CITY OF NEWARK
CITY COUNCIL

City Administration Building, City Council Chambers

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AGENDA and NOTICE
Special Meeting

Thursday, October 23, 2025
5:30 P.M

A. ROLL CALL

B. CITY MANAGER REPORTS

1. Introductory presentation of background and majority of projects for proposed amendments to the 2024-2026 Biennial Budget and Capital Improvement Plan

2. Overview of the Thornton Avenue Overlay Phase 1 (Interstate 880 to Olive Street) Project for Proposed Amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan

3. Overview of Community Park - All Abilities Play Area Project for Proposed Amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan

C. 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 843 9096 3672 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 24 hours before a special meeting.

Pursuant to Government Code 54957.5, supplemental materials distributed less than 24 hours before this special 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.

Mission Statement
It is our mission to serve and partner with our community to continually enhance the quality of life of everyone in Newark.

Executive Team

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	**Brittney Frye** 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	10/23/2025
TO	Honorable Mayor and City Council Members
FROM	Miki Tsubota, City Engineer
SUBJECT	Introductory presentation of background and majority of projects for proposed amendments to the 2024-2026 Biennial Budget and Capital Improvement Plan

SUMMARY AND RECOMMENDATION

There are three items on the City Council meeting agenda related to amending the current Capital Improvement Plan (CIP). This first item involves an introductory presentation of the background of the CIP and the majority of projects being considered for inclusion in a CIP Amendment in which no conflicts exist. Due to conflicts of interests for Council Members, discussion will be limited to the projects in this report. The next two items on the agenda will each focus on an additional project in order to address the conflicts, including a park project and a pavement project.

City staff are currently preparing a new rolling five-year CIP to be presented to City Council in early 2026 with a goal of City Council adoption by June 2026. The rolling five-year CIP improves on existing practices by providing more realistic project delivery forecast, providing more long-term accountability and transparency, better preparing projects for long-term grant readiness, and providing better long-term Council and community alignment.

Before the new rolling five-year CIP is effective, staff will be recommending an amendment to the current 2024-2026 Biennial Budget (Budget) and CIP. This amendment was anticipated, as the Budget and CIP adopted in June 2024 only included a partial list of projects anticipating the Citywide Parks Master Plan Update and the Citywide Facilities Master Plan (collectively, Master Plans) approved in fall 2024. These documents provide strategic frameworks for the future development of parks and facilities across the City. Staff have reviewed the recommendations within the Master Plans, and will present an overview of high priority projects for consideration to be incorporated into the current CIP along with necessary project budgets. In addition, staff will also propose a list of projects for consideration to be reinstated and highlight projects that will achieve substantial progress this fiscal year.

No formal action is needed on this item. Based on City Council and public input, a draft final amendment to the Budget and CIP will be presented to City Council for

consideration in late 2025.

BACKGROUND

The City Council adopted the 2024-2026 Biennial Budget and CIP on June 27, 2024. The general purpose of the CIP is to identify and prioritize capital improvement projects for potential funding. Projects typically include improvements to streets, parks, and facilities as well as large maintenance projects or acquisition of new equipment that would fall outside of a department's operating budget. Feasibility studies and master plans to help identify and prioritize projects are also often incorporated into the CIP. Projects submitted for consideration must satisfy at least one of the City's five strategic areas (Public Safety Services, Education, Quality of Life, Community Development, and City Government Operations). Projects are also categorized into priority levels based on meeting legal, grant matching, or regulatory requirements; satisfying a critical risk management issue to ensure public safety; serving to preserve and protect the City's existing assets and public infrastructure; and community benefit.

The City has several major sources of funding for capital improvement projects:

- Gas Taxes primarily consists of ongoing direct local distribution of funds through the State of California Highway Users Tax Account, the State Road Maintenance Rehabilitation Account, Measure BB Transportation Sales Tax, and Vehicle Registration funds through the Alameda County Transportation Commission. Eligible uses of gas tax funds include local street and road maintenance and traffic improvements. The City has typically used gas tax funds for ongoing street maintenance programs that include street resurfacing; curb, gutter and sidewalk replacement; street tree maintenance; traffic calming measures; and other street maintenance needs.
- Capital Funds can be used for any type of project and are typically generated through budget surpluses and transfers from the General Fund or other major fund sources.
- The Community Development Maintenance Fund is typically used for conducting feasibility studies, master plans, or other similar efforts or projects that directly support the City's General Plan.
- Park Impact Fees may only be used to acquire new park land and to complete improvement projects at existing parks.
- Development Impact Fees include Public Safety Impact Fees, Community Service Impact Fees, and Traffic Impact Fees. These funds are used when a project-specific nexus has been identified for the respective fee category.
- Other sources - The City regularly pursues grant opportunities from various federal, state, regional, and other sources for CIP projects. Outside grant funding for larger projects is essential for preserving local funds in each of the categories above.

For decades, a biennial budget and CIP have been presented to City Council for adoption. Typically, during the first quarter of each even year, staff would present the CIP process, a summary of the projects for consideration, prioritization criteria for project selection, and available funding sources. After providing staff recommendations and receiving City Council direction, a draft CIP is presented, then the CIP is adopted with the biennial budget. Each new CIP replaces the previous version and includes all

projects submitted throughout the City's history, noting whether projects are funded or unfunded.

After a CIP overview presentation to City Council in January 2024, the City Council encountered unexpected absences of two Council Members. As a result of these unexpected absences, combined with Council Member recusals, staff presented a draft CIP to the City Council without a number of previously approved CIP projects that was ultimately adopted in June 2024.

Also, after the CIP was adopted, two studies with significant relevance to the CIP were completed and approved by City Council - the Citywide Parks Master Plan Update and the City's first Citywide Facilities Master Plan. Knowing these plans were in progress when the CIP was adopted, no new parks projects were initially approved nor was there a prioritization discussion of previously submitted (funded and unfunded) parks projects. Staff recommended and City Council agreed that this discussion would be part of the CIP update. While building projects were discussed and approved, it was understood that projects might be reprioritized based on the information contained in the Citywide Facilities Master Plan.

On October 10, 2024, City Council approved the Citywide Facilities Master Plan that included analysis of the City's 24 buildings and recommendations for preventative maintenance measures for active facilities, capital projects, new or replacement facilities, and buildings to consider for future sale, demolition or repurposing. The Facilities Master Plan prioritized replacement of Fire Station 27 on Cherry Street, replacement of Fire Station 29 on Ruschin Drive, and replacement of the Newark Community Center on Cedar Boulevard. At the October 10, 2024 City Council meeting, City Council directed staff to explore funding options for the replacement of these three facilities. Since replacement of the two fire stations were identified as a priority based on operational needs and code regulations, funds to initiate contracts and to begin the preliminary assessment work for this effort are included in the CIP amendment. Initial work for the Newark Community Center replacement is planned to be considered in the inclusion of the next CIP cycle that begins in early 2026. Further assessment and community engagement with regard to the City's three vacant buildings - Watkins Hall, Fire Station 1, and the previous Library - is also planned to occur in 2026.

On November 11, 2024, City Council approved the Citywide Parks Master Plan Update (Update) that included 111 projects that modernize or add amenities to the City's 14 parks with an estimated cost of over $37 million. This does not include the developer-funded Grand Park in Sanctuary Village that is currently being designed.

In contrast to the original Parks Master Plan in 2017, the community input in the 2024 Update showed greater interest in upgrading or maintaining current amenities at a higher level, rather than adding new amenities. Areas of interest were categorized into four groups: children's play areas; restrooms; maintenance and playfields; or trails and pathway improvements. Projects in the Update were also categorized into eight groups: safety, community identified priority, fulfillment of unmet needs, service area, operational efficiency, potential revenue generation, legal compliance, and inclusion in

previous planning efforts. Among the projects in the highest priority group were the replacement of playgrounds located at Mirabeau Park, Jerry Raber Ash Street Park, and Birch Grove Park.

Since adoption of the 2024-2026 CIP, several projects have been completed or are near completion while anticipating a CIP amendment. Examples include protected bike lane safety corridors along Cherry Street and Newark Boulevard, street paving and striping projects, accessible pedestrian ramps retrofitting, and purchases to increase public safety and assist in law enforcement efforts.

DISCUSSION/ANALYSIS

Staff completed an analysis of the status of projects in the 2024-2026 CIP, projects that were not included in the approved CIP due to a lack of a City Council quorum or pending master plan approvals, and the personnel and financial resources required to complete projects. Staff is now proposing a draft amendment to the Budget and CIP (Amendment), which was developed using the same process used for the current CIP - verifying that projects align with the City's strategic goals and assigning appropriate priority levels. The Amendment ensures:

- Park Impact Fees are utilized on projects that have been prioritized through community engagement in preparing the Citywide Parks Master Plan Update;
- Budgets are established for the highest priority Facilities Master Plan projects - replacement of two fire stations - in order to begin the preliminary studies required for new construction. Funding for later phases, including construction, will be discussed in detail during the five-year CIP planning process.
- In-progress projects previously prioritized by City Council continue without disruption, such as Old Town Streetscape and Thornton Avenue Overlay projects;
- Projects that rely on grants or other funding sources continue to make necessary progress to meet grant funding milestones.

The preliminary recommendations of new projects, associated estimated costs, and recommended funding sources are:

Parks Master Plan Priority Group 1

- Birch Grove Park - Updated Playground; $2.3 million (Funding: Park Impact Fees)
- Jerry Raber Ash Street Park - Updated Playground; $824,000 (Funding: Park Impact Fees)
- Mirabeau Park - Updated Playground; $620,000 (Funding: Park Impact Fees)

The cost of all three projects is approximately $3.74 million, which would reduce the Park Impact Fees balance from $9.93 million to $6.19 million. If the recommended park projects are approved, staff intends to perform outreach to inform adjacent residents and community of the design of the replacement playgrounds.

Facilities Master Plan Priority

- Reconstruct Fire Stations #27 and #29 - Preliminary Planning; $3.5 million (Funding: Measure GG)

Measure GG is a 25-year one-half cent transaction and use tax approved by Newark voters in 2016. The measure is a general tax that allows the City to use the funds for any legitimate governmental purpose. The City Council prioritized the use of the revenue collected for facilities and services, and is currently making bond repayments for the Civic Center, which replaced aging City Hall (including police operations) and library buildings with Measure GG revenue. The difference between Measure GG revenue and the bond repayments is currently around $2.8 million per year and is expected to increase to over $4 million per year in Fiscal Year 2029. This revenue was identified as a potential funding source for costs related to the replacement of Fire Station Numbers 27 and 29 in a presentation to City Council on February 22, 2024.

The recommendations of reinstated projects, estimated costs, and funding sources are:

Priority Development Area

- Old Town Priority Development Area Streetscape Improvements Design; $915,000 (Funding: Measure BB)
- Old Town Priority Development Area Streetscape Improvements Construction; $17.1 million (Funding: One Bay Area Grant, Regional Measure 3, Transportation Fund for Clean Air, Priority Legislative Budget Projects funding championed by Assemblymember Alex Lee and Congressman Ro Khanna)

Priority Projects

- Railroad Quiet Zones Implementation Design; $915,000 (Funding: Priority Legislative Budget Projects funding championed by Assemblymember Alex Lee)
- Thornton Avenue Pavement Overlay Phase 2 from Ash Street to Spruce Street; $2.3 million (Funding: Congressionally Directed Spending Program championed by Congressman Ro Khanna)

All recommended reinstated projects are funded by a variety of regional grants and tax measures and state and federal funding.

Next Steps

State law requires that the Planning Commission review all CIP projects for conformance with the City's General Plan. This review ensures that proposed capital projects support Newark's long-term land use, infrastructure, and community development goals. Following incorporation of the feedback during the presentation of this informational report, staff anticipates presenting the draft CIP Amendment to the Planning Commission in October/November 2025 and return to the City Council for consideration of the draft CIP Amendment in November/December 2025. Staff expects to achieve substantial progress or completion of projects included in the CIP Amendment in the current fiscal year (through June 30, 2026).

FISCAL IMPACT

There is no fiscal impact associated with this informational report. Staff will return to City Council in November/December 2025 to request approval of a draft CIP Amendment and the associated budget actions required to implement the amendment.

REVIEW AND APPROVAL

Prepared by - Miki Tsubota, City Engineer
Reviewed by - Howard Young, Public Works Director
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

Summary of Proposed 2024-2026 CIP Amendment

2024-2026 CIP List of Projects

Citywide Facilities Master Plan

Citywide Parks Master Plan Update

Overview of CIP Amendment Presentation

Summary of Proposed 2024-2026 CIP Amendment

	Project Name	Estimated Cost	Funding Source Available Balance	Recommended Funding Source*	Justification
Proposed New Projects					
1	Jerry Raber Ash Street Park – Updated Playground	$ 824,000	$ 9,930,000	Park Impact Fees	Parks Master Plan Priority Group 1
2	Mirabeau Park – Updated Playground	$ 620,000			
3	Birch Grove Park - Updated Playground	$ 2,300,000			
	Subtotal Parks Projects:	$ 3,744,000			
4	Reconstruct Fire Stations #27 on Cherry St. & #29 on Ruschin Dr.– Preliminary studies including Program and Construction Management services	$ 3,500,000	$ 21,000,000	Measure GG	Facilities Master Plan Priority
Proposed projects for reinstatement					
5	Old Town Priority Development Area Streetscape Improvements (Design)	$ 1,000,000	$ 1,000,000	Measure BB	Priority Development Area
6	Old Town PDA Streetscape Improvements and Complete Streets (Construction)	$ 17,076,500	$ 5,141,000	OBAG3	Priority Development Area
			$ 1,000,000	PLBP	
			$ 10,430,000	RM3	
			$ 68,000	TFCA	
			$ 437,500	PLBP	
	Subtotal:		$ 17,076,500		
7	Railroad Quiet Zones Implementation- Design	$ 915,000	$ 915,000	PLBP	Priority project
8	Thornton Avenue Pavement Rehabilitation Phase 2 (Ash to Spruce Street)	$ 2,300,000	$ 1,000,000	CPFCDS	Priority project
			$ 1,300,000	RM3	
	Subtotal:		$ 2,300,000		
	Total of all Proposed Projects for CIP Amendment:	**$ 28,535,500**			

* Key: CPFCDS: Community Project Funding / Congressionally Directed Spending program
Measure GG: one-half percent transactions and use (sales) tax in the City of Newark
Measure BB: a one-half cent sales tax for local transportation projects and programs
OBAG3: One Bay Area Grant- Federal transportation funding from the Federal Highway Administration
PLBP: California Legislature authorized funding for Priority Legislative Budget Projects
RM3: Regional Measure 3- Bridge Toll funds for highway and transit improvements
TFCA: Transportation Fund for Clean Air $4 surcharge on motor vehicles

2024-2026 CIP: Unfunded Capital Improvement Projects

#	Project Title	Estimated Cost*	Potential Funding Source
1	Central Avenue Overpass Phase 2 – R/W and Construction	$35,000,000	Measure B / BB / Impact Fees
2	Arterial Landscape Median Upgrades	$460,000	Capital Funds
3	Articulated Aerial Lift Truck (35')	$140,000	Capital Funds
4	Bayside TOD Transit Station and Overcrossing – Construction	$11,500,000	Measure BB / Other Transportation Grants
5	Bayside TOD Transit Station and Overcrossing – Design	$700,000	Impact Fees
6	Birch Grove Park Completion	$3,380,000	Park Impact Fees
7	Birch Grove Park Softball Field Night Lighting	$300,000	Capital Funds
8	Birch Grove Park Tennis Court Area Re-landscaping	$125,000	Park Impact Fees
9	Byington Park Completion	$950,000	Park Impact Fees
10	Cedar Boulevard Complete Streets Project	$2,800,000	Outside Funding / Gas Tax
11	Central Avenue Median and Sidewalk Improvements (Construction)	$250,000	Gas Tax
12	Central Avenue Median and Sidewalk Improvements (Design)	$1,200,000	Gas Tax
13	Citywide Bus Shelters	$2,400,000	Capital Funds
14	Citywide Document Scanning Services	$150,000	Capital Funds
15	Civic Center Park Completion	$1,160,000	Park Impact Fees
16	Cultural Arts Center	$40,000,000	Capital Funds
17	Document Conversion	$45,000	Capital Funds
18	Fire Station No. 27 Cherry Street – Energy Efficient Windows	$30,000	Capital Funds
19	Fire Station No. 27 Cherry Street Training Tower – New Construction	$2,000,000	Capital Funds
20	History Museum – Phase 2B (Restoration and Construction)	$3,000,000	Capital Funds
21	History Museum – Phase 3 (Exhibits)	$750,000	Capital Funds
22	Jerry Raber Ash Street Park Completion	$1,010,000	Park Impact Fees
23	Lakeshore Park Completion	$1,750,000	Park Impact Fees
24	Lakeshore Park Restrooms	$350,000	Park Impact Fees
25	Mayhews Landing Park Completion	$1,090,000	Park Impact Fees
26	Mel Nunes Sportsfield Park Splash Pad	$550,000	Park Impact Fees
27	Mirabeau Park Completion	$680,000	Park Impact Fees
28	Mowry Avenue Backup Wall and Landscape Improvements	$900,000	Gas Tax
29	Musick Park Completion	$720,000	Park Impact Fees
30	Newark Boulevard Backup Wall and Landscape Improvements	$1,200,000	Gas Tax
31	Newark Boulevard Complete Streets and Undergrounding Project	$6,800,000	Outside Funds / Gas Tax
32	Newark Community Park Completion	$3,860,000	Park Impact Fees
33	Public Works Maintenance Mini Excavator	$120,000	Capital Funds
34	Public Works Maintenance Robotic Mower	$25,000	Capital Funds
35	Senior Center HVAC Replacement	$50,000	Potential CDBG Project
36	Senior Center – New Construction	$8,000,000	Capital Funds
37	Silliman Activity Center – Energy Conservation Measures	$200,000	Capital Funds
38	Silliman Aquatic Center – Hot Tub Replacement	$300,000	Capital Funds
39	Silliman Aquatic Center – NinjaCross Obstacle Course System	$500,000	Capital Funds
40	Silliman Aquatic Center – Pool Deck Replacement	$300,000	Capital Funds
41	Simulated Impaired Driving Experience	$50,000	Capital Funds
42	St. Isabel Avenue Street Improvements Completion	$285,000	Gas Tax
43	Stevenson Boulevard Gateway Feature Renovation	$90,000	Capital Funds / Art in Public Places
44	Susan Johnson Bridgepointe Park Completion	$920,000	Park Impact Fees
45	Thornton Avenue Complete Streets Improvements (Construction)	$14,000,000	Federal and Regional Grants
46	Traffic Signal at Cherry Street and Robertson Avenue	$200,000	Gas Tax
47	Traffic Signal at Jarvis Avenue and Haley Street	$180,000	Gas Tax
48	Traffic Signal at Jarvis Avenue and Spruce Street	$180,000	Gas Tax
49	Traffic Signal Preemption – Phase 2	$200,000	Capital Funds
	Total:	**$150,920,000**	

*Cost estimates are not updated each CIP cycle and therefore represent the estimated cost at the time the project was submitted; not today's costs.

2024-2026 CIP: Funded Capital Improvement Projects

#	Project Title	Estimated Cost*	Funding Source
1	Annual Gas Tax Project Administration (Ongoing)	$24,000/year	Gas Tax
2	Annual Traffic Calming Measures (Ongoing)	$100,000/year	Gas Tax
3	Annual Citywide Accessible Pedestrian Ramps (Ongoing)	$75,000/year	Gas Tax / TDA Grant Funds
4	Annual Curb, Gutter, and Sidewalk Replacement (Ongoing)	$400,000 (2024) $400,000 (2025)	Gas Tax
5	Annual Street Asphalt Concrete Overlay Program (Ongoing)	$4,000,000/year	Gas Tax/varies per year
6	Annual Street Tree Maintenance (Ongoing)	$300,000/year	Gas Tax
7	Annual Thermoplastic Street Striping (Ongoing)	$25,000/year	Gas Tax
8	Park Grid Tree Work Project	$250,000	Park Impact Fees
9	Citywide Crosswalk Evaluation and Modifications	$150,000	Community Development Maintenance Funds
10	Public Works Maintenance Vehicles (2)	$120,000	Capital Funds
11	Fire Station No. 27 Cherry Street – Roofing	$55,000	Capital Funds
12	Fire Station No. 29 Ruschin Drive – Painting	$23,000	Capital Funds
13	Citywide Building Painting	$77,600	Capital Funds
14	Citywide Building Roof Repairs	$121,000	Capital Funds
15	Citywide Building Upgrades	$11,000	Capital Funds
16	Citywide Parks Irrigation Systems Upgrade/Modification	$170,000	Capital Funds
17	Finance System Replacement	$1,250,000	Capital Funds
18	ADA Transition Plan	$250,000	Community Development Maintenance Funds
19	Cherry Street Median Modifications	$400,000	Capital Funds
20	Community Preservation Vehicle	$50,000	Capital Funds
21	Emergency Breaching Tools and Training	$46,000	Capital Funds
22	Firearms Training System	$20,000	Capital Funds
23	Fire Station Nos. 27 and 29 Additional Fencing	$500,000	Capital Funds
24	Four Corners Area Plan	$350,000	Community Development Maintenance Funds
25	Housing Programs – Implementation of Adopted Housing Element	$450,000	Community Development Maintenance Funds
26	Information Technology Vehicle	$80,000	Capital Funds
27	Mel Nunes Sportsfield Park Storage Unit	$60,000	Capital Funds
28	NewPark Place Specific Plan Enhancement and Expansion	$300,000	Community Development Maintenance Funds
29	Pedestrian Hybrid Beacon Installations	$800,000	Gas Tax Funds
30	Police Department Patrol Vehicles (2)	$200,000	Capital Funds
31	Police Department Unmarked Vehicles (2)	$135,000	Capital Funds
32	Public Works Maintenance Street Sweeper	$500,000	Capital Funds
33	Public Works Supervisor Vehicles (2)	$160,000	Capital Funds
34	Virtual Reality Police Tactics Training System	$100,000	Capital Funds
35	City Hall Security Upgrades	$120,000	Capital Funds
36	Civic Center Building Modifications	$870,000	Capital Funds
37	Climate Action Plan Update	$197,000	Community Development Maintenance Funds
38	Newark Resource Center	$1,800,000	State Grant, CDBG Pool Funds
39	Public Works Maintenance Water Tank Spray Truck	$250,000	Capital Funds
40	Rental Housing Inspection Program Assessment	$150,000	Community Development Maintenance Funds
41	Sea Level Rise Vulnerability Assessment and Adaptation Strategies	$275,000	Community Development Maintenance Funds
42	Second Chance Shelter Repairs	$100,000	Capital Funds
43	Security Cameras and Building Access Management	$1,352,000	Capital Funds
44	Senior Center Driveway Relocation	$60,000	Capital Funds
45	Senior Center Repainting	$100,000	Capital Funds
46	Service Center Vacuum Truck Shelter	$100,000	Capital Funds
47	Silliman Activity Center – Door Closers Replacement	$100,000	Capital Funds
48	Silliman Activity Center – Gym and Dance Floor Refinishing	$130,000	Capital Funds
49	Silliman Activity Center – Locker Room Flooring Replacement	$150,000	Capital Funds
50	Silliman Activity Center – Partial Roof and Skylight Replacement	$250,000	Capital Funds
51	Silliman Activity Center – Shower Tile Replacement	$100,000	Capital Funds
52	Silliman Aquatic Center – Pool Sanitation System Retrofit	$260,000	Capital Funds
53	Silliman Aquatic Center – Water Slide Replacement	$350,000	Capital Funds
54	Softball Fields Retrofit – Scoreboards and Bleachers	$150,000	Capital Funds
55	Storage Facility at Service Center	$400,000	Capital Funds
56	Title 17 (Zoning) Housing-related Assessment and Update	$400,000	Community Development Maintenance Funds
57	Urban Forest Master Plan	$300,000	Community Development Maintenance Funds
58	Vehicle Pursuit Intervention Devices	$45,000	Capital Funds
59	Work Area and Cubicle Upgrades	$70,000	Capital Funds
60	Active Transportation Plan	$195,000	Community Development Maintenance Funds
61	BMX Park Location Study and Conceptual Design	$150,000	Community Development Maintenance Funds
62	Citywide Geographic Information System (GIS) – Phase 2	$150,000	Capital Funds
63	Clean-Up of CalTrans ROW and Landscaping (Thornton Ave/I-880)	$200,000	Capital Funds

2024-2026 CIP: Funded Capital Improvement Projects

64	Finance (ERP) System Program Upgrades	$100,000	Capital Funds
65	Fuel Management System Replacement	$75,000	Capital Funds
66	Jerry Raber Ash Street Park Sports Facilities	$95,600	Park Impact Fees
67	MacGregor Fields Cricket Pitch	$100,000	Park Impact Fees
68	Mel Nunes Sportsfield Park Completion	$1,483,000	Park Impact Fees
69	Mel Nunes Sportsfield Park Synthetic Turf Fields – Additional Netting	$50,000	Park Impact Fees
70	Newark Community Park Well and Pump Replacement	$165,000	Capital Funds
71	Police Department Crime and Collision Scene Investigation Scanner	$84,000	Capital Funds
72	Police Department Utility Vehicle	$12,500	Capital Funds
73	Police Department Volunteer Radios	$20,000	Capital Funds
74	Portable Outdoor Stage	$20,000	Capital Funds
75	Public Works Maintenance Dump Truck	$80,000	Capital Funds
76	Public Works Maintenance Mini Street Sweeper	$260,000	Capital Funds
77	Recreation and Community Services Mobile Recreation Van	$70,000	Capital Funds
78	Revisions to City Truck Routes	$73,370	Community Development Maintenance Funds
79	Sanctuary Park Conceptual Design	$150,000	Community Development Maintenance Funds
80	Senior Center Room Divider	$60,000	Capital Funds
81	Service Center Perimeter Wall	$120,000	Capital Funds
82	Service Center Fuel Island Replacement	$1,000,000	Capital Funds
83	Service Center Fuel Pump Island Drainage System	$80,000	Capital Funds
84	Service Center Fuel Tank Canopy	$140,000	Capital Funds
85	Service Center Skylights	$100,000	Capital Funds
86	Service Center Waste Disposal Upgrades	$275,000	Capital Funds
87	Silliman Activity Center – Preschool Playground Renovation	$300,000	Capital Funds
88	Vehicle Miles Traveled Policy	$15,720	Community Development Maintenance Funds
89	Silliman Activity Center – Partial Roof Replacement	$325,000	Capital Funds
90	Silliman Aquatic Center – Air Handler #2 Replacement	$350,000	Capital Funds
91	Thornton Avenue Complete Streets Improvements (Design)	$700,000	Gas Tax
92	Citywide Park Signage Program – Phase 1	$80,000	Park Impact Fees
93	Citywide Rail Station Alternatives Study	$80,000	Community Development Maintenance Funds
94	Facilities Master Plan	$248,000	Community Development Maintenance Funds
95	Mel Nunes Sportsfield Park Softball Outfield Net Replacement	$30,000	Park Impact Fees
96	Newark Civic Center Technology	$37,000	Capital Funds
97	Police Department Barn Car Patrol Vehicle	$80,000	Capital Funds
98	Police Department Patrol Vehicle	$80,000	Capital Funds
99	Police Department Replacement Scheduling and Workforce Management Soft	$75,000	Capital Funds
100	Silliman Aquatic Center – Water Tanks/Heater Replacement	$100,000	Capital Funds
101	Fire Station No. 27 Cherry Street – Painting	$32,000	Capital Funds
102	Citywide Trash Capture Devices – Phase 3	$230,000	Capital Funds
103	Lakeshore Park Tree Project	$50,000	Capital Funds
104	Newark Community Park Restroom Restoration	$60,000	Capital Funds
105	Service Center Buildings – Painting	$80,000	Capital Funds
106	Service Center Rear Garage Overhang Repairs	$75,000	Capital Funds
107	Virtual History Museum	$60,000	Capital Funds
108	Website Upgrade	$77,600	Capital Funds
109	Lakeshore Park Landscape Restoration	$326,000	Capital Funds
110	Silliman Activity Center – Light Control Board Replacement	$50,000	Capital Funds
111	Irrigation Main Line Partial Replacement at Community Park	$200,000	Capital Funds
112	Transition to Paperless Documents	$13,000	Capital Funds
113	Service Center Clean Water Requirements	$95,000	Capital Funds
114	Central Avenue Overpass Phase 1 – Project Development	$2,765,000	Measure B Funds
115	Lakeshore Park Lake Water Quality Analysis	$25,000	Capital Funds
116	Cast Iron Stormwater Inlet Grate Replacement Program Phase I	$15,000	Gas Tax
	Total:	**$ 36,518,390**	

NEWARK
California

City of Newark
Facilities Master Plan

FINAL REPORT | 06 SEPTEMBER 2024

GROUP 4
ARCHITECTURE

10

GROUP 4

ARCHITECTURE
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CONTENTS

1. Introduction 3

Executive Summary *4*

Project Goals and Purpose *6*

Plan Summary *6*

Work Plan and Participation Plan *7*

Analysis of Existing Operations *8*

Facility Condition Assessments *8*

Facility Condition Assessments Summary Table *9*

Project Participation *14*

2. Community, Recreation, and Aquatic Facilities 17

Newark Community Center *18*

Newark Community Center Annex *19*

Clark W. Redeker Senior Center *34*

George M. Silliman Community Activity Center *36*

Ash Street Recreation *40*

Birch Grove Park Restrooms *41*

Lakeshore Park Boathouse *42*

Newark Community Park Restrooms *43*

Alan L. Nagy Library *44*

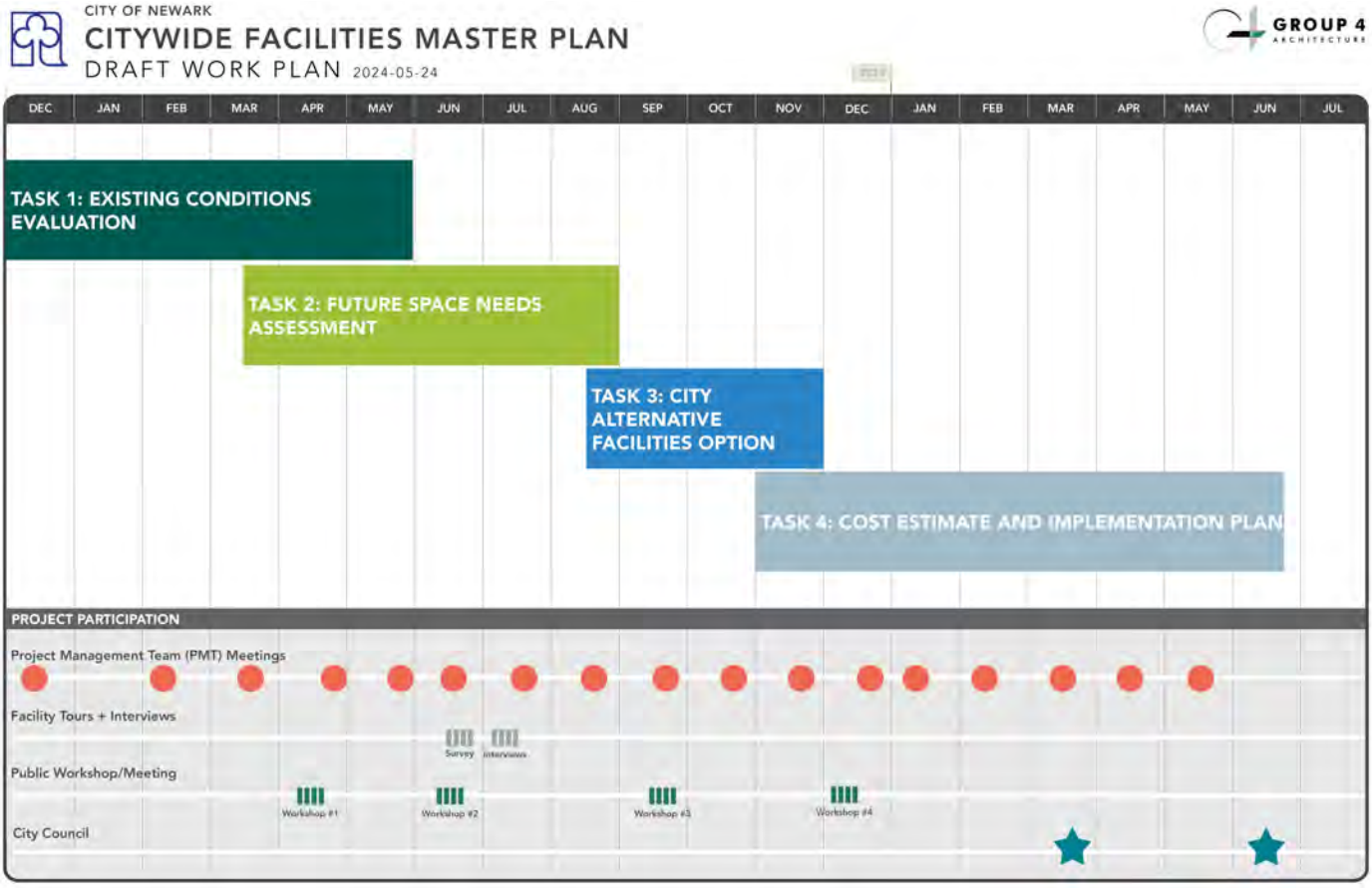
Sportsfield Restroom *45*

Old Newark Library *46*

Watkins Hall *47*

3. Administration, Public Safety, and Service Facilities 49
David W. Smith City Hall *51*
Fire Station 27 ..... *62*
Fire Station 29 ..... *63*
Fire Station 28 ..... *68*
Newark Police Department *72*
Newark Service Center *76*
Second Chance Emergency Shelter *78*
Old Fire Station *79*
4. Appendix I
Community Engagement Result Images ..... *I*
Facility Condition Assessment Reports ..... *XI*

INTRODUCTION



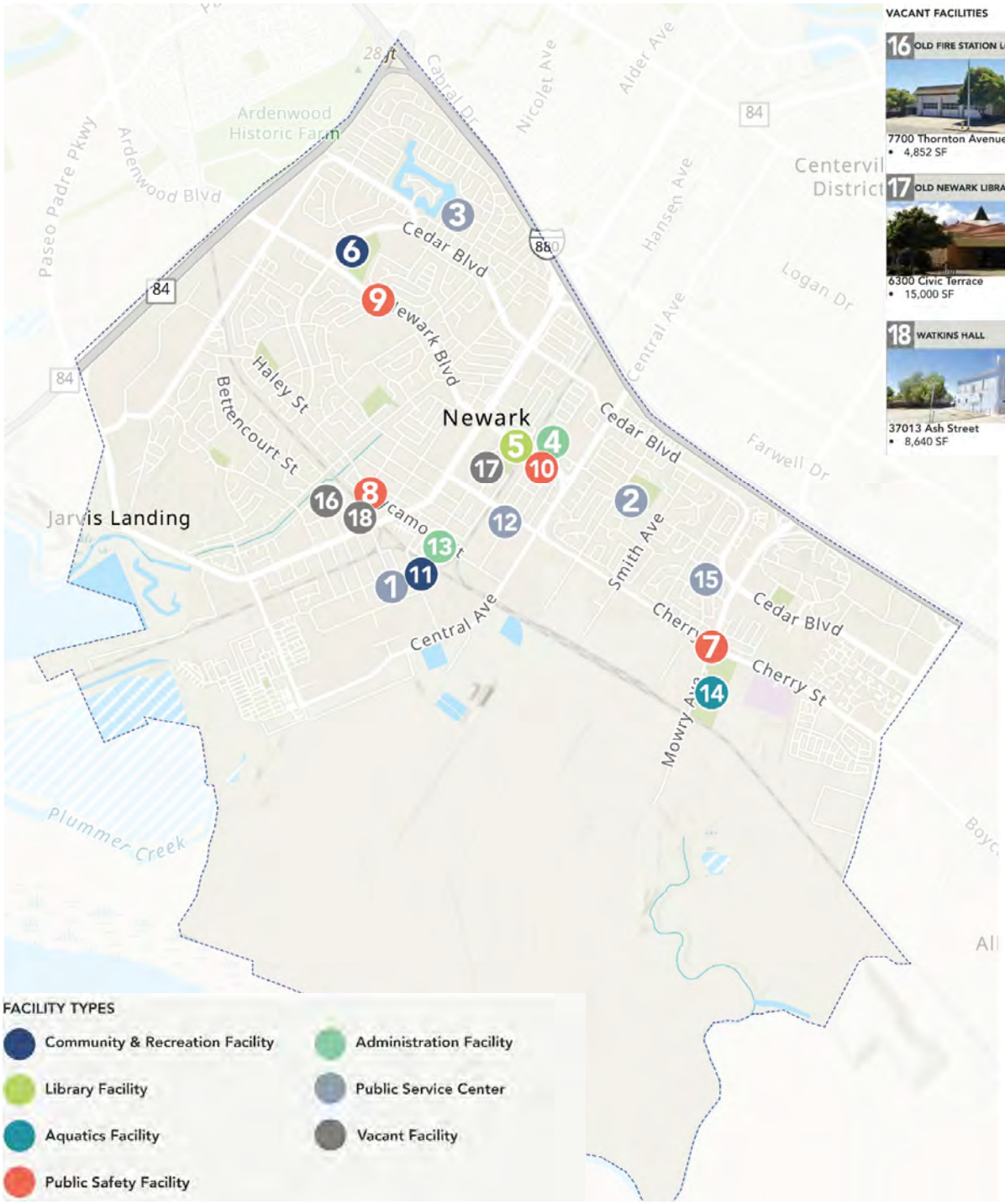
INTRODUCTION

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.



