel, Fully Addressable	1	12	5303505
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	25,638 SF	17	5303511
D7050	Lobby	Good	Fire Alarm Panel, Annunciator	1	12	5303515
D8010	IT room	Good	BAS/HVAC Controls, Extensive BMS or Smart Building System, Upgrade	25,638 SF	12	5303462
Equipment & Furnishings						

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1010	Parking lot	Good	Charging Station, Electric Vehicle, Dual Connection	5	12	5303485
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, Undercounter 1-Door	2	12	5303490
E1040	Hallway	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	5303475
E1060	Break room	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	5303496
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	78 LF	37	5303513
E2010	Council chambers	Good	Casework, Cabinetry Hardwood High-End	56 LF	17	5303469
E2010	Throughout building	Good	Casework, Cabinetry Hardwood High-End	78 LF	17	5303523
Pedestrian Plazas & Walkways						
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	88,000 SF	22	5303497
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	88,000 SF	3	5303501
G2030	Sidewalk	Good	Sidewalk, Concrete, Large Areas	17,500 SF	47	5303463
Sitework						
G2060	Site	Good	Park Bench, Wood	4	17	5303502
G2060	Main entrance	Good	Signage, Property, Monument, Replace/Install	1	17	5303527
G2060	Site	Good	Bike Rack, Fixed 6-10 Bikes	2	17	5303500
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	17	5303480
G2080	Landscaping	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	32,500 SF	17	5303491
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	26	17	5303484
G4050	Site	Good	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	6	17	5303499

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Hall

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Hall	$0	$0	$0	$100,029	$21,218	$0	$142,553	$755,309	$127,666	$0	$0	$29,856	$1,313,617	$162,937	$0	$0	$232,203	$5,471,941	$249,965	$0	$0	**$8,607,295**
Grand Total	**$0**	**$0**	**$0**	**$100,029**	**$21,218**	**$0**	**$142,553**	**$755,309**	**$127,666**	**$0**	**$0**	**$29,856**	**$1,313,617**	**$162,937**	**$0**	**$0**	**$232,203**	**$5,471,941**	**$249,965**	**$0**	**$0**	**$8,607,295**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5303522	Exterior Walls, Painted surface, Prep & Paint	10	3	7	31500	SF	$3.00	$6.55	$206,204								$206,204										$206,204				**$412,407**
B2010	5303531	Curtain Wall, Aluminum-Framed System, Caulk	10	3	7	1750	SF	$2.00	$4.36	$7,637								$7,637										$7,637				**$15,274**
B3010	5303492	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	3	17	18550	SF	$17.00	$37.09	$688,109																		$688,109				**$688,109**
C1090	5303464	Toilet Partitions, Metal, Replace	20	3	17	7	EA	$850.00	$1,854.74	$12,983																		$12,983				**$12,983**
C2010	5303532	Wall Finishes, Painted surface, Prep & Paint	10	4	6	32500	SF	$1.50	$3.27	$106,375							$106,375										$106,375						**$212,750**
C2030	5303465	Flooring, Vinyl Tile (VCT), Replace	15	3	12	4900	SF	$5.00	$10.91	$53,460													$53,460									**$53,460**
C2030	5303466	Flooring, Carpet, Commercial Standard, Replace	10	3	7	16800	SF	$7.50	$16.37	$274,938								$274,938										$274,938				**$549,877**
C2050	5303489	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	9500	SF	$2.00	$4.36	$41,459								$41,459										$41,459				**$82,918**
D1010	5303520	Elevator Cab Finishes, High-End, Replace	20	3	17	1	EA	$16,000.00	$34,912.80	$34,913																		$34,913				**$34,913**
D1010	5303508	Elevator Controls, Automatic, 1 Car, Replace	20	3	17	1	EA	$5,000.00	$10,910.25	$10,910																		$10,910				**$10,910**
D2010	5303478	Water Heater, Gas, Commercial (200 MBH), Replace	20	3	17	1	EA	$16,600.00	$36,222.03	$36,222																		$36,222				**$36,222**
D2010	5303481	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	3	EA	$1,500.00	$3,273.08	$9,819													$9,819									**$9,819**
D3030	5303533	Split System Ductless, Single Zone, Replace	15	3	12	2	EA	$4,800.00	$10,473.84	$20,948													$20,948									**$20,948**
D3050	5303494	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	$20,000.00	$43,641.00	$43,641																		$43,641				**$43,641**
D3050	5303468	Air Handler, Exterior AHU, Replace	20	3	17	1	EA	$37,200.00	$81,172.26	$81,172																		$81,172				**$81,172**
D3060	5303476	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	3	17	2	EA	$1,400.00	$3,054.87	$6,110																		$6,110				**$6,110**
D5010	5303479	Uninterruptible Power Supply, Individual Battery, Replace	7	3	4	20	EA	$400.00	$872.82	$17,456					$17,456							$17,456							$17,456			**$52,369**
D5040	5303482	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	3	17	25638	SF	$5.00	$10.91	$279,717																		$279,717				**$279,717**
D7030	5303503	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	3	12	25638	SF	$3.00	$6.55	$167,830													$167,830									**$167,830**
D7050	5303505	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	$15,000.00	$32,730.75	$32,731													$32,731									**$32,731**
D7050	5303515	Fire Alarm Panel, Annunciator, Replace	15	3	12	1	EA	$1,580.00	$3,447.64	$3,448													$3,448									**$3,448**
D7050	5303511	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	3	17	25638	SF	$3.00	$6.55	$167,830																		$167,830				**$167,830**
D8010	5303462	BAS/HVAC Controls, Extensive BMS or Smart Building System, Upgrade	15	3	12	25638	SF	$6.00	$13.09	$335,660													$335,660									**$335,660**
E1010	5303485	Charging Station, Electric Vehicle, Dual Connection, Replace	15	3	12	5	EA	$9,300.00	$20,293.07	$101,465													$101,465									**$101,465**
E1030	5303490	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	3	12	2	EA	$1,100.00	$2,400.26	$4,801													$4,801									**$4,801**
E1040	5303475	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	2	EA	$1,500.00	$3,273.08	$6,546								$6,546										$6,546				**$13,092**
E1060	5303496	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	$600.00	$1,309.23	$1,309													$1,309									**$1,309**
E2010	5303469	Casework, Cabinetry Hardwood High-End, Replace	20	3	17	56	LF	$500.00	$1,091.03	$61,097																		$61,097				**$61,097**
E2010	5303523	Casework, Cabinetry Hardwood High-End, Replace	20	3	17	78	LF	$500.00	$1,091.03	$85,100																		$85,100				**$85,100**
G2020	5303501	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	88000	SF	$0.45	$0.98	$86,409				$86,409					$86,409					$86,409						$86,409			**$345,637**
G2060	5303502	Park Bench, Wood, Replace	20	3	17	4	EA	$600.00	$1,309.23	$5,237																		$5,237				**$5,237**
G2060	5303500	Bike Rack, Fixed 6-10 Bikes, Replace	20	3	17	2	EA	$800.00	$1,745.64	$3,491																		$3,491				**$3,491**
G2060	5303527	Signage, Property, Monument, Replace/Install	20	3	17	1	EA	$3,000.00	$6,546.15	$6,546																		$6,546				**$6,546**
G2060	5303480	Signage, Property, Monument, Replace/Install	20	3	17	1	EA	$3,000.00	$6,546.15	$6,546																		$6,546				**$6,546**
G2080	5303491	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	3	17	32500	SF	$1.00	$2.18	$70,917																		$70,917				**$70,917**
G4050	5303484	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	3	17	26	EA	$4,200.00	$9,164.61	$238,280																		$238,280				**$238,280**
G4050	5303499	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	3	17	6	EA	$900.00	$1,963.85	$11,783																		$11,783				**$11,783**
Totals, Unescalated											**$0**	**$0**	**$0**	**$86,409**	**$17,456**	**$0**	**$106,375**	**$536,784**	**$86,409**	**$0**	**$0**	**$17,456**	**$731,471**	**$86,409**	**$0**	**$0**	**$106,375**	**$2,387,390**	**$103,866**	**$0**	**$0**	**$4,266,401**
Totals, Escalated (5.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$100,029**	**$21,218**	**$0**	**$142,553**	**$755,309**	**$127,666**	**$0**	**$0**	**$29,856**	**$1,313,617**	**$162,937**	**$0**	**$0**	**$232,203**	**$5,471,941**	**$249,965**	**$0**	**$0**	**$8,607,295**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Newark Library
37055 Newark Boulevard
Newark, California 94560

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BV PROJECT #:
159125.22R000-017.017

DATE OF REPORT:
March 9, 2023

ON SITE DATE:
January 26, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	37055 Newark Boulevard, Newark, California 94560
Site Developed	2020
Site Area	0.66 acres
Parking Spaces	Parking is shared with the adjacent City Hall building.
Building Area	25,580 square feet
Number of Stories	2
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 26, 2023
Management Point of Contact	Group 4 Architecture, Research + Planning, Inc Andrea Gifford Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matt Anderson Technical Report Reviewer for Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Newark Library consists of a multi-story building. The library was constructed in 2020 as part of the Newark City Hall and Police Station buildings.

Architectural

The building structure consists of steel framed construction on a concrete slab. The exterior enclosures consist of painted stucco, aluminum curtainwall, windows, entry doors, and steel service doors. Roofs primarily consist of flat PVC single-ply membrane assemblies. The interior finishes and fixtures are original to the 2020 construction and are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components are original to the 2020 building construction and have been well-maintained since that time. Heating and cooling is provided by rooftop air handler and fan coils units with multi-zone split system. The MEPF infrastructure itself is in good working condition with no major expenditures anticipated in the short term. In general, the plumbing and electrical systems are adequate to serve the building. A main switchboard and distribution panels are located within the electrical room. Building is protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

The parking lot is shared by the adjacent City Hall and Police Station buildings. Costs for parking lot maintenance and repair are included in Bureau Veritas' report on the City Hall. The concrete sidewalk is in good condition with a trash enclosure located at the rear of the building.