FACILITY TYPES

- Community & Recreation Facility
- Library Facility
- Aquatics Facility
- Public Safety Facility
- Administration Facility
- Public Service Center
- Vacant Facility

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 28

7550 Thornton Avenue
- 18,000 SF

9 FIRE STATION 29

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

3911 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

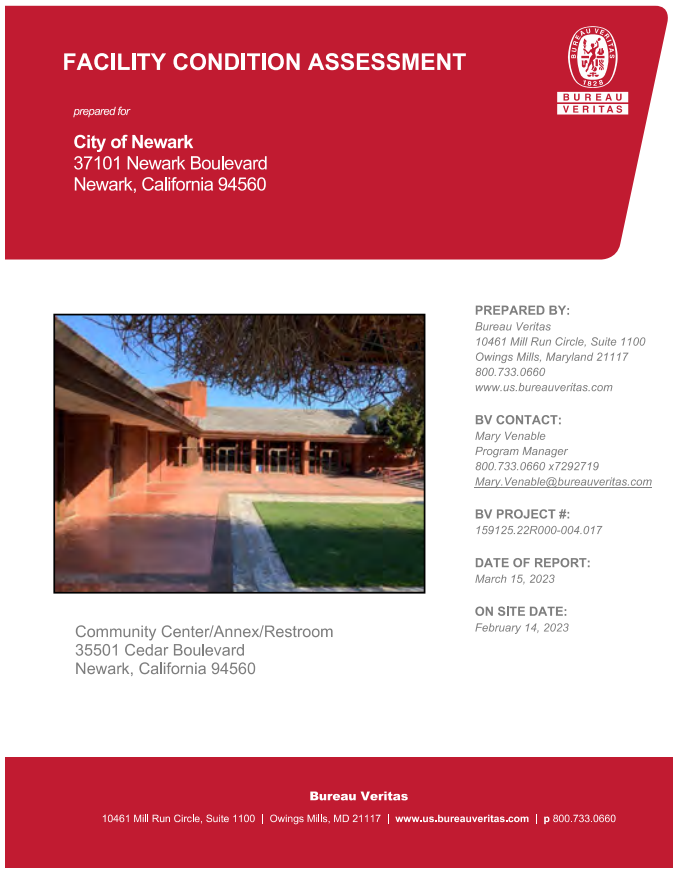
WORK PLAN AND PARTICIPATION PLAN

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:
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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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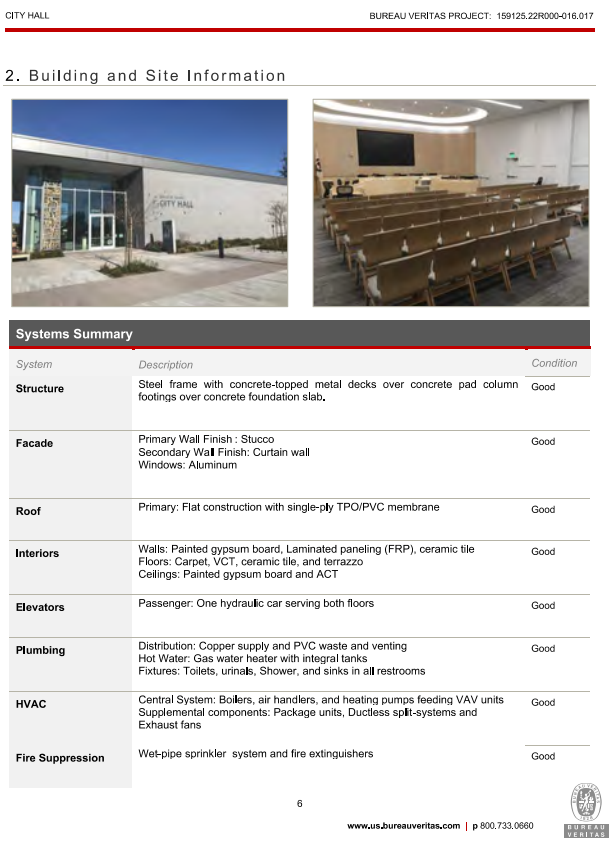

CITY HALL BUREAU VERITAS PROJECT: 159125.22R000-016.017

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

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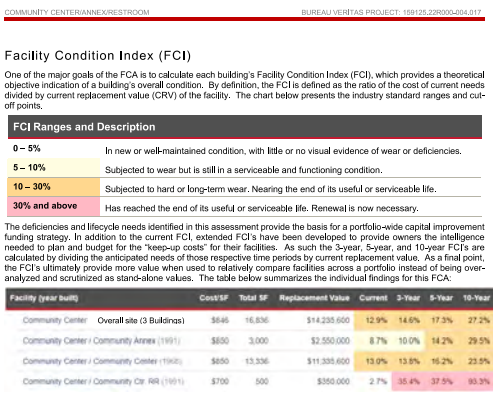
Left: Facility Condition Assessment report cover for the Community Center Right: City Hall FCA report building and site information



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:

Facility (year built)		Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Community Center	Overall site (3 Buildings)	$646	16,836	$14,235,600	12.9%	14.6%	17.3%	27.2%
Community Center / Community Annex (1991)		$650	3,000	$2,550,000	8.7%	10.0%	14.2%	29.5%
Community Center / Community Center (1962)		$650	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%

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

Project Management Team (PMT), City of Newark

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Lenka Hovorka, Assistant City Manager

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Soren Fajeau, Public Works Director

Nick Cuevas, Recreation & Community Services Director

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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*

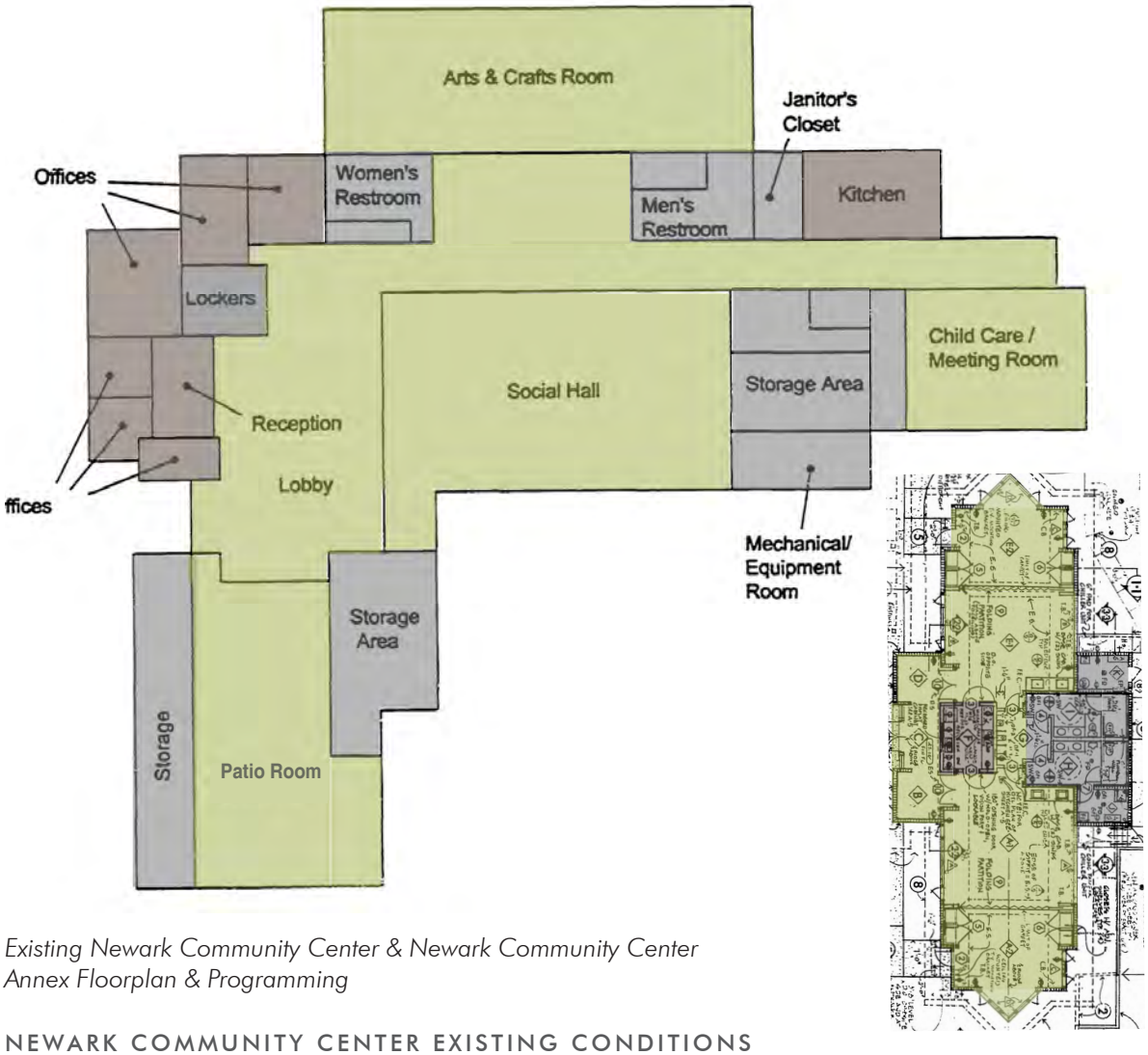
Size: *3,000 square feet*

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

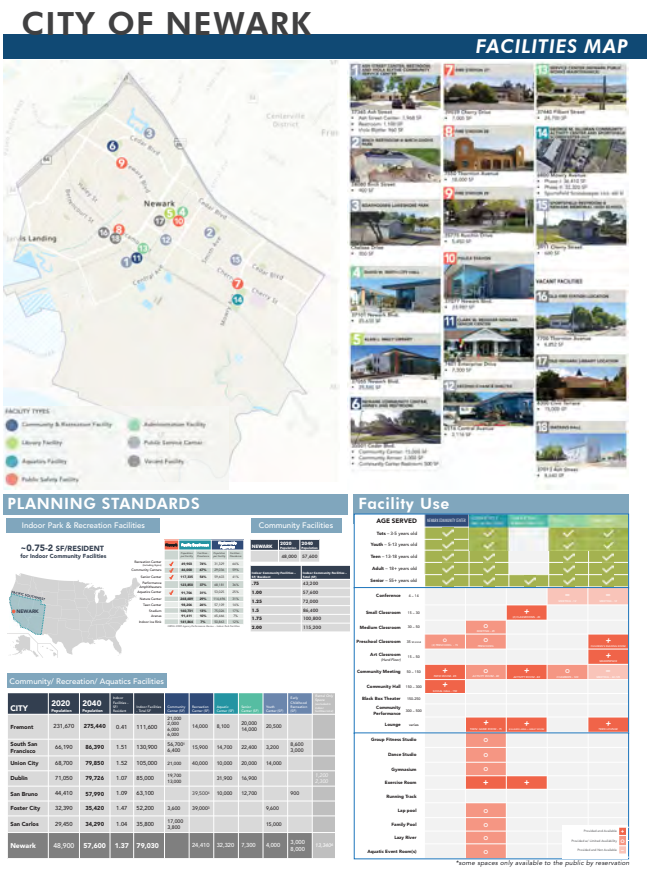
The Newark Community Center was built in 1968 and has nearly 14,000 square feet across a single story. What was once a community space for city activities and programs, room rentals, and childcare, has become mostly unoccupiable to the public except for opportunities to rent out rooms for personal events 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.

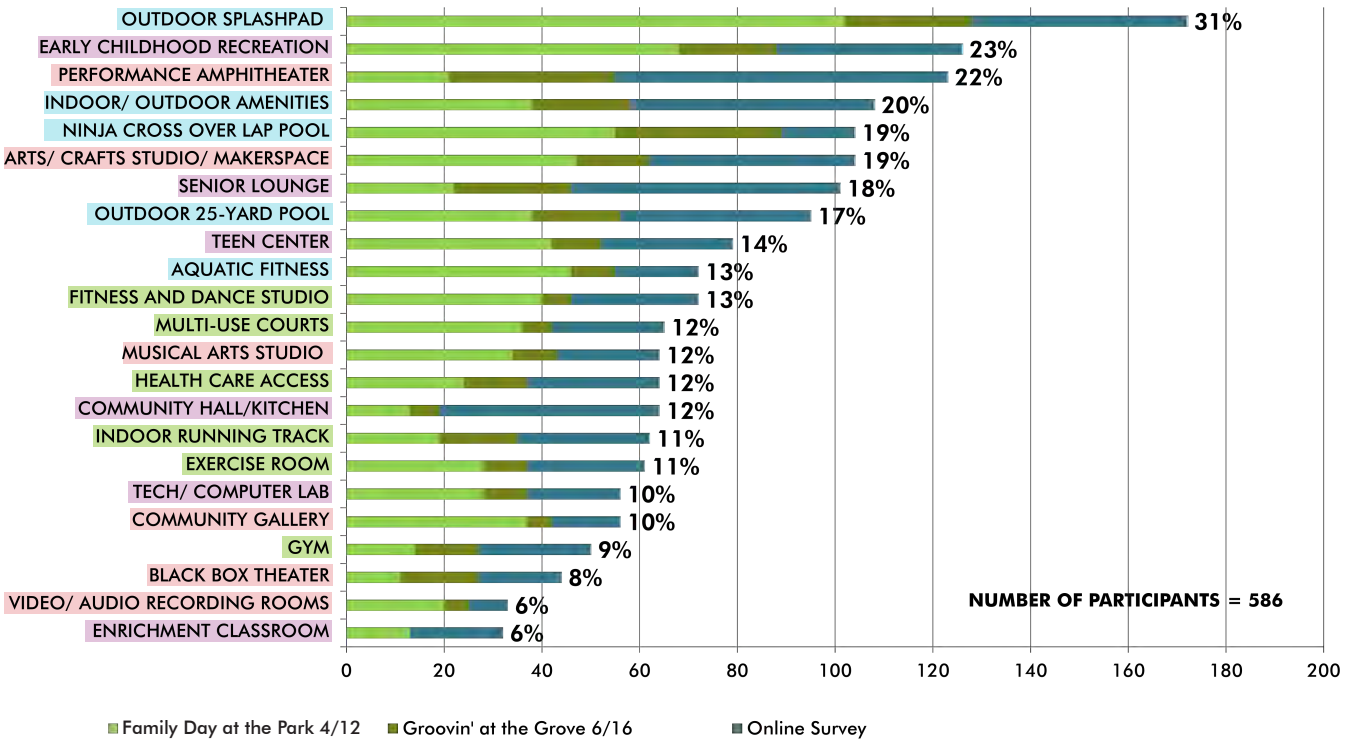


ROUND 1 COMMUNITY ENGAGEMENT

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.

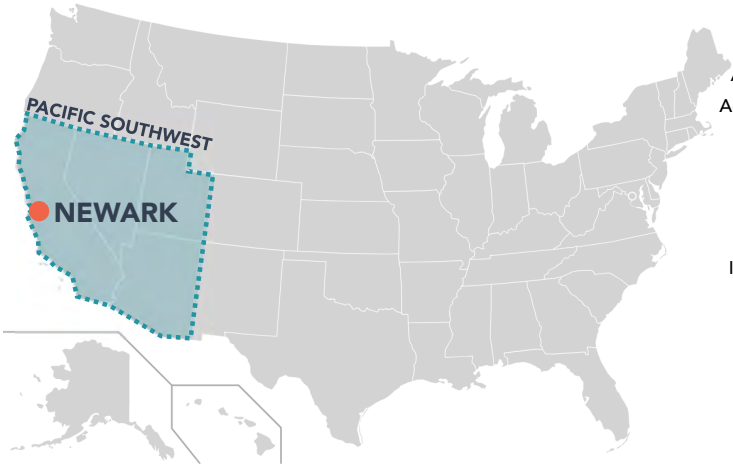
Engagement pop-up tent for Family Day in the Park.

OUTDOOR SPRAYGROUND/
SPLASHPAD
OUTDOOR 25-YARD POOL
INDOOR/ OUTDOOR AMENITIES
(PICNIC TABLES, CABANAS, ETC.)
NINJA CROSS OVER LAP POOL
AQUATIC FITNESS
(UNDERWATER BIKES, ETC.)
OTHER?
NEWARK
NewBark
Dog Park
FACILITY INPUT
WHAT ARE YOUR OPINIONS ON NEWARK'S CURRENT
LOVE IT
What makes this Facility special for you?
CHANGE IT
What would you improve about this Facility if you could?

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.

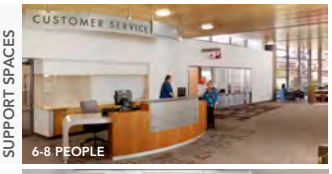
BASE - A

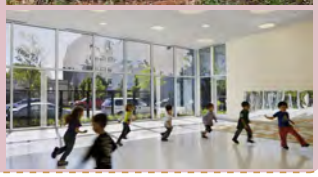
SQUARE FEET
~18,000 SF, 1-Story

1ST FLOOR FOOTPRINT
~18,000 SF

CAPITAL COST
$$$ – $$$$

PARKING
~60 – 130 spaces





A

B

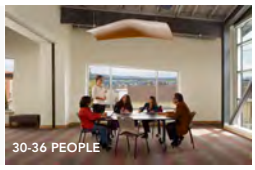
SQUARE FEET
~25,000 SF, 2-Story

1ST FLOOR FOOTPRINT
~18,000 SF

CAPITAL COST
$$$$ – $$$$$

PARKING
~80 – 150 spaces

BASE +



B

C

SQUARE FEET
~32,000 SF, 2-Story

1ST FLOOR FOOTPRINT
~20,000 SF

CAPITAL COST
$$$$$ – $$$$$$

PARKING
~105 – 175 spaces

BASE + B +

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.

SITE OPTIONS

COMMUNITY PARK

EXISTING COMMUNITY PARK ANALYSIS

COMMUNITY PARK OPTIONS

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

OPTION A

OPTION B1
(one-story)

OPTION B2
(two-story)

OPTION C

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	●	●	●	●	●	●	●	●
COMMUNITY NEEDS	●	●	●	●	●	●	●	●
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?

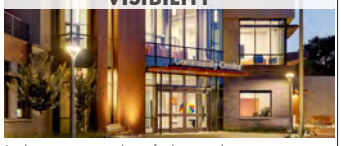
COMMUNITY NEEDS

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?

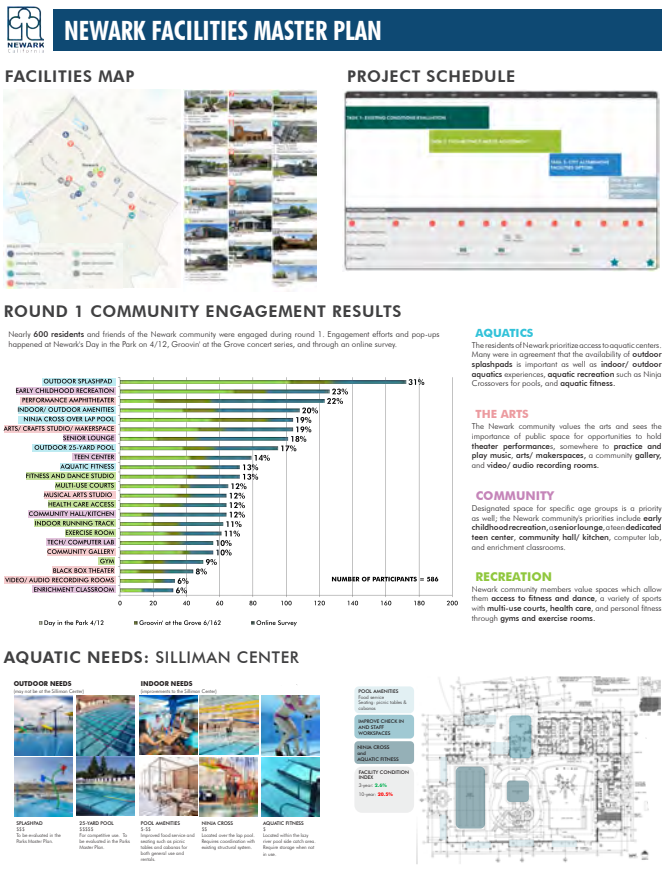
ENVIRONMENT

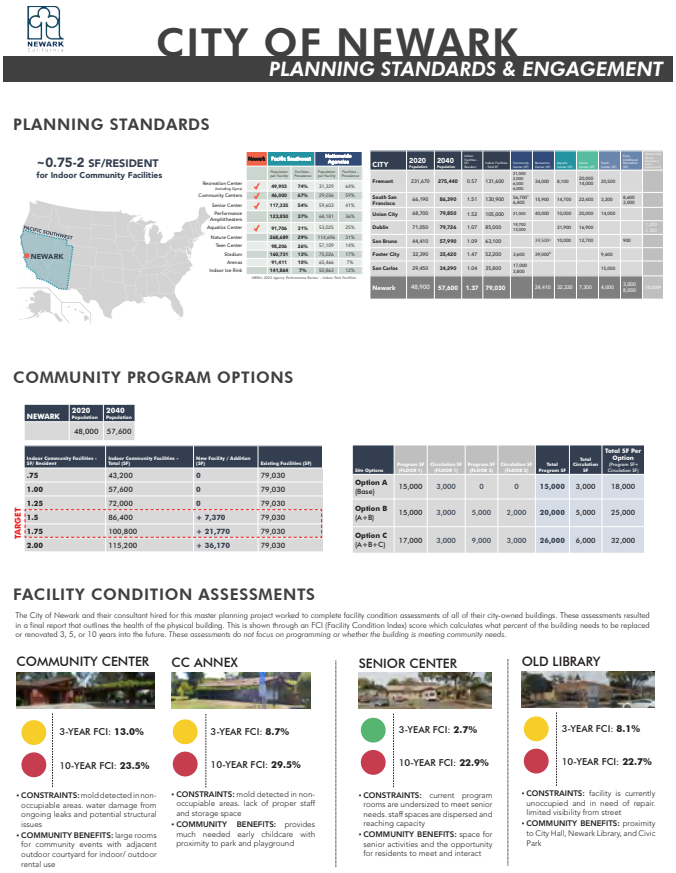
Are there extraordinary environmental risks associated with the site (seismic, sea level rise) that will impact the construction costs, longevity, operations, or maintenance costs for the building or site improvements?

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.



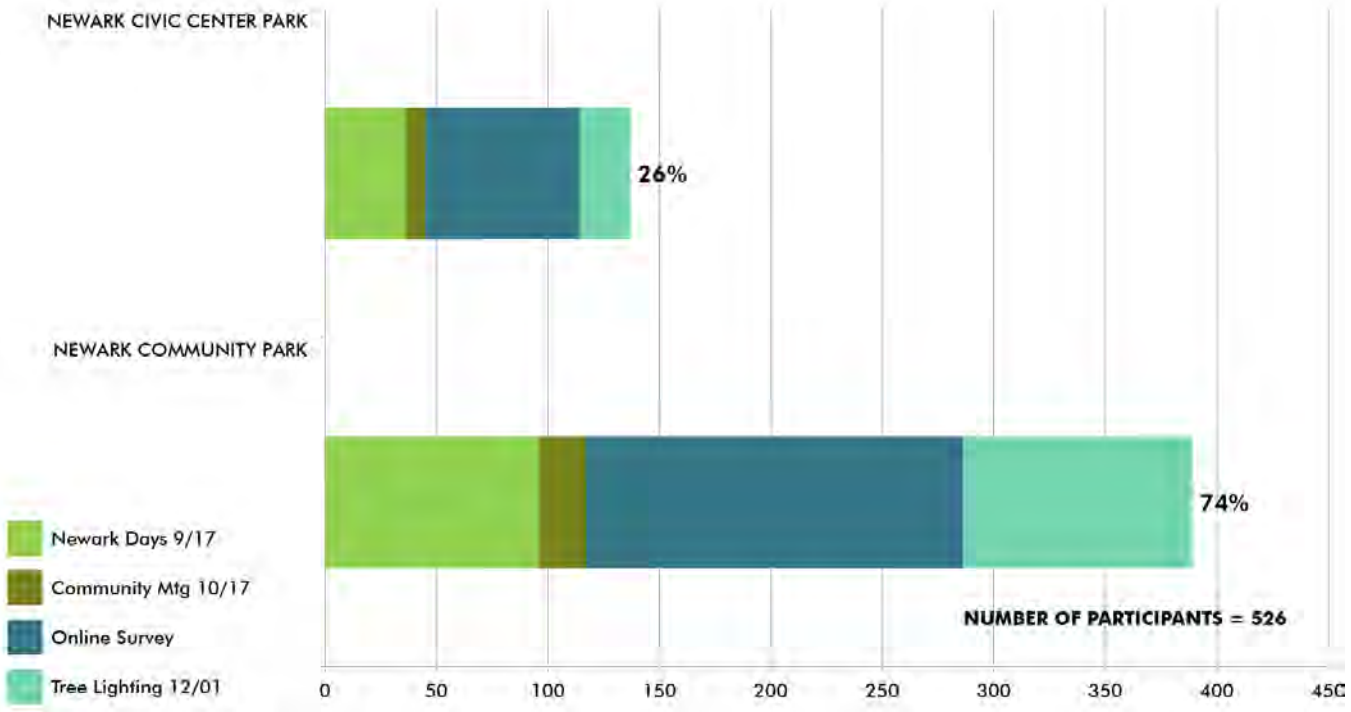


ROUND 2 ENGAGEMENT

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:

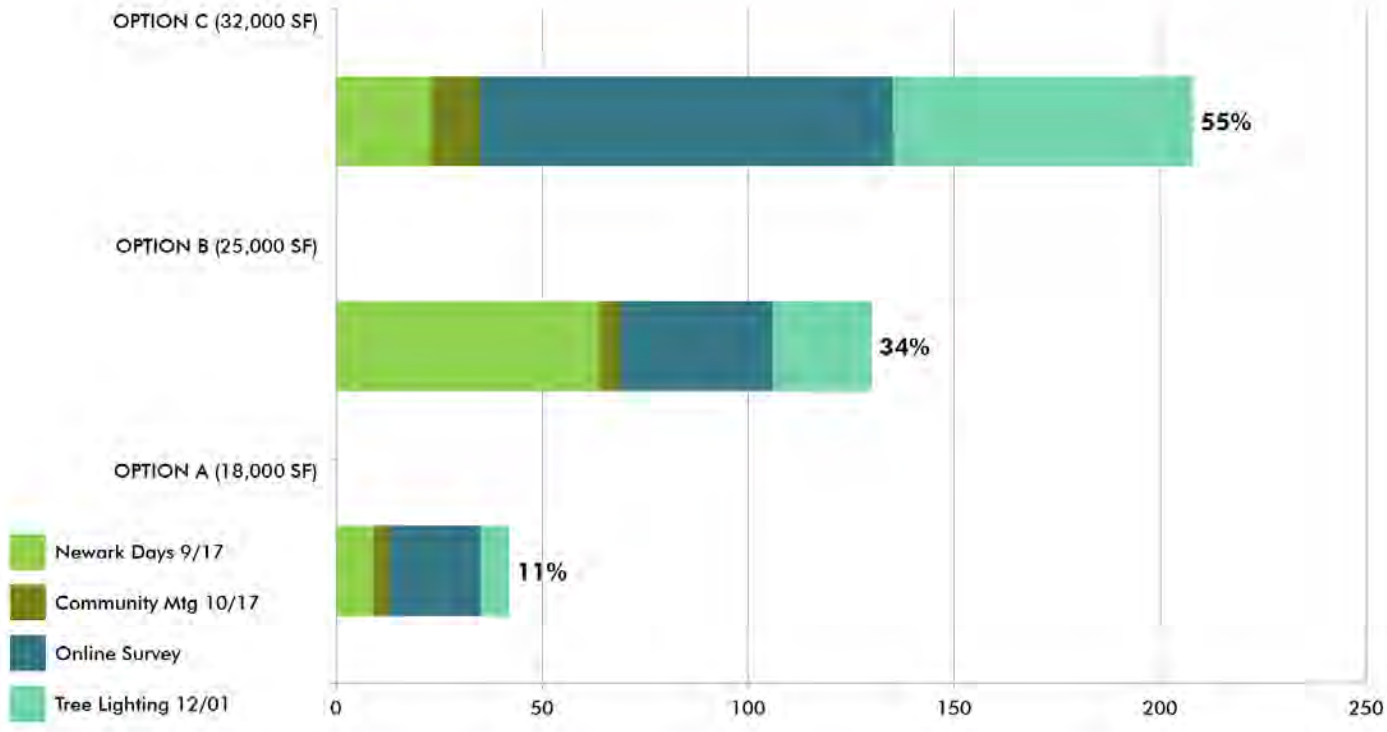
- Newark Days (9/17/2023)
- Community meeting and open house at Alan L. Nagy Library (10/17/2023)
- Newark Tree Lighting (12/01/2023)

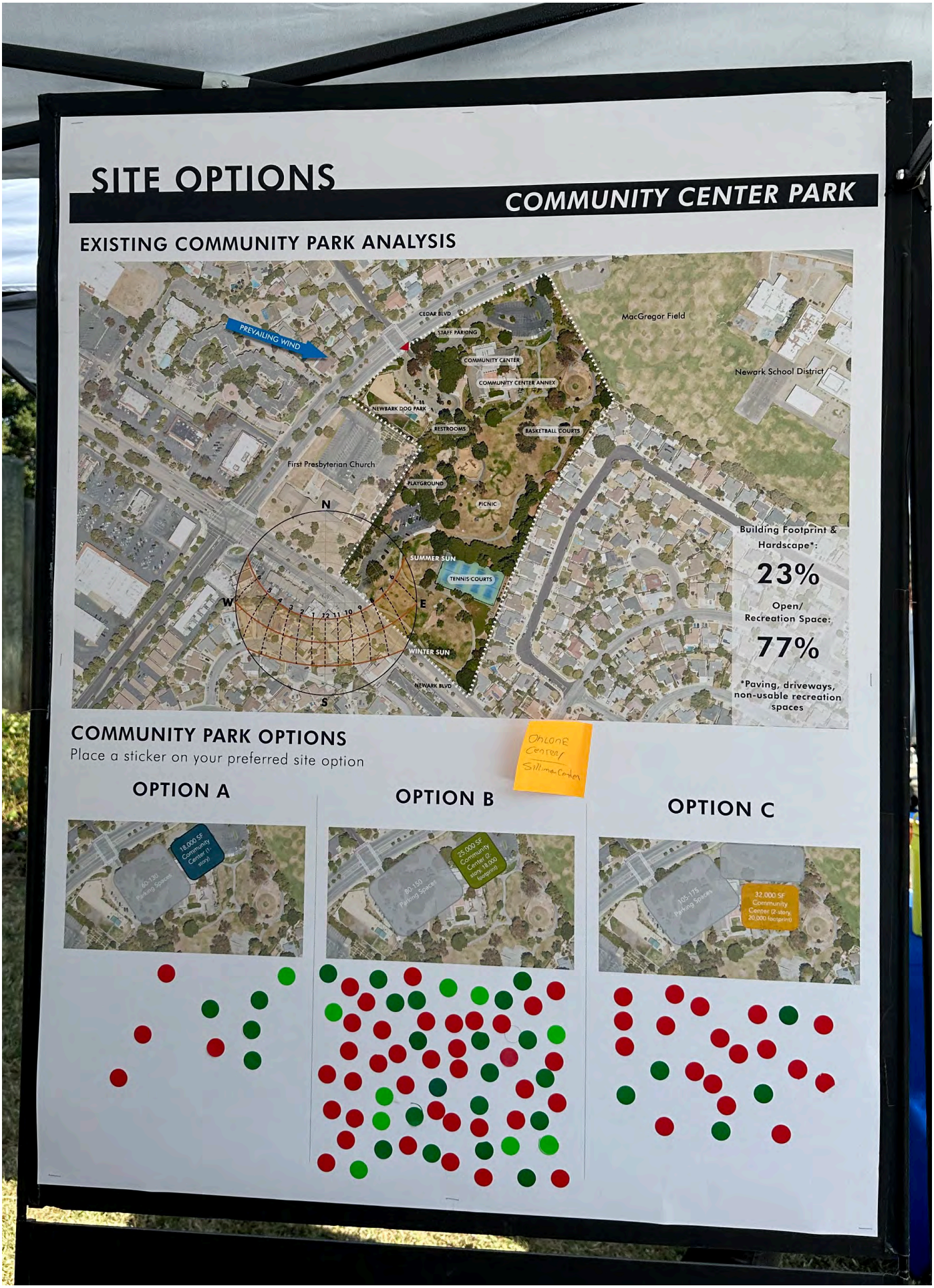


ROUND 2 ENGAGEMENT RESULTS

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
CEDAR BLVD
STAFF PARKING
COMMUNITY CENTER
COMMUNITY CENTER ANNEX
NEWBARK DOG PARK
RESTROOMS
BASKETBALL COURTS
MacGregor Field
Newark School District
First Presbyterian Church
PLAYGROUND
PICNIC
SUMMER SUN
TENNIS COURTS
WINTER SUN
NEWARK BLVD
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
Online
Century
Silliman Center
OPTION A
18,000 SF Community Center (1-story)
65-130 Parking Spaces
OPTION B
25,000 SF Community Center (2-story, 18,000 footprint)
80-150 Parking Spaces
OPTION C
32,000 SF Community Center (2-story, 20,000 footprint)
105-175 Parking Spaces

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.

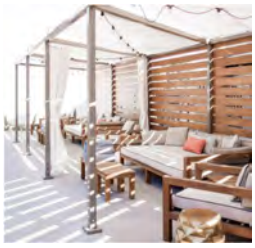
Outdoor

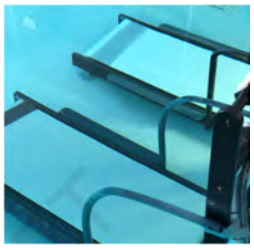
- Not many outdoor amenities such as general seating, picnic tables and/ or cabanas.
- Food services areas are additionally outdated and small.

AQUATIC NEEDS SILLIMAN CENTER

Outdoor Needs
(may not be at the Silliman Center)

Indoor Needs
(improvements to 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

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.

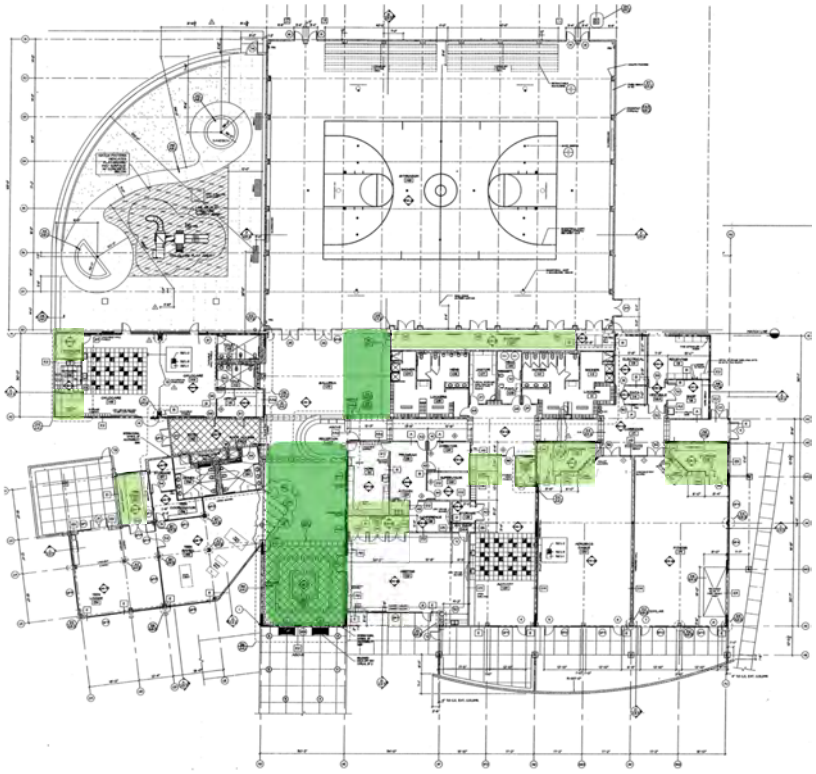
RECREATION NEEDS

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



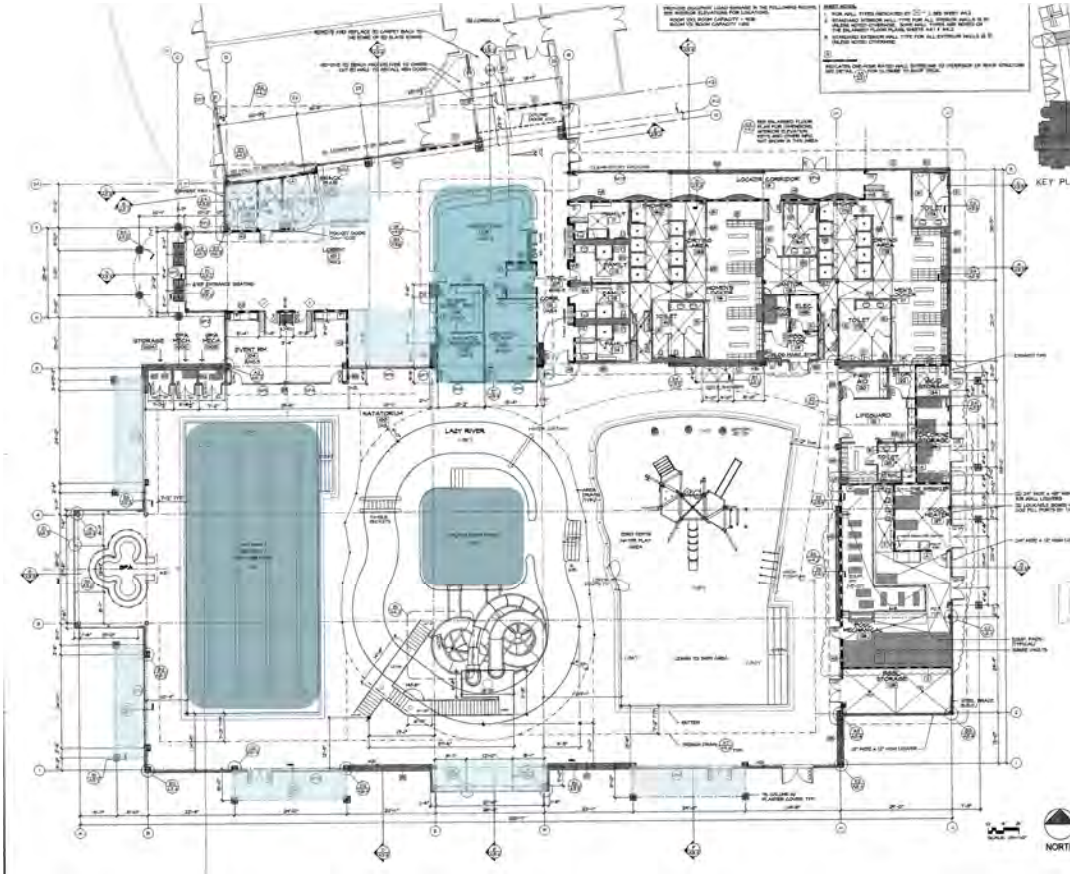
AQUATIC NEEDS

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*

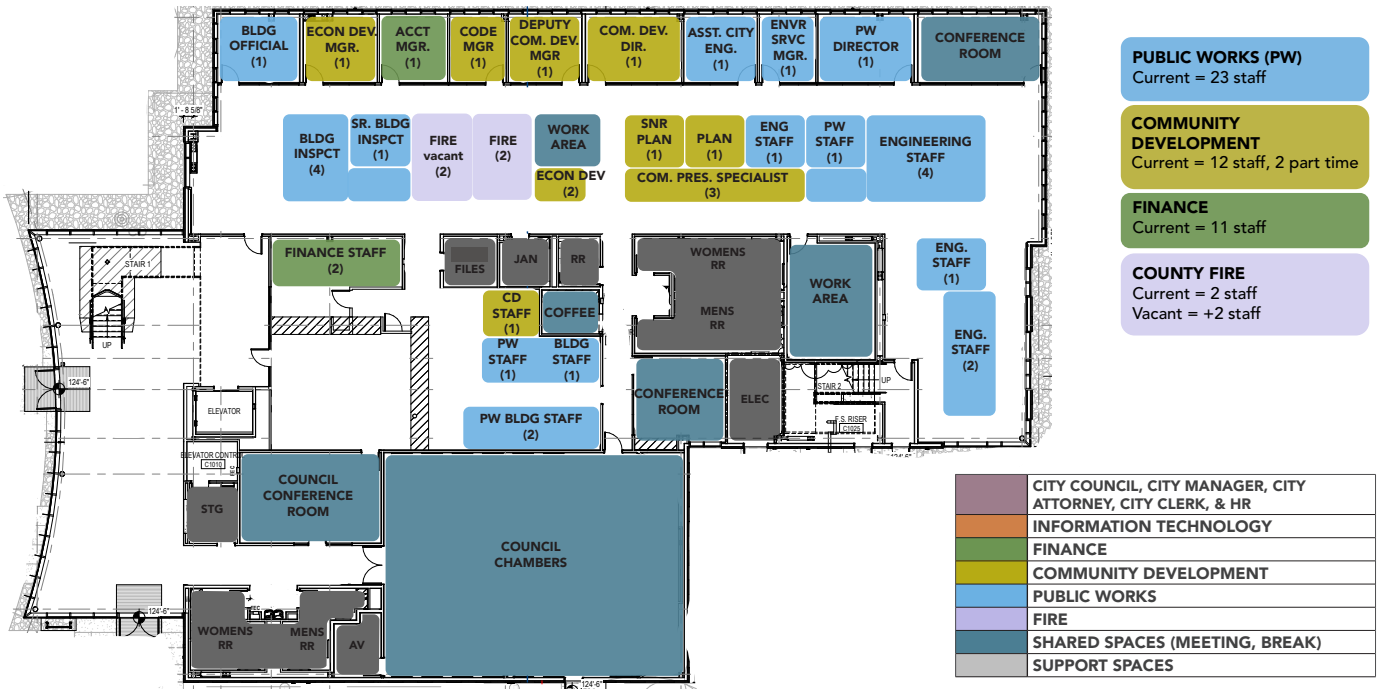
Site Area: 3.84 acres

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

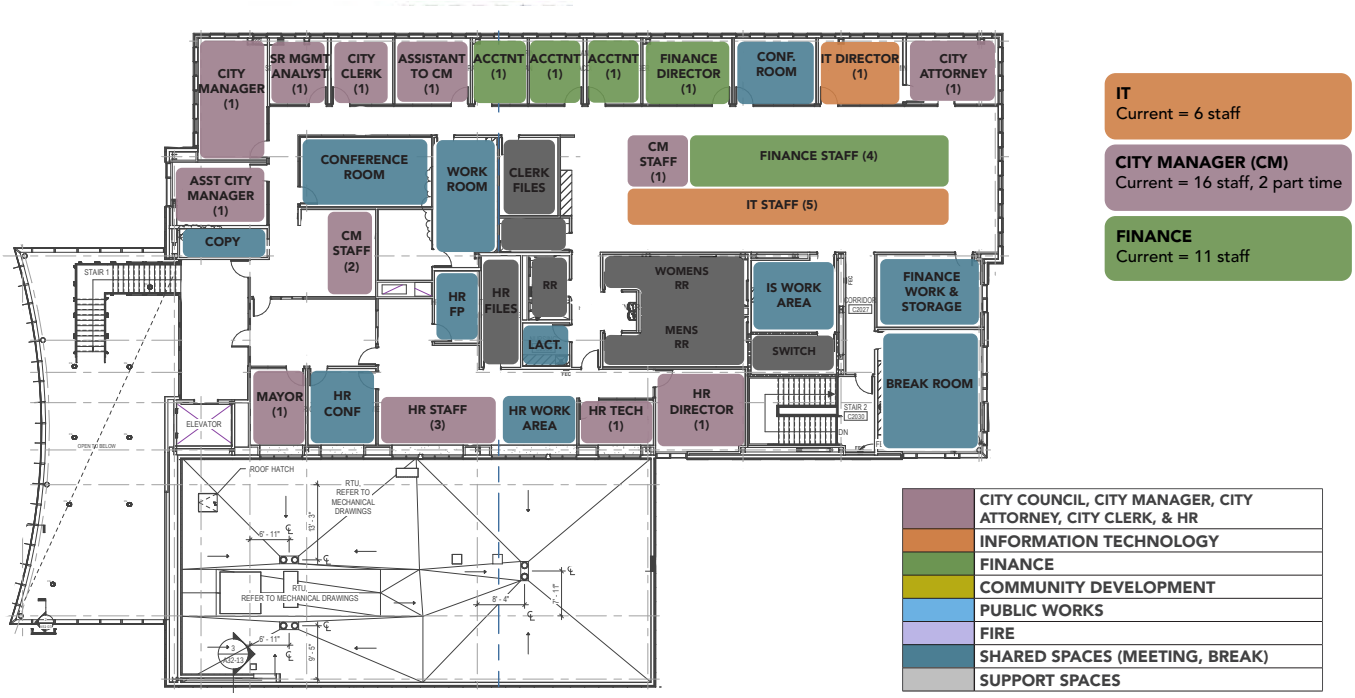
The David W. Smith City Hall was designed and constructed in 2020 by Perkins & Will and Webcor as part of the Civic Center campus along with the new Alan L. Nagy Newark Library and Newark Police Department. It currently has nearly 25,600 square feet across two floors and 68 full time staff with 4 part 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.

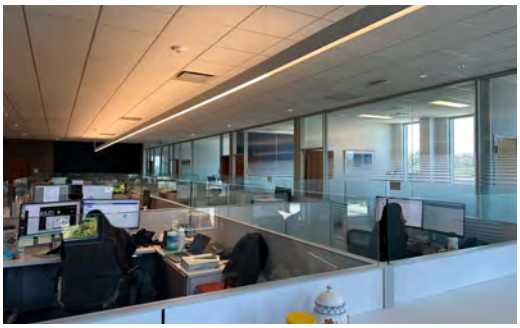
Public Lobbies and Service Counters

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.

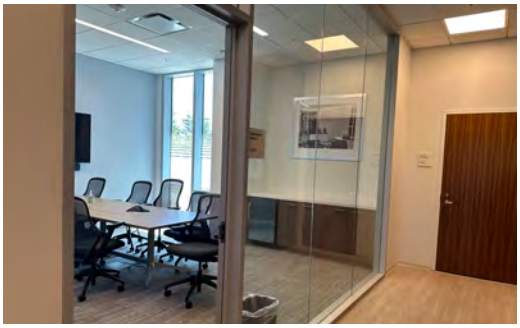
- Public lobbies and service desks are redundant and oversized. The first-floor lobby combined with the second-floor landing and second public waiting space oftentimes go unused by the public and would be much more useful as city department space.
- The public counter on the first floor is too large 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.

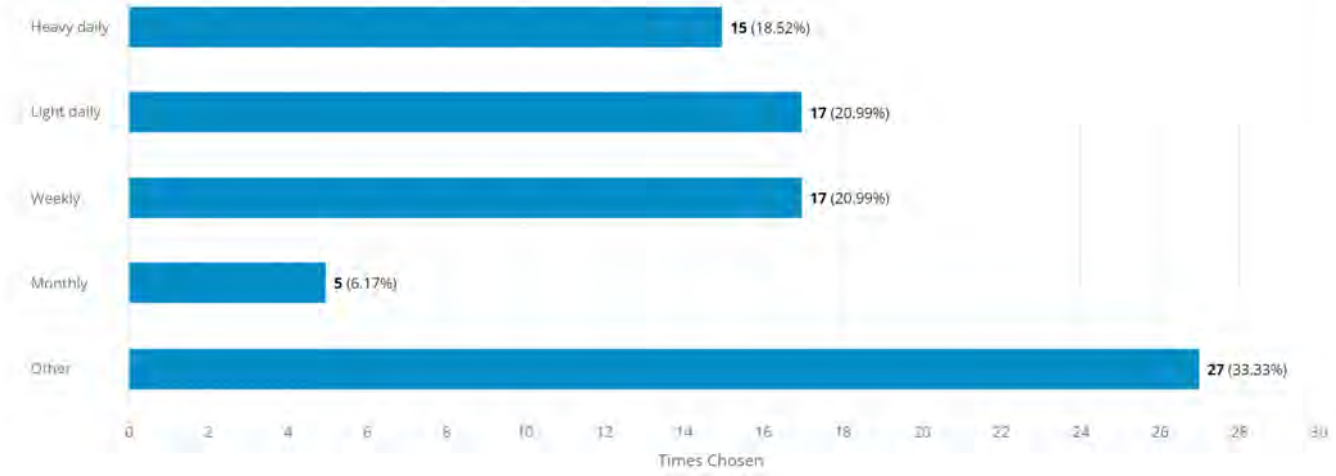
STAFF SURVEY RESULTS

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.

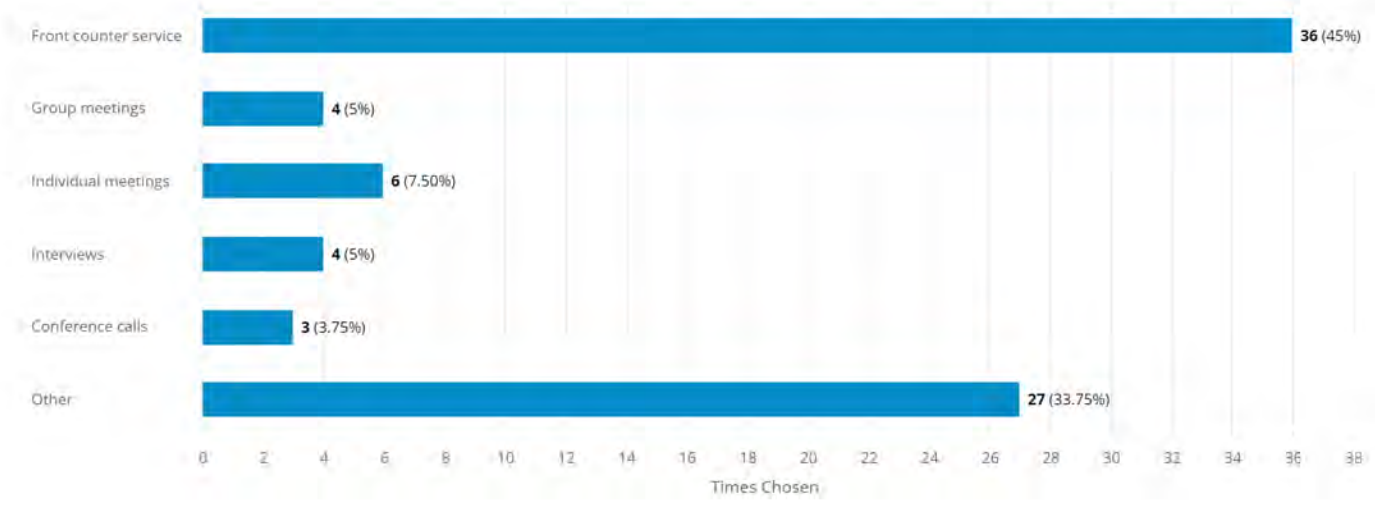
1. Please describe your in-office interaction with the public. For the purpose of this survey, please do not include your public interaction in the field. a. How frequently do you interact with the public in-office?

Number of responses: 81



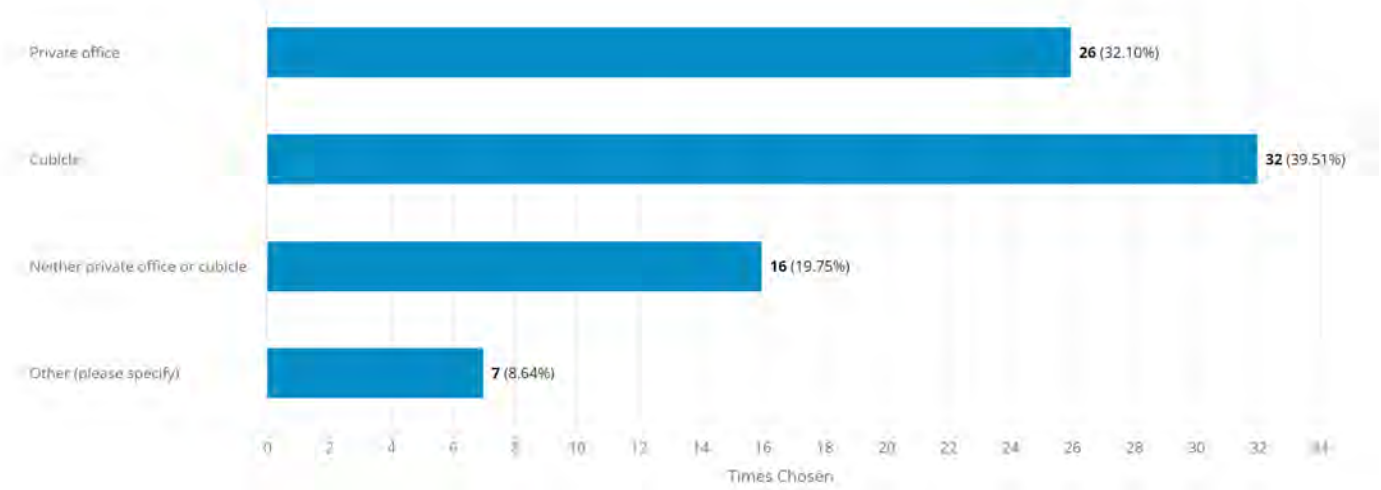
b. What type of interactions do you have with the public in-office?

Number of responses: 80



2. Please describe your workspace:

Number of responses: 81

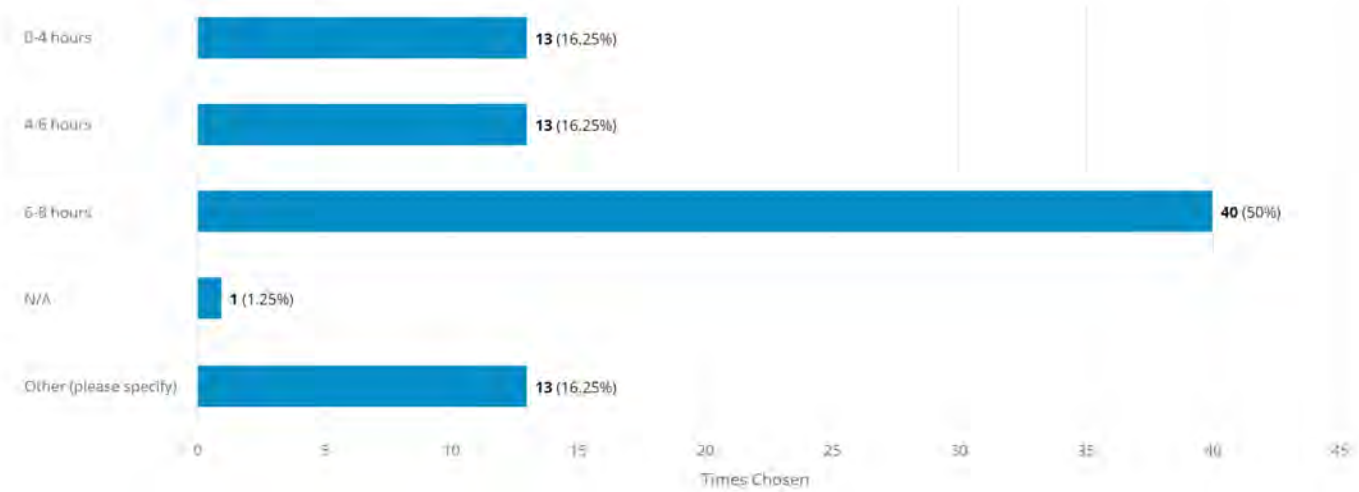


3. Please indicate the condition of each work area as applicable:

Number of responses: 81

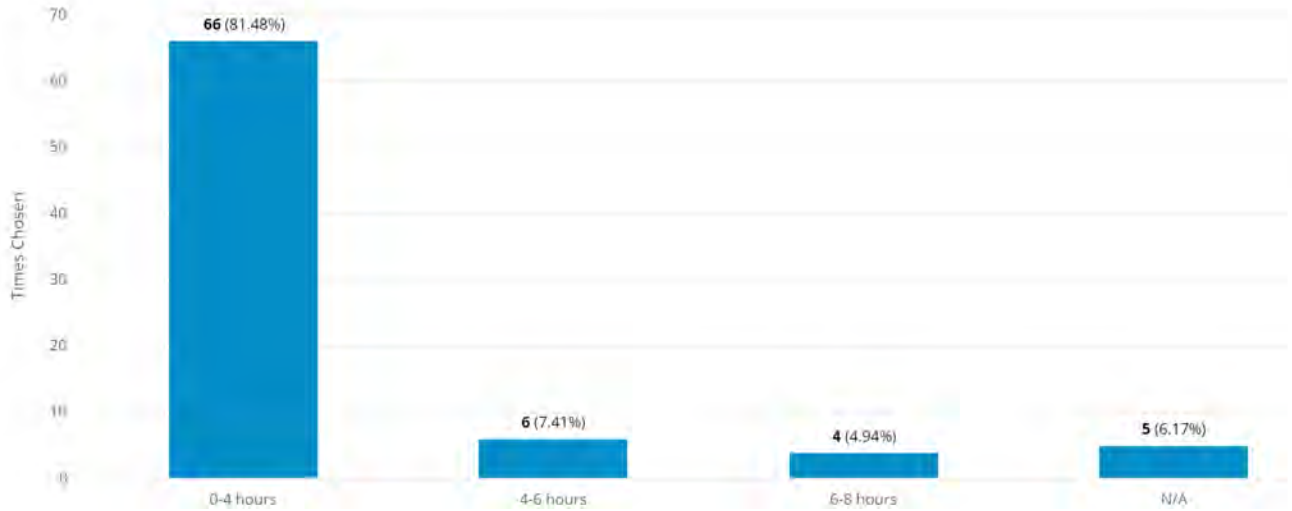
4. On average, how many hours do you work at your workstation per day?

Number of responses: 80



5. How many hours do you spend per day on the phone or on video conference meetings at your workstation?

Number of responses: 81



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

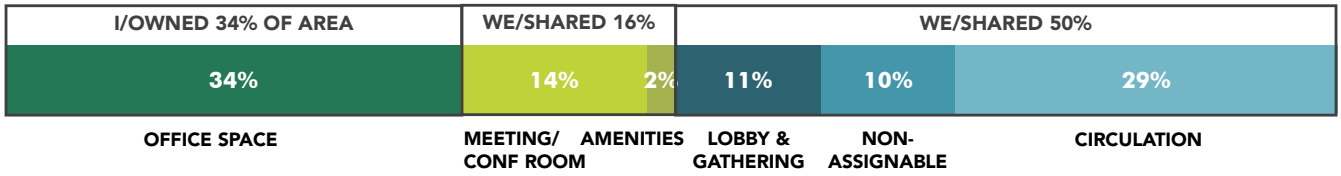
18 future staff are projected to be added to David W. Smith City Hall over the next 10 years. During interviews conducted to determine needs and future growth, each department head identified future staff additions, if any.

72 Current Staff, 25,000 SF David W. Smith City Hall
Total SF/ person: **347**

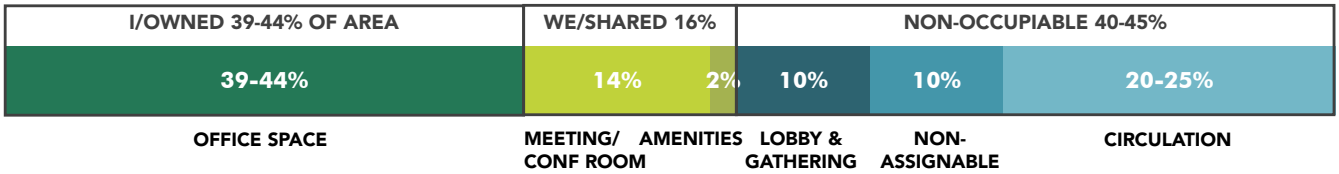
90 Future Staff, 25,000 SF David W. Smith City Hall
Total SF/person: **278**

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.

ZOLL

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:

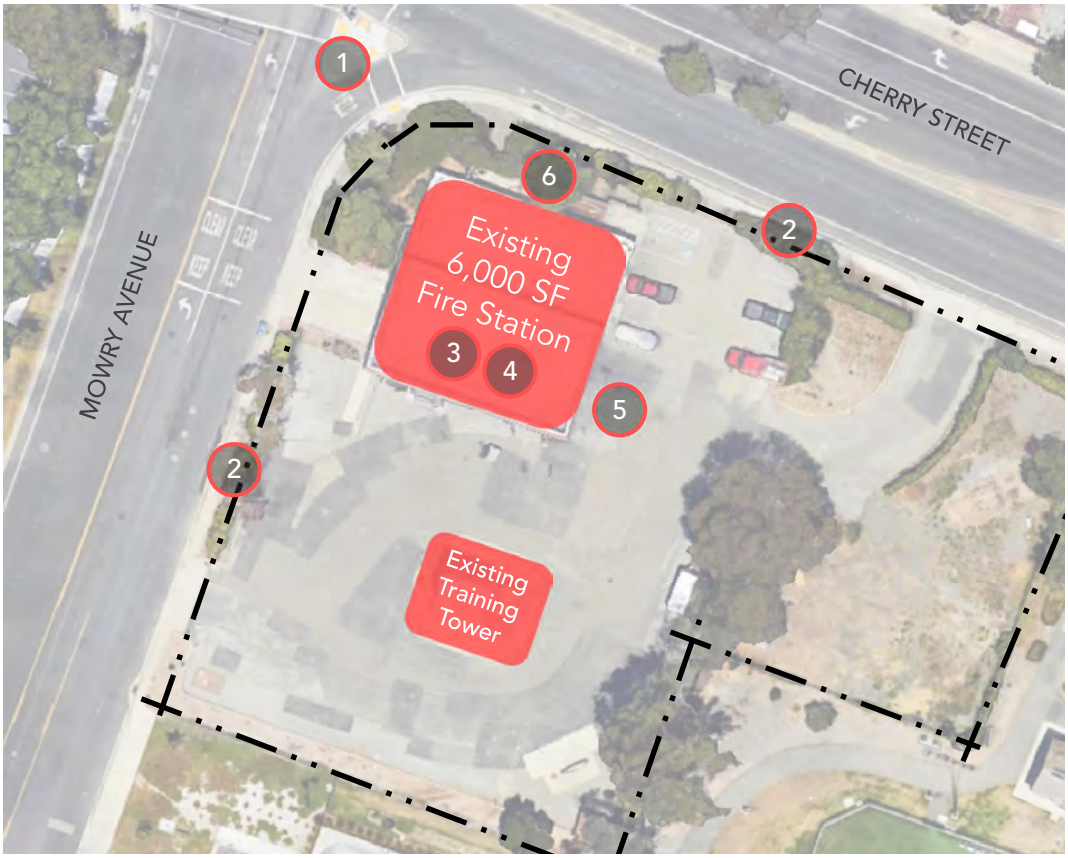
1. Need to repair intersection pre-empt signage
2. Need site security with perimeter fencing and gates

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.

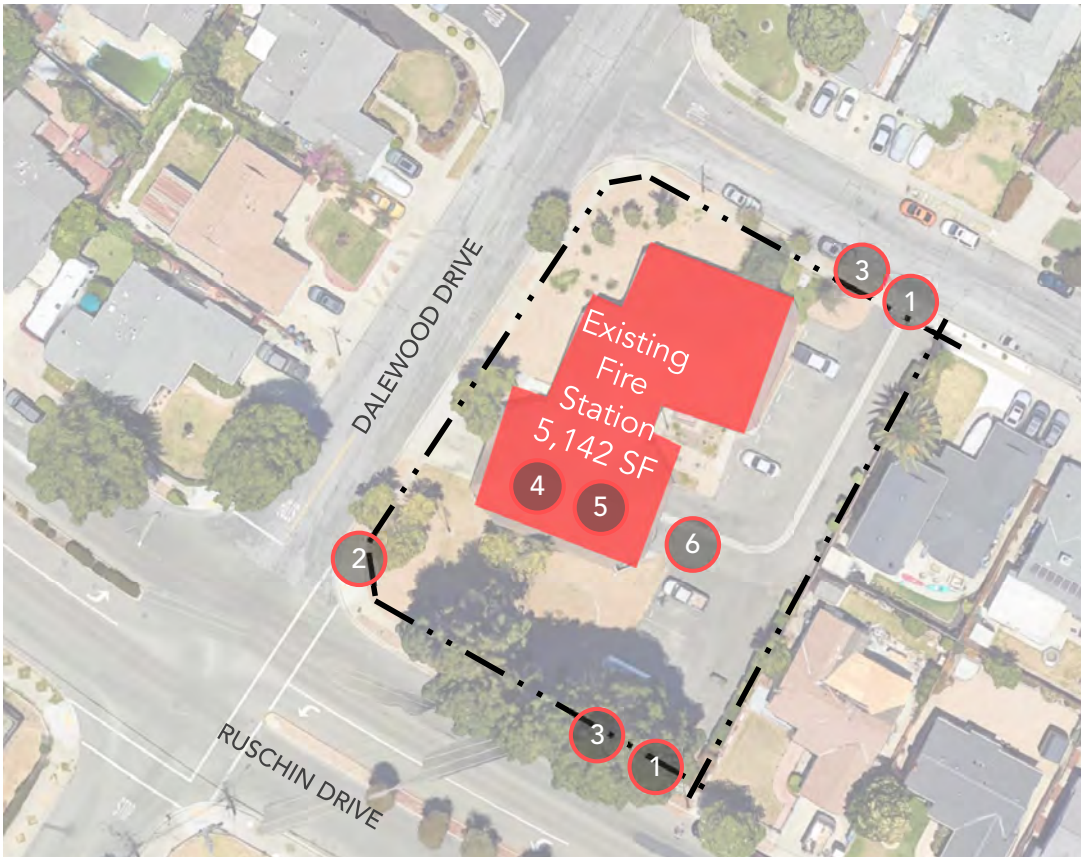
The fire station accommodates a single engine company, which is staffed with three fire personnel. The apparatus bays were expanded to accommodate longer fire apparatus and the one large dormitory room was divided into semiprivate sleeping areas with partial height walls.

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

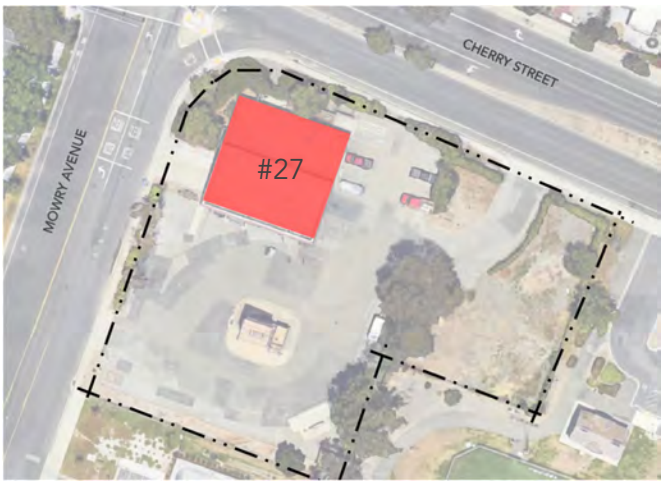
FIRE STATION 27 & 29

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.

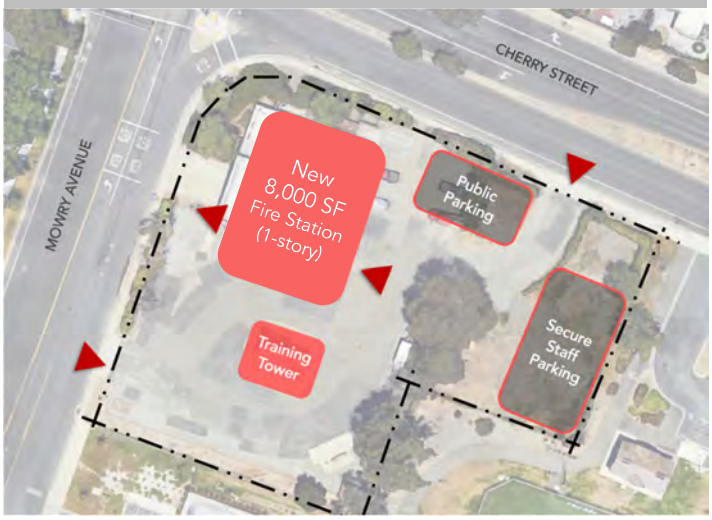
OPERATIONS
Improvements to bring facilities up to current best practices for fire operations and security.



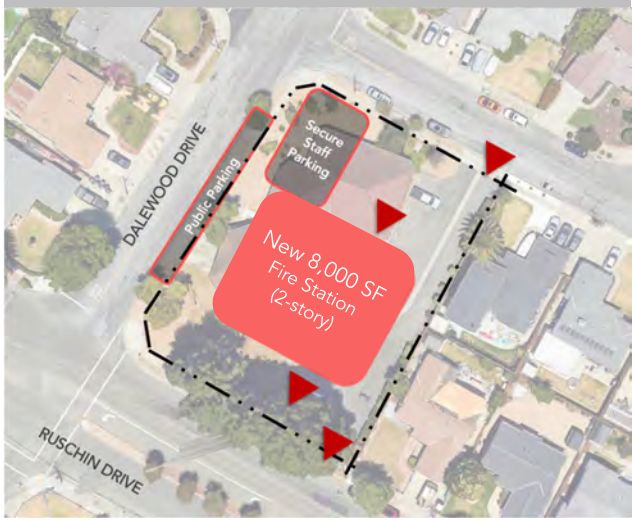
FIRE STATION OPTIONS

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*

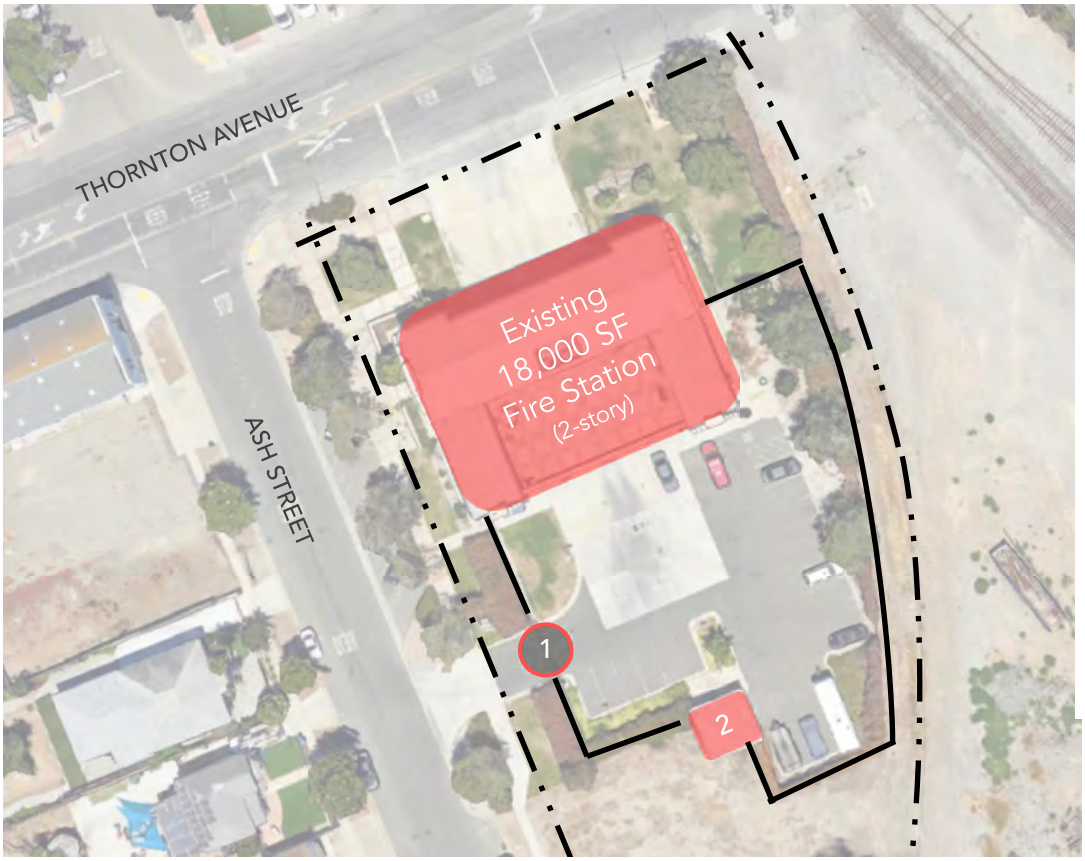
Size: *18,000 square feet*

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.

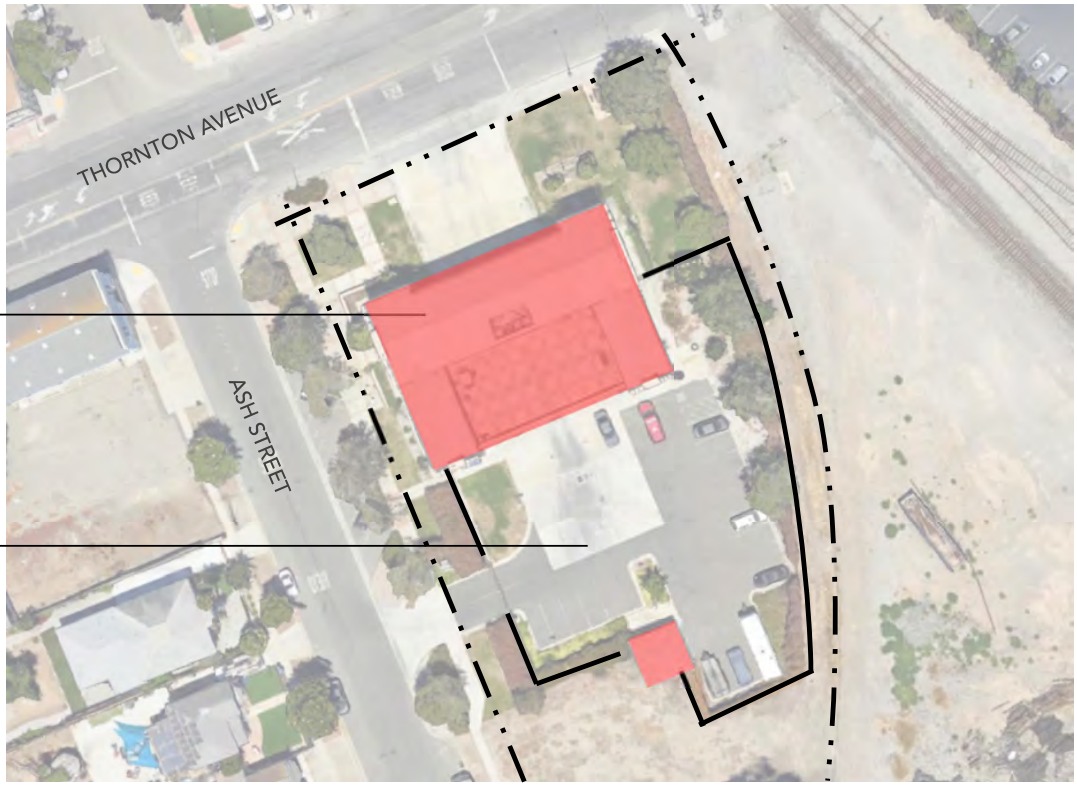
FIRE STATION NEEDS

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

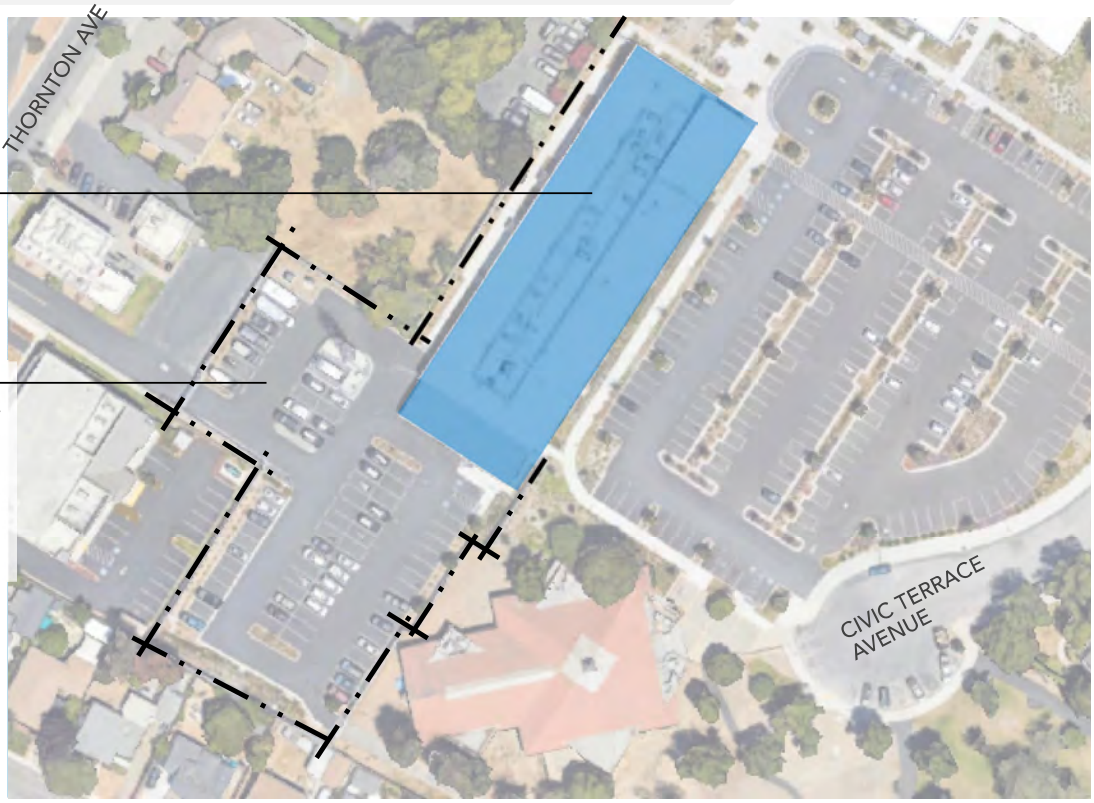
The Newark Police Department was built in 2020 along with the Alan L. Nagy Library and the David W. Smith City Hall as part of the Civic Center campus. The building sits on 1.76 acres and has one story of 24,000 square feet. The central location of the Newark Civic Center gives officers easy access to 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

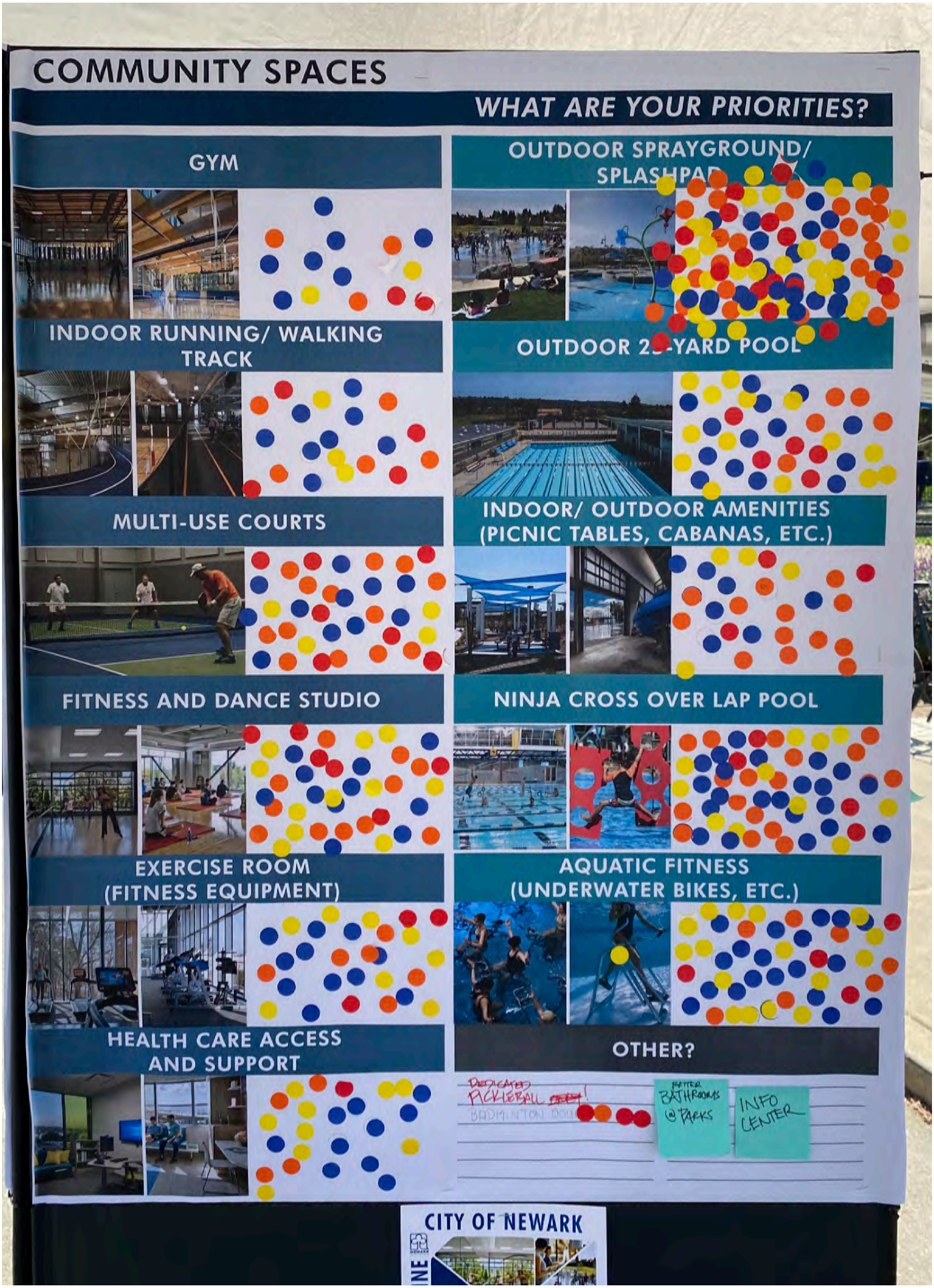
Newark's Old Fire Station is currently vacant and has high amounts of maintenance needs (see FCA report in appendix for further details). This building should be sold, repurposed, or demolished based on its lack of code compliance and the high cost of needed renovation to adhere to modern building operations standards.