Recommended Additional Studies

A moisture intrusion was reported at the floor electrical conduits. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. A wire insulation resistance test should be part of this study. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

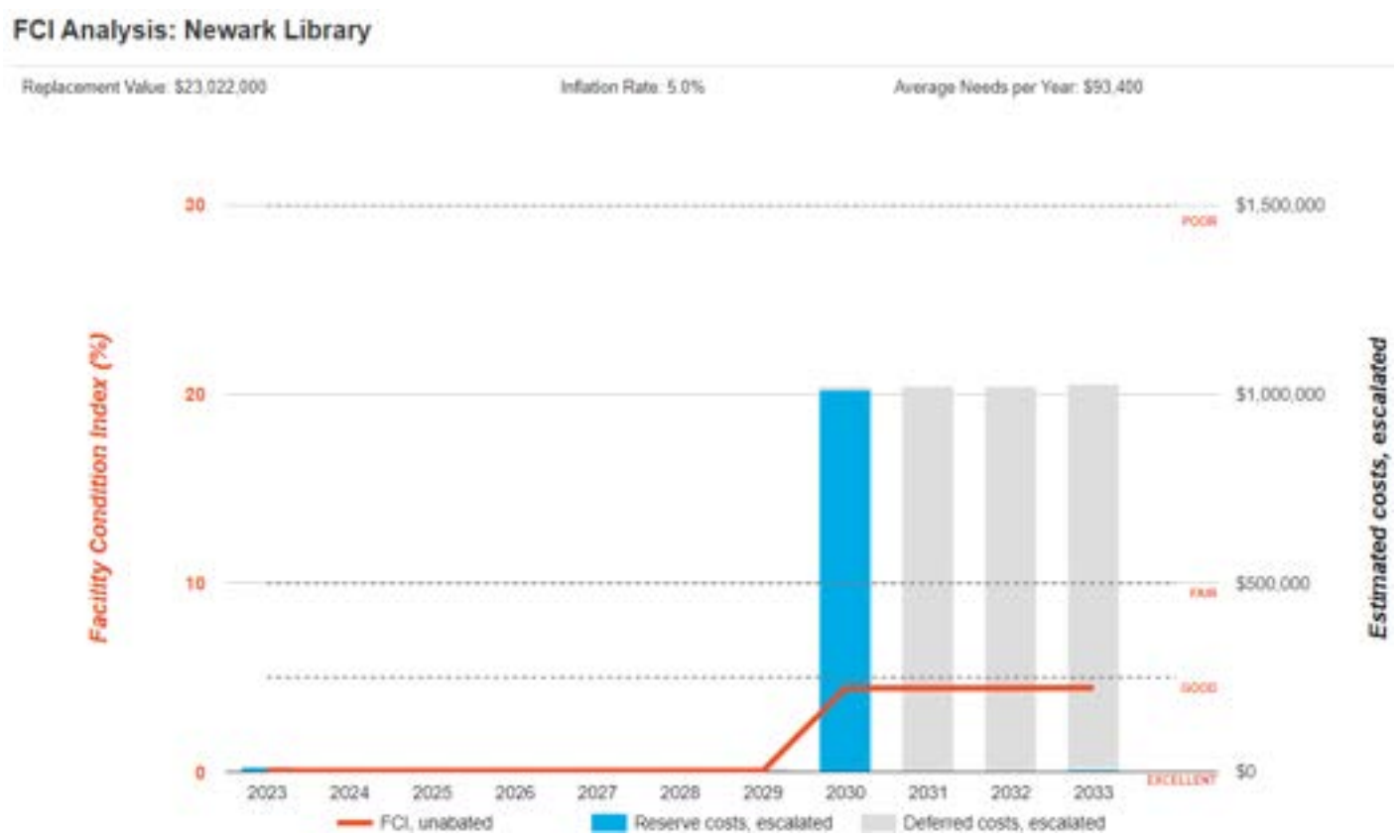
FCI Analysis | Newark Library(2020)

Replacement Value	*Total SF*	*Cost/SF*
$ 23,022,000	*25,580*	*$ 900*

	Est Reserve Cost	FCI
Current	$ 11,200	0.0 %
3-Year	$ 11,200	0.0 %
5-Year	$ 11,200	0.0 %
10-Year	$ 1,027,300	4.5 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Newark Library	1	$11,200
Total	**1**	**$11,200**

Newark Library

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5409066	Newark Library	Throughout	B3010	Floor Electrical System, Non-Destructive Moisture Inspection, Evaluate/Report	Poor	Performance/Integrity	$11,200
Total (1 items)							**$11,200**

Key Findings

Floor Electrical System in Poor condition.

Priority Score: **88.9**

Plan Type: Performance/Integrity

Non-Destructive Moisture Inspection
Newark Library Throughout

Cost Estimate: $11,200

Uniformat Code: B3010
Recommendation: **Evaluate/Report in 2023**

$$$$

A moisture intrusion was reported at the floor electrical conduits. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. - AssetCALC ID: 5409066

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions	
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks. Concrete pad column footings and a concrete slab on grade.	Good
Facade	Primary Wall Finish : Stucco Secondary Wall Finish: Curtain wall Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, VCT, Rubber tile, ceramic tile, terrazzo, and unfinished concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: One hydraulic car serving all two floors	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, shower and sinks in all restrooms	Good
HVAC	Central System: Air handler, and fan coil units Supplemental components: Ductless split-systems, Multi-Zone Split-system, and exhaust fan	Good

Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: UPS only	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Good
Equipment/Special	None	-
Site Pavement	Concrete sidewalks, and curbs. Access drive to the rear of the facility.	Good
Site Development	Metal gate dumpster enclosure	Good
Landscaping and Topography	Drought Tolerant plants and trees.	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Please refer to the City Hall report.	-
Ancillary Structures	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Moisture intrusion study at electrical conduit.	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$244,092	$397,601	$641,693
Roofing	$11,163	-	-	-	$748,192	$759,355
Interiors	-	-	-	$764,517	$1,365,951	$2,130,468
Conveying	-	-	-	-	$105,023	$105,023
Plumbing	-	-	-	-	$195,624	$195,624
HVAC	-	-	-	-	$629,191	$629,191
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	$640,320	$640,320
Fire Alarm & Electronic Systems	-	-	-	-	$1,244,486	$1,244,486
Equipment & Furnishings	-	-	-	$7,479	$36,399	$43,878
Site Pavement	-	-	$2,625	$3,350	$9,734	$15,709
Site Development	-	-	-	$18,138	$226,202	$244,340
TOTALS (5% inflation)	**$11,200**	**-**	**$2,700**	**$1,037,600**	**$5,598,800**	**$6,650,300**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

- Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
- Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
- Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The building was originally constructed in 2020. The building is relatively new and does not require any renovation.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Architecture, Research + Planning, Inc (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Newark Library, 37055 Newark Boulevard, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - WINDOWS