YEAR	FCI (Facility Condition Index)
Current	13.1%
3-Year	13.5%
5-Year	21.6%
10-Year	27.1%

PMT REVIEW DRAFT 09/06/2024

Round 1 Engagement Results

Family Day at the Park 04-01-23



Round 1 Engagement Results

Family Day at the Park 04-01-23

Round 1 Engagement Results

Family Day at the Park 04-01-23

Round 1 Engagement Results

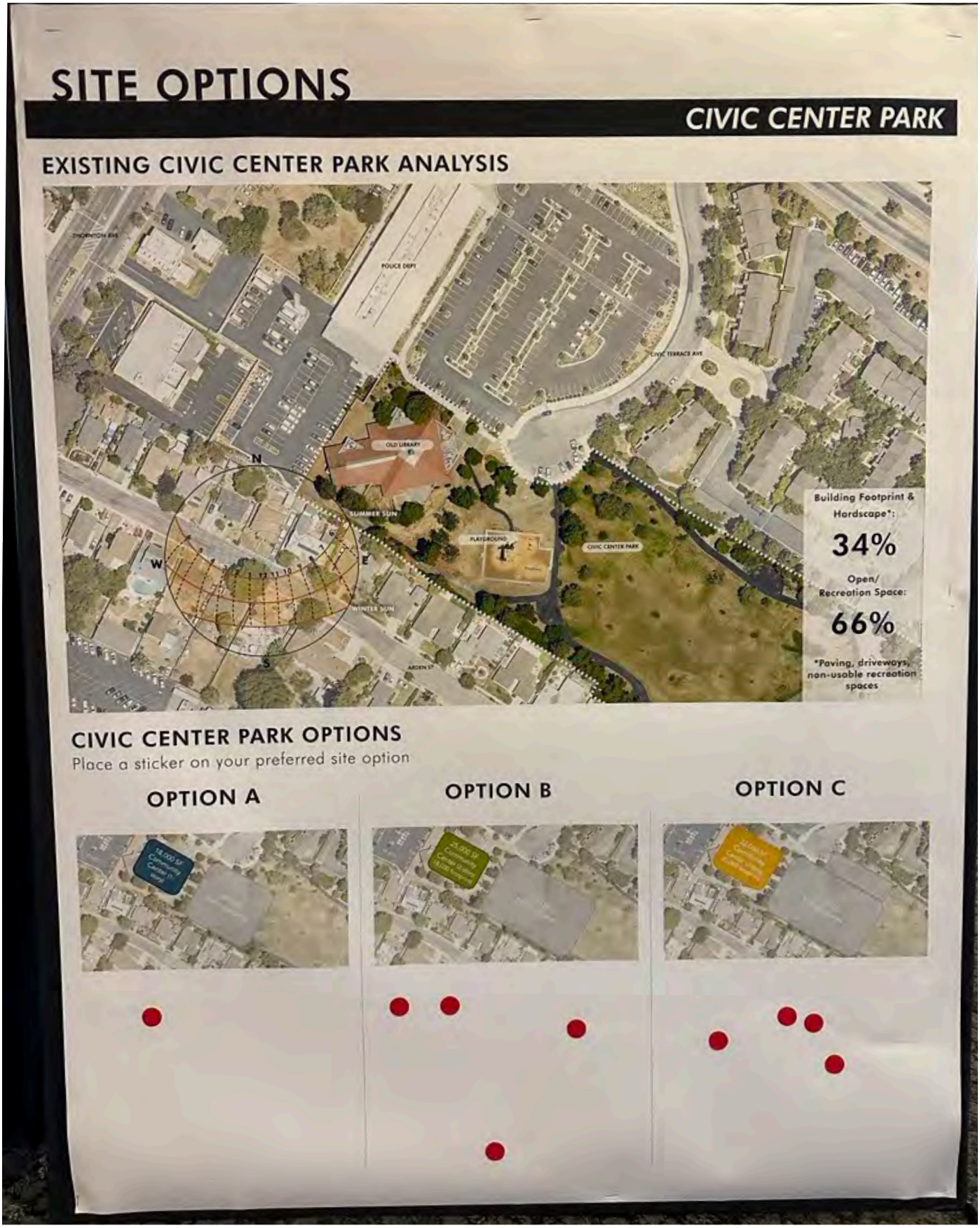
Groovin' at the Grove 06-20-23

Round 2 Engagement Results

Groovin' at the Grove 06-20-23

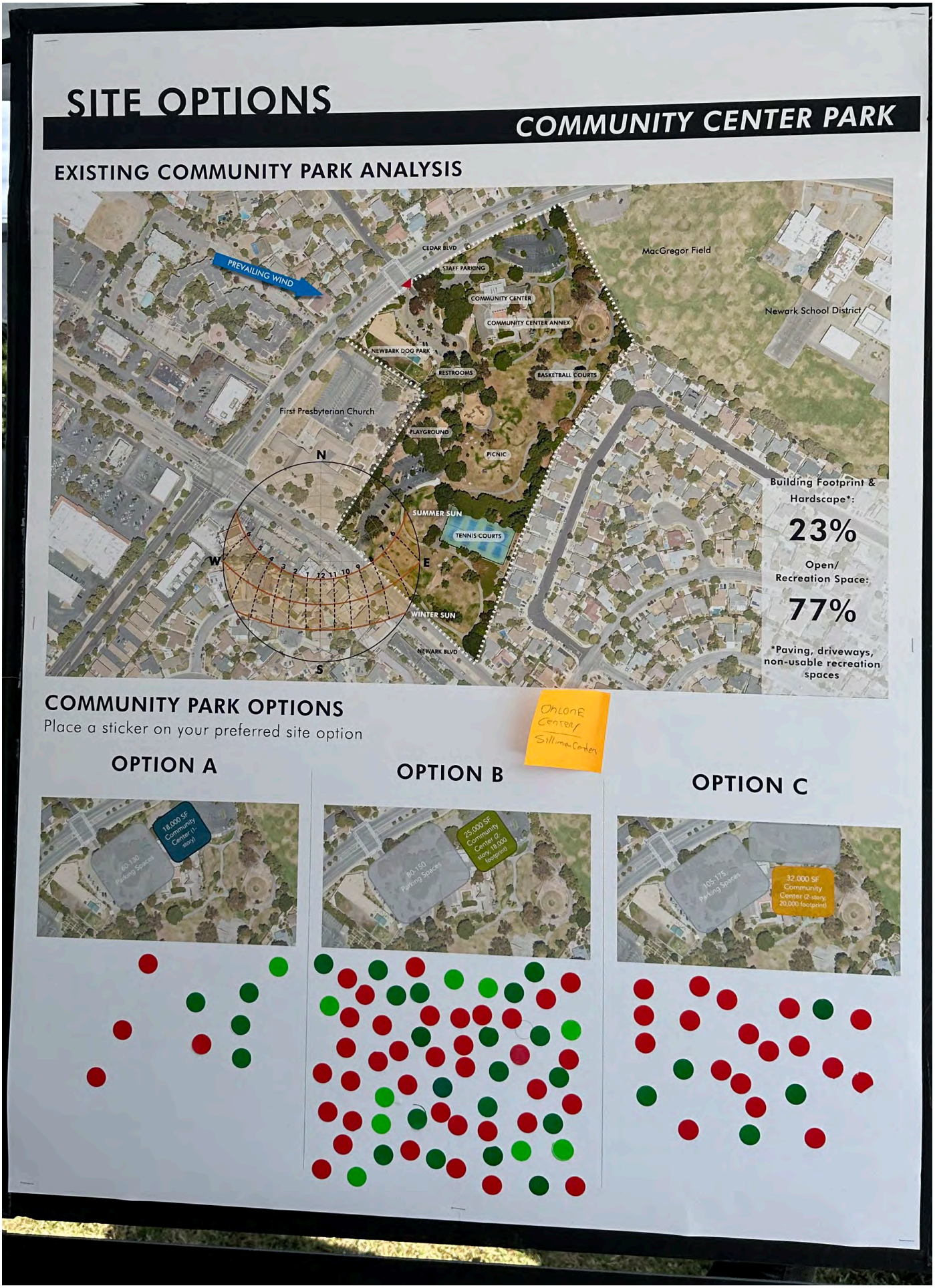
Round 2 Engagement Results: Community Center Park

Community Meeting 10-17-23



Round 2 Engagement Results: Civic Center Park

Community Meeting 10-17-23

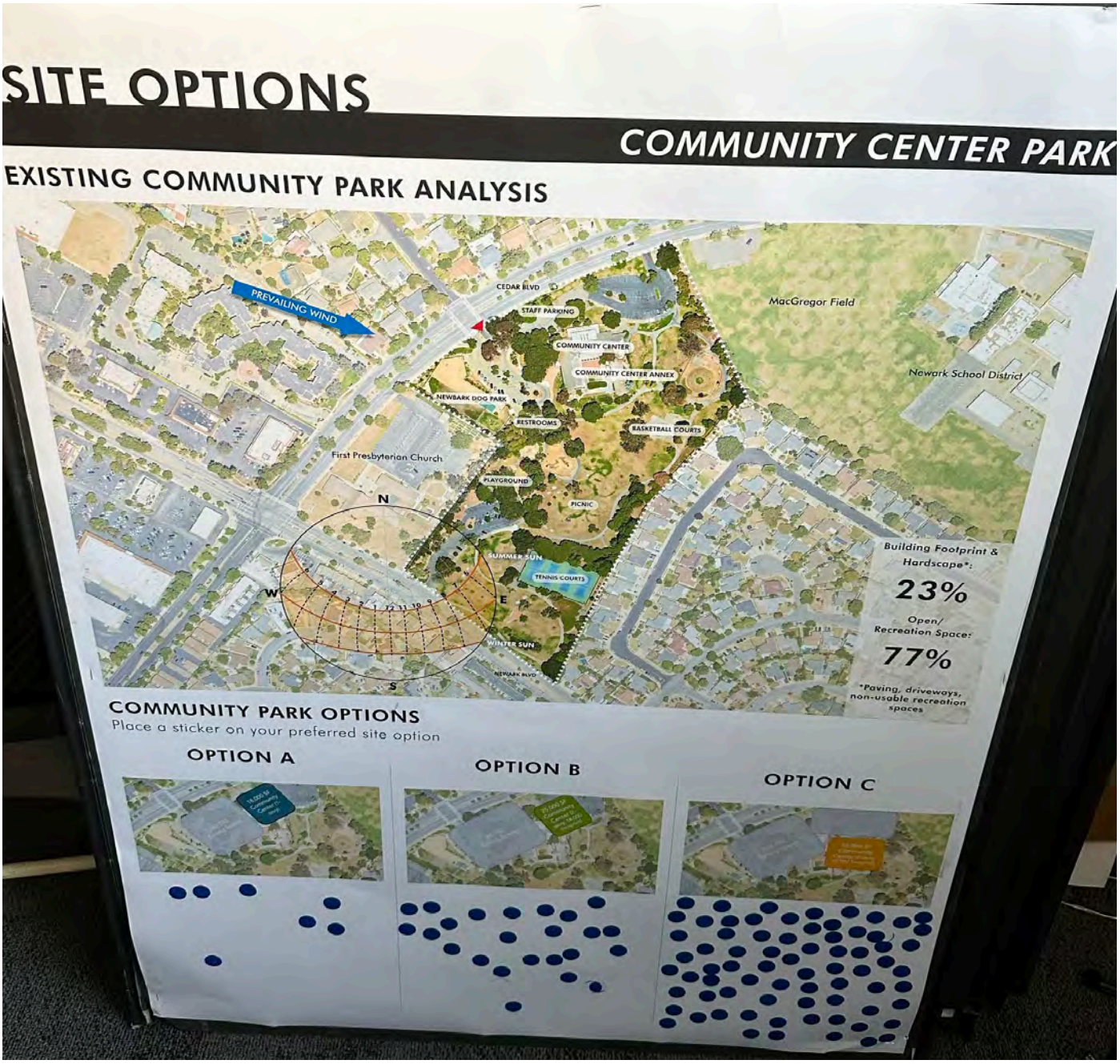


Round 2 Engagement Results: Community Center Park

Newark Days 09-16-23

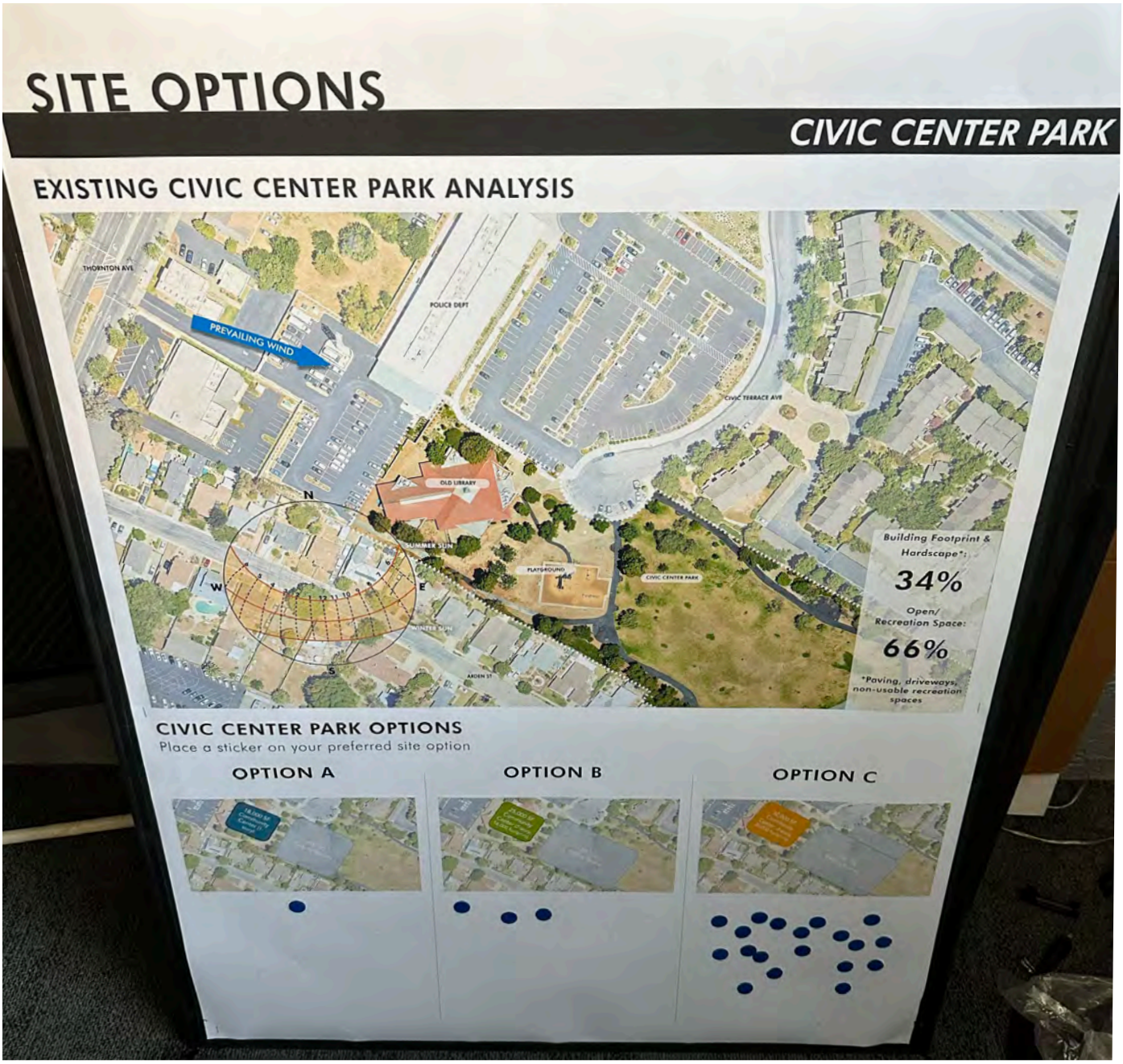
Round 2 Engagement Results: Civic Center Park

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

TABLE OF CONTENTS

1. Executive Summary 1
Campus Overview and Assessment Details 1
Campus Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 8
Plan Types 11
2. Ash Street Recreation Center 12
3. Ash Street Restrooms 14
4. Viola Blythe 16
5. Site Summary 18
6. Property Space Use and Observed Areas 19
7. ADA Accessibility 20
8. Purpose and Scope 22
9. Opinions of Probable Costs 24
Methodology 24
Definitions 24
10. Certification 26
11. Appendices 27

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:

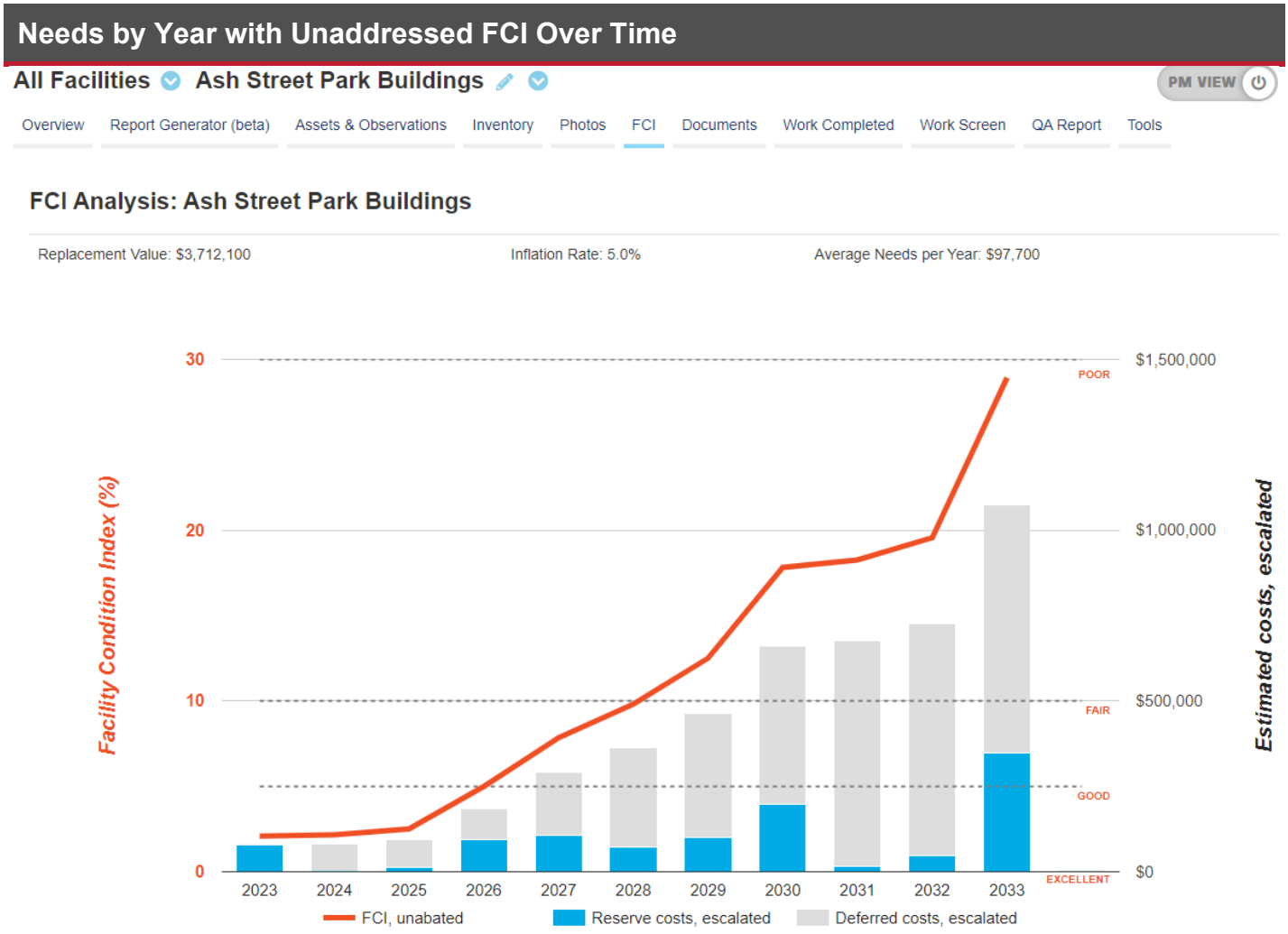
FCI Analysis | Ash Street Park Buildings

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.



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**

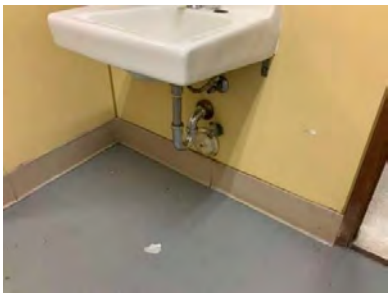
Priority Score: **63.9**

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**

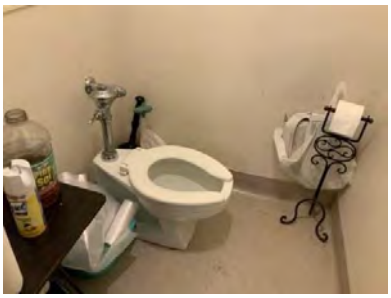
Priority Score: **63.9**

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

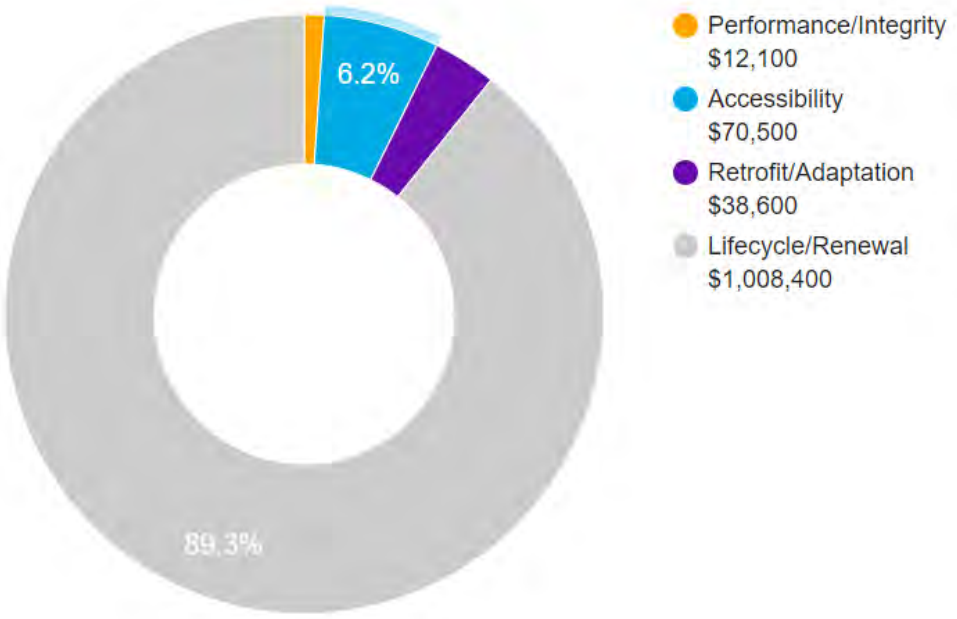
Plan Types

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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Reviewed by:

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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

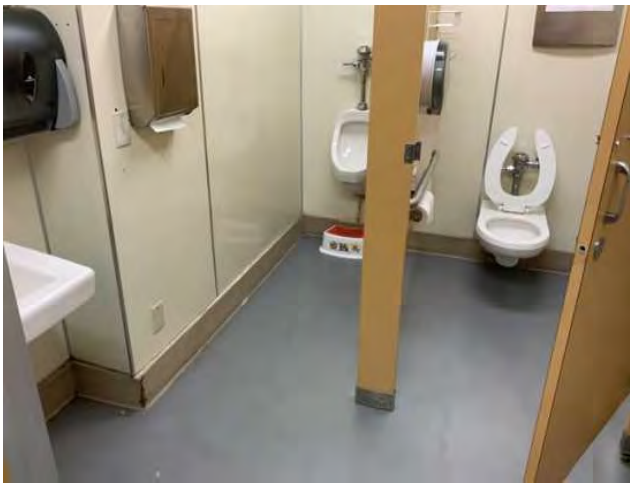
1 - RECREATION CENTER FRONT ELEVATION

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

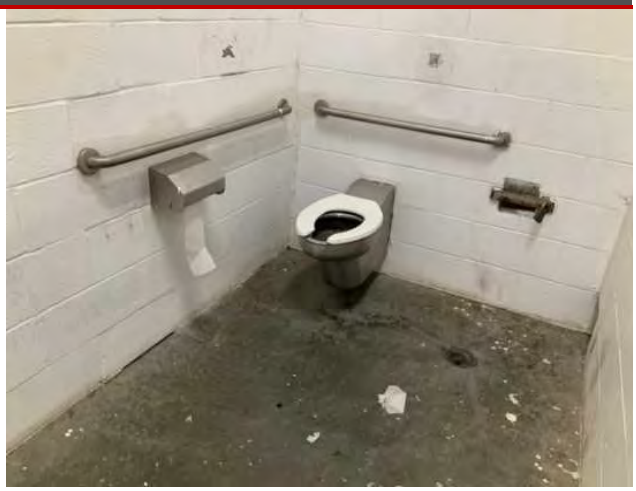
10 - REC CENTER SECONDARY ELECTRICAL

11 - RESTROOMS, FRONT ELEVATION

12 - RESTROOMS, SIDE ELEVATION

Photographic Overview

13 - RESTROOM SIGNAGE



14 - RESTROOM PLUMBING FIXTURES

15 - RESTROOM PLUMBING FIXTURES

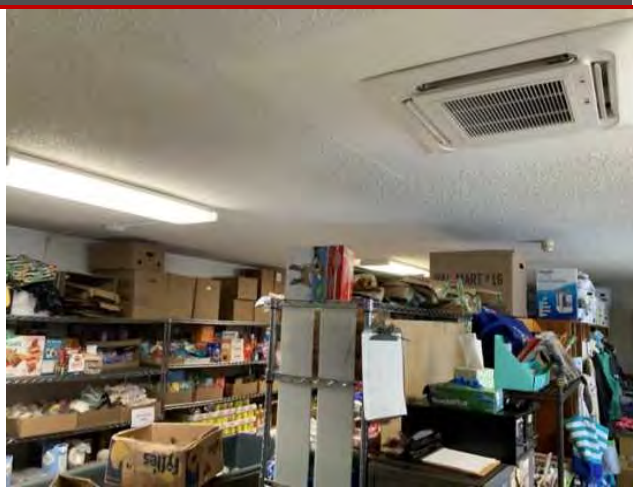
16 - RESTROOM MAIN ELECTRICAL EQUIPMENT

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

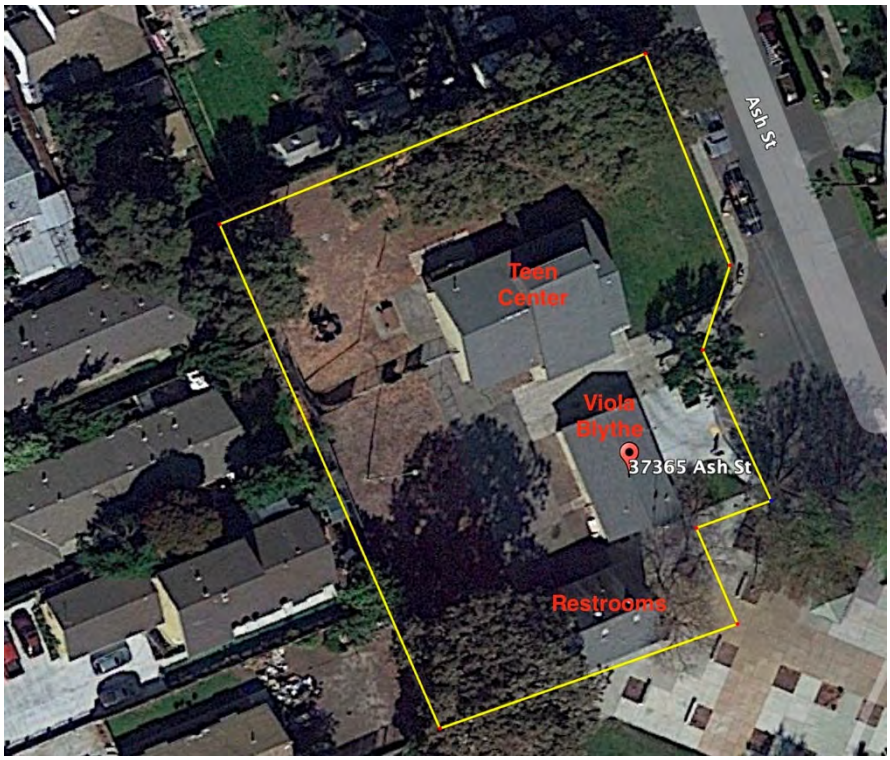
22 - VIOLA BLYTHE DUCTLESS SPLIT SYSTEM

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.

<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">1970</td></tr>
<tr><td>2</td><td>Building size in SF</td><td colspan="3">1,000</td></tr>
<tr><td rowspan="9">3</td><td rowspan="9">Major Renovation/Rehabilitation</td><td></td><td>Year</td><td>Additional Detail</td></tr>
<tr><td>Façade</td><td></td><td>Concrete block</td></tr>
<tr><td>Roof</td><td></td><td>Low – composite</td></tr>
<tr><td>Interiors</td><td></td><td>Drywall – wood</td></tr>
<tr><td>HVAC</td><td>2018</td><td>New system installed</td></tr>
<tr><td>Electrical</td><td></td><td></td></tr>
<tr><td>Site Pavement</td><td>2018</td><td>Front pavement replaced</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">2018 – flooring was replaced (contained asbestos)</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"></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: 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		

Abbreviated Accessibility Checklist

Parking

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			

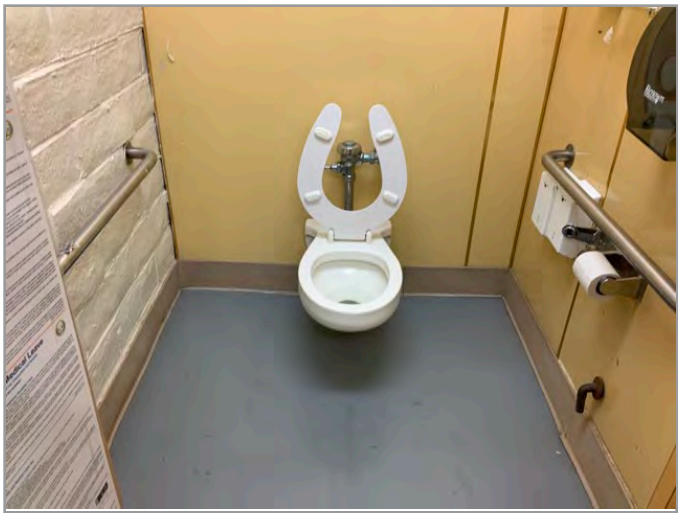
Abbreviated Accessibility Checklist

Elevators

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 ?		✕		

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

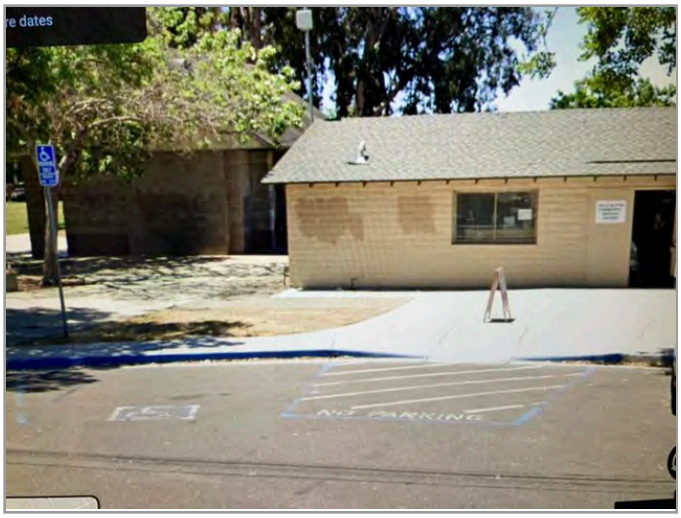
BV Project Number: 159125.22R000-001.017

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			

Abbreviated Accessibility Checklist

Interior Accessible Route

Interior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Elevators

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

Component Condition Report | Ash Street Park Buildings / Recreation Center

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

Component Condition Report | Ash Street Park Buildings / Viola Blythe

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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 5
Plan Types 6
2. Building and Site Information 7
3. Property Space Use and Observed Areas 10
4. ADA Accessibility 11
5. Purpose and Scope 12
6. Opinions of Probable Costs 14
Methodology 14
Definitions 14
7. Certification 16
8. Appendices 17

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:

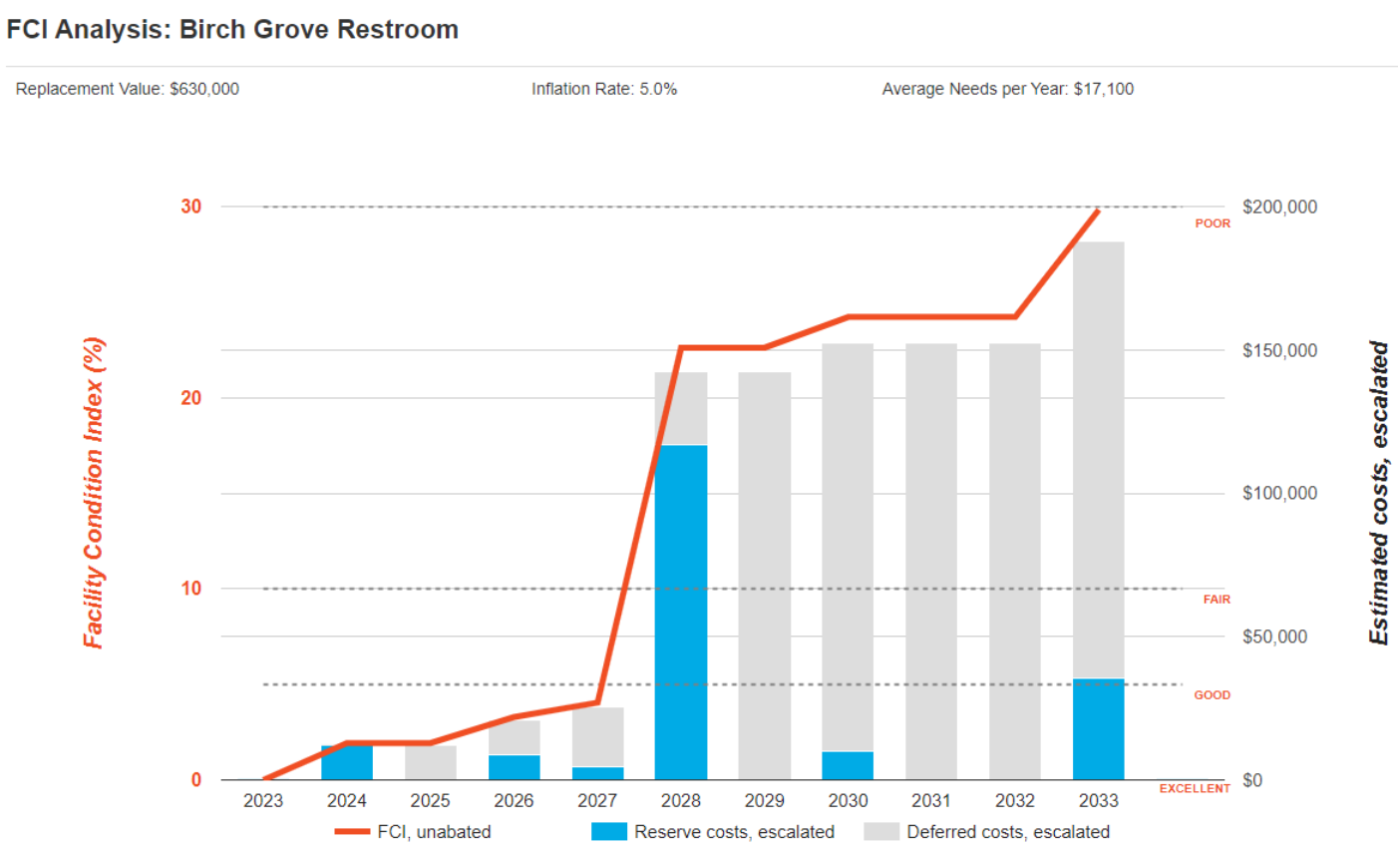
FCI Analysis | Birch Grove Restroom(1975)