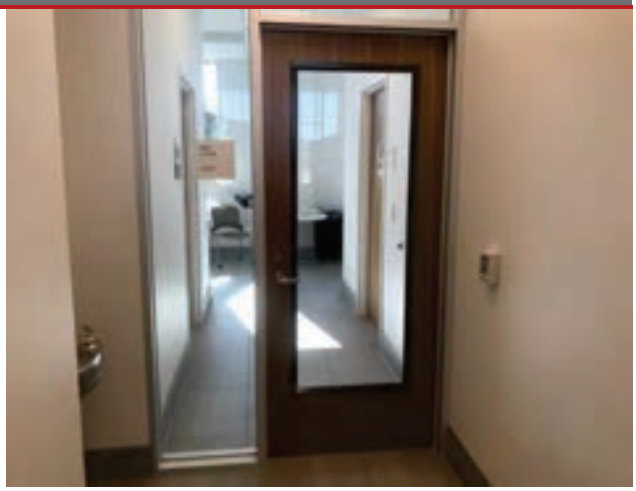


6 - EXTERIOR DOORS

Photographic Overview



7 - EXTERIOR DOOR



8 - INTERIOR DOOR



9 - INTERIOR DOOR



10 - ROOFING

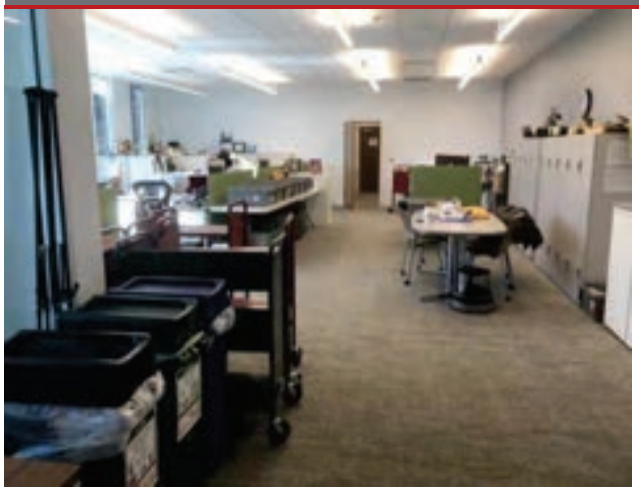


11 - LOBBY

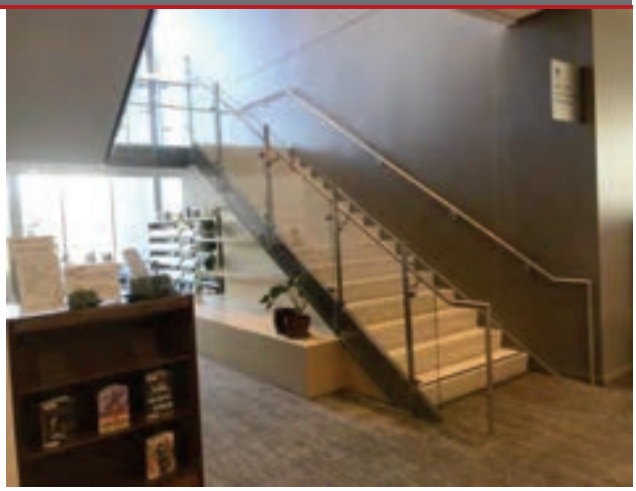


12 - LIBRARY

Photographic Overview



13 - OFFICES



14 - STAIRCASE



15 - STORY ROOM



16 - WORK ROOM



17 - LAVATORIES



18 - LAVATORY

Photographic Overview



19 - TOILET



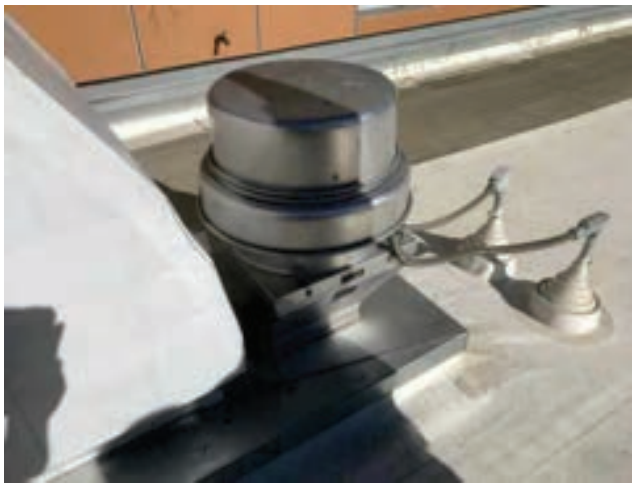
20 - URINALS



21 - AIR HANDLER



22 - SPLIT SYSTEM MULTI-ZONE



23 - EXHAUST FAN



24 - FAN COIL UNIT

Photographic Overview



25 - SWITCHBOARD



26 - DISTRIBUTION PANEL



27 - WATER HEATER



28 - FIRE ALARM PANEL



29 - SIDEWALK



30 - DUMPSTER ENCLOSURE

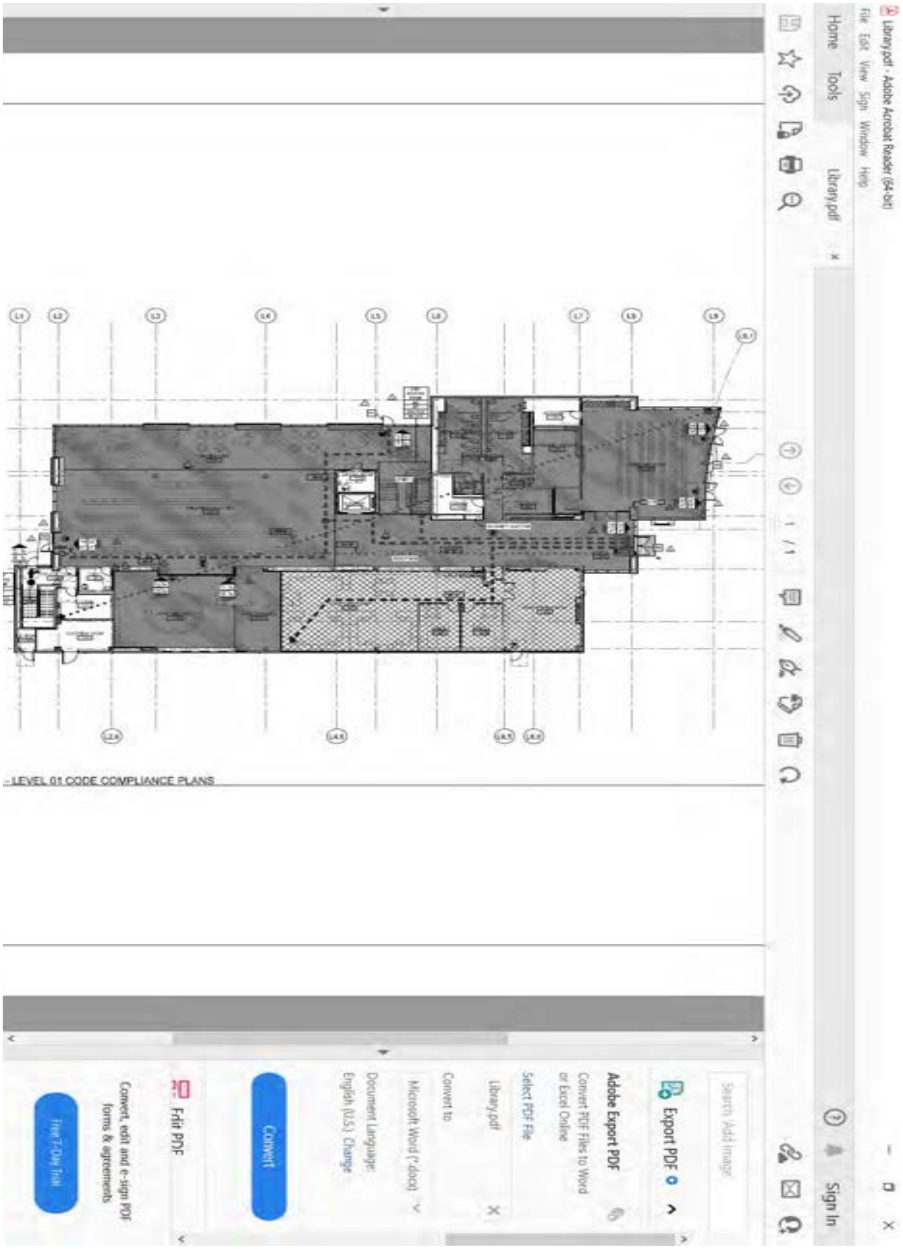
Appendix B:
Site and Floor Plans

Site Plan



Project Number	Project Name
159125.22R000-017.017	Newark Library
Source	**On-Site Date**
Google	January 26, 2023

Floor Plan



Project Number	Project Name
159125.22R000-017.017	Newark Library
Source	**On-Site Date**
Owner	January 26, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Newark Library**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**1 year**
Date Completed:	**January 20, 2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	2021		
2	Building size in SF	25,580		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?		x			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?		x			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	x				Floor electrical conduits have signs of moisture intrusion
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		x			

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Newark Library

BV Project Number: 159125.22R000-017.017

Abbreviated Accessibility Checklist					
Facility History and Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



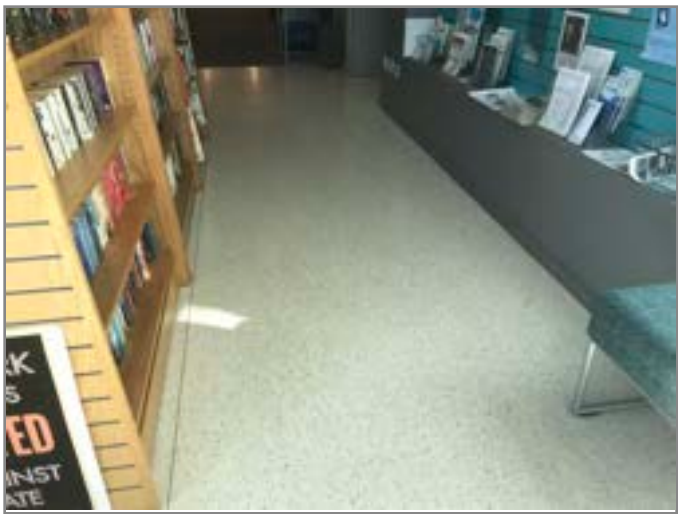
ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?				

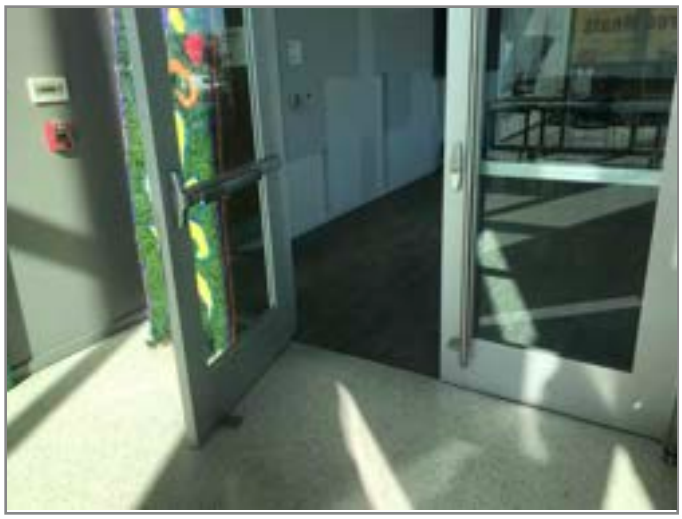
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



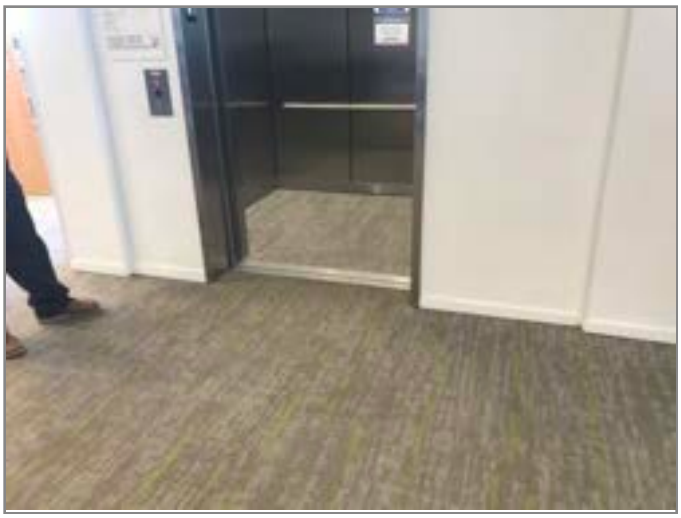
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?				