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**

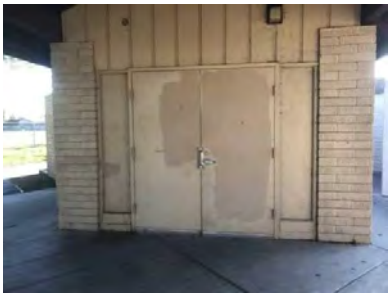
Priority Score: **81.8**

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

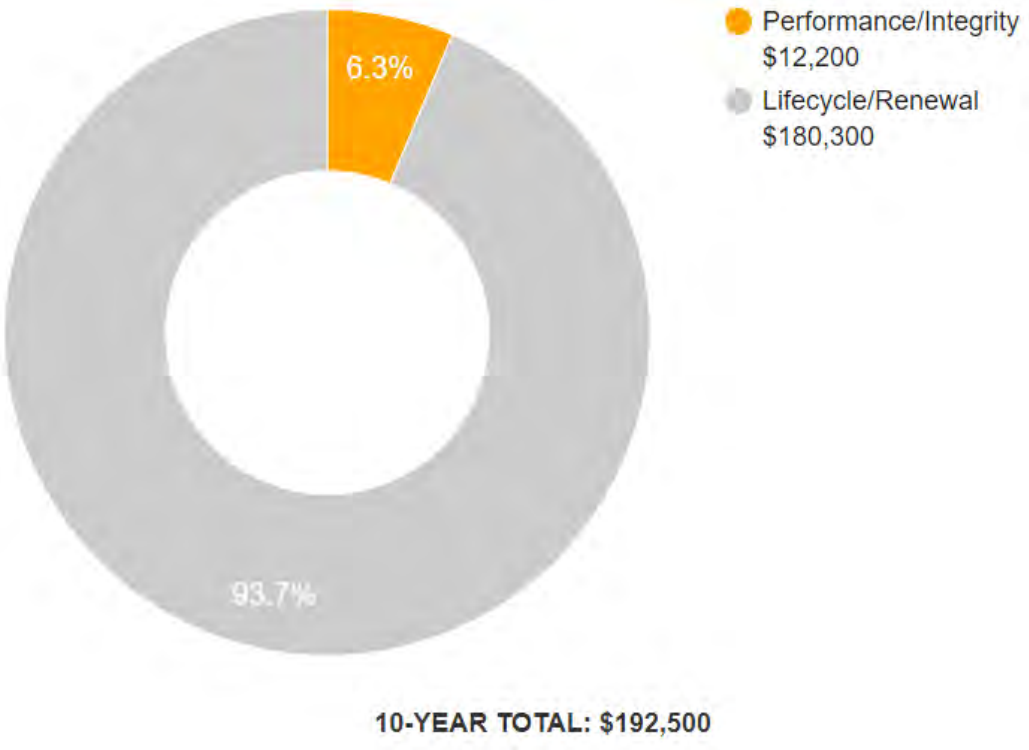
Plan Types

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

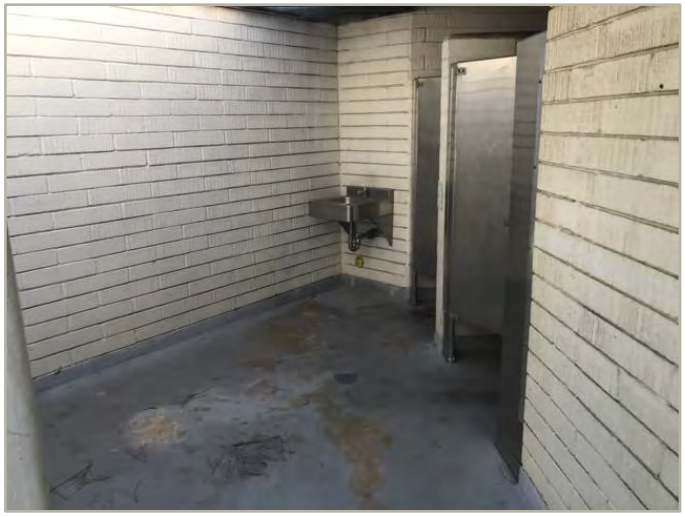
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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)



10-YEAR TOTAL: $192,500

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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Reviewed by:

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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

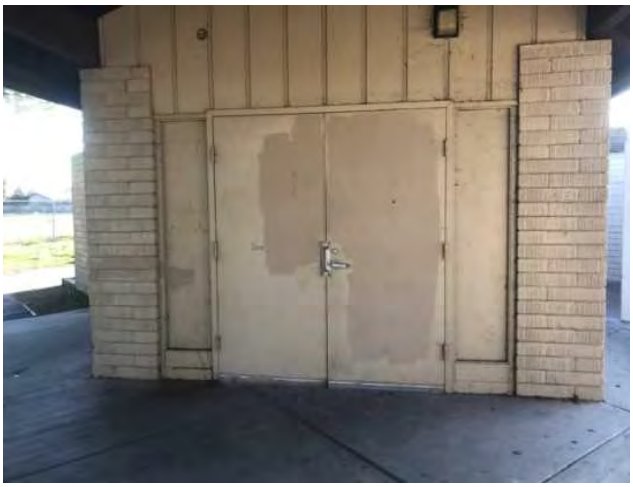
1 - FRONT ELEVATION

2 - RIGHT ELEVATION

3 - LEFT ELEVATION

4 - REAR ELEVATION

5 - MAIN ENTRANCE



6 - EXTERIOR DOORS

Photographic Overview

7 - TOILET PARTITIONS

8 - DETERIORATED TOILET PARTITIONS

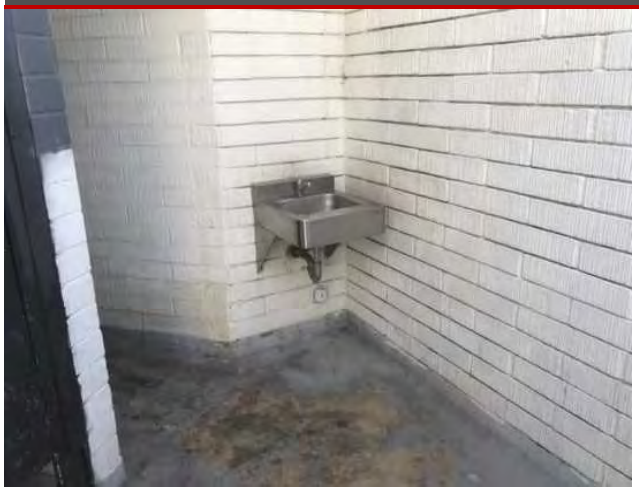
9 - ROOFING

10 - DETERIORATED FLOORING

11 - STORAGE

12 - PLUMBING SYSTEM

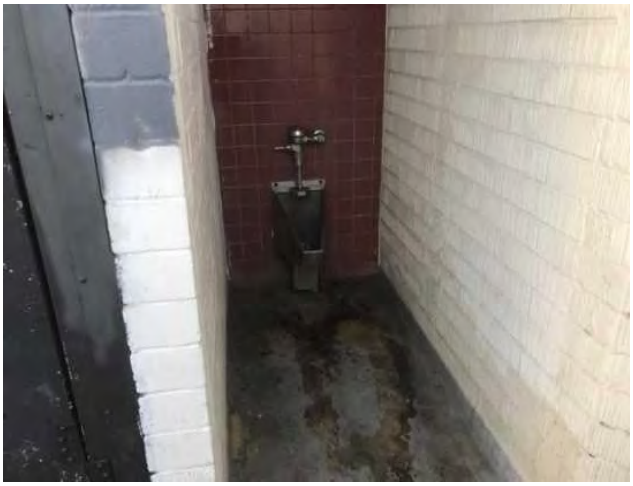
Photographic Overview



13 - SINK/LAVATORY

14 -SERVICE SINK

15 - TOILET



16 - URINAL

17 - SWITCHBOARD

18 - DISTRIBUTION PANEL

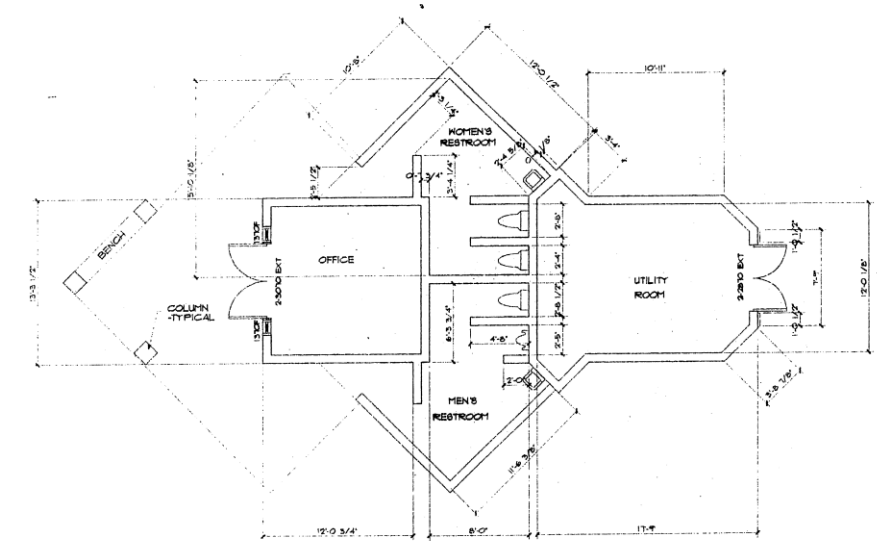
Appendix B:
Site and Floor Plans

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



EXISTING FLOOR PLAN 1/4" = 1'-0"

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	

Abbreviated Accessibility Checklist

Parking

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			

Abbreviated Accessibility Checklist

Elevators

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:
Bureau Veritas
10461 Mill Run Circle, Suite 1100
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Program Manager
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BV PROJECT #:
159125.22R000-003.017

DATE OF REPORT:
March 1, 2023

ON SITE DATE:
February 7, 2023

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 5
Plan Types 6
2. Building and Site Information 7
3. Property Space Use and Observed Areas 10
4. ADA Accessibility 11
5. Purpose and Scope 13
6. Opinions of Probable Costs 15
Methodology 15
Definitions 15
7. Certification 17
8. Appendices 18

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*

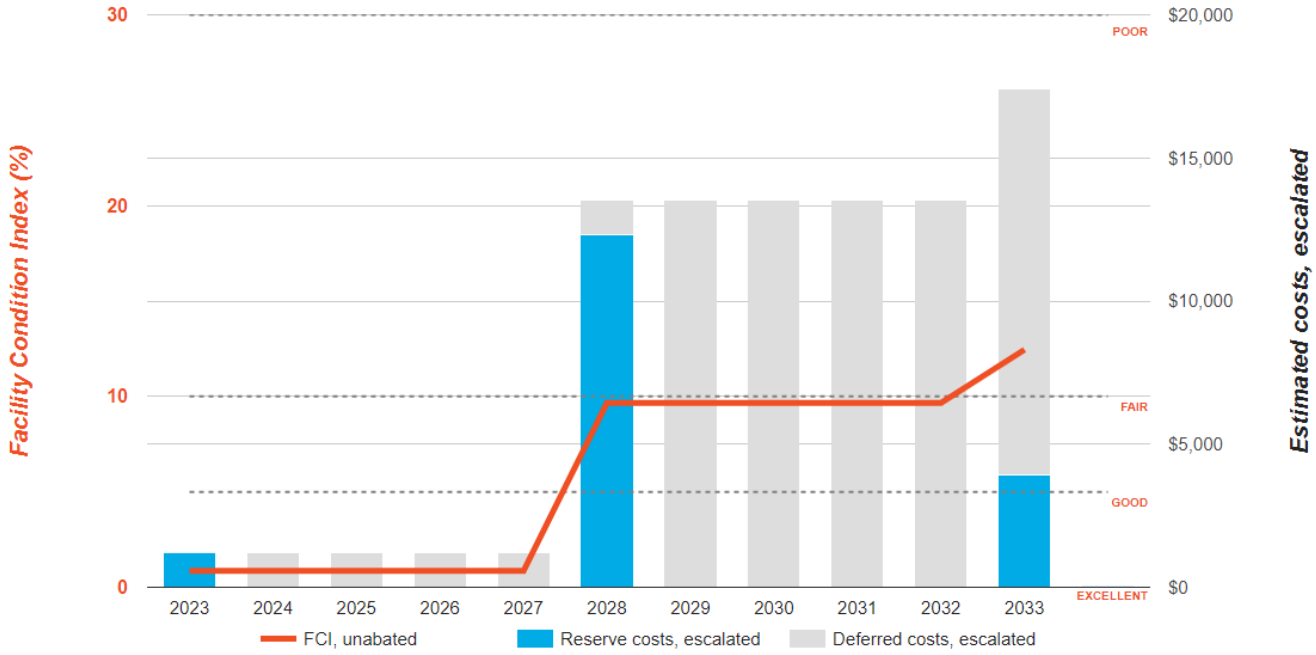
	Est Reserve Cost	FCI
Current	$ 1,200	**0.9 %**
3-Year	$ 1,200	0.9 %
5-Year	$ 13,600	9.7 %
10-Year	$ 17,500	12.4 %

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

FCI Analysis: Boathouse

Replacement Value: $140,000 Inflation Rate: 5.0% Average Needs per Year: $1,600



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

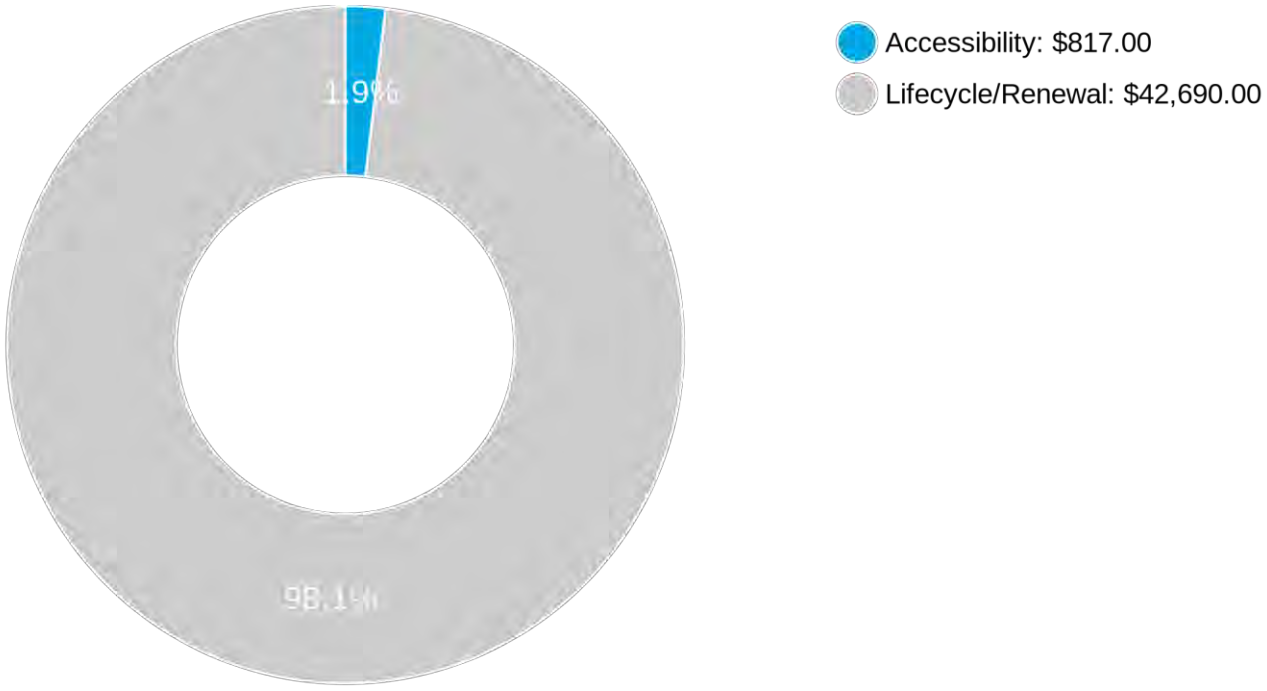
Plan Types

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**

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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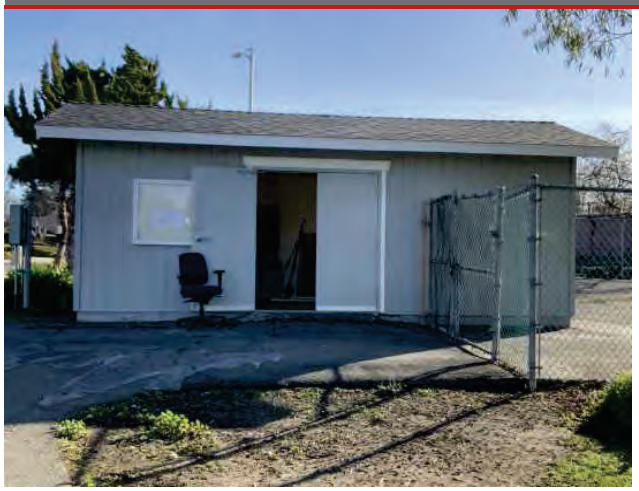
8. Appendices

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

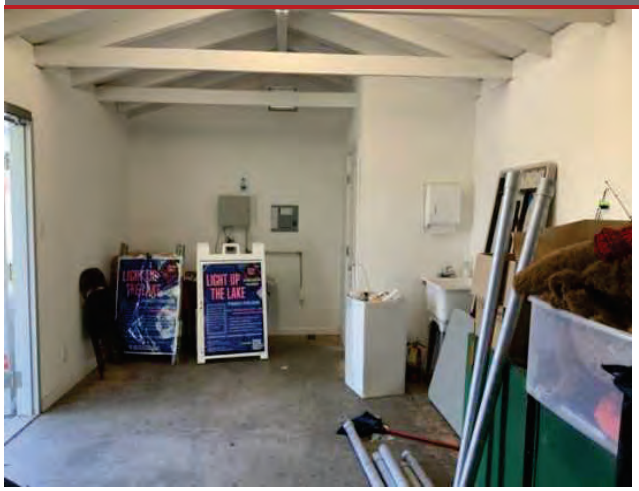
3 – RIGHT SIDE ELEVATION

4 – ENTRY DOORS

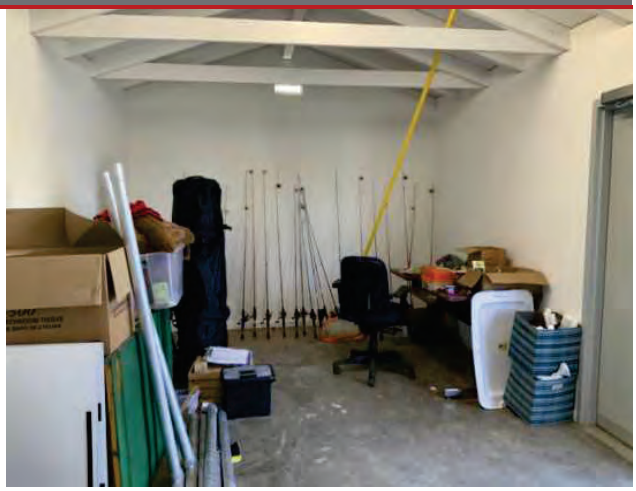
5 – SITE PATHWAY

6 – PARKING LOT

Photographic Overview



7 - INTERIOR



8 - INTERIOR

9 - ELECTRICAL PANEL

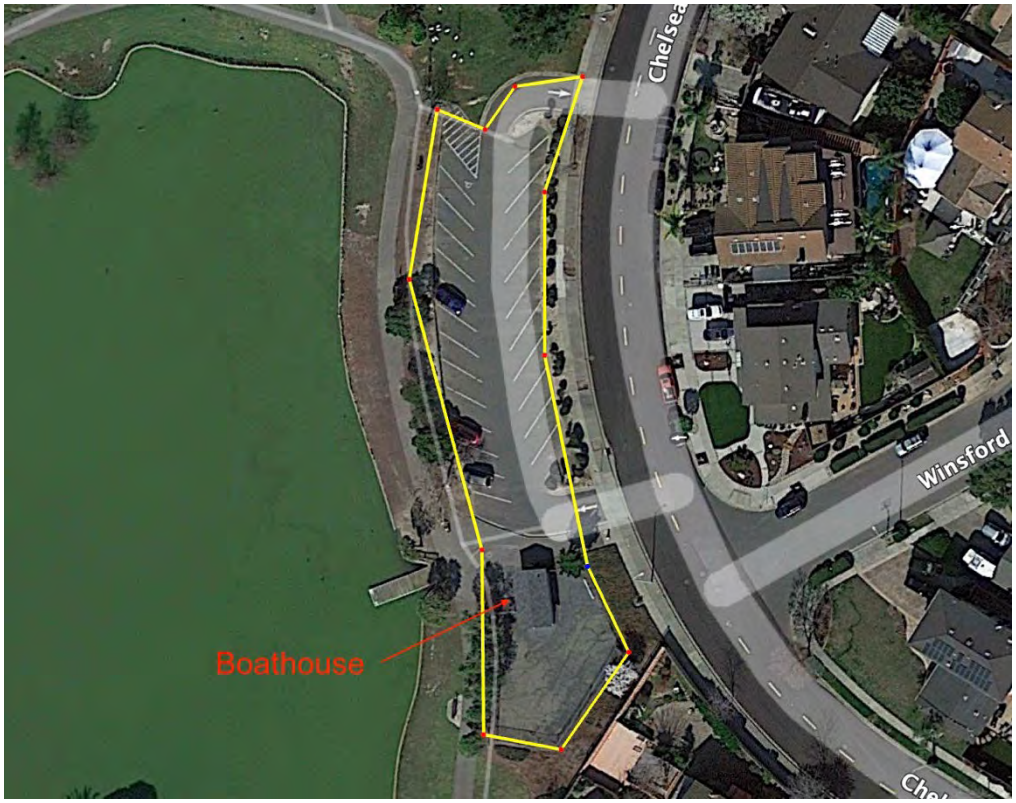
10 - STAFF TOILET

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

N

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

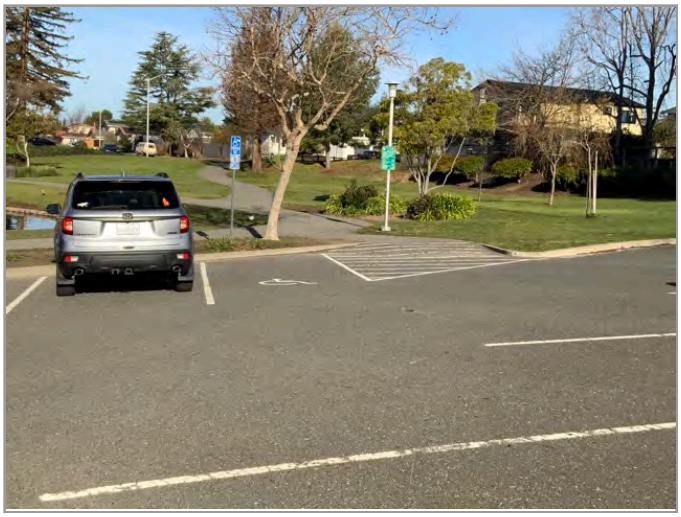
Property Name: Boathouse

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.

Abbreviated Accessibility Checklist

Building Entrances

Building Entrances section not applicable at this site.

Abbreviated Accessibility Checklist

Interior Accessible Route

Interior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms

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

PREPARED BY:
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BV PROJECT #:
159125.22R000-004.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
February 14, 2023

TABLE OF CONTENTS

1. Executive Summary 1
Campus Overview and Assessment Details 1
Campus Findings and Deficiencies 2
Facility Condition Index (FCI) 4
Immediate Needs 6
Key Findings 10
Plan Types 14
2. Community Center 15
3. Community Center Annex 17
4. Community Center Restrooms 19
5. Site Summary 21
6. Property Space Use and Observed Areas 22
7. ADA Accessibility 23
8. Purpose and Scope 25
9. Opinions of Probable Costs 27
Methodology 27
Definitions 27
10. Certification 29
11. Appendices 30

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%

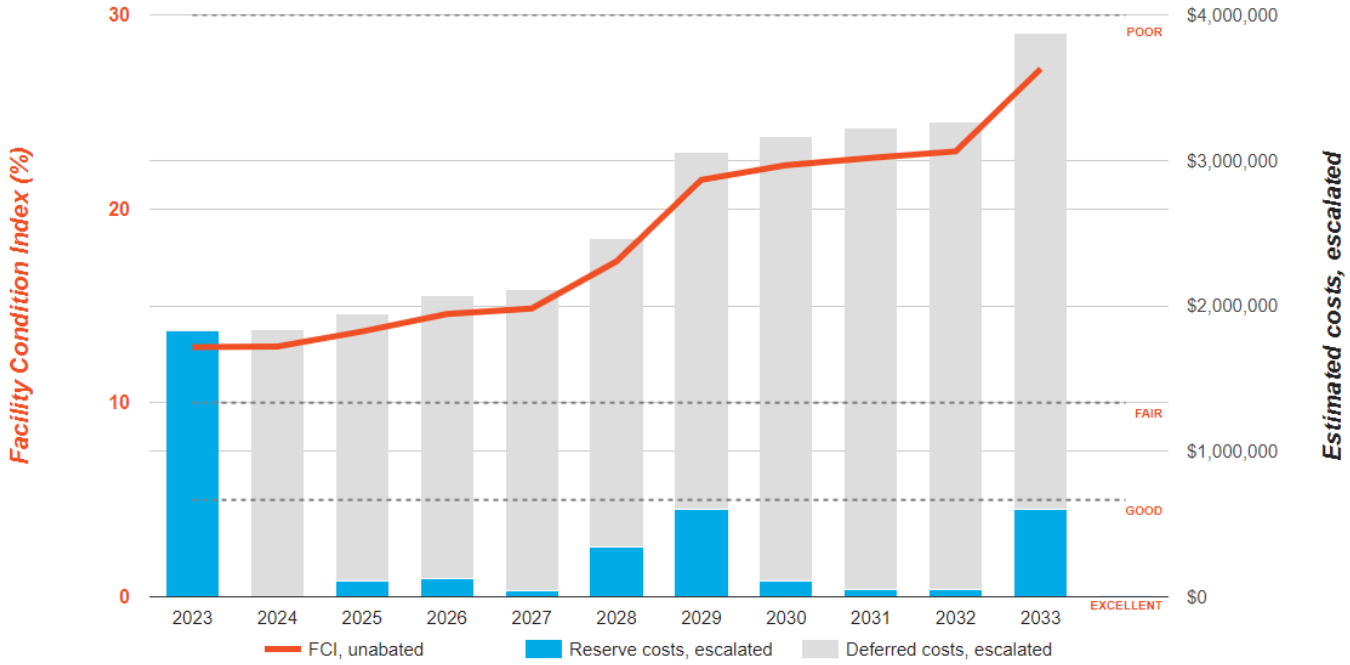
Campus Level FCI:

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

FCI Analysis: Community Center

Replacement Value: $14,235,700 Inflation Rate: 5.0% Average Needs per Year: $352,200



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
5304089	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.

Priority Score: **85.9**

Original Piping
Community Center Community Center site

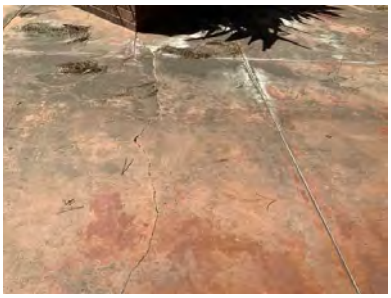
Plan Type:
Performance/Integrity

Uniformat Code: D2030
Recommendation: **Partial Replacement in 2023**

Cost Estimate: $16,300

**$$$**$

Periodic clogs and backups into the building were reported. - AssetCALC ID: 5591500



Sidewalk in Poor condition.

Priority Score: **85.7**

Concrete, Small Areas/Sections
Community Center Community Center Site

Plan Type:
Performance/Integrity

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Cost Estimate: $26,200

**$$$**$

If the uplift continues, this can be hazardous - AssetCALC ID: 5304066

Ceiling Finishes

Priority Score: **81.9**

Gypsum Board/Plaster
Community Center Community Center Mold and moisture affected areas

Plan Type:
Performance/Integrity

Uniformat Code: C2050
Recommendation: **Major Replacement - Allowance in 2023**

Cost Estimate: $546,400

$$$$

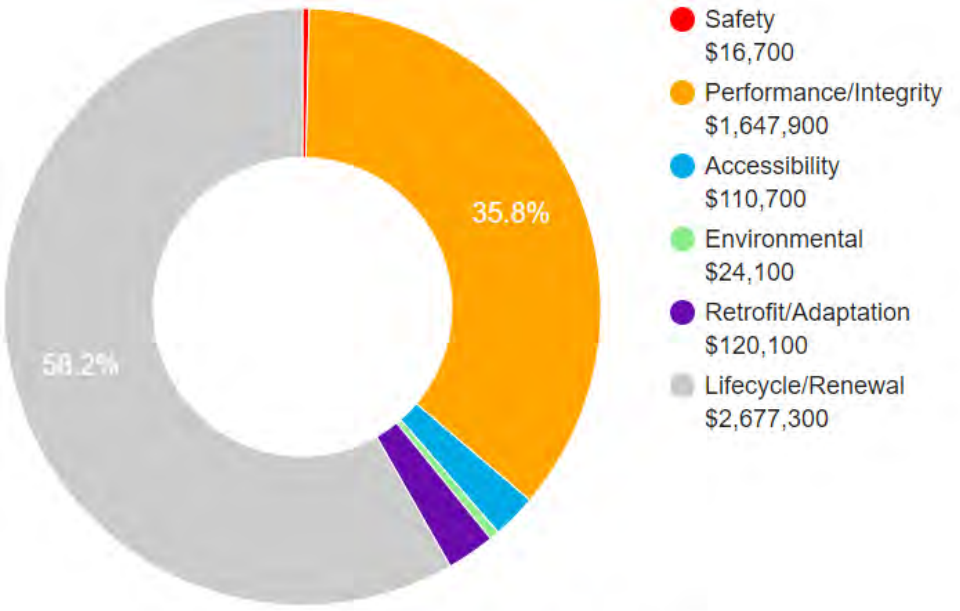
Budgetary allowance for major replacment of ceiling finishes affected by moisture and mold, dependent on environmental study. Includes paint and new insulation. - AssetCALC ID: 6890040

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.

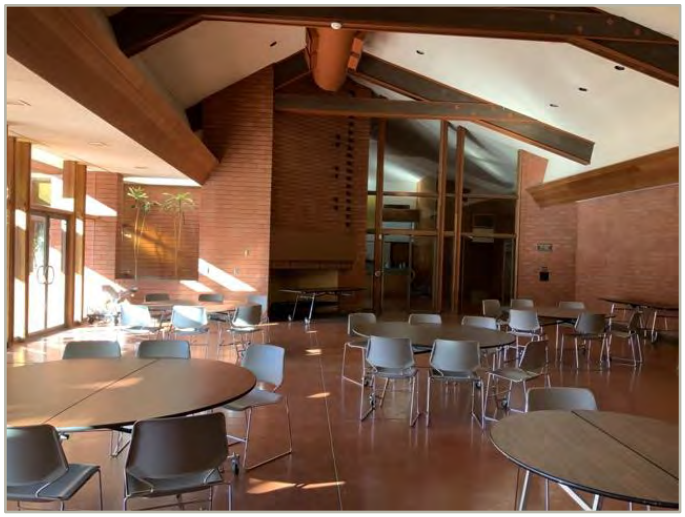
Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, 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	

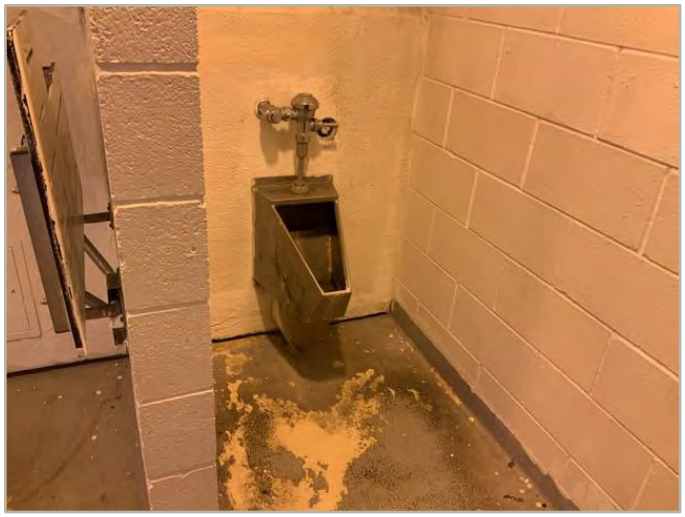
3. Community Center Annex

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.

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Reviewed by:

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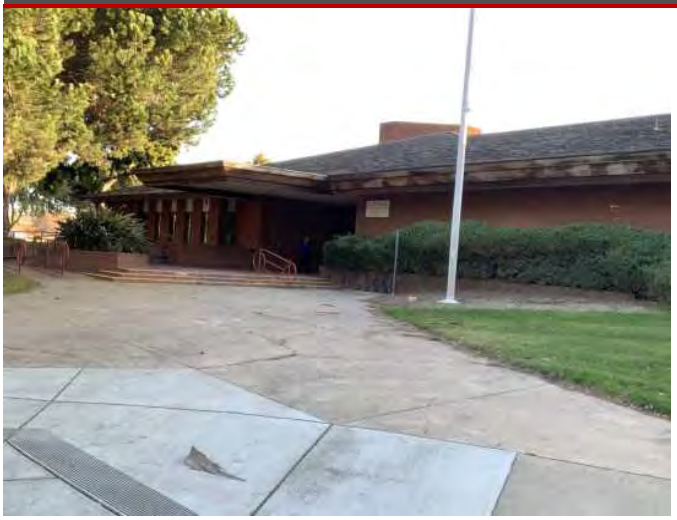
11. Appendices

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

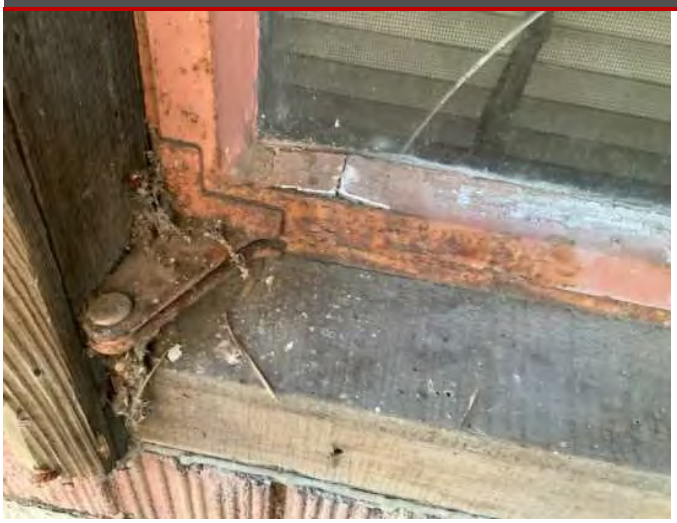
3 - SIDE ELEVATION

4 - ROOF OVERVIEW

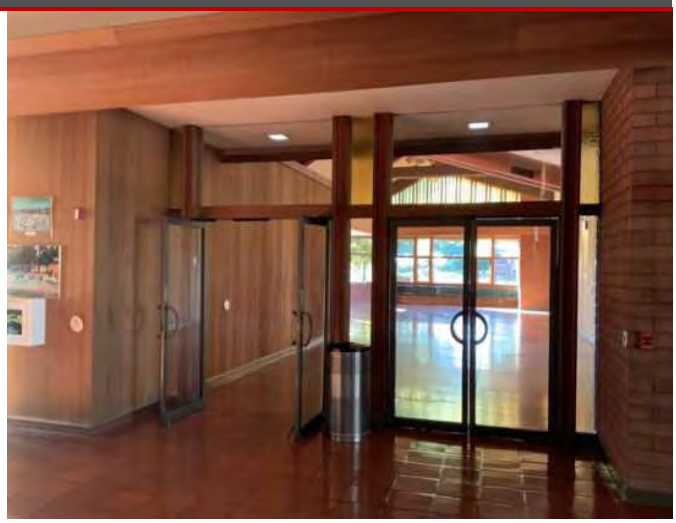
5 - BUILT UP ROOF

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

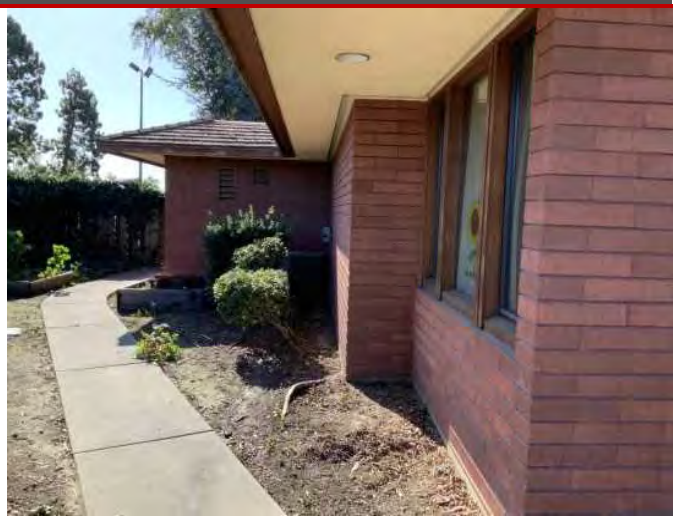
16 - MAIN ELECTRICAL EQUIPMENT

17 - LANDSCAPING OVERVIEW

18 - PARKING LOT OVERVIEW

Photographic Overview

1 - FRONT ELEVATION



2 - REAR ELEVATION

3 - RIGHT ELEVATION

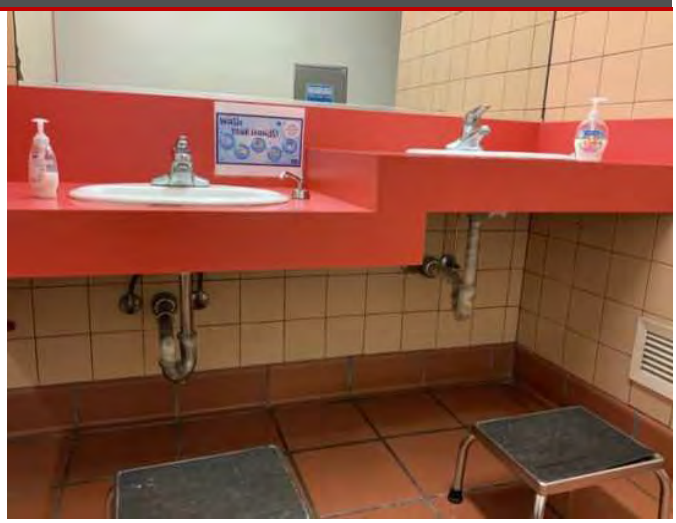
4 - ROOF EDGE

5 - INTERIOR

6 - INTERIOR

Photographic Overview

7 - INTERIOR -



8 - RESTROOM

9 - MECHANICAL ROOM

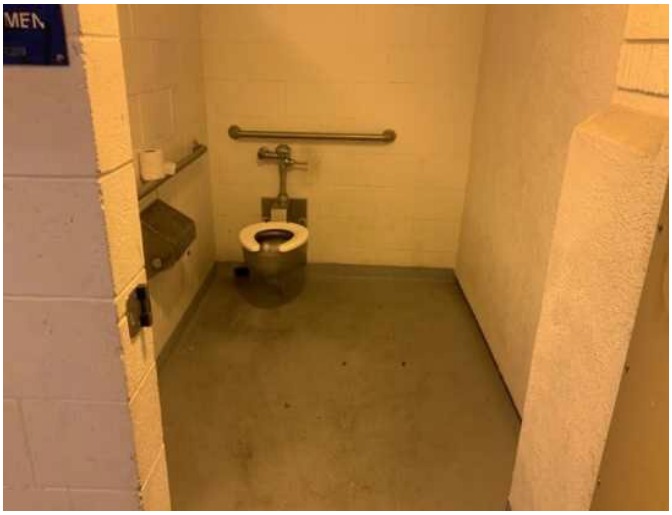
10 - SPRINKLER STANDPIPE

Photographic Overview

1 - SIDE ELEVATION

2 - SIDE ELEVATION

3 - PLUMBING FIXTURES



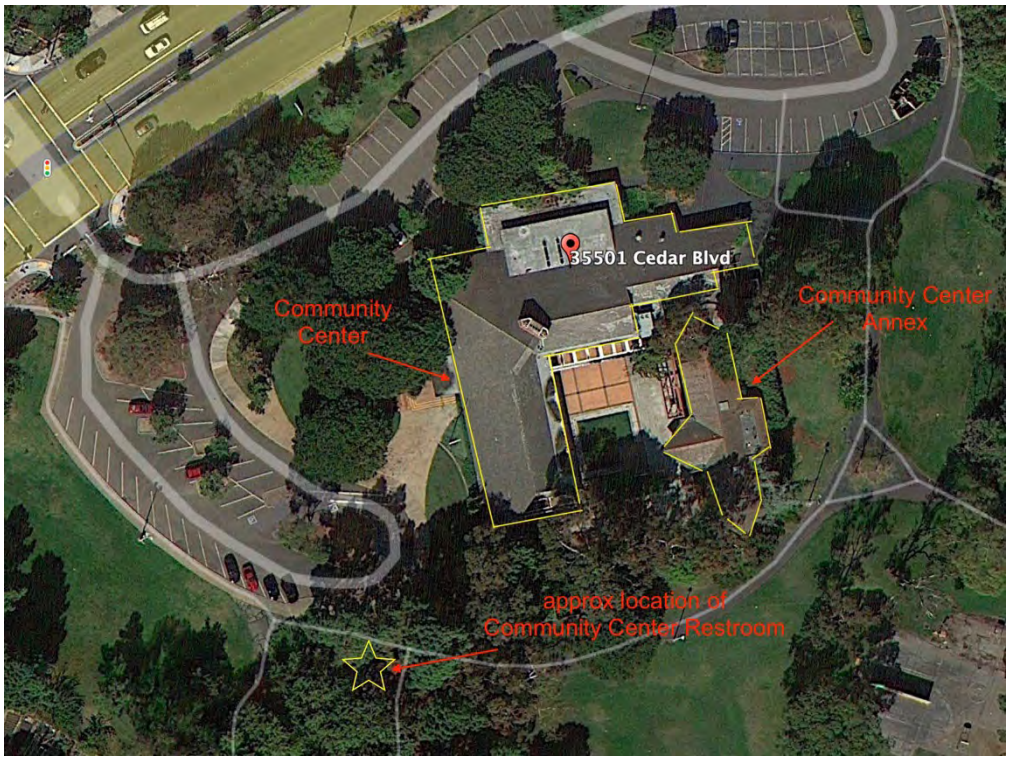
4 - PLUMBING FIXTURES

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

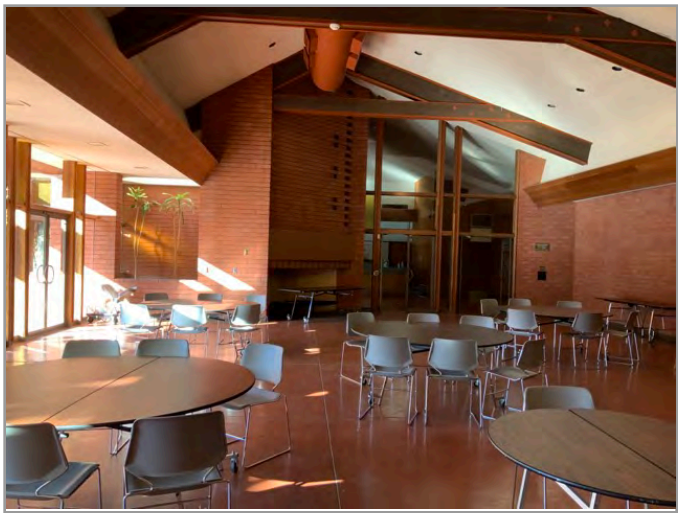
AUTOMATIC DOOR OPENER

	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			

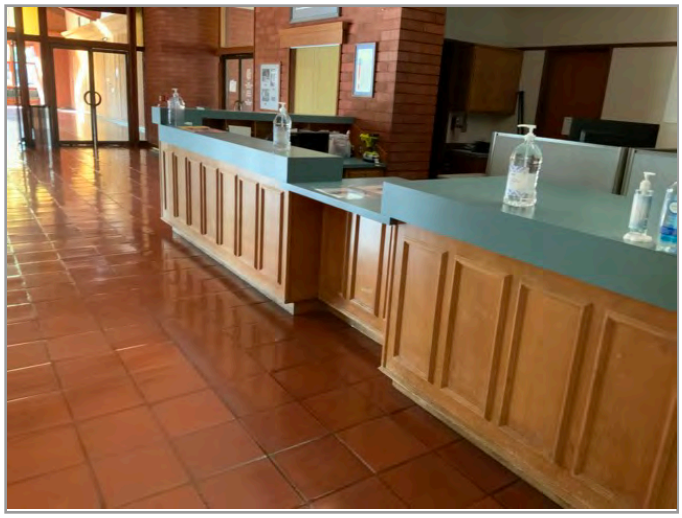
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✕	No entrance doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