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN PATH OF TRAVEL



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds and Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Newark Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Curtain Wall, Glazing	1,200 SF	47	5303361
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	1,300 SF	37	5303331
B2010	Building Exterior	Good	Exterior Walls, Painted surface, Prep & Paint	26,500 SF	7	5303324
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	64	27	5303348
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	27	5303373
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	5	37	5303332
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	8,800 SF	17	5303369
B3010	Throughout	Poor	Floor Electrical System, Non-Destructive Moisture Inspection, Evaluate/Report	25,580 SF	0	5409066
Interiors						
C1030	Throughout building	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	37	5303372
C1030	Throughout building	Good	Door Hardware, Office, per Door	65	27	5303356
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	36	37	5303363
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	8	37	5303321
C1030	Throughout building	Good	Interior Door, Steel, Standard	6	37	5303336
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	17,500 SF	22	5303325
C1090	Common area restrooms	Good	Toilet Partitions, Metal	8	17	5303351
C2010	Common area restrooms	Good	Wall Finishes, Ceramic Tile	750 SF	37	5303346
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	33,500 SF	7	5303335
C2030	Curiosity room	Good	Flooring, Vinyl Tile (VCT)	1,400 SF	12	5303347
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	19,500 SF	7	5303340
C2030	Lobby	Good	Flooring, Terrazzo	1,100 SF	50	5303378
C2030	Book sorting room	Good	Flooring, Rubber Tile	1,450 SF	15	5303338
C2030	Restrooms	Good	Flooring, Ceramic Tile	900 SF	37	5303367
C2050	Throughout building	Good	Ceiling Finishes, Painted surface, Prep & Paint	17,500 SF	7	5303339
Conveying						
D1010	Elevator room	Good	Elevator Controls, Automatic, 1 Car	1	17	5303371
D1010	Elevator room	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	27	5303350
D1010	Elevator	Good	Elevator Cab Finishes, High-End	1	17	5303354
Plumbing						
D2010	Janitor room	Good	Water Heater, Electric, Commercial (36 kW)	2	17	5303355
D2010	Janitor room	Good	Sink/Lavatory, Service Sink, Floor	2	32	5303360

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	12	5303364
D2010	Common area restrooms	Good	Urinal, Waterless	4	27	5303318
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	5	27	5303334
D2010	Janitor room	Good	Storage Tank, Domestic Water	1	27	5303327
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	12	5303322
D2010	Common area restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	8	27	5303342
D2010	Throughout	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	27	5303320
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	25,580 SF	37	5303319
D2010	Locker room	Good	Shower, Ceramic Tile	1	27	5303358
D2010	Common area restrooms	Good	Toilet, Commercial Water Closet	12	27	5303344
HVAC						
D3030	Roof	Good	Split System Ductless, Single Zone	1	12	5303375
D3030	Roof	Good	Split System Ductless, Multi Zone, per 1 to 2 TON FCU	7	12	5303343
D3030	Roof	Good	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	46	12	5303377
D3050	Roof	Good	Air Handler, Exterior AHU, 401 to 800 CFM	3	17	5303352
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	25,580 SF	27	5303379
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	17	5303370
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	25,580 SF	22	5303317
Electrical						
D5010	Electrical room	Fair	Uninterruptible Power Supply, UPS,	1	12	5303374
D5020	Electrical room	Good	Distribution Panel, 120/208 V	1	27	5303368
D5020	Electrical room	Good	Switchboard, 277/480 V	1	37	5303326
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	27	5303337
D5030	Electrical room	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	25,580 SF	37	5303380
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	25,580 SF	17	5303341
D5040	Building exterior	Good	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	18	17	5303328
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	25,580 SF	12	5303349
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	25,580 SF	17	5303333
D7050	Electrical room	Good	Fire Alarm Panel, Fully Addressable	1	12	5303353
D8010	Electrical room	Good	BAS/HVAC Controls, Extensive BMS or Smart Building System, Upgrade	25,580 SF	12	5303345
Equipment & Furnishings						
E1040	Lobby	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	10	5303329

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1060	Break room	Good	Residential Appliances, Dishwasher	1	7	5303381
E1060	Break room	Good	Residential Appliances, Range, Electric	1	12	5303359
E2010	Break room	Good	Casework, Countertop, Solid Surface	14 LF	37	5303357
E2010	Break room	Good	Casework, Cabinetry, Standard	14 LF	17	5303323
Pedestrian Plazas & Walkways						
G2010	Rear at Dumpster	Good	Driveways, Pavement, Asphalt, Seal & Stripe	2,200 SF	4	5457536
G2030	Sidewalk	Good	Sidewalk, Concrete, Large Areas	2,400 SF	47	5303362
Sitework						
G2060	Trash enclosure	Good	Dumpster Enclosure, Gates, Metal, Replace/Install	3	17	5303365
G2080	Site	Good	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	14,770 SF	7	5457535
G2080	Site	Good	Landscaping, Drought Tolerant	12,222 SF	17	5457405

Appendix F:
Replacement Reserves

Replacement Reserves Report

Newark Library

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Newark Library	$11,163	$0	$0	$0	$2,626	$0	$0	$1,028,903	$0	$3,351	$5,331	$0	$1,451,702	$0	$4,277	$59,199	$0	$4,069,455	$0	$5,459	$8,684	**$6,650,152**
Grand Total	**$11,163**	**$0**	**$0**	**$0**	**$2,626**	**$0**	**$0**	**$1,028,903**	**$0**	**$3,351**	**$5,331**	**$0**	**$1,451,702**	**$0**	**$4,277**	**$59,199**	**$0**	**$4,069,455**	**$0**	**$5,459**	**$8,684**	**$6,650,152**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5303324	Exterior Walls, Painted surface, Prep & Paint	10	3	7	26500	SF	$3.00	$6.55	$173,473								$173,473										$173,473				**$346,946**
B3010	5409066	Floor Electrical System, Non-Destructive Moisture Inspection, Evaluate/Report	0	0	0	25580	SF	$0.20	$0.44	$11,163	$11,163																					**$11,163**
B3010	5303369	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	3	17	8800	SF	$17.00	$37.09	$326,435																		$326,435				**$326,435**
C1090	5303351	Toilet Partitions, Metal, Replace	20	3	17	8	EA	$850.00	$1,854.74	$14,838																		$14,838				**$14,838**
C2010	5303335	Wall Finishes, any surface, Prep & Paint	10	3	7	33500	SF	$1.50	$3.27	$109,648								$109,648										$109,648				**$219,296**
C2030	5303347	Flooring, Vinyl Tile (VCT), Replace	15	3	12	1400	SF	$5.00	$10.91	$15,274													$15,274									**$15,274**
C2030	5303338	Flooring, Rubber Tile, Replace	15	0	15	1450	SF	$9.00	$19.64	$28,476															$28,476								**$28,476**
C2030	5303340	Flooring, Carpet, Commercial Standard, Replace	10	3	7	19500	SF	$7.50	$16.37	$319,125								$319,125										$319,125				**$638,250**
C2050	5303339	Ceiling Finishes, Painted surface, Prep & Paint	10	3	7	17500	SF	$3.00	$6.55	$114,558								$114,558										$114,558				**$229,115**
D1010	5303371	Elevator Controls, Automatic, 1 Car, Replace	20	3	17	1	EA	$5,000.00	$10,910.25	$10,910																		$10,910				**$10,910**
D1010	5303354	Elevator Cab Finishes, High-End, Replace	20	3	17	1	EA	$16,000.00	$34,912.80	$34,913																		$34,913				**$34,913**
D2010	5303355	Water Heater, Electric, Commercial (36 kW), Replace	20	3	17	2	EA	$18,500.00	$40,367.93	$80,736																		$80,736				**$80,736**
D2010	5303364	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	1	EA	$1,200.00	$2,618.46	$2,618													$2,618									**$2,618**
D2010	5303322	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	1	EA	$1,500.00	$3,273.08	$3,273													$3,273									**$3,273**
D3030	5303375	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	$6,100.00	$13,310.51	$13,311													$13,311									**$13,311**
D3030	5303343	Split System Ductless, Multi Zone, per 1 to 2 TON FCU, Replace	15	3	12	7	EA	$4,000.00	$8,728.20	$61,097													$61,097									**$61,097**
D3030	5303377	Split System, Fan Coil Unit, DX, 1 to 1.5 TON, Replace	15	3	12	46	EA	$2,100.00	$4,582.31	$210,786													$210,786									**$210,786**
D3050	5303352	Air Handler, Exterior AHU, 401 to 800 CFM, Replace	20	3	17	3	EA	$7,400.00	$16,147.17	$48,442																		$48,442				**$48,442**
D3060	5303370	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	3	17	1	EA	$1,200.00	$2,618.46	$2,618																		$2,618				**$2,618**
D5010	5303374	Uninterruptible Power Supply, UPS,, Replace	15	3	12	1	EA	$9,600.00	$20,947.68	$20,948													$20,948									**$20,948**
D5040	5303341	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	25580	SF	$4.50	$9.82	$251,176																		$251,176				**$251,176**
D5040	5303328	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	3	17	18	EA	$300.00	$654.62	$11,783																		$11,783				**$11,783**
D7030	5303349	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	25580	SF	$2.00	$4.36	$111,634													$111,634									**$111,634**
D7050	5303353	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	$15,000.00	$32,730.75	$32,731													$32,731									**$32,731**
D7050	5303333	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	3	17	25580	SF	$3.00	$6.55	$167,451																		$167,451				**$167,451**
D8010	5303345	BAS/HVAC Controls, Extensive BMS or Smart Building System, Upgrade	15	3	12	25580	SF	$6.00	$13.09	$334,901													$334,901									**$334,901**
E1040	5303329	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	0	10	1	EA	$1,500.00	$3,273.08	$3,273											$3,273										$3,273	**$6,546**
E1060	5303381	Residential Appliances, Dishwasher, Replace	10	3	7	1	EA	$700.00	$1,527.44	$1,527								$1,527										$1,527				**$3,055**
E1060	5303359	Residential Appliances, Range, Electric, Replace	15	3	12	1	EA	$820.00	$1,789.28	$1,789													$1,789									**$1,789**
E2010	5303323	Casework, Cabinetry, Standard, Replace	20	3	17	14	LF	$300.00	$654.62	$9,165																		$9,165				**$9,165**
G2010	5457536	Driveways, Pavement, Asphalt, Seal & Stripe	5	1	4	2200	SF	$0.45	$0.98	$2,160					$2,160					$2,160					$2,160				$2,160		**$8,641**
G2060	5303365	Dumpster Enclosure, Gates, Metal, Replace/Install	20	3	17	3	EA	$1,700.00	$3,709.49	$11,128																		$11,128				**$11,128**
G2080	5457535	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	3	7	14770	SF	$0.40	$0.87	$12,892								$12,892										$12,892				**$25,783**
G2080	5457405	Landscaping, Drought Tolerant, Replace	20	3	17	12222	SF	$2.80	$6.11	$74,673																		$74,673				**$74,673**
Totals, Unescalated											**$11,163**	**$0**	**$0**	**$0**	**$2,160**	**$0**	**$0**	**$731,222**	**$0**	**$2,160**	**$3,273**	**$0**	**$808,362**	**$0**	**$2,160**	**$28,476**	**$0**	**$1,775,490**	**$0**	**$2,160**	**$3,273**	**$3,369,900**
Totals, Escalated (5.0% inflation, compounded annually)											**$11,163**	**$0**	**$0**	**$0**	**$2,626**	**$0**	**$0**	**$1,028,903**	**$0**	**$3,351**	**$5,331**	**$0**	**$1,451,702**	**$0**	**$4,277**	**$59,199**	**$0**	**$4,069,455**	**$0**	**$5,459**	**$8,684**	**$6,650,152**

FACILITY CONDITION ASSESSMENT

prepared for

City of Newark
37101 Newark Boulevard
Newark, California 94560



Newark Police Station
37077 Newark Boulevard
Newark, California 94560

PREPARED BY:
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BV PROJECT #:
159125.22R000-018.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
January 26, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Police Station
Main Address	37077 Newark Boulevard. Newark, California 94560
Site Developed	2020
Site Area	1.76 acres
Parking Spaces	86 total spaces all in open lots; 2 of which are accessible.
Building Area	23,987 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 26, 2023
Management Point of Contact	Andrea Gifford Group 4 Architecture Research + Planning, Inc. Principal 415.531.4456 agifford@g4arch.com
On-site Point of Contact (POC)	Tonya Connolly
Assessment and Report Prepared By	Nezar M. Tibi
Reviewed By	Matt Anderson Technical Report Reviewer for: Mary Venable 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Newark Police Station consists of a single-story building. The station was constructed in 2020 as part of the Newark City Hall and the Library buildings.