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			

Abbreviated Accessibility Checklist

Elevators

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

Component Condition Report | Community Center / Community Center

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									$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

PREPARED BY:
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BV PROJECT #:
159125.22R000-005.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
January 28, 2023

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 6
Plan Types 9
2. Building and Site Information 10
3. Property Space Use and Observed Areas 13
4. ADA Accessibility 14
5. Purpose and Scope 15
6. Opinions of Probable Costs 17
Methodology 17
Definitions 17
7. Certification 19
8. Appendices 20

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*

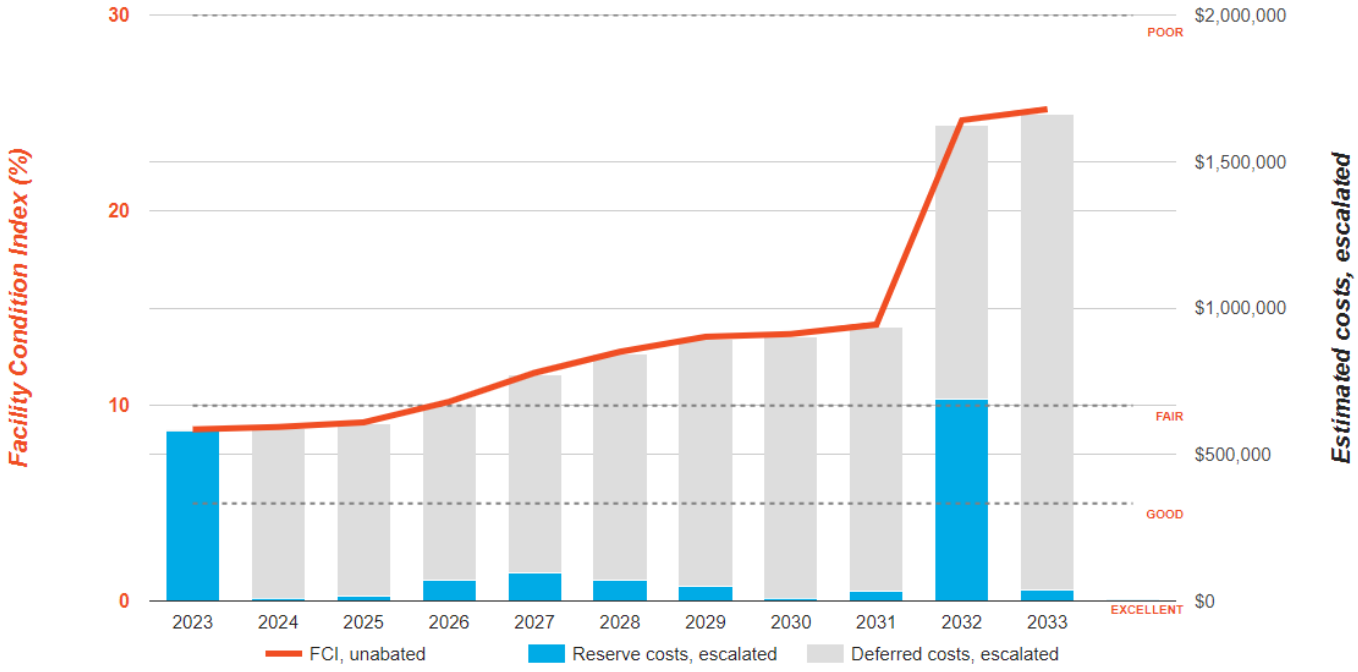
	Est Reserve Cost	FCI
Current	$ 579,900	**8.8 %**
3-Year	$ 673,200	10.2 %
5-Year	$ 842,100	12.8 %
10-Year	$ 1,661,700	25.2 %

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

FCI Analysis: Fire Station 27

Replacement Value: $6,600,000 Inflation Rate: 5.0% Average Needs per Year: $151,100



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**

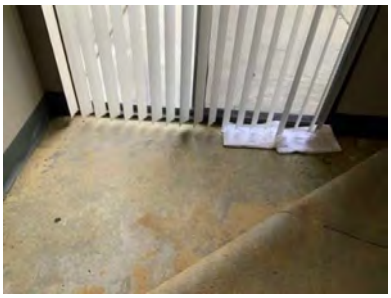
Priority Score: **88.9**

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**

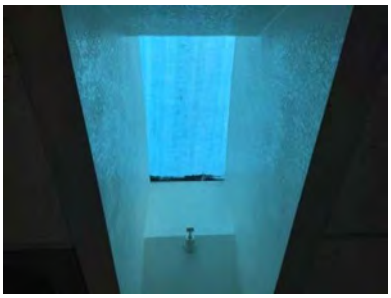
Priority Score: **81.9**

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

**$$**$$

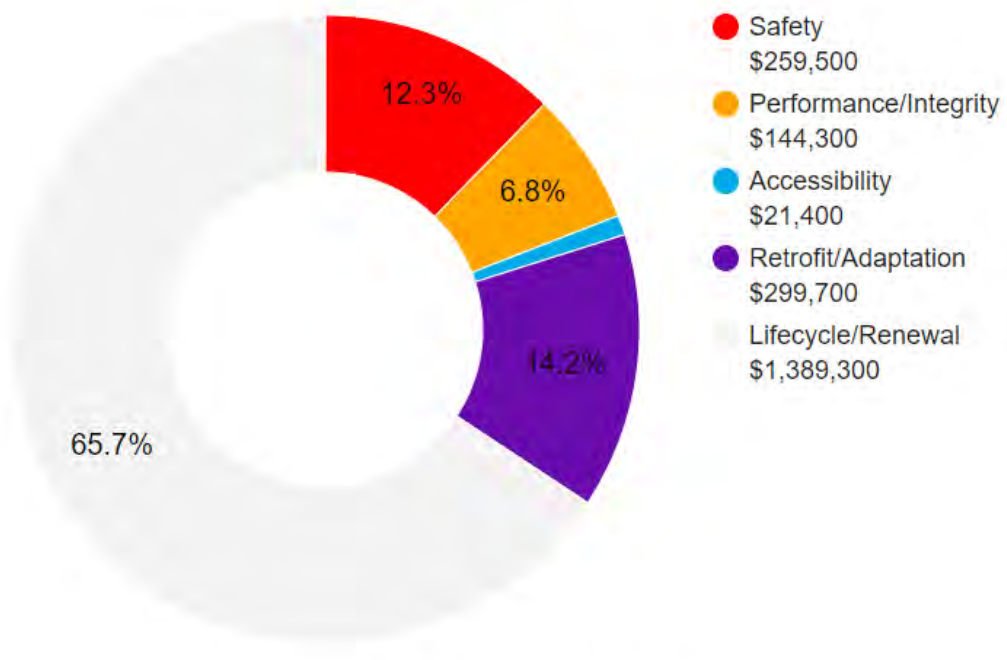
When the ADA parking space is moved adjacent to the front door, signage must be installed - AssetCALC ID: 5251569

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)



10-YEAR TOTAL: $2,114,200

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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Mary Venable
Program Manager
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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

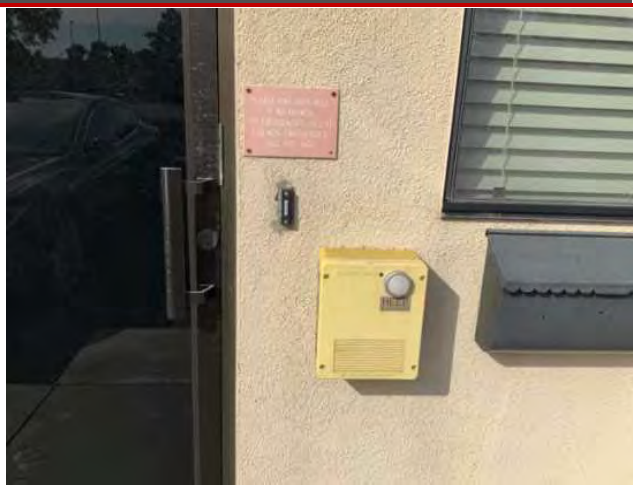
4 - RIGHT ELEVATION

5 - TRAINING TOWER

6 - PRIMARY PARKING AREA

Photographic Overview

7 - ROOFING



8 - ENTRY CONTROLS

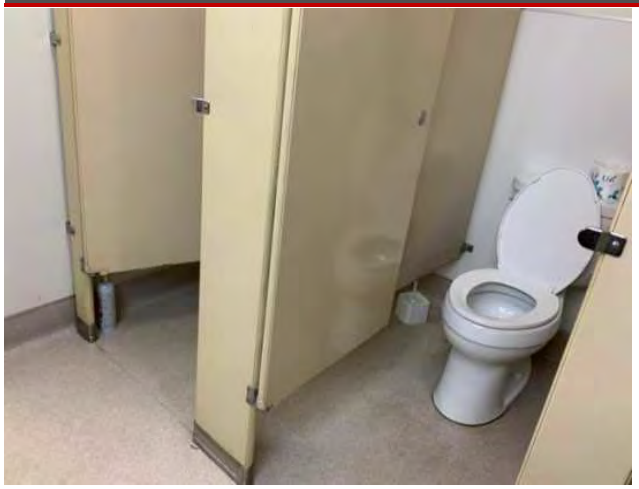
9 - COMMUNITY AREA

10 - KITCHEN

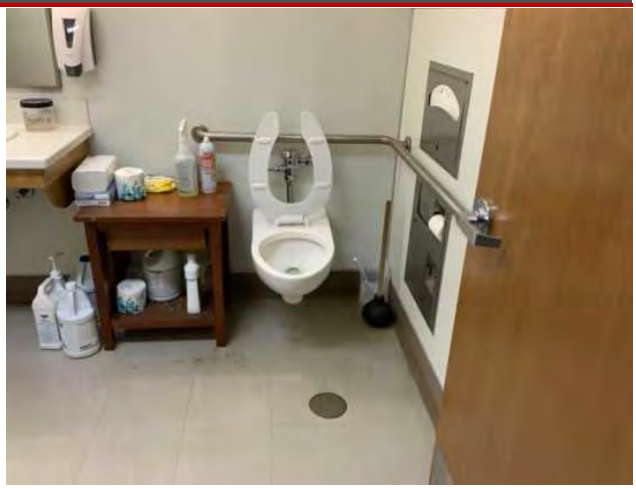
11 - APPARATUS BAY

12 - CEILING IN ENGINE BAY

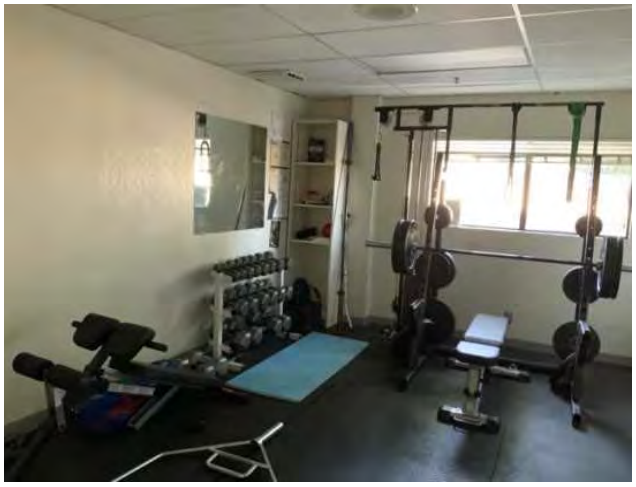
Photographic Overview



13 - RESTROOM FIXTURES

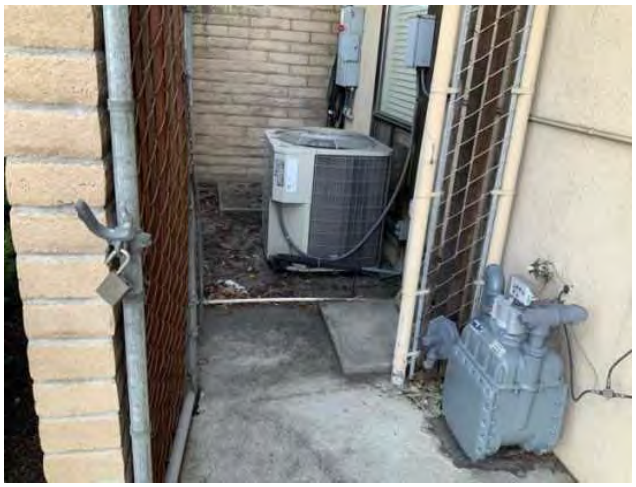


14 – RESTROOM



15 - WORKOUT ROOM

16 - EMERGENCY GENERATOR

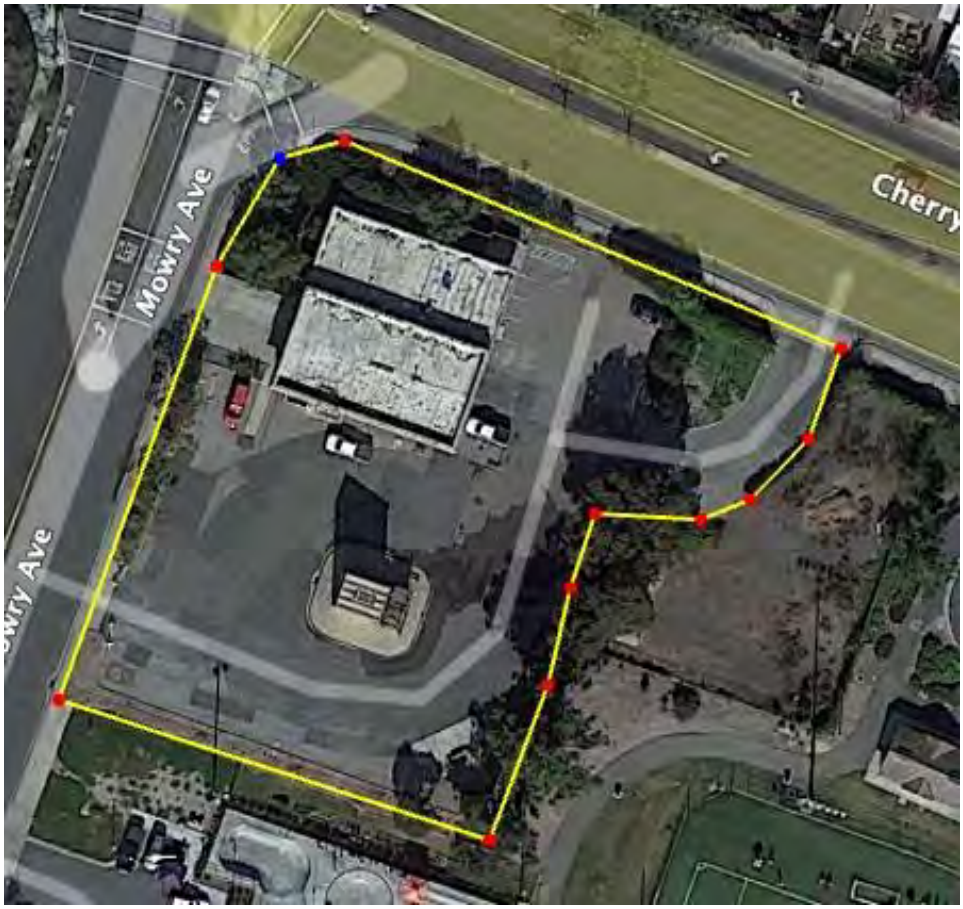


17 - SPLIT SYSTEM CONDENSER

18 - FURNACE AND WATER HEATER

Appendix B:
Site and Floor Plans

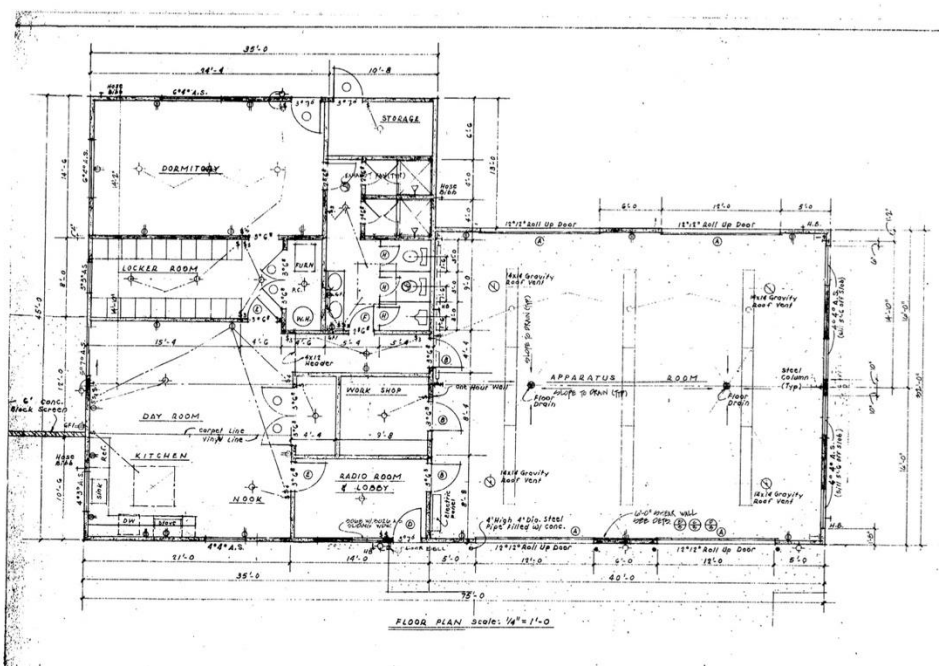
Aerial Site Plan



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

N

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

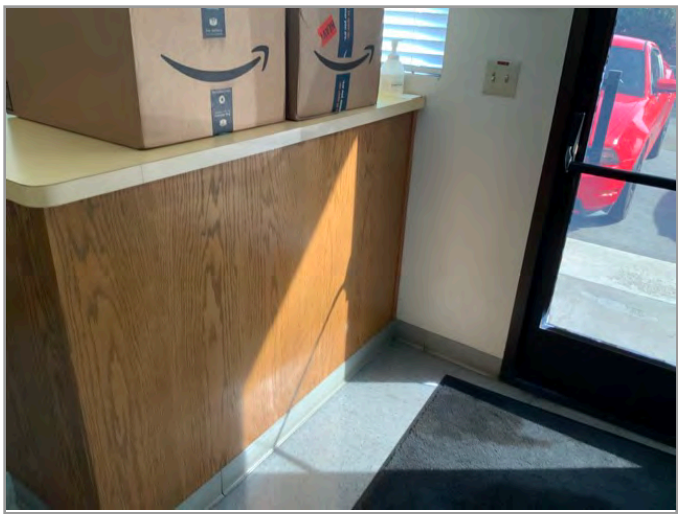
SIGNAGE

	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			

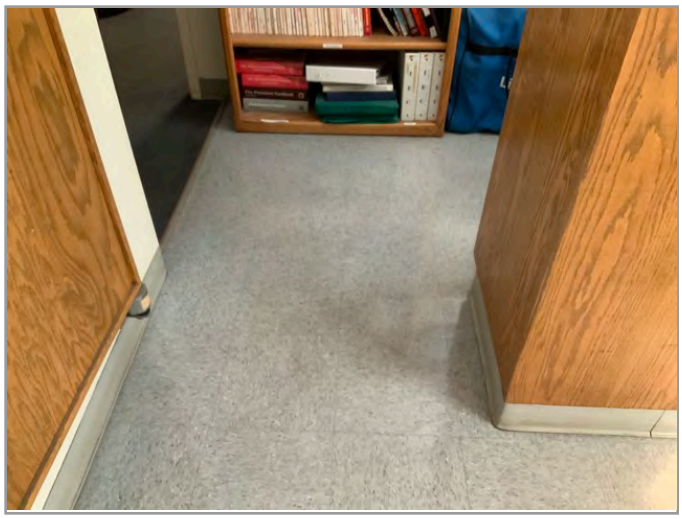
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✕	Entry doors not in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

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			

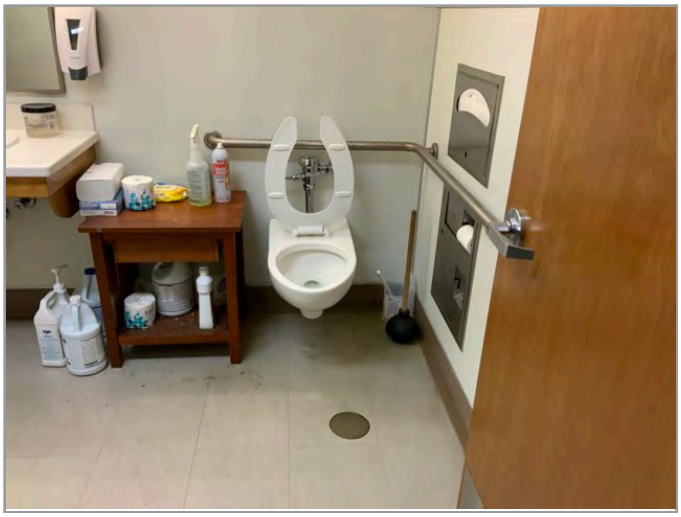
Abbreviated Accessibility Checklist

Elevators

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

Component Condition Report | Fire Station 27

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

Component Condition Report | Fire Station 27

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

PREPARED BY:
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BV PROJECT #:
159125.22R000-006.017

DATE OF REPORT:
March 9, 2023

ON SITE DATE:
January 23, 2023

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 6
Plan Types 8
2. Building and Site Information 9
3. Property Space Use and Observed Areas 12
4. Purpose and Scope 13
5. Opinions of Probable Costs 15
Methodology 15
Definitions 15
6. Certification 17
7. Appendices 18

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*

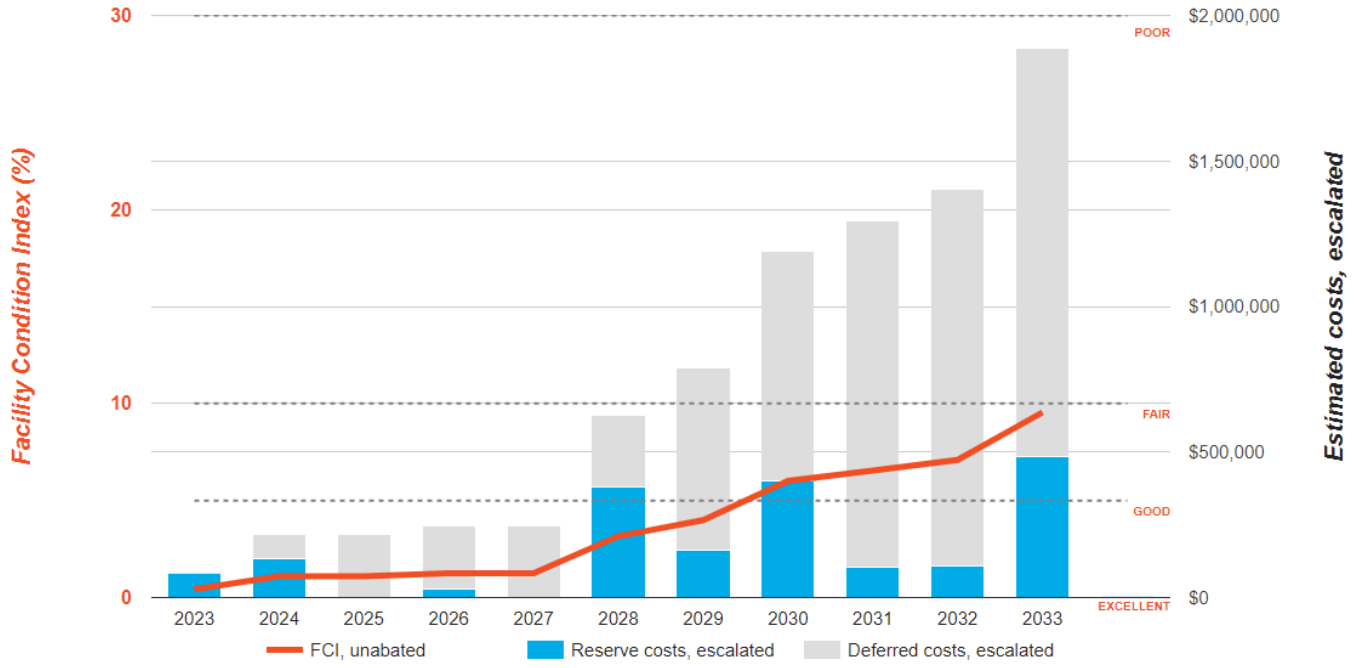
	Est Reserve Cost	FCI
Current	$ 83,000	**0.4 %**
3-Year	$ 246,700	1.2 %
5-Year	$ 625,300	3.2 %
10-Year	$ 1,888,800	9.5 %

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

FCI Analysis: Fire Station 28

Replacement Value: $19,800,000 Inflation Rate: 5.0% Average Needs per Year: $171,800



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**

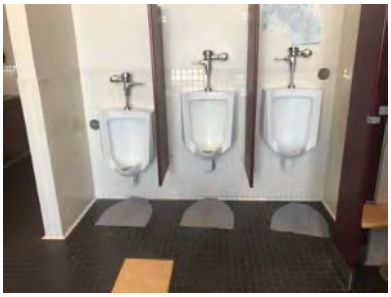
Priority Score: **88.9**

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

$$$$

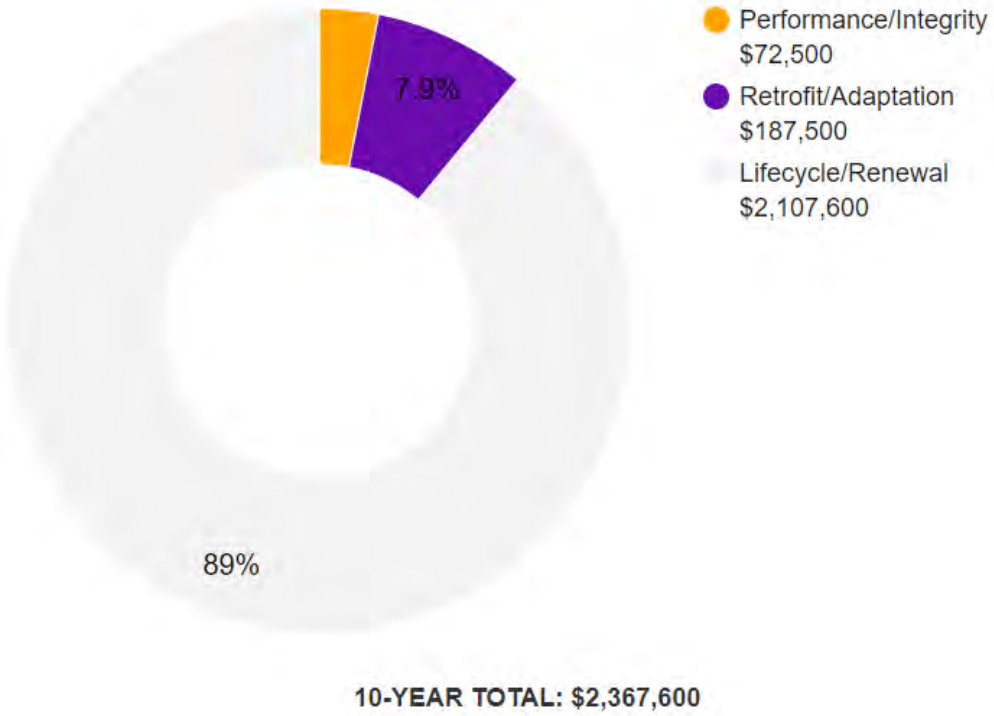
Generator is near end of life and replacement should be planned for a larger unit - AssetCALC ID: 5252866

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)



10-YEAR TOTAL: $2,367,600

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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Reviewed by:

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Program Manager
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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

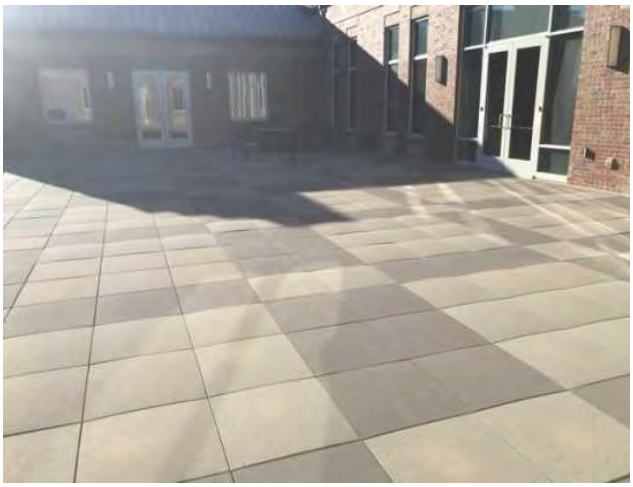
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