Architectural

The building consists of steel framed construction on a concrete slab. The exterior enclosures consist of painted stucco, aluminum curtainwall and windows, entry doors, and steel service doors. Roofs primarily consists of flat single-ply membrane, PVC assembly. The interior finishes and fixtures are original to the 2020 construction and are anticipated to only need lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components are original to the 2020 building construction and have been well-maintained since that time. Heating and cooling is provided by rooftop package units and one make-up air unit. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term. In general, the plumbing and electrical systems are adequate to serve the building. A main switchboard and distribution panels are located within the electrical room. The building is protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF is anticipated.

Site

In general, the sites have been well maintained. The site contains moderate to heavy landscaping, which is served by an in-ground irrigation system. The asphalt paved parking area is well maintained as a result of frequent sealing and striping. The concrete sidewalk is in good condition. There is a trash enclosure located at the rear of the building.

Recommended Additional Studies

Water is flooding the northwest side of the building entrances during heavy rain due to lack of sufficient drainage and the sidewalk which is sloped poorly toward the building. A building envelope consultant should be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

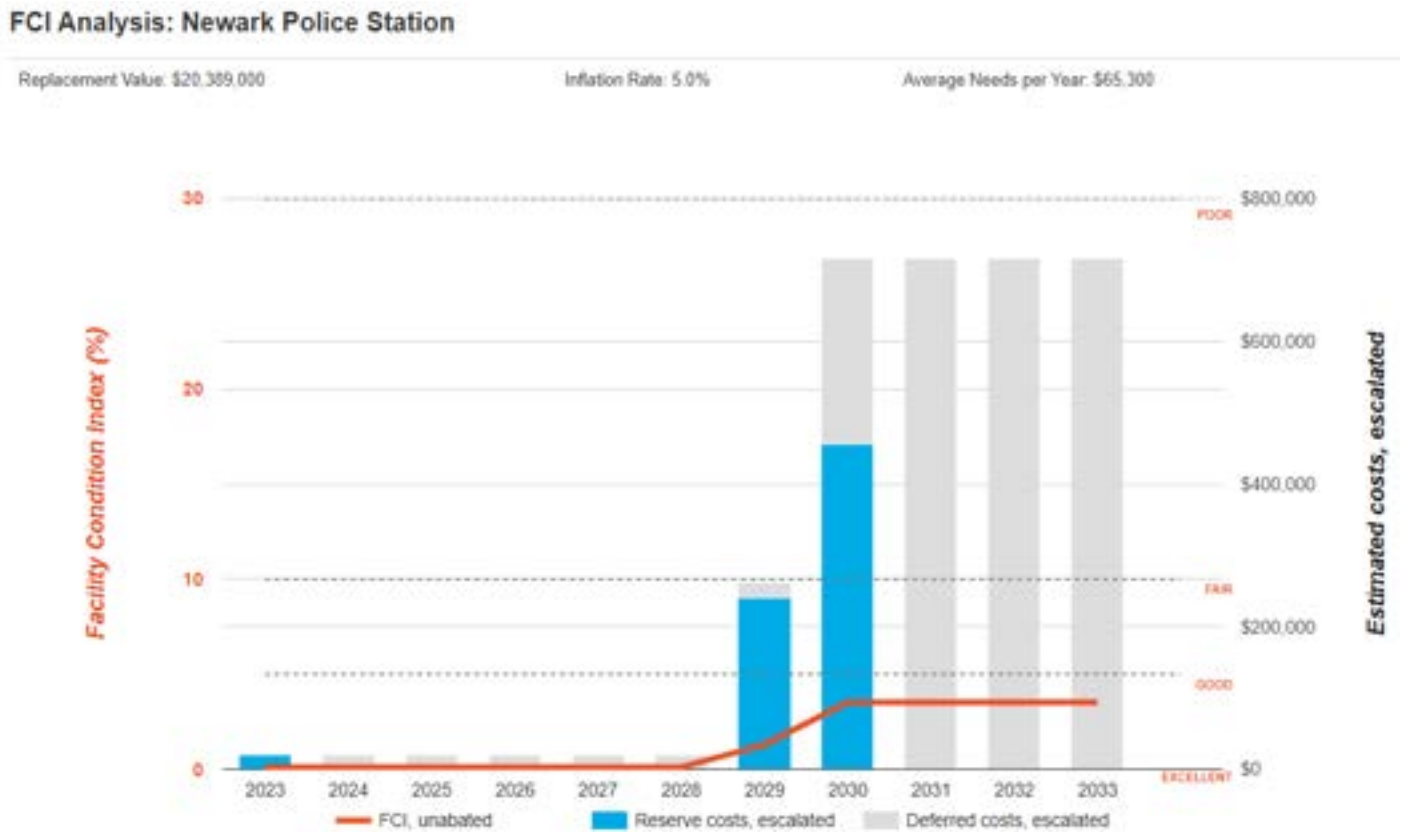
FCI Analysis | Newark Police Station(2020)

Replacement Value	*Total SF*	*Cost/SF*
$ 20,389,000	*23,987*	*$ 850*

	Est Reserve Cost	FCI
Current	$ 20,400	**0.1 %**
3-Year	$ 20,400	0.1 %
5-Year	$ 20,400	0.1 %
10-Year	$ 717,300	3.5 %

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Newark Police Station	2	$20,400
Total	**2**	**$20,400**

Newark Police Station

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5303330	Newark Police Station	Rear of building	B2010	Exterior Walls, Masonry, Repair at Gap	Failed	Performance/Integrity	$5,100
5303452	Newark Police Station	Building exterior-northwest	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	$15,300
Total (2 items)							**$20,400**

Key Findings

Facility/Building	Total Items	Total Cost
Newark Police Station	2	$20,400
Total	**2**	**$20,400**

Newark Police Station

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
5303330	Newark Police Station	Rear of building	B2010	Exterior Walls, Masonry, Repair at Gap	Failed	Performance/Integrity	$5,100
5303452	Newark Police Station	Building exterior-northwest	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	$15,300
Total (2 items)							**$20,400**

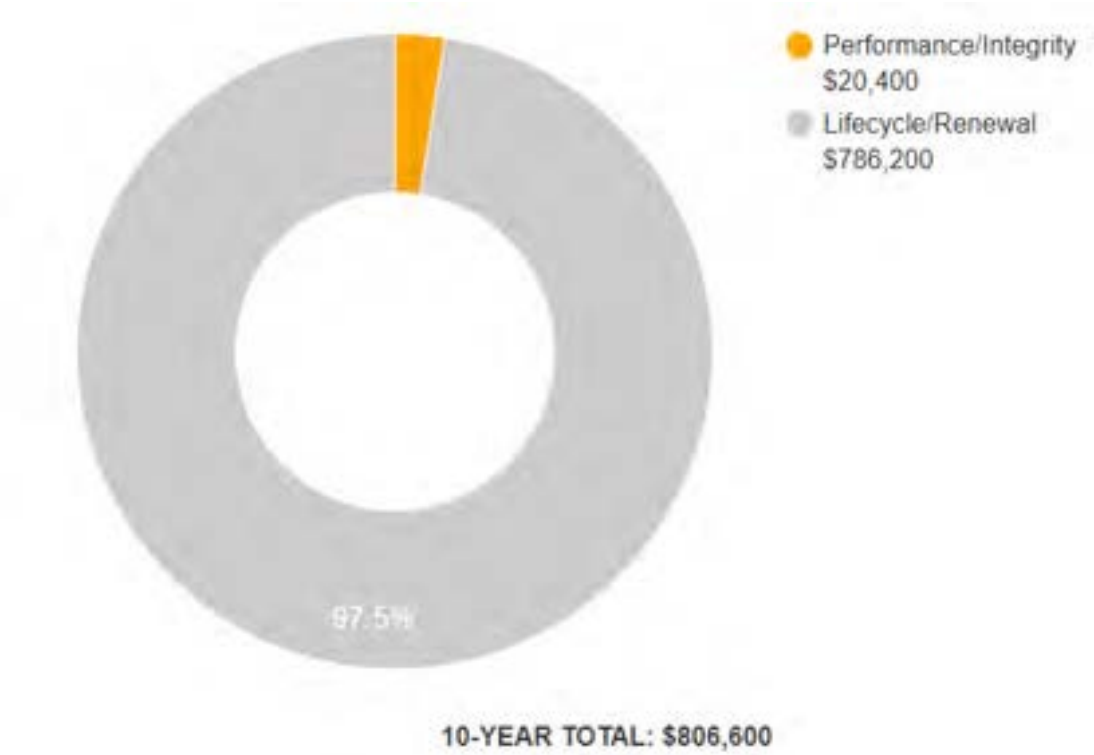
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings over concrete foundation slab	Good
Facade	Primary Wall Finish : Stucco Secondary Wall Finish: Curtain wall Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, ceramic tile and Unfinished Floors: Carpet, VCT, Rubber tile, vinyl sheeting, ceramic tile, terrazzo, and unfinished concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, showers and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems, Make-up air units and exhaust fans	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Systems Summary		
Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, and linear fluorescent Emergency Power: Diesel generator with automatic transfer switch and UPS	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good
Site Pavement	Asphalt lots with limited areas of concrete aprons. Concrete sidewalks and curbs	Good
Site Development	Sliding gate at parking entrance	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present No retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Repair top of wall Drainage study due to lack of sufficient drainage and sidewalk which is sloped poorly toward the building at the northwest entrance.	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$5,073	-	-	$241,242	$392,958	$639,273
Roofing	-	-	-	-	$2,046,625	$2,046,625
Interiors	-	-	-	$435,067	$1,027,847	$1,462,914
Plumbing	-	-	-	-	$190,923	$190,923
HVAC	-	-	-	-	$912,147	$912,147
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	-	$598,466	$598,466
Fire Alarm & Electronic Systems	-	-	-	-	$665,445	$665,445
Equipment & Furnishings	-	-	-	$20,569	$113,972	$134,541
Site Pavement	-	-	$39,215	$50,050	$145,404	$234,669
Site Development	-	-	-	-	$57,512	$57,512
Site Utilities	-	-	-	-	$231,058	$231,058
Follow-up Studies	$15,274	-	-	-	-	$15,274
TOTALS (5% inflation)	**$20,400**	**-**	**$39,300**	**$747,000**	**$6,382,400**	**$7,189,100**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here: Some rooms; sensitivity to ongoing police operations

4. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992, are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The building was originally constructed in 2020. The building is relatively new and does not require any renovation.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Group 4 Arch, City of Newark, Facilities Master Plan (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Newark Police Station, 37077 Newark Boulevard, Newark, California 94560, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

8. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - EXTERIOR DOORS

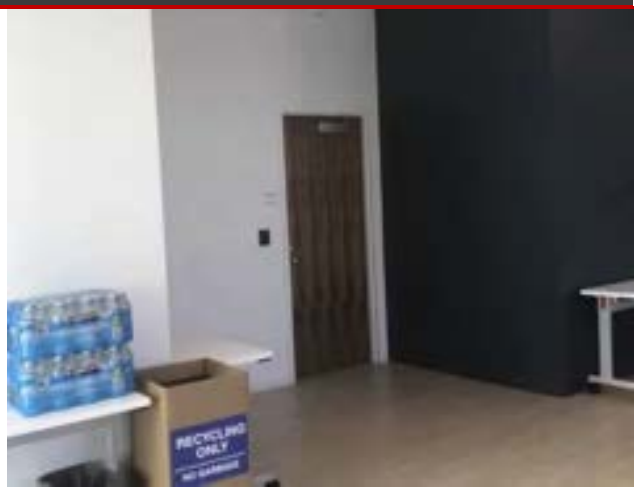


6 - EXTERIOR WINDOWS

Photographic Overview



7 - EXTERIOR DOORS



8 - INTERIOR DOORS



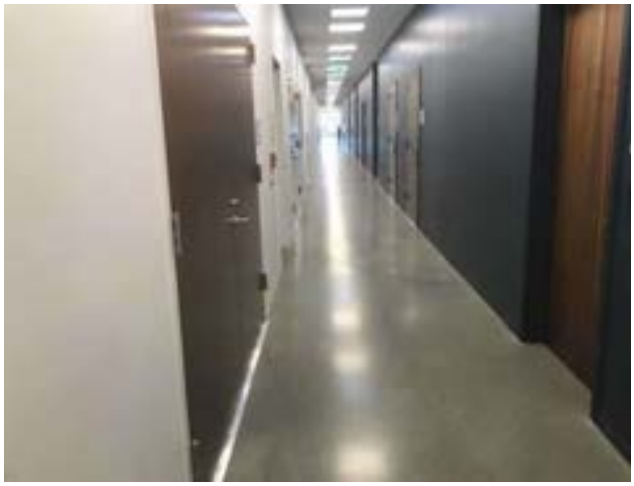
9 - ROOFING



10 - ROOF SKYLIGHT



11 - LOBBY



12 - HALLWAY

Photographic Overview



13 - FRONT OFFICE



14 - HALLWAY



15 - TRAINING ROOM



16 - BRIEFING ROOM

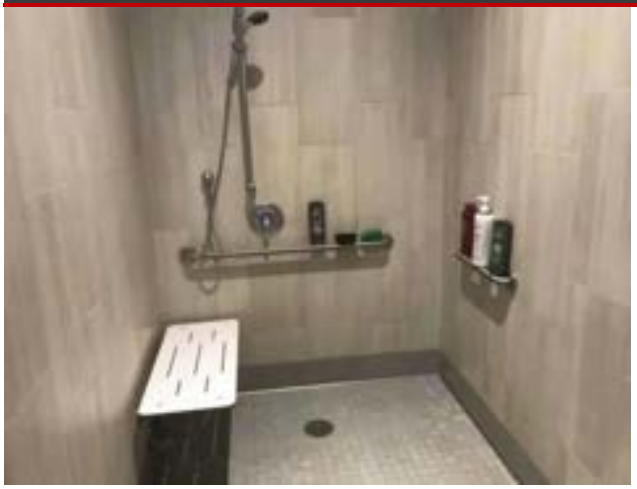


17 - WORKOUT ROOM



18 - BREAK ROOM

Photographic Overview



19 - SHOWER



20 - SINK, FAUCET HANDLES AND ACCESSORIES



21 - TOILET STALL OVERVIEW



22 - URINAL



23 - HVAC SYSTEM (RTU)



24 - MAKE-UP AIR UNIT

Photographic Overview



25 - SPLIT SYSTEM DUCTLESS



26 - EXHAUST FAN



27 - EXHAUST FANS



28 - WATER HEATERS



29 - GENERATOR



30 - AUTOMATIC TRANSFER SWITCHS

Photographic Overview



31 - SWITCHBOARD



32 - UNINTERRUPTIBLE POWER SUPPLY



33 - DISTRIBUTION PANELS



34 - FIRE ALARM PANEL



35 - PARKING LOTS



36 - SIDEWALK

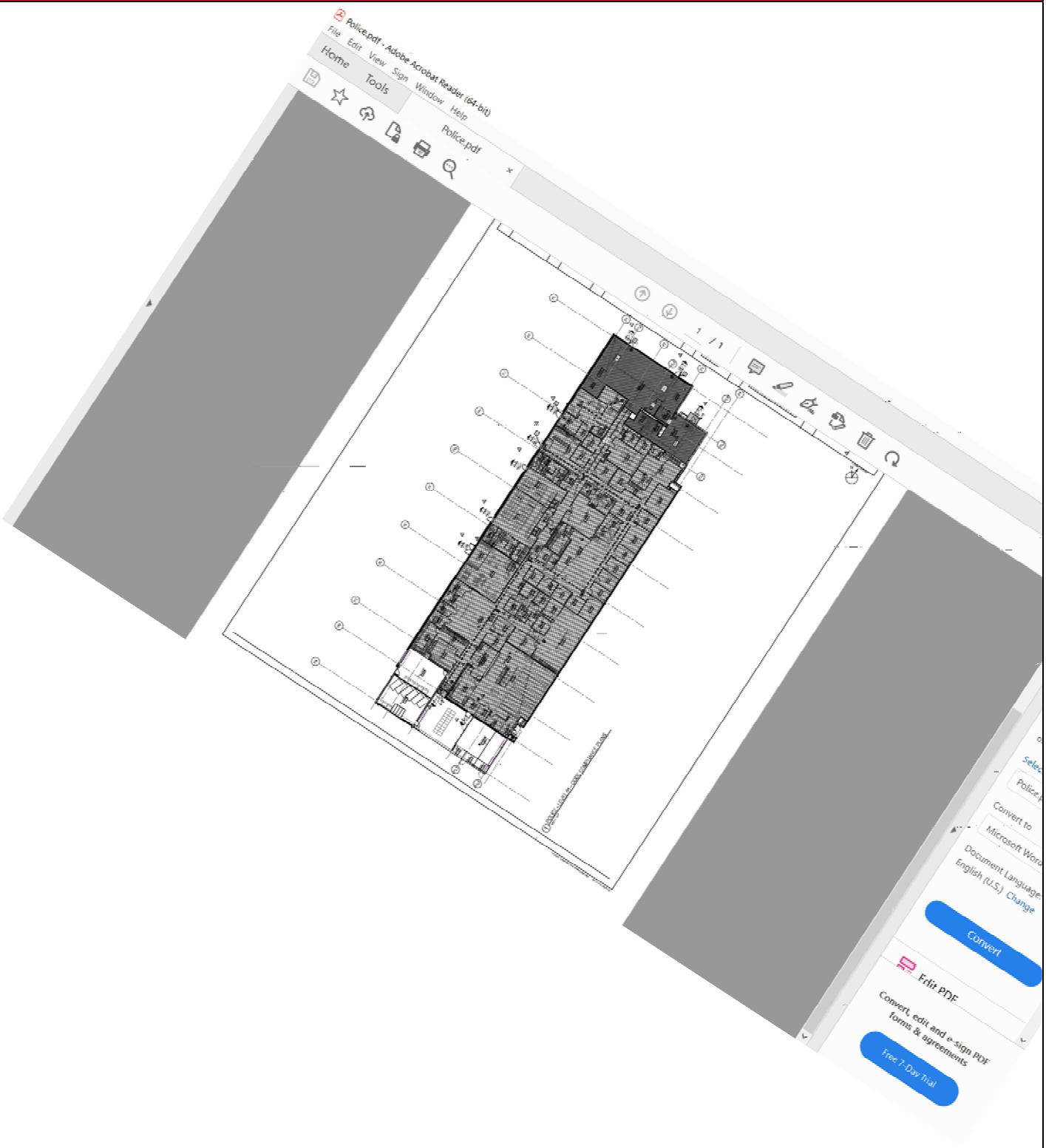
Appendix B:
Site and Floor Plans

Aerial Site Plan



Project Number	Project Name
159125.22R000-018.017	Newark Police Station
Source	**On-Site Date**
Google	January 26, 2023

Floor Plan



Project Number	Project Name
159125.22R000-018.017	Newark Police Station
Source	**On-Site Date**
Owner	January 26, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name:	**Newark Police Station**
Name of person completing form:	**Tonya Connolly**
Title / Association with property:	**Maintenance Superintendent**
Length of time associated w/ property:	**1 year**
Date Completed:	**1/20/2023**
Phone Number:	**510 578 4802**
Method of Completion:	**PRIOR: fully completed by client in advance**

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year/s constructed / renovated	2021		
2	Building size in SF	23,987		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		x			
8	Are there any wall, window, basement or roof leaks?	x				Sally ports and rear entrance – water intrusion when raining depending on wind pattern
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		x			
10	Are your elevators unreliable, with frequent service calls?				x	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		x			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise problematic?		x			
15	Are there any problems or inadequacies with exterior lighting?		x			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	x				Floor electrical conduits have signs of moisture intrusion
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		x			

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Newark Police Station

BV Project Number: 159125.22R000 - 018.017

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



BREAKROOM OVERVIEW

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Playgrounds & Swimming Pools section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Newark Police Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Aluminum Siding	2,300 SF	37	5303426
B2010	Rear of building	Failed	Exterior Walls, Masonry, Repair at Gap	150 SF	0	5303330
B2010	Building Exterior	Good	Exterior Walls, Painted surface, Prep & Paint	27,500 SF	6	5303416
B2010	Building Exterior	Good	Curtain Wall, Glazing	650 SF	47	5303411
B2020	Building Exterior	Good	Storefront, Glazing & Framing	500 SF	27	5303446
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, up to 15 SF	32	27	5303458
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	5	37	5303384
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	27	5303414
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	27	5303412
Roofing						
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	23,987 SF	17	5303407
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	160 LF	17	5303441
B3060	Roof	Good	Roof Skylight, per unit	11	27	5303457
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	36	37	5303461
C1030	Throughout building	Good	Door Hardware, Office, per Door	53	27	5303451
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	18,500 SF	22	5303397
C1090	Locker room	Good	Toilet Partitions, Metal	5	17	5303383
C1090	Locker room	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	40	17	5303448
C2010	Throughout building	Good	Wall Finishes, Painted surface, Prep & Paint	29,500 SF	7	5303396
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	700 SF	37	5303394
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	12,500 SF	7	5303450
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	5,800 SF	12	5303404
C2030	Restrooms	Good	Flooring, Ceramic Tile	700 SF	37	5303425
C2030	Hallway	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,800 SF	7	5303401
C2030	Workout room	Good	Flooring, Rubber Tile	1,100 SF	12	5303428
C2030	Lobby	Good	Flooring, Terrazzo	1,400 SF	47	5303419
C2050	Restrooms	Good	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	7	5303415
Plumbing						
D2010	Throughout building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	23,987 SF	37	5303408
D2010	Hallway	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	12	5303456
D2010	Utility closet	Good	Storage Tank, Domestic Water	1	27	5303435

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Locker room	Good	Shower, Ceramic Tile	4	27	5303438
D2010	Utility closet	Good	Water Heater, Electric, Commercial (36 kW)	2	17	5303395
D2010	Locker room	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	6	27	5303388
D2010	Break room	Good	Sink/Lavatory, Vanity Top, Stainless Steel	3	27	5303453
D2010	Janitor room	Good	Sink/Lavatory, Service Sink, Floor	1	32	5303447
D2010	Restrooms	Good	Urinal, Waterless	4	27	5303431
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	27	5303413
D2010	Restrooms	Good	Toilet, Commercial Water Closet	11	27	5303432
HVAC						
D3010	Site-generator	Good	Storage Tank, Fuel, Interior	1	22	5303423
D3030	Roof	Good	Split System Ductless, Single Zone	2	12	5303382
D3050	Roof	Good	Packaged Unit, Roof-Mounted	7	17	5303429
D3050	Roof	Good	Packaged Unit, Roof-Mounted	3	17	5303386
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	3	17	5303393
D3050	Throughout building	Good	HVAC System, Ductwork, High Density	23,987 SF	27	5303430
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU	1	17	5303410
D3050	Roof	Good	Packaged Unit, Roof-Mounted	1	17	5303409
D3060	Roof	Good	Exhaust Fan, Centrifugal, 28" Damper	1	22	5303439
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	17	5303436
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	2	17	5303444
Fire Protection						
D4010	Throughout building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	23,987 SF	22	5303391
Electrical						
D5010	Data room	Good	Uninterruptible Power Supply, UPS	1	12	5303455
D5010	Rear of building	Good	Generator, Diesel	1	22	5303424
D5010	Electrical room	Good	Automatic Transfer Switch, ATS	2	22	5303433
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	27	5303402
D5020	Electrical room	Good	Distribution Panel, 120/240 V	1	27	5303420
D5020	Site	Good	Switchboard, 277/480 V	1	37	5303422
D5020	Electrical room	Good	Switchboard, 277/480 V	1	37	5303389
D5020	Electrical room	Good	Distribution Panel, 277/480 V	1	27	5303403
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	27	5303440
D5020	Electrical room	Good	Secondary Transformer, Dry, Stepdown	1	27	5303385
D5030	Electrical room	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	23,987 SF	37	5303405

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building exterior	Good	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement	14	17	5303449
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	23,987 SF	17	5303398
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System	23,987 SF	12	5303460
D7050	Electrical room	Good	Fire Alarm Panel, Fully Addressable	1	12	5303443
D7050	Utility closet	Good	Fire Alarm Panel, Fully Addressable	1	12	5303392
D7050	Throughout building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	23,987 SF	17	5303437
Equipment & Furnishings						
E1030	Break room	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	12	5303454
E1040	Training room	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	4	7	5303399
E1060	Break room	Good	Residential Appliances, Range, Electric	1	12	5303445
E1060	Break room	Good	Residential Appliances, Dishwasher	1	7	5303400
E2010	Break room	Good	Casework, Countertop, Solid Surface	24 LF	37	5303390
E2010	Break room	Good	Casework, Cabinetry Hardwood High-End	24 LF	17	5303406
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	34,500 SF	3	5303417
G2020	Parking lot	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	34,500 SF	22	5303387
G2030	Sidewalk	Good	Sidewalk, Concrete, Large Areas	6,500 SF	47	5303421
Sitework						
G2060	Parking lot	Good	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	1	17	5303427
G2080	Landscaping	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	6,500 SF	17	5303434
G4050	Parking lot	Good	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace/Install	11	17	5303418
Follow-up Studies						
P2030	Building exterior-northwest	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	5303452

Appendix F:
Replacement Reserves

Replacement Reserves Report

Newark Police Station

8/21/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Newark Police Station	$20,348	$0	$0	$39,216	$0	$0	$241,243	$455,642	$50,051	$0	$0	$0	$594,827	$63,879	$0	$0	$392,959	$5,249,220	$81,527	$0	$0	**$7,188,912**
Grand Total	**$20,348**	**$0**	**$0**	**$39,216**	**$0**	**$0**	**$241,243**	**$455,642**	**$50,051**	**$0**	**$0**	**$0**	**$594,827**	**$63,879**	**$0**	**$0**	**$392,959**	**$5,249,220**	**$81,527**	**$0**	**$0**	**$7,188,912**

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	5303330	Exterior Walls, Masonry, Repair at Gap	0	0	0	150	SF	$15.50	$33.82	$5,073	$5,073																					**$5,073**
B2010	5303416	Exterior Walls, Painted surface, Prep & Paint	10	4	6	27500	SF	$3.00	$6.55	$180,019							$180,019										$180,019					**$360,038**
B3010	5303407	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	3	17	23987	SF	$17.00	$37.09	$889,794																		$889,794				**$889,794**
B3020	5303441	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	3	17	160	LF	$9.00	$19.64	$3,142																		$3,142				**$3,142**
C1090	5303383	Toilet Partitions, Metal, Replace	20	3	17	5	EA	$850.00	$1,854.74	$9,274																		$9,274				**$9,274**
C1090	5303448	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	3	17	40	EA	$500.00	$1,091.03	$43,641																		$43,641				**$43,641**
C2010	5303396	Wall Finishes, Painted surface, Prep & Paint	10	3	7	29500	SF	$1.50	$3.27	$96,556								$96,556										$96,556				**$193,111**
C2030	5303401	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	3	7	1800	SF	$1.50	$3.27	$5,892								$5,892										$5,892				**$11,783**
C2030	5303404	Flooring, Vinyl Sheeting, Replace	15	3	12	5800	SF	$7.00	$15.27	$88,591													$88,591									**$88,591**
C2030	5303428	Flooring, Rubber Tile, Replace	15	3	12	1100	SF	$9.00	$19.64	$21,602													$21,602									**$21,602**
C2030	5303450	Flooring, Carpet, Commercial Standard, Replace	10	3	7	12500	SF	$7.50	$16.37	$204,567								$204,567										$204,567				**$409,134**
C2050	5303415	Ceiling Finishes, any flat surface, Prep & Paint	10	3	7	500	SF	$2.00	$4.36	$2,182								$2,182										$2,182				**$4,364**
D2010	5303395	Water Heater, Electric, Commercial (36 kW), Replace	20	3	17	2	EA	$18,500.00	$40,367.93	$80,736																		$80,736				**$80,736**
D2010	5303456	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	1	EA	$1,500.00	$3,273.08	$3,273													$3,273									**$3,273**
D3030	5303382	Split System Ductless, Single Zone, Replace	15	3	12	2	EA	$3,500.00	$7,637.18	$15,274													$15,274									**$15,274**
D3050	5303429	Packaged Unit, Roof-Mounted, Replace	20	3	17	7	EA	$7,500.00	$16,365.38	$114,558																		$114,558				**$114,558**
D3050	5303386	Packaged Unit, Roof-Mounted, Replace	20	3	17	3	EA	$15,000.00	$32,730.75	$98,192																		$98,192				**$98,192**
D3050	5303393	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	3	EA	$9,000.00	$19,638.45	$58,915																		$58,915				**$58,915**
D3050	5303410	Make-Up Air Unit, MUA or MAU, Replace	20	3	17	1	EA	$35,000.00	$76,371.75	$76,372																		$76,372				**$76,372**
D3050	5303409	Packaged Unit, Roof-Mounted, Replace	20	3	17	1	EA	$11,000.00	$24,002.55	$24,003																		$24,003				**$24,003**
D3060	5303436	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	3	17	1	EA	$4,000.00	$8,728.20	$8,728																		$8,728				**$8,728**
D3060	5303444	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	3	17	2	EA	$1,200.00	$2,618.46	$5,237																		$5,237				**$5,237**
D5010	5303455	Uninterruptible Power Supply, UPS, Replace	15	3	12	1	EA	$9,600.00	$20,947.68	$20,948													$20,948									**$20,948**
D5040	5303449	Special Fixture w/ Lamp, any type Interior High Bay, w/ LED Replacement, Replace	20	3	17	14	EA	$300.00	$654.62	$9,165																		$9,165				**$9,165**
D5040	5303398	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	23987	SF	$4.50	$9.82	$235,534																		$235,534				**$235,534**
D7030	5303460	Security/Surveillance System, Full System, Replace	15	3	12	23987	SF	$2.00	$4.36	$104,682													$104,682									**$104,682**
D7050	5303443	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	$15,000.00	$32,730.75	$32,731													$32,731									**$32,731**
D7050	5303392	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	$15,000.00	$32,730.75	$32,731													$32,731									**$32,731**
D7050	5303437	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	3	17	23987	SF	$3.00	$6.55	$157,023																		$157,023				**$157,023**
E1030	5303454	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	3	12	1	EA	$4,600.00	$10,037.43	$10,037													$10,037									**$10,037**
E1040	5303399	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	4	EA	$1,500.00	$3,273.08	$13,092								$13,092										$13,092				**$26,185**
E1060	5303400	Residential Appliances, Dishwasher, Replace	10	3	7	1	EA	$700.00	$1,527.44	$1,527								$1,527										$1,527				**$3,055**
E1060	5303445	Residential Appliances, Range, Electric, Replace	15	3	12	1	EA	$620.00	$1,352.87	$1,353													$1,353									**$1,353**
E2010	5303406	Casework, Cabinetry Hardwood High-End, Replace	20	3	17	24	LF	$500.00	$1,091.03	$26,185																		$26,185				**$26,185**
G2020	5303417	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	34500	SF	$0.45	$0.98	$33,876				$33,876					$33,876					$33,876					$33,876			**$135,505**
G2060	5303427	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	3	17	1	EA	$5,000.00	$10,910.25	$10,910																		$10,910				**$10,910**
G2080	5303434	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	3	17	6500	SF	$1.00	$2.18	$14,183																		$14,183				**$14,183**
G4050	5303418	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace/Install	20	3	17	11	EA	$4,200.00	$9,164.61	$100,811																		$100,811				**$100,811**
P2030	5303452	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	$7,000.00	$15,274.35	$15,274	$15,274																					**$15,274**
Totals, Unescalated											**$20,348**	**$0**	**$0**	**$33,876**	**$0**	**$0**	**$180,019**	**$323,816**	**$33,876**	**$0**	**$0**	**$0**	**$331,222**	**$33,876**	**$0**	**$0**	**$180,019**	**$2,290,217**	**$33,876**	**$0**	**$0**	**$3,461,147**
Totals, Escalated (5.0% inflation, compounded annually)											**$20,348**	**$0**	**$0**	**$39,216**	**$0**	**$0**	**$241,243**	**$455,642**	**$50,051**	**$0**	**$0**	**$0**	**$594,827**	**$63,879**	**$0**	**$0**	**$392,959**	**$5,249,220**	**$81,527**	**$0**	**$0**	**$7,188,912**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5303435	D2010	**Storage Tank**	Domestic Water	50 GAL	Newark Police Station	Utility closet				2020		
2	5303395	D2010	**Water Heater**	Electric, Commercial (36 kW)	120 GAL	Newark Police Station	Utility closet				2020		2