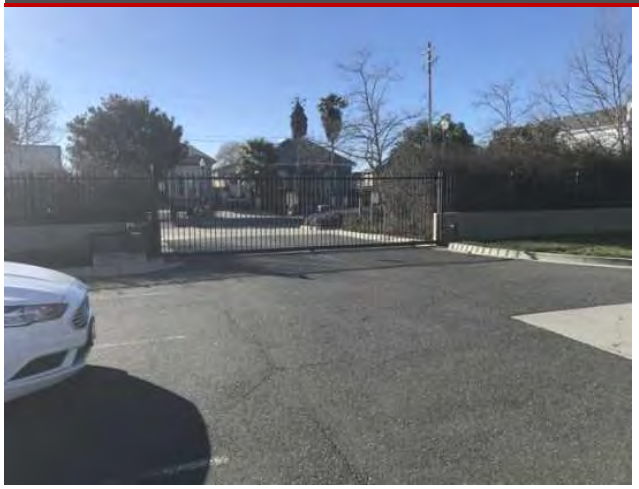
4 - RIGHT ELEVATION

5 - OVERHEAD/DOCK DOOR AND WINDOWS

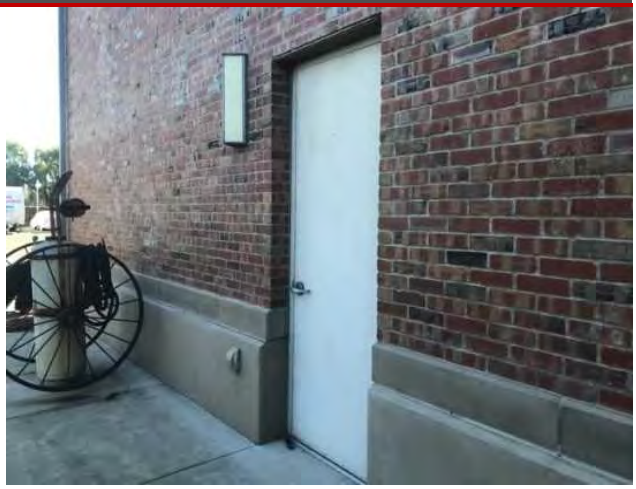


6 - BALCONY

Photographic Overview

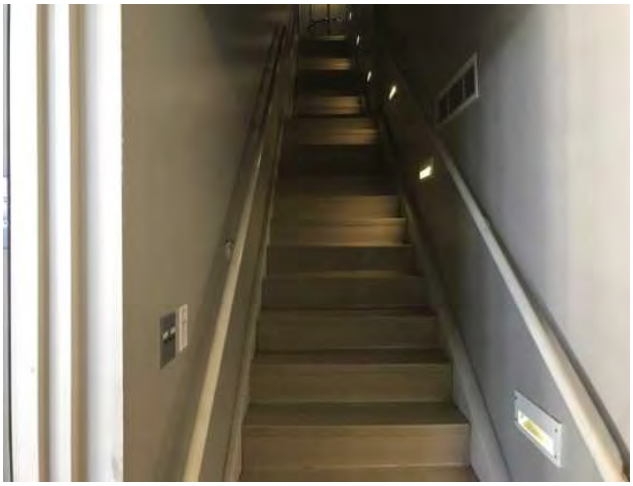


7 - VEHICULAR ACCESS DEVICES



8 - EXTERIOR DOOR

9 - INTERIOR DOOR

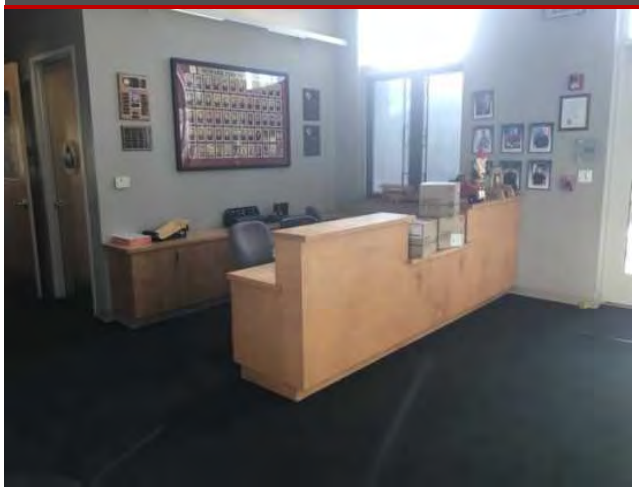


10 - FLOORING

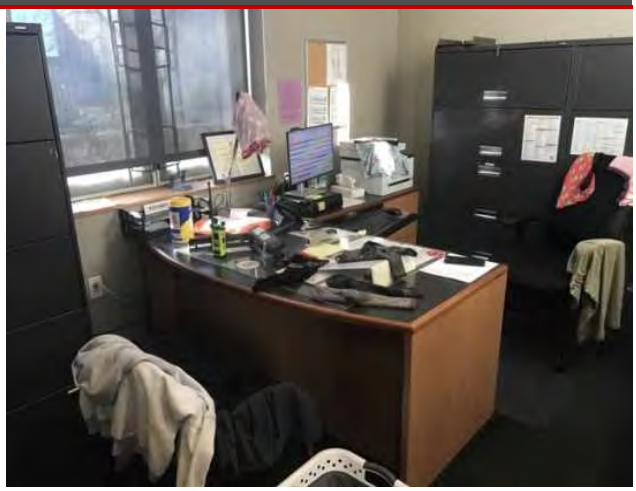
11 – METAL ROOFING

12 – GUTTERS AND DOWNSPOUTS

Photographic Overview

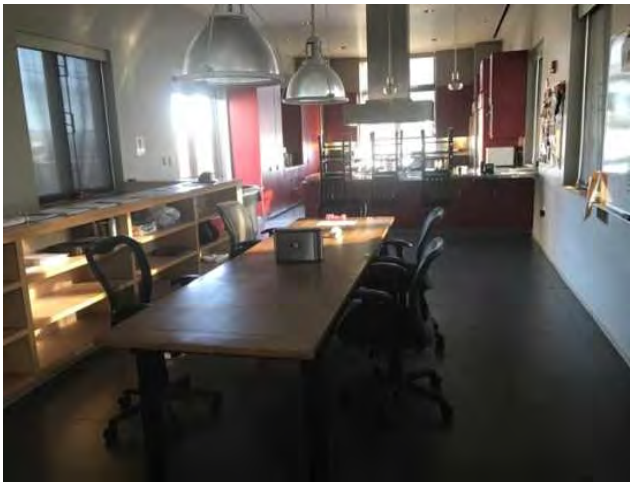


13 - LOBBY

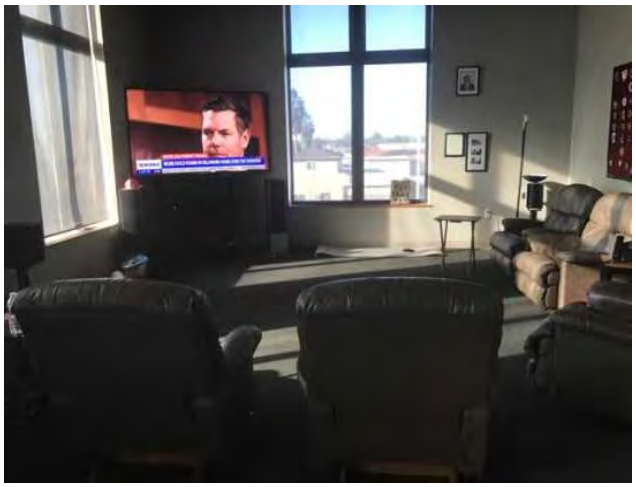


14 - OFFICE

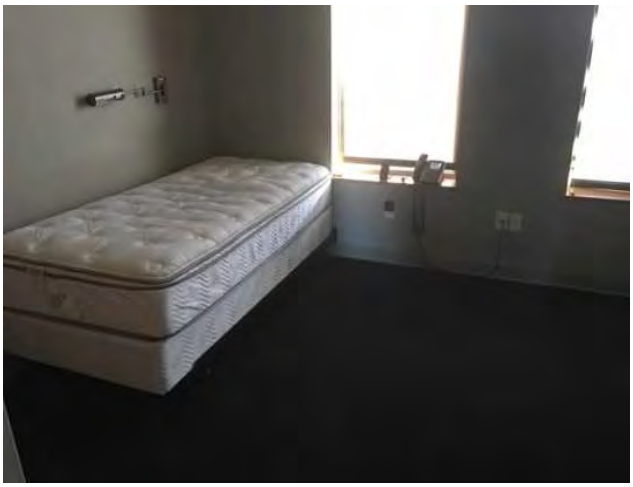
15 - CONFERENCE ROOM



16 - KITCHEN OVERVIEW



17 - LIVING ROOM

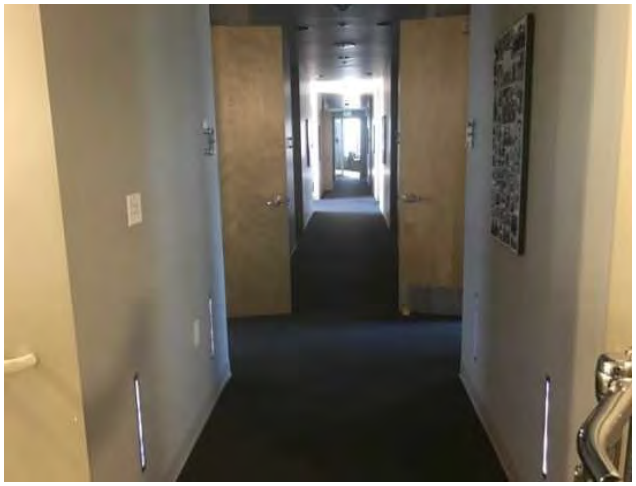


18 - BEDROOM

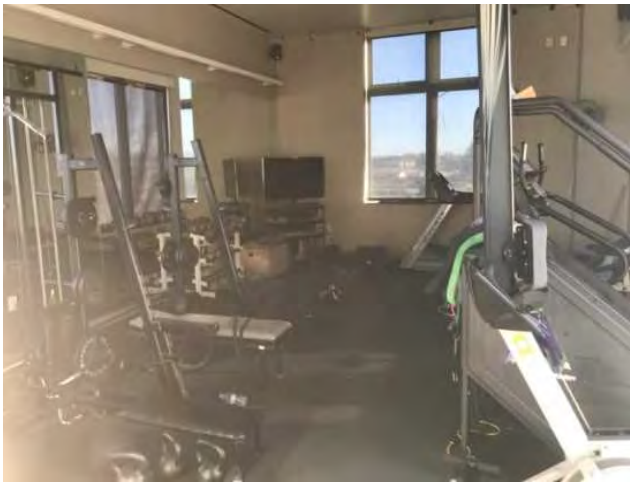
Photographic Overview

19 - APPARATUS BAY

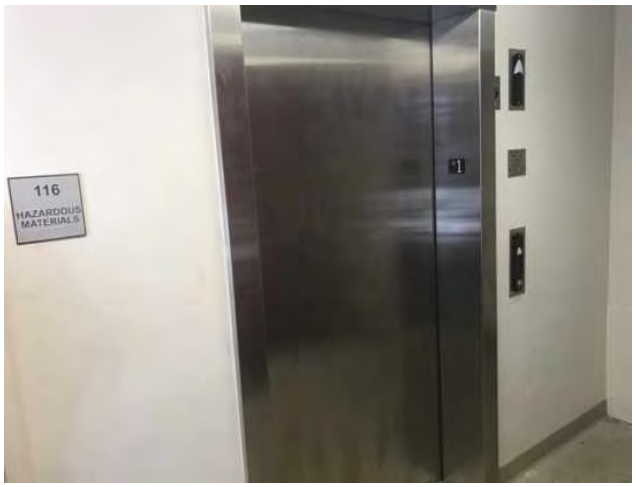
20 - APPARATUS BAY



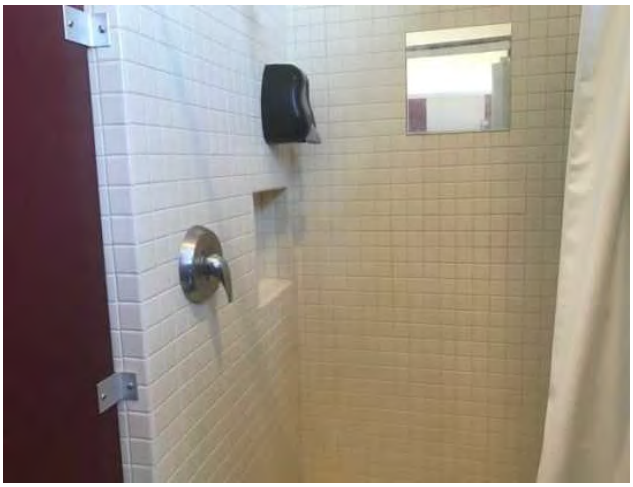
21 - HALLWAY



22 - WORKOUT ROOM



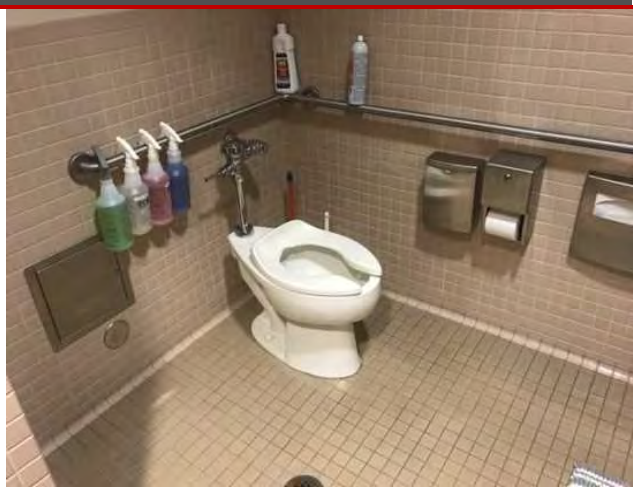
23 - ELEVATOR DOOR



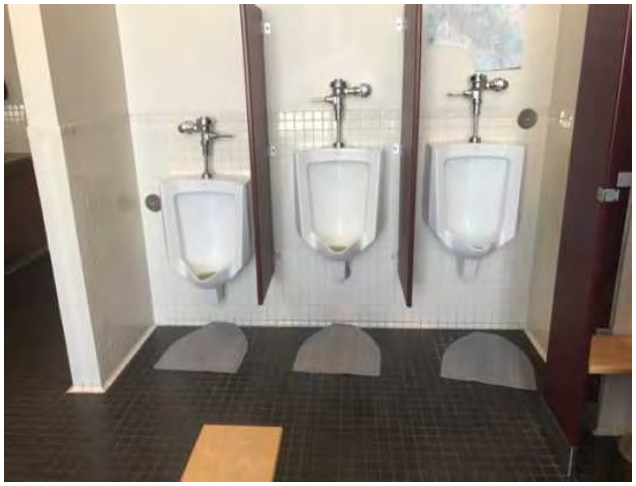
24 - SHOWER

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

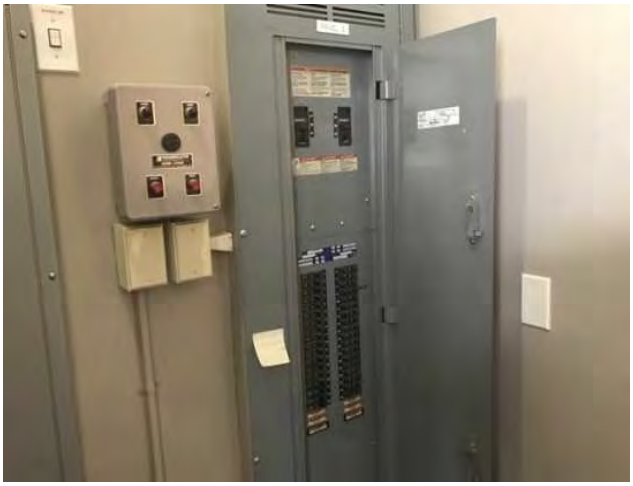
36 - WATER HEATER

Photographic Overview

37 - GENERATOR

38 - AUTOMATIC TRANSFER SWITCH

39 - SWITCHBOARD

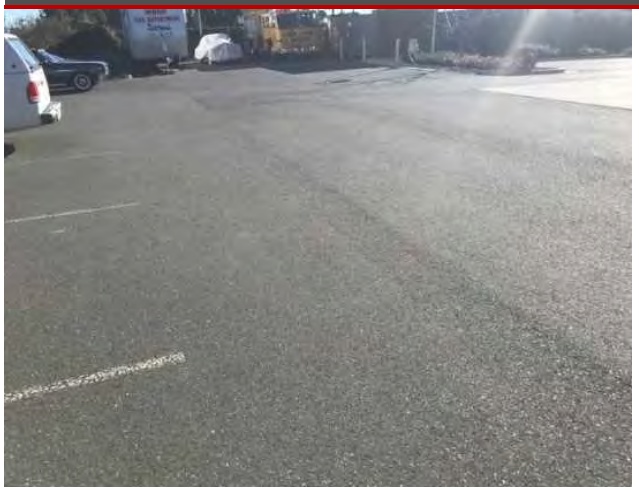


40 - DISTRIBUTION PANEL

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

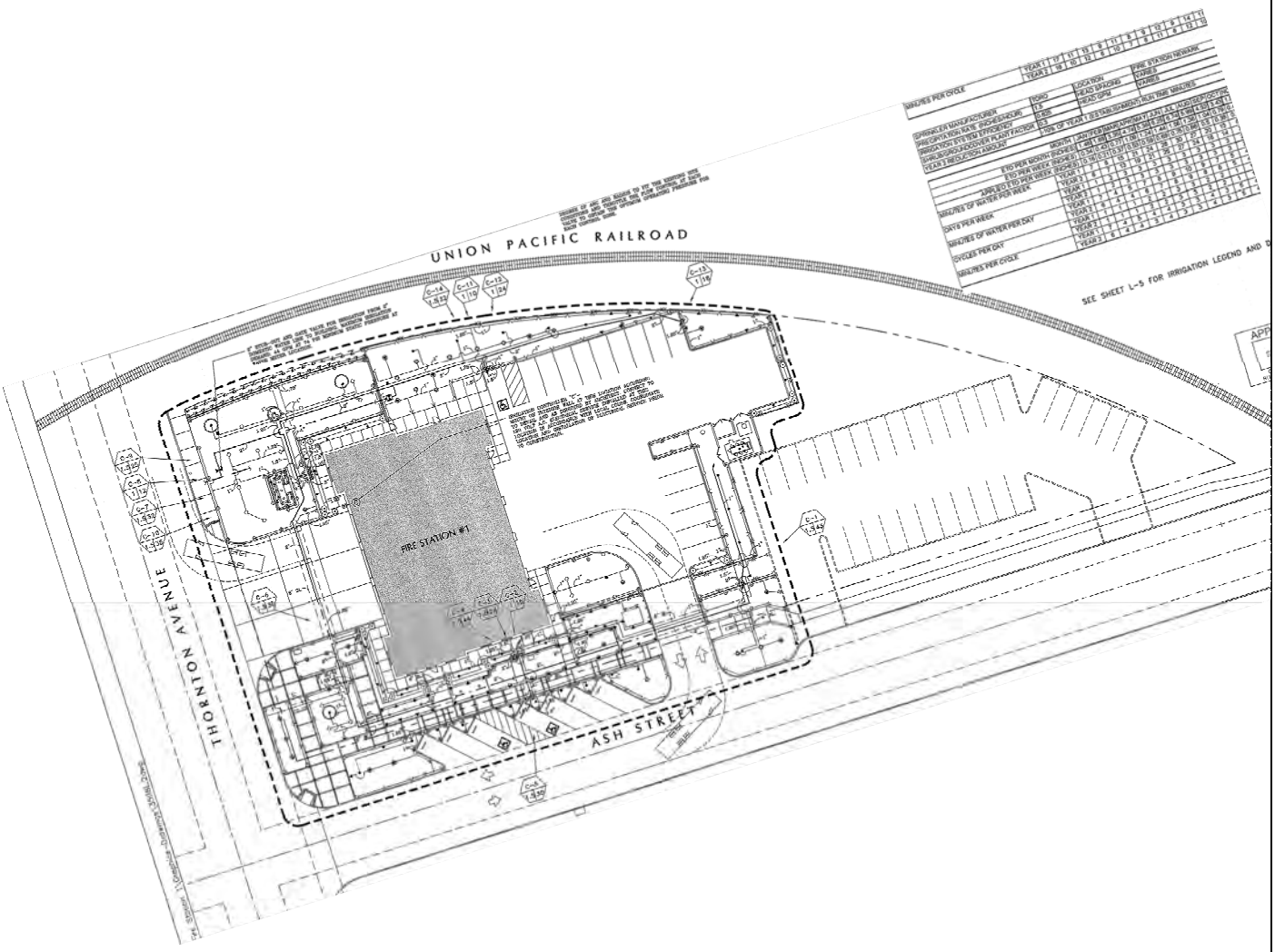
Aerial Site Plan

Project Number	Project Name
159125.22R000-006.017	Fire Station 28
Source	**On-Site Date**
Google	January 24, 2023

BUREAU VERITAS

N

Floor Plan



Project Number	Project Name
159125.22R000-006.017	Fire Station 28
Source	**On-Site Date**
Owner	January 24, 2023

BUREAU VERITAS

N

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

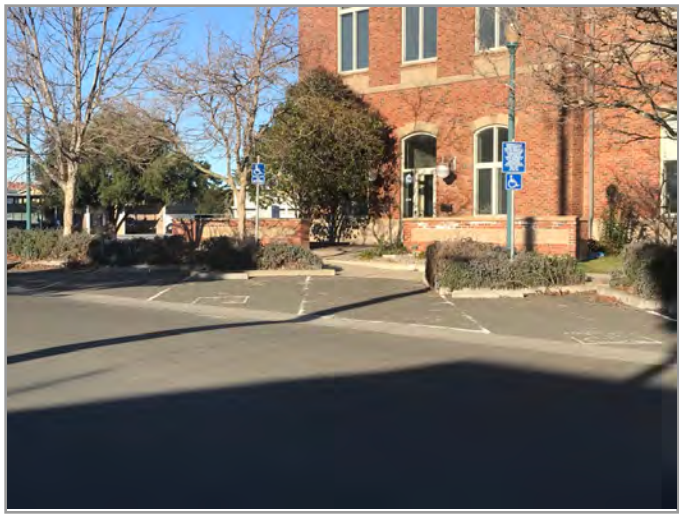
BV Project Number: 159125.22R000-006.017

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

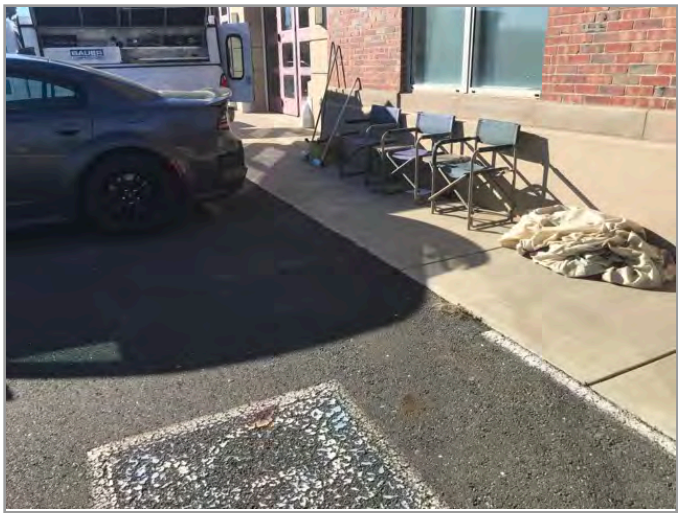


CLOSE-UP OF STALL

	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 ?			✕	
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

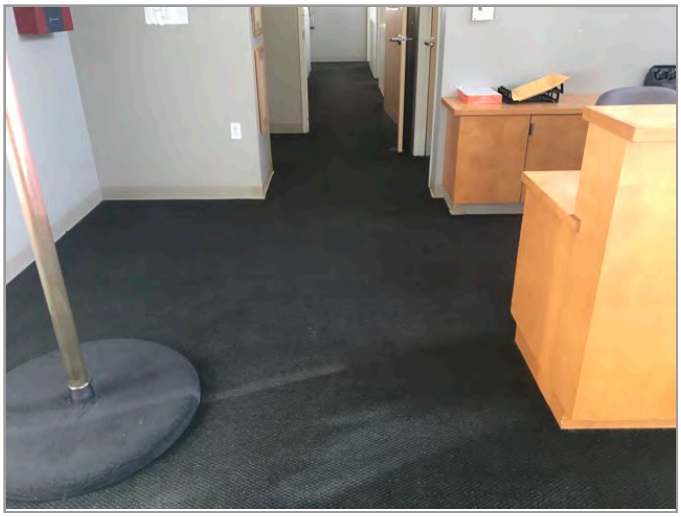
DOOR HARDWARE

	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			

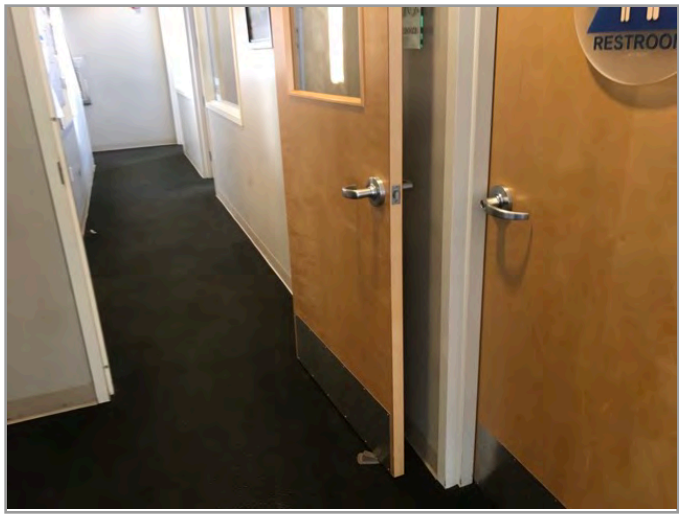
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



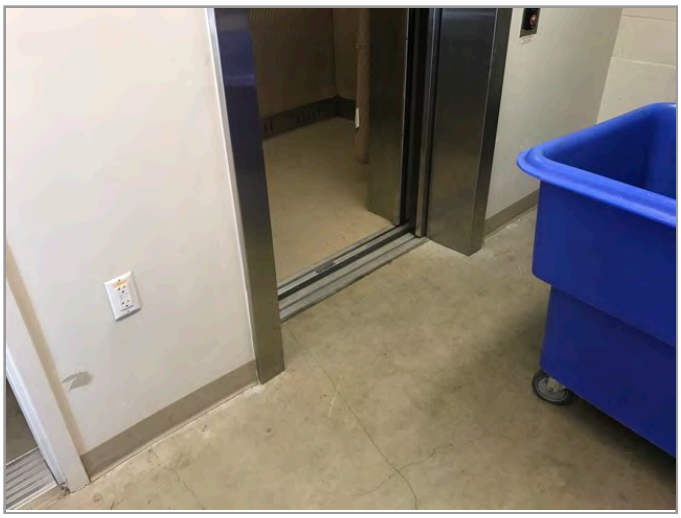
DOOR HARDWARE

	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

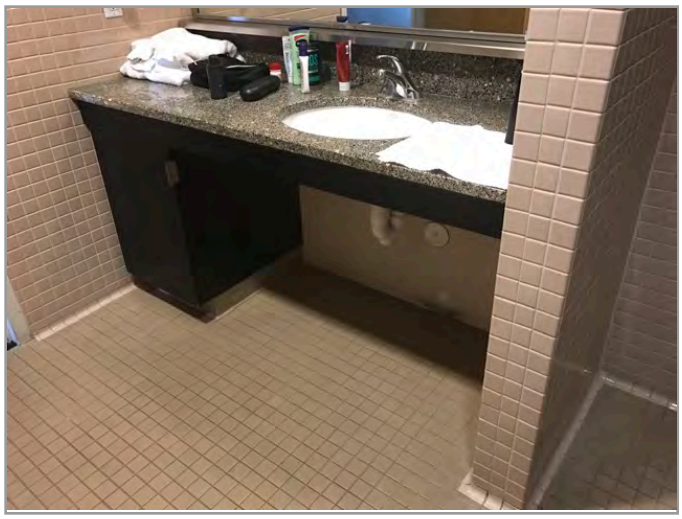
	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway 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

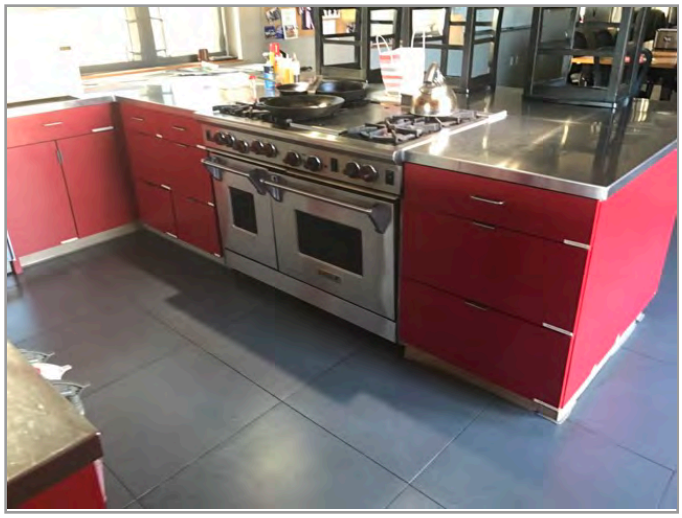
	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under 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 ?	✕			
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



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

Component Condition Report | Fire Station 28

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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 7
Plan Types 10
2. Building and Site Information 11
3. Property Space Use and Observed Areas 14
4. ADA Accessibility 15
5. Purpose and Scope 16
6. Opinions of Probable Costs 18
Methodology 18
Definitions 18
7. Certification 20
8. Appendices 21

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*

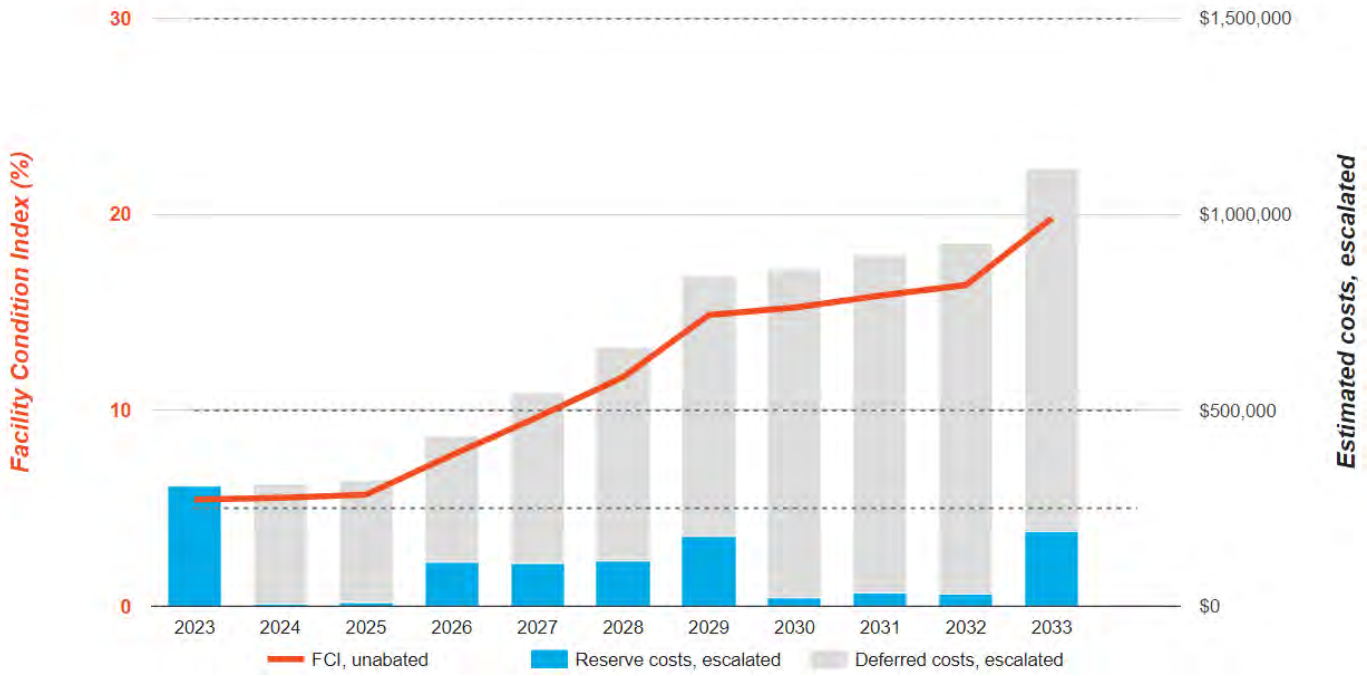
	Est Reserve Cost	FCI
Current	$ 308,400	**5.5 %**
3-Year	$ 436,200	7.7 %
5-Year	$ 661,600	11.7 %
10-Year	$ 1,119,500	19.8 %

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

FCI Analysis: Fire Station 29

Replacement Value: $5,656,200 Inflation Rate: 5.0% Average Needs per Year: $101,800



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**

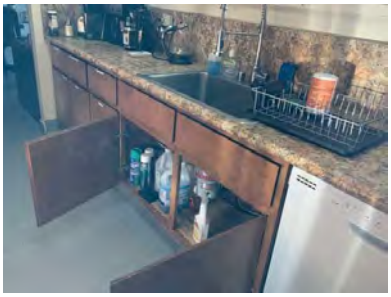
Priority Score: **63.9**

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

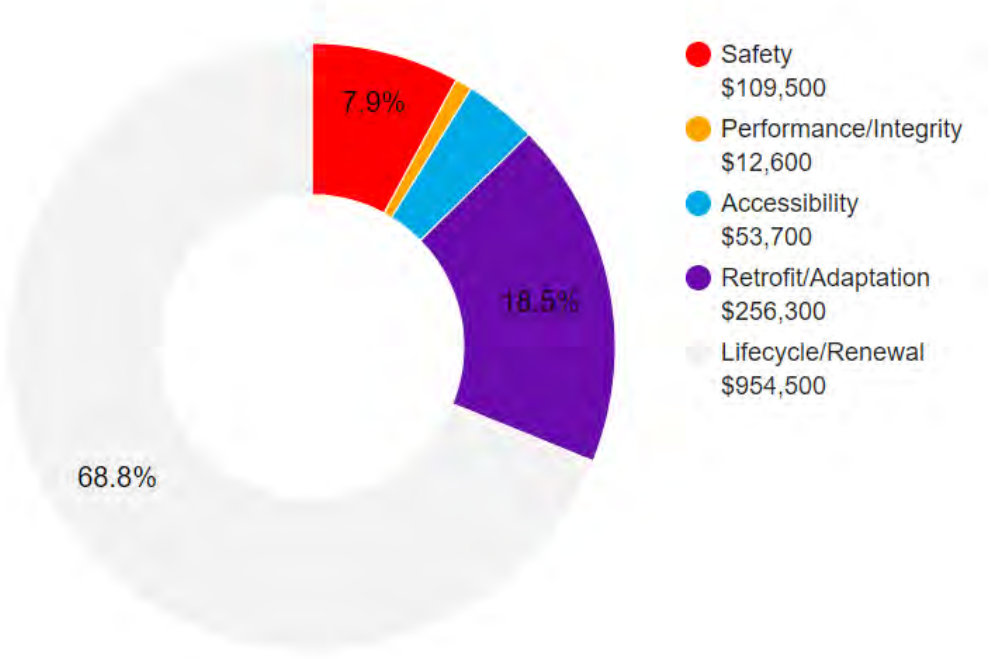
Plan Types

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)



10-YEAR TOTAL: $1,386,600

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.

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Reviewed by:

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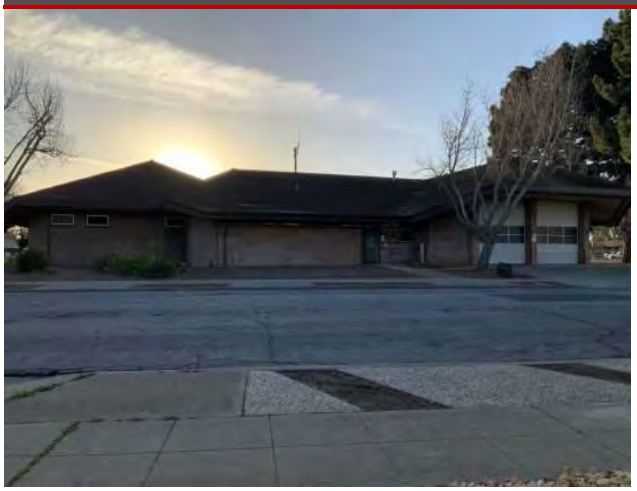
8. Appendices

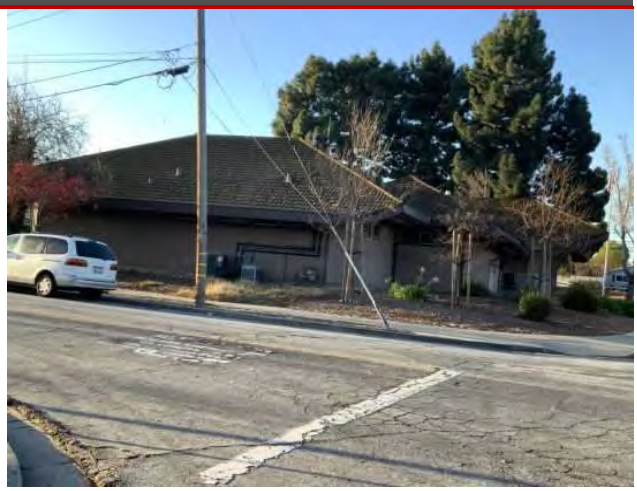
Appendix A: Photographic Record
Appendix B: Site and Floor Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION

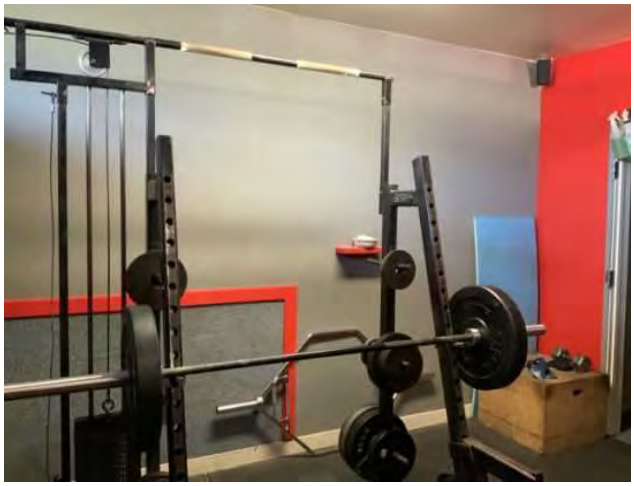


2 - LEFT ELEVATION

3 - RIGHT ELEVATION

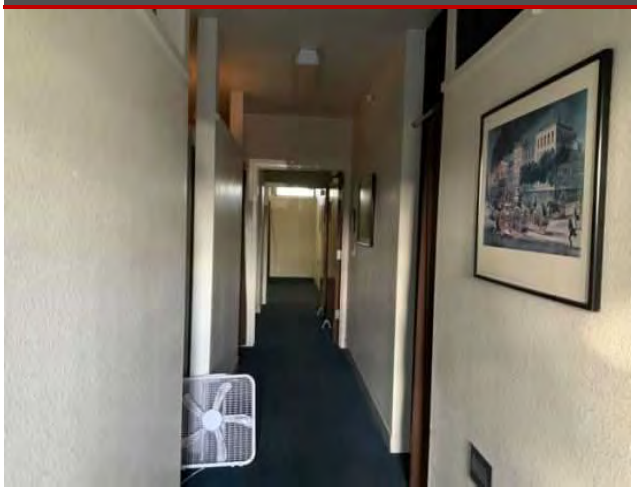
4 – APARATUS BAY

5 - RECREATION ROOM

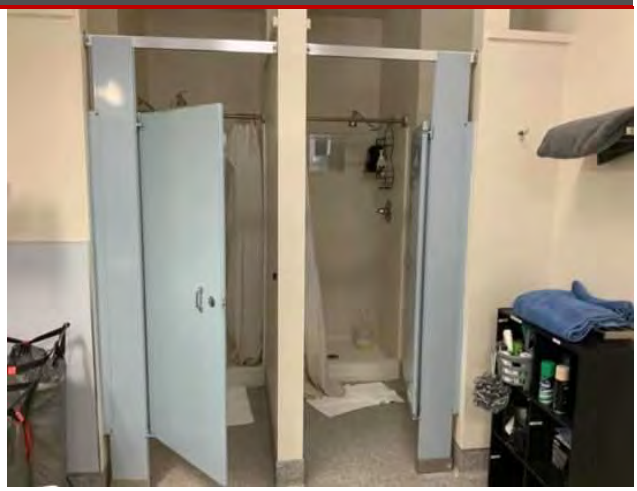


6 - WORKOUT ROOM

Photographic Overview



7 - DORMITORY



8 - SHOWERS

9 - HEATING MAIN COMPONENTS

10 - MAIN ELECTRICAL EQUIPMENT

11 - WATER HEATER

12 - GENERATOR

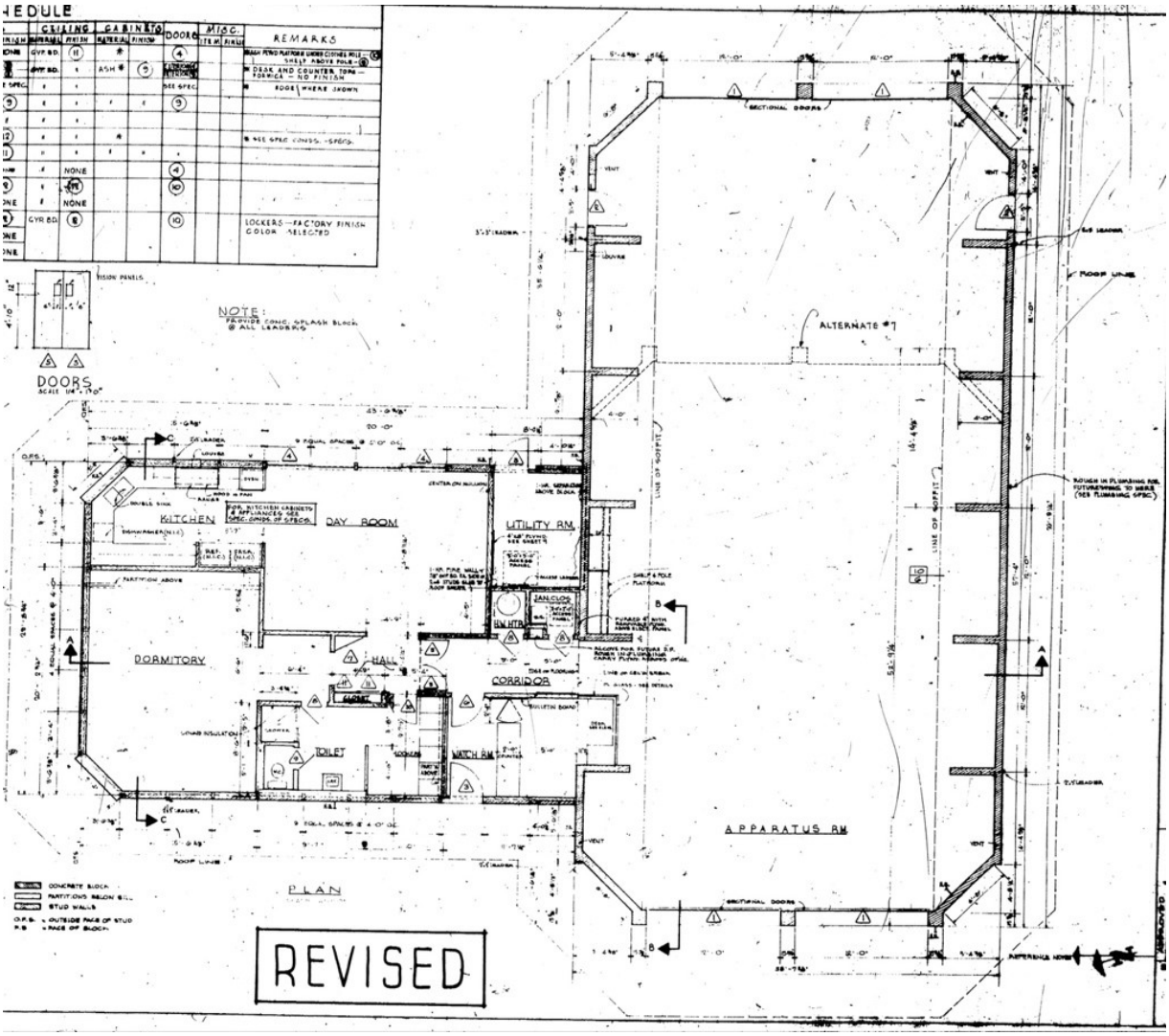
Appendix B:
Site and Floor Plan

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

BUREAU VERITAS

N

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

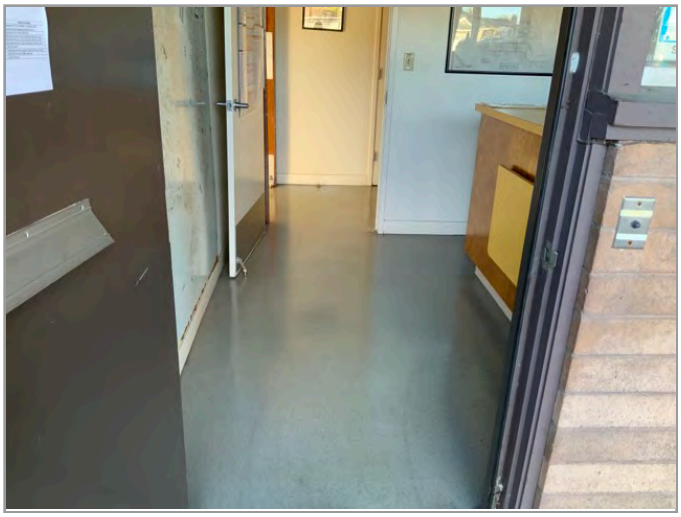
DOOR HARDWARE

	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 ?			✕	No doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