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5303423	D3010	**Storage Tank**	Fuel, Interior	3000 GAL	Newark Police Station	Site-generator				2020		
2	5303382	D3030	**Split System Ductless**	Single Zone	1 TON	Newark Police Station	Roof				2020		2
3	5303410	D3050	**Make-Up Air Unit**	MUA or MAU	6000 CFM	Newark Police Station	Roof				2020		
4	5303429	D3050	**Packaged Unit**	Roof-Mounted	3 TON	Newark Police Station	Roof				2020		7
5	5303386	D3050	**Packaged Unit**	Roof-Mounted	6 TON	Newark Police Station	Roof				2020		3
6	5303409	D3050	**Packaged Unit**	Roof-Mounted	5 TON	Newark Police Station	Roof				2020		
7	5303393	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Newark Police Station	Roof				2020		3
8	5303439	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	8500 CFM	Newark Police Station	Roof				2020		
9	5303444	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Newark Police Station	Roof				2020		2
10	5303436	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Newark Police Station	Roof				2020		

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5303424	D5010	**Generator**	Diesel	450 KW	Newark Police Station	Rear of building				2020		
2	5303455	D5010	**Uninterruptible Power Supply**	UPS	7.5 KVA	Newark Police Station	Data room				2020		
3	5303433	D5010	**Automatic Transfer Switch**	ATS	600 AMP	Newark Police Station	Electrical room				2020		2
4	5303440	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Newark Police Station	Electrical room				2020		
5	5303385	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Newark Police Station	Electrical room				2020		
6	5303422	D5020	**Switchboard**	277/480 V	800 AMP	Newark Police Station	Site				2020		
7	5303389	D5020	**Switchboard**	277/480 V	1000 AMP	Newark Police Station	Electrical room				2020		
8	5303420	D5020	**Distribution Panel**	120/240 V	225 AMP	Newark Police Station	Electrical room				2020		
9	5303402	D5020	**Distribution Panel**	277/480 V	600 AMP	Newark Police Station	Electrical room				2020		
10	5303403	D5020	**Distribution Panel**	277/480 V	600 AMP	Newark Police Station	Electrical room				2020		
11	5303449	D5040	**Special Fixture w/ Lamp**	any type Interior High Bay, w/ LED Replacement	200 W	Newark Police Station	Building exterior				2020		14

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5303443	D7050	**Fire Alarm Panel**	Fully Addressable		Newark Police Station	Electrical room				2020		
2	5303392	D7050	**Fire Alarm Panel**	Fully Addressable		Newark Police Station	Utility closet				2020		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5303454	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Newark Police Station	Break room				2020		
2	5303399	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Newark Police Station	Training room				2020		4



Facilities Master Plan

City Council: October 10, 2024

Facilities Master Plan

City Council: October 10, 2024

Background

- City owns and maintains 24 building structures
  - Including three vacant buildings
  - Each managed on an individual basis
- Aging infrastructure
- Evolving community
  - Population
  - Demographics

Facilities Master Plan

City Council: October 10, 2024

Background – Continued

- November 2022
  City Council authorized an agreement with Group 4 Architecture & Planning
- February 2024
  Summary of community engagement and overview of findings presented to City Council
- September 2024
  Draft Plan presented to City Council
- October 2024
  Final Plan presented for consideration

Four Key Categories

1. Preventative Maintenance
2. Renovations/Capital Projects
3. New or Replacement Facilities
4. Sell/Repurpose/Demolish

1. Preventative Maintenance

Estimated $73 million over 20 years

*does not include buildings recommended for replacement or vacant buildings

Recommended Next Steps:

- Establish a Maintenance Reserve Fund
- Develop a comprehensive long-term maintenance plan

2. Renovations/Capital Projects

Future projects were identified during the development of the Plan to improve operational efficiency and anticipated growth in staff and services.

Recommended Next Steps:

- No immediate next steps required.
- Utilize recommended time frames as a guide when making future recommendations for the Capital Improvement Program.

3. New or Replacement Facilities

The Plan recommends the replacement of Fire Stations #27 & #29 and the replacement of the existing Community Center with a new Cultural Art Center.

- Fire Stations #27 & #29 - $15 to $19 million
- Cultural Arts Center - $32 to $56 million

Recommended Next Steps:

- Direct staff to explore funding options

4. Sell/Repurpose/Demolish

During the two-part community engagement process, the community did not identify any specific use for these buildings. Because of the condition of the buildings, action is recommended in the near term.

Recommended Next Steps:

- Staff will conduct additional analysis to inform further recommendations to City Council.

FACILITY IMPROVEMENT PROJECTS

		Project Costs	Immediate & Short Term	Near Term (3-5 yrs.)	Mid Term (6-10 yrs.)	Long Term (11-20 yrs.)
AQUATICS	Improvement to Silliman Center • Updated pool amenities • Improve Check-in and Staff Workspaces • Ninja Cross and Aquatic Fitness	*$7-9M* *($5-6M)* *($1-1.5M)* *($1-1.5M)*			✓	
COMMUNITY & ARTS	New 18-32k SF Community & Arts Center @ Community Park	*$31-56M*	✓			
RECREATION	Improvement to Silliman Center • Improved Storage • Evaluate underutilized space for additional program opportunities • Evaluate additional gym and courts w/indoor walk/run track	*$3-4M* *$23-28M*				✓ ✓
CITY HALL	Minor improvements to City Hall	*$1.5-2M*				✓
SERVICE CENTER	Improvements to Service Center • New Admin Building • New maintenance bays (4) • Update locker/changing rooms and break room • Update HVAC in Shop Bldg. • Additional covered parking	*$18.5-23M* *($3-4M)* *($7-8M)* *($2-3M)* *($.5-1M)* *($6-7M)*		✓		
FIRE	New 8k Fire Station 27 New 8k Fire Station 29 Upgrades to Fire Station 28	*$15-19M* *$15-19M* *$1.5-2M*	✓ ✓	✓		
POLICE	Minor improvement to Police	*$2-2.5M*			✓	
SAFETY ISSUES			$52-500K			
MAINTENANCE			$4.5-12.3M	$7.4-10M	$15.7-20.5M	$45-57.6M

Facilities Master Plan

City Council: October 10, 2024

Thank you!

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEWARK ADOPTING THE FACILITIES MASTER PLAN AND DIRECTING STAFF TO EXPLORE FUNDING OPTIONS TO REPLACE FIRE STATIONS #27 & #29 AND THE REPLACEMENT OF THE EXISITING COMMUNITY CENTER WITH A NEW CULTURAL ARTS CENTER

WHEREAS, the City owns and maintains twenty-four building structures; and

WHEREAS, as the City's infrastructure ages and community demographics evolve, the need for a long-term Facilities Master Plan was needed; and

WHERAS, the City released a request for proposals to develop the City's first Facilities Master Plan (Plan) and entered into an agreement with Group 4 Architecture & Planning (Consultant) for the development of the Plan; and

WHEREAS, the Consultant conducted an extensive two-part community engagement process, completed Facility Condition Assessments and future needs evaluations on all City buildings; and

WHEREAS, the Facilities Master Plan lays out the needs over the next twenty years; and

WHEREAS, the Plan recommends the immediate replacement of Fire Stations #27 and #29 and the replacement of the existing Community Center with a new Cultural Arts Center; and

WHEREAS, February 22, 2024; and

WHEREAS, the draft Plan was presented to City Council on September 12, 2024; and

WHEREAS, a comprehensive funding plan is necessary to replace the three recommended facilities.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby adopts the Facilities Master Plan.

BE IT FURTHER RESOLVED that the City Council directs staff to explore funding options for the replacement of Fire Stations #27 and #29 and the replacement of the existing Community Center with a new Cultural Art Center.