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			

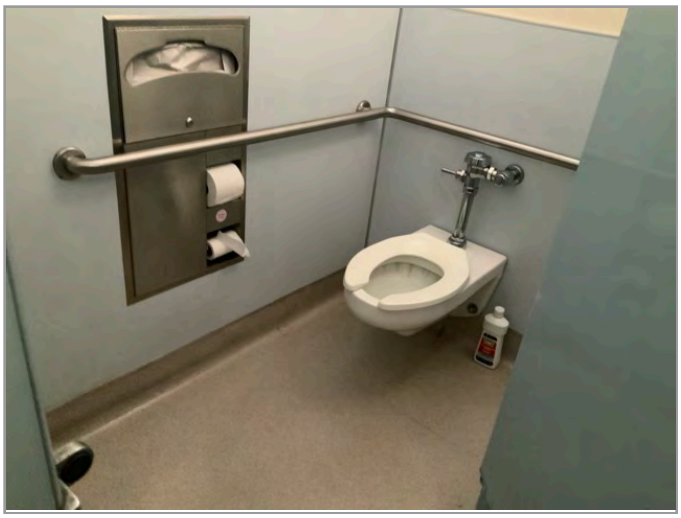
Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

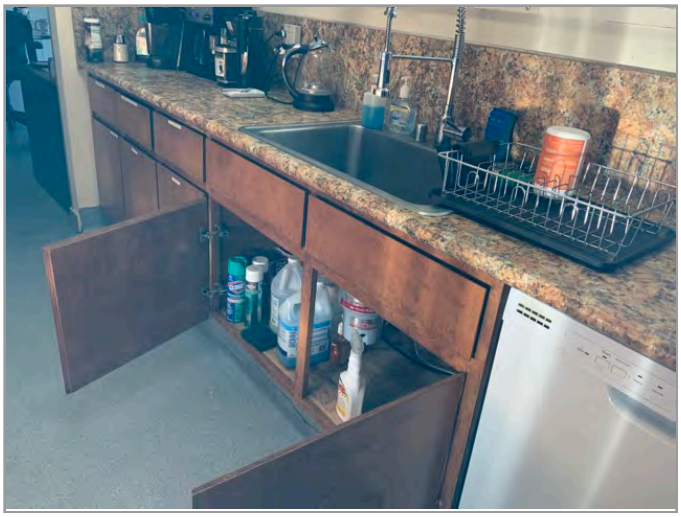
SINK, FAUCET HANDLES AND ACCESSORIES

	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 ?			✕	There is only one urinal
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

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) ?		✕		

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

Component Condition Report | Fire Station 29

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										$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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 9
Plan Types 12
2. Building and Site Information 13
3. Property Space Use and Observed Areas 16
4. ADA Accessibility 17
5. Purpose and Scope 18
6. Opinions of Probable Costs 20
Methodology 20
Definitions 20
7. Certification 22
8. Appendices 23

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:

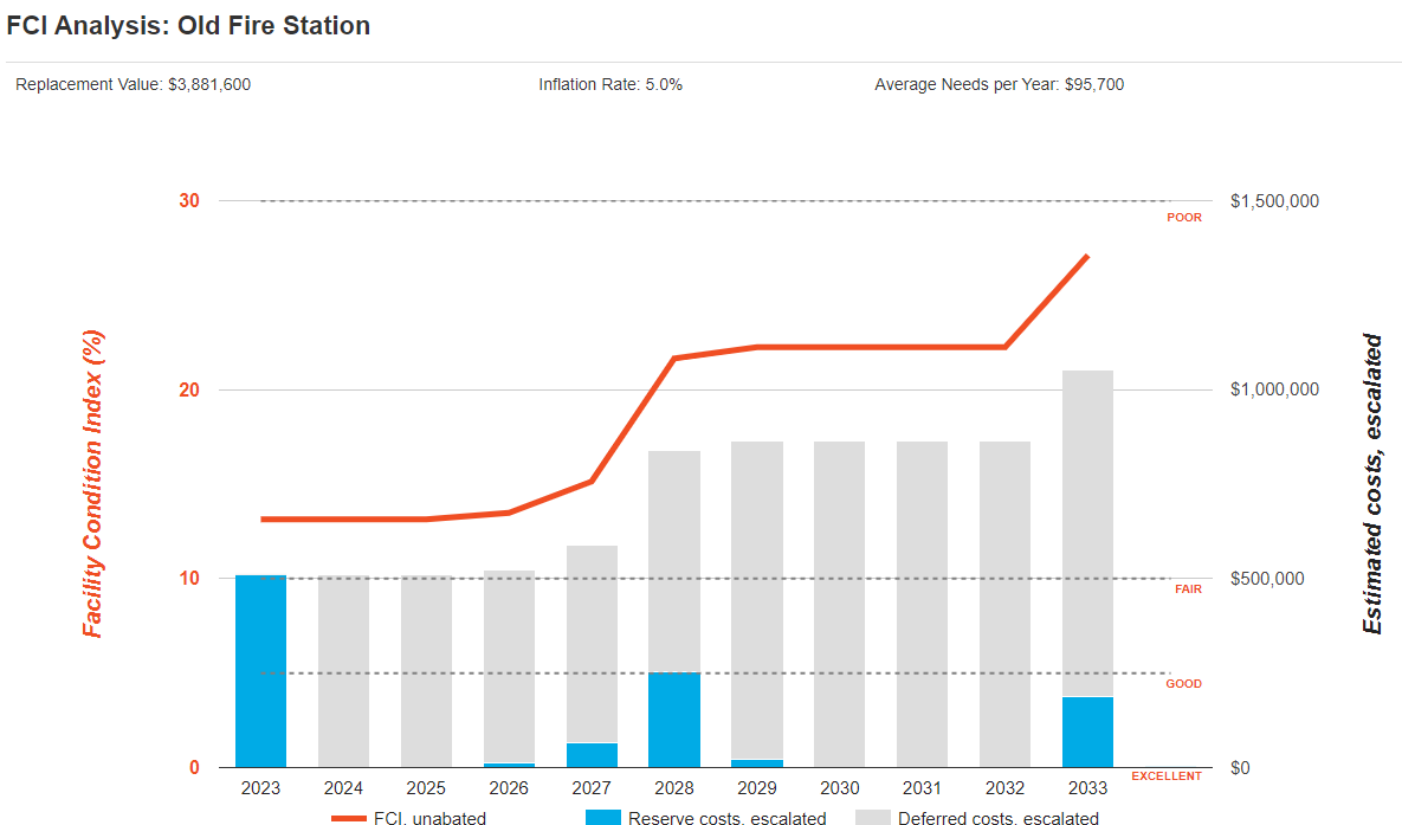
FCI Analysis | Old Fire Station(1980)

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**

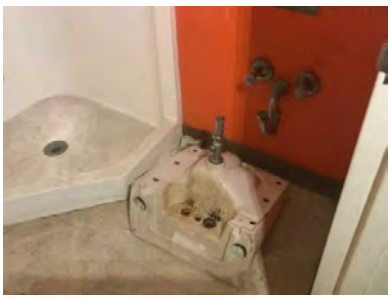
Priority Score: **85.9**

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**

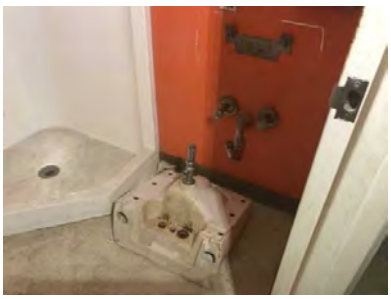
Priority Score: **83.9**

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

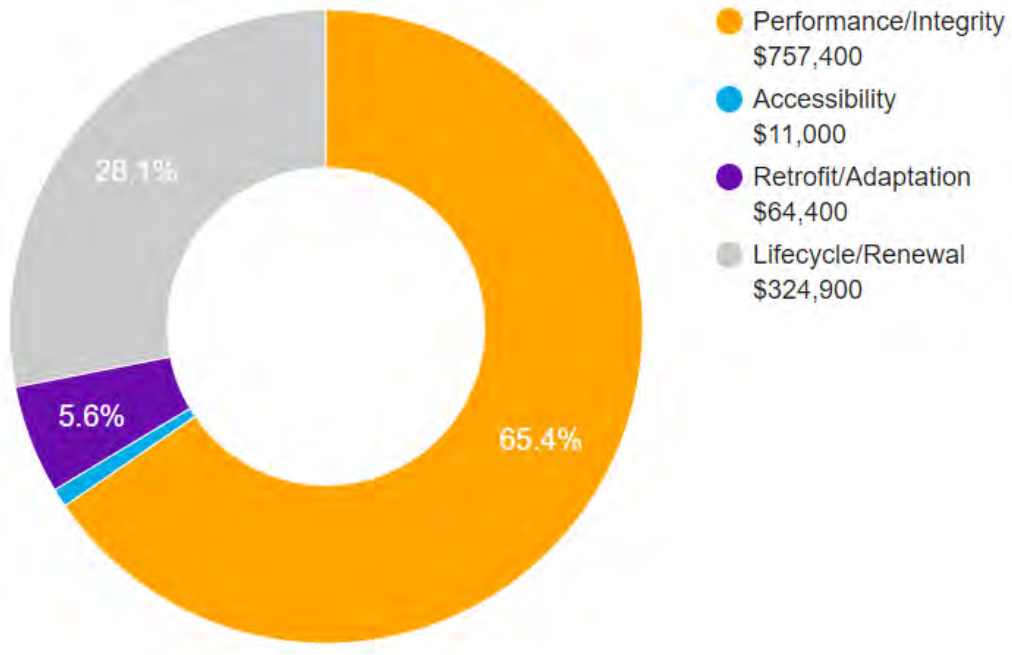
Plan Types

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)



10-YEAR TOTAL: $1,157,700

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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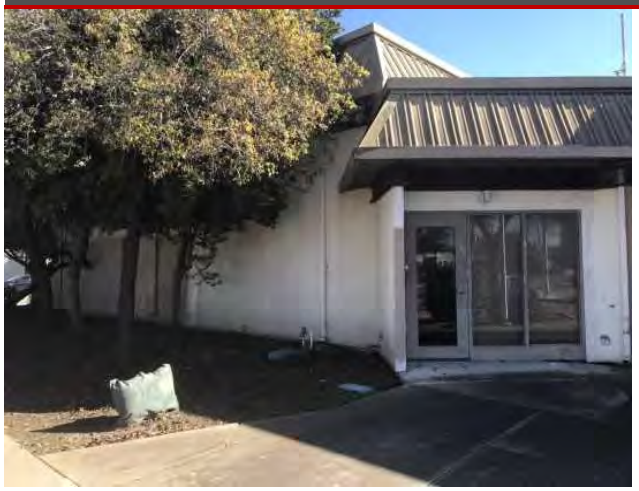
8. Appendices

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

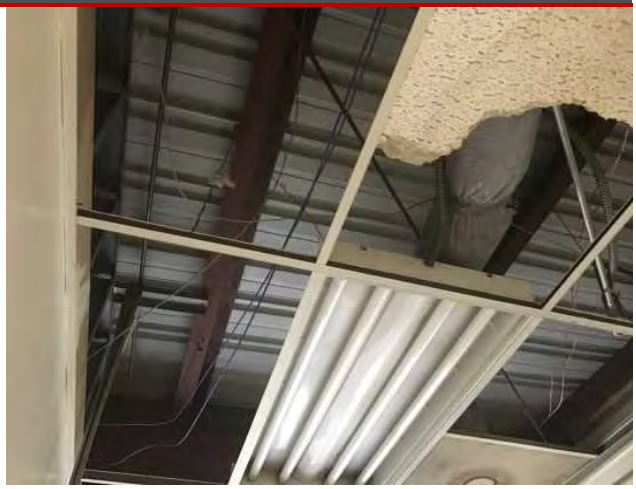
4 - RIGHT ELEVATION

5 - EXTERIOR DOOR

6 - OVERHEAD DOORS

Photographic Overview

7 - WINDOWS

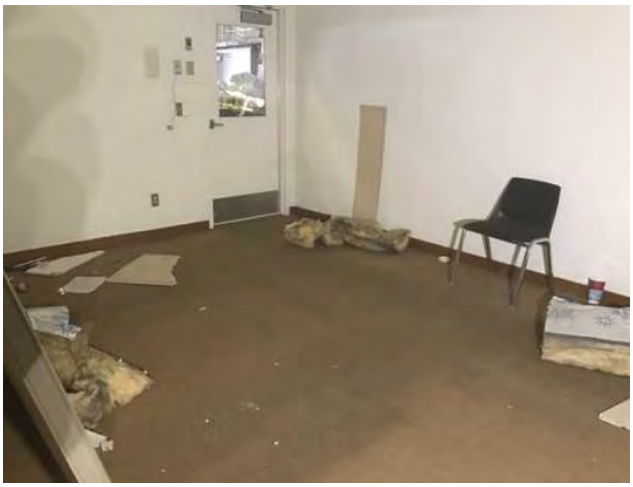


8 - ROOFING

9 - ROOF GUTTERS

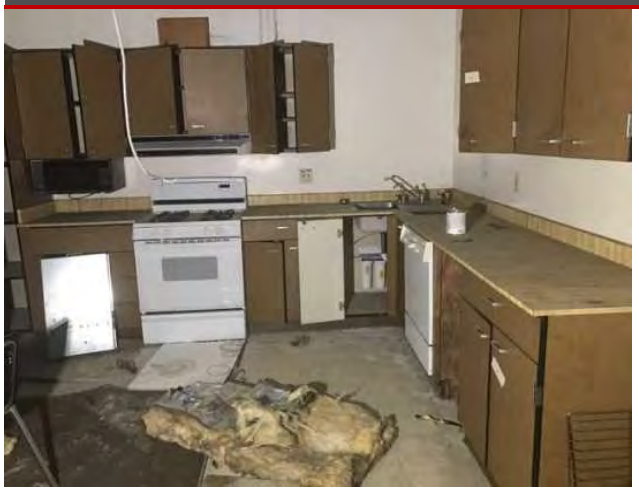
10 - FRONT LOBBY

11 - INTERIOR FINISHES



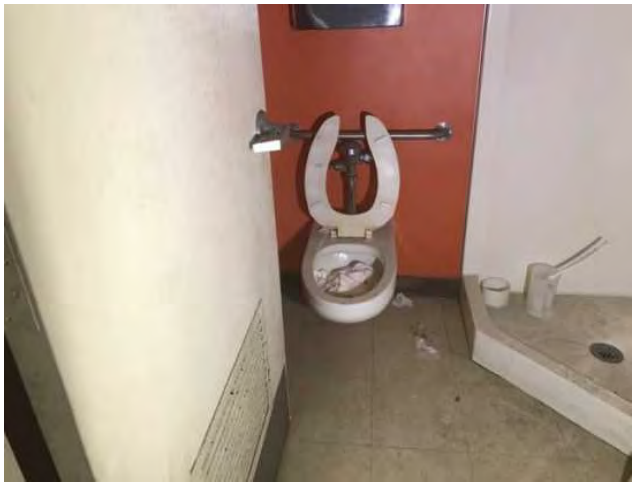
12 - OFFICES

Photographic Overview



13 - KITCHEN

14 - APPARATUS BAY



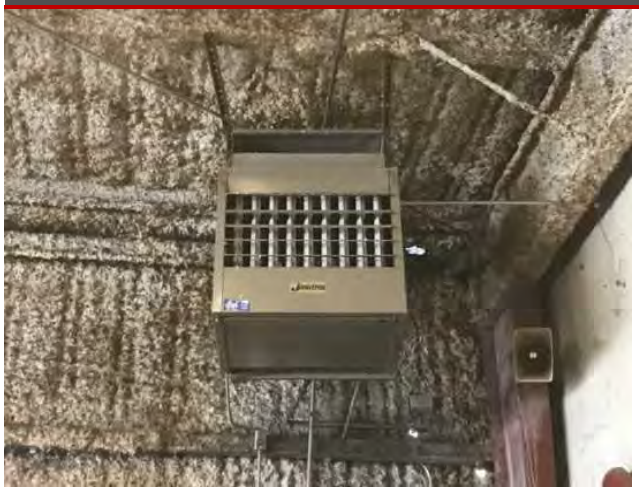
15 - TOILET STALL OVERVIEW

16 - SINK/LAVATORY

17 - SPLIT SYSTEM

18 - EXHAUST FAN

Photographic Overview



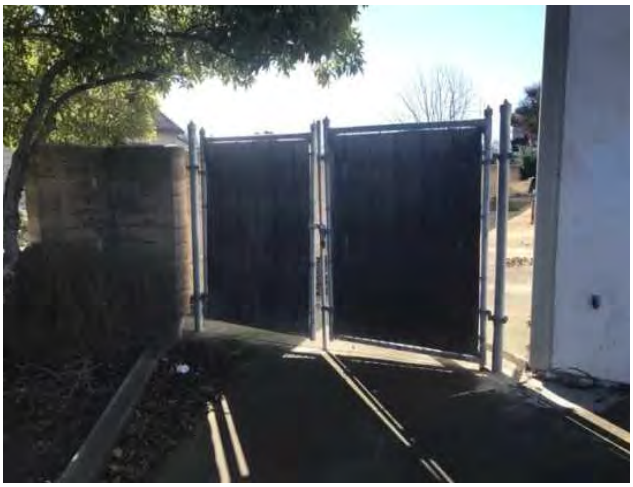
19 - UNIT HEATER

20 - ELECTRICAL SYSTEM

21 - PARKING LOTS

22 - PARKING LOTS

23 - LANDSCAPING



24 - FENCES AND GATES

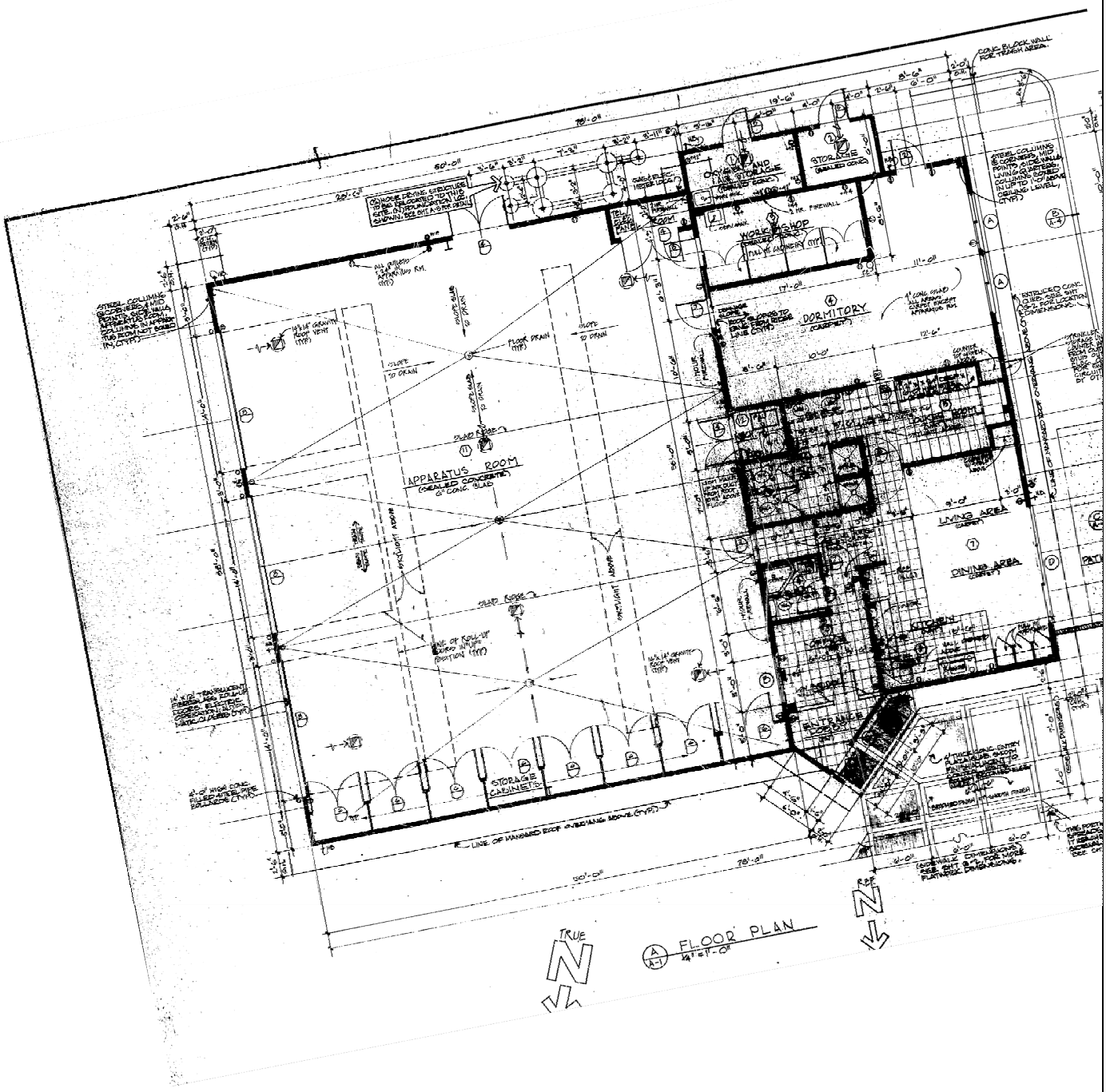
Appendix B:
Site and Floor Plans

Aerial Site Plan

Project Number	Project Name
159125.22R000-008.017	Old Fire Station
Source	**On-Site Date**
Google	January 23, 2023

N

Floor Plan



Project Number	Project Name
159125.22R000-008.017	Old Fire Station
Source	**On-Site Date**
Owner	January 23, 2023

N

Appendix C:
Pre-Survey Questionnaire

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

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		

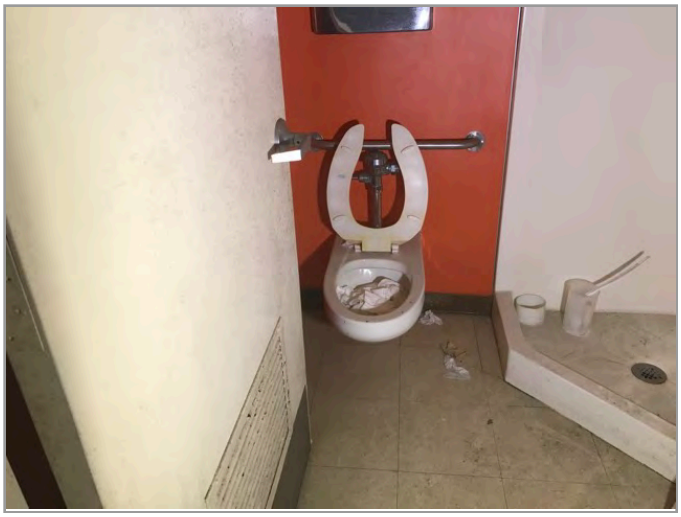
Abbreviated Accessibility Checklist

Elevators

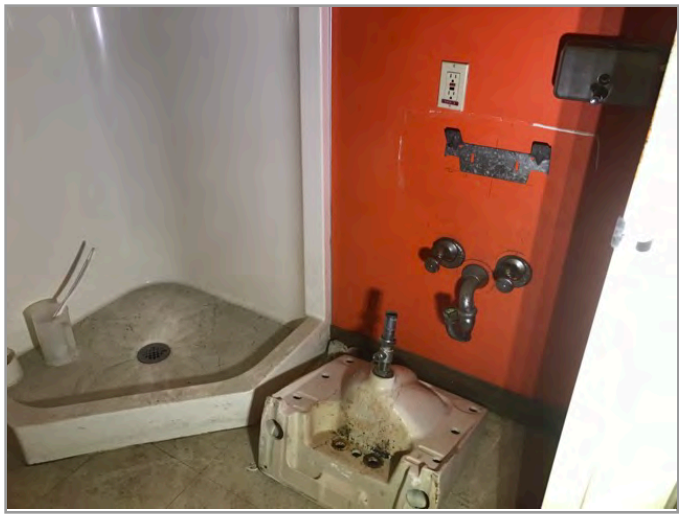
Elevators section not applicable at this site.

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 ?		✕		
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 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) ?		✕		

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

PREPARED BY:
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BV PROJECT #:
159125.22R000-009.017

DATE OF REPORT:
January 16, 2023

ON SITE DATE:
December 18, 2022

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 7
Plan Types 10
2. Building and Site Information 11
3. Property Space Use and Observed Areas 14
4. ADA Accessibility 15
5. Purpose and Scope 16
6. Opinions of Probable Costs 18
Methodology 18
Definitions 18
7. Certification 20
8. Appendices 21

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*

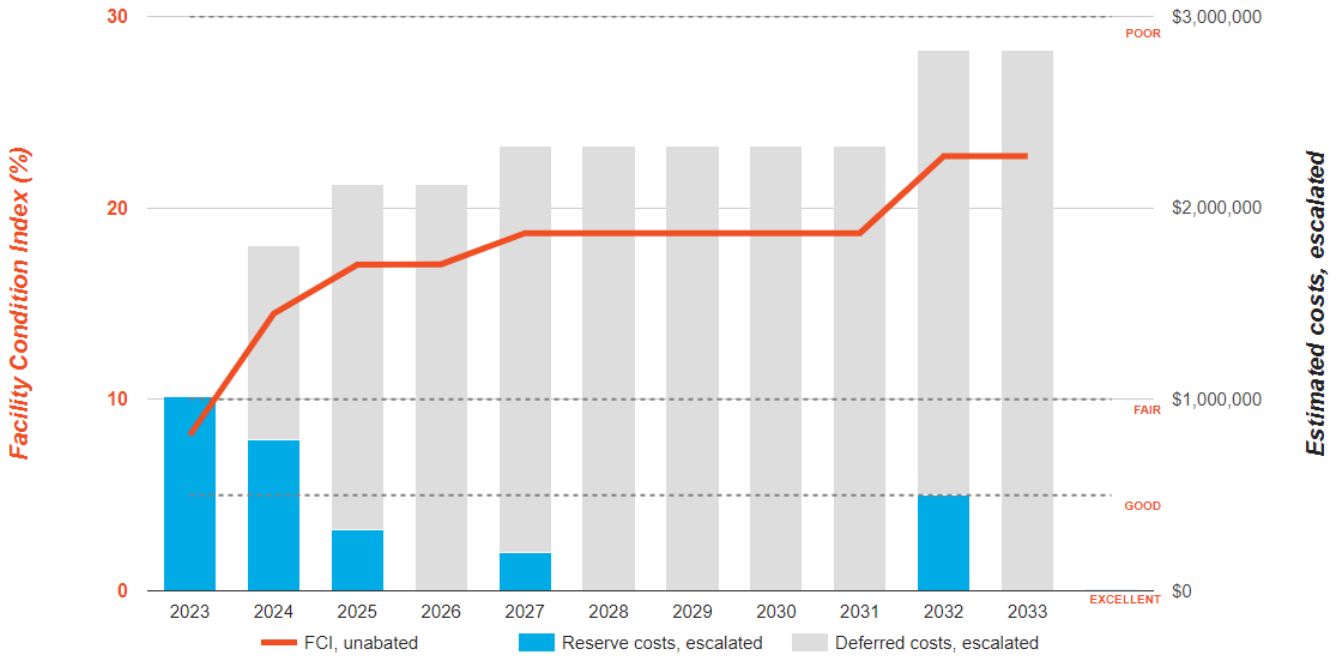
	Est Reserve Cost	FCI
Current	$ 1,012,200	**8.1 %**
3-Year	$ 2,122,900	17.1 %
5-Year	$ 2,325,600	18.7 %
10-Year	$ 2,826,000	22.7 %

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

FCI Analysis: Old Library

Replacement Value: $12,448,000 Inflation Rate: 5.0% Average Needs per Year: $257,000



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

$$$$

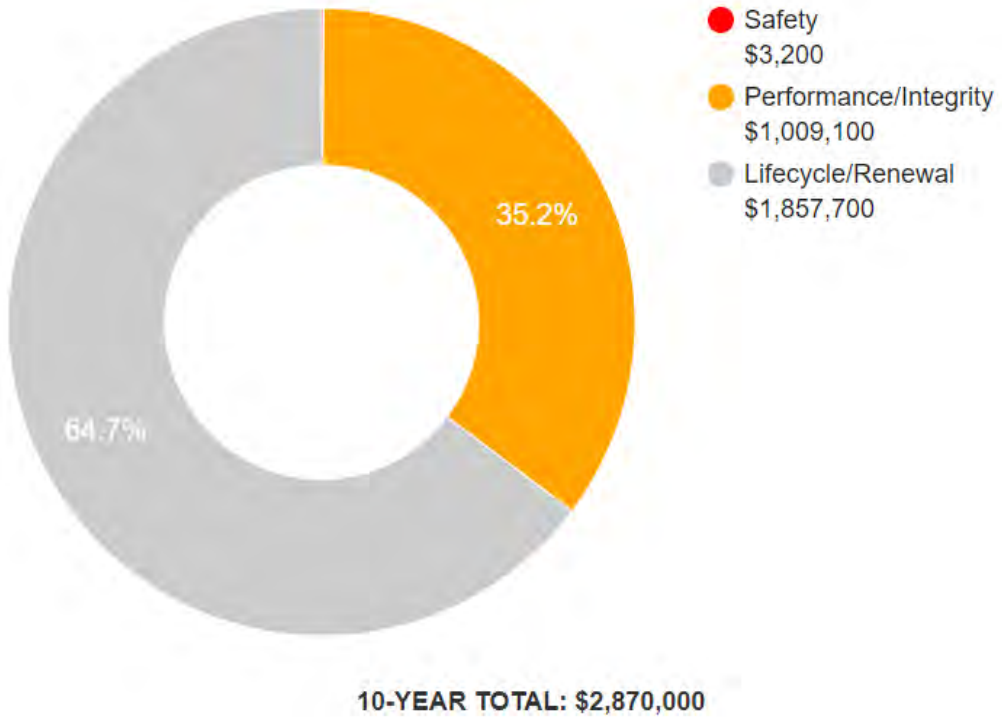
Aging light inefficient - AssetCALC ID: 4739688

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)



10-YEAR TOTAL: $2,870,000

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

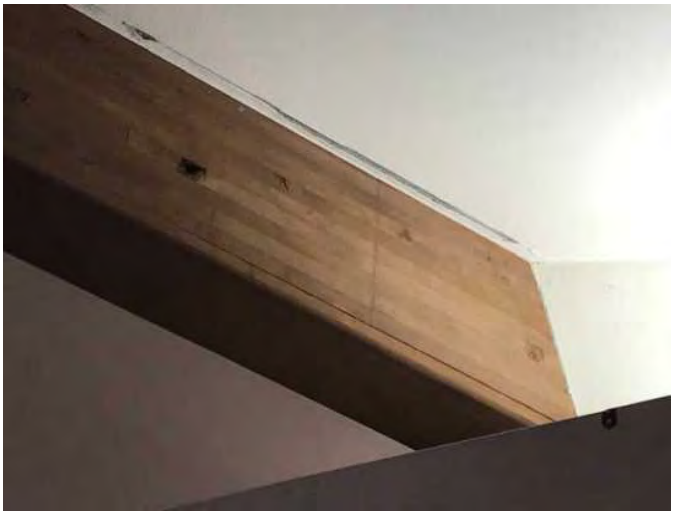
Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION



5 - STRUCTURAL SETTLEMENT

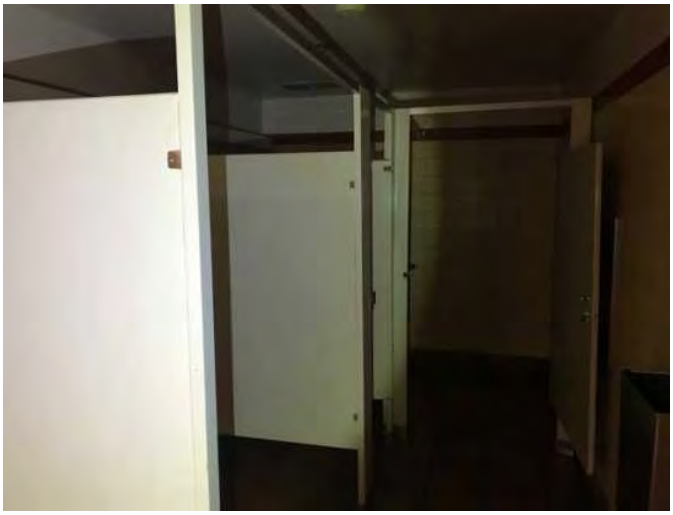
6 - METAL ROOFING AND SKYLIGHTS

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

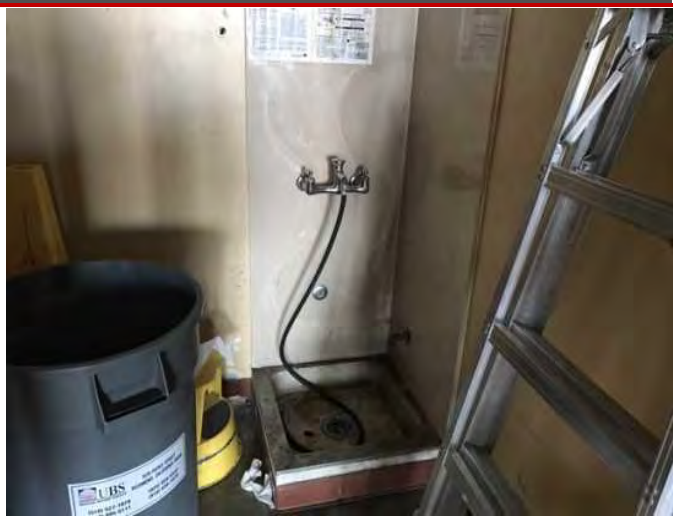
16 - SINK/LAVATORY

17 - DRINKING FOUNTAIN

18 - TOILET

Photographic Overview

19 - URINAL



20 - SINK/LAVATORY

21 - SPLIT SYSTEM

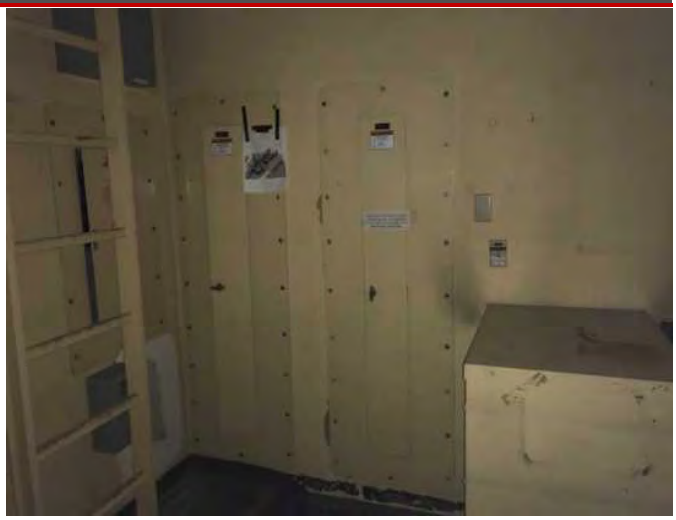
22 - PACKAGED UNIT

23 - BACKFLOW PREVENTER

24 - FIRE SUPPRESSION SYSTEM

Photographic Overview

25 - SECONDARY TRANSFORMER



26 - DISTRIBUTION PANEL

27 - FIRE ALARM PANEL

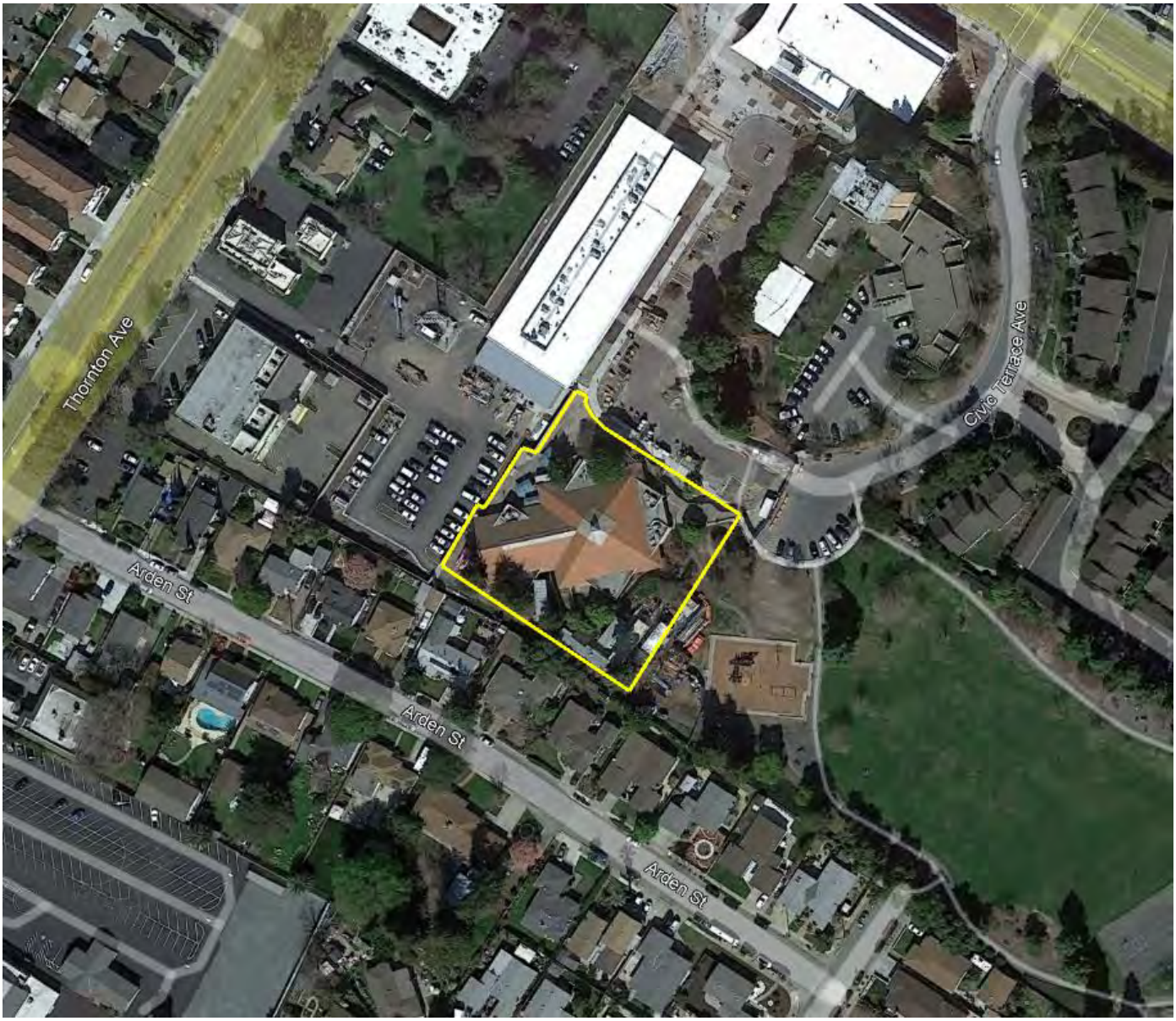
28 - IRRIGATION SYSTEM

29 - IRRIGATION SYSTEM

30 - 2ND AREA OF ACCESSIBLE PARKING

Appendix B:
Site and Floor Plans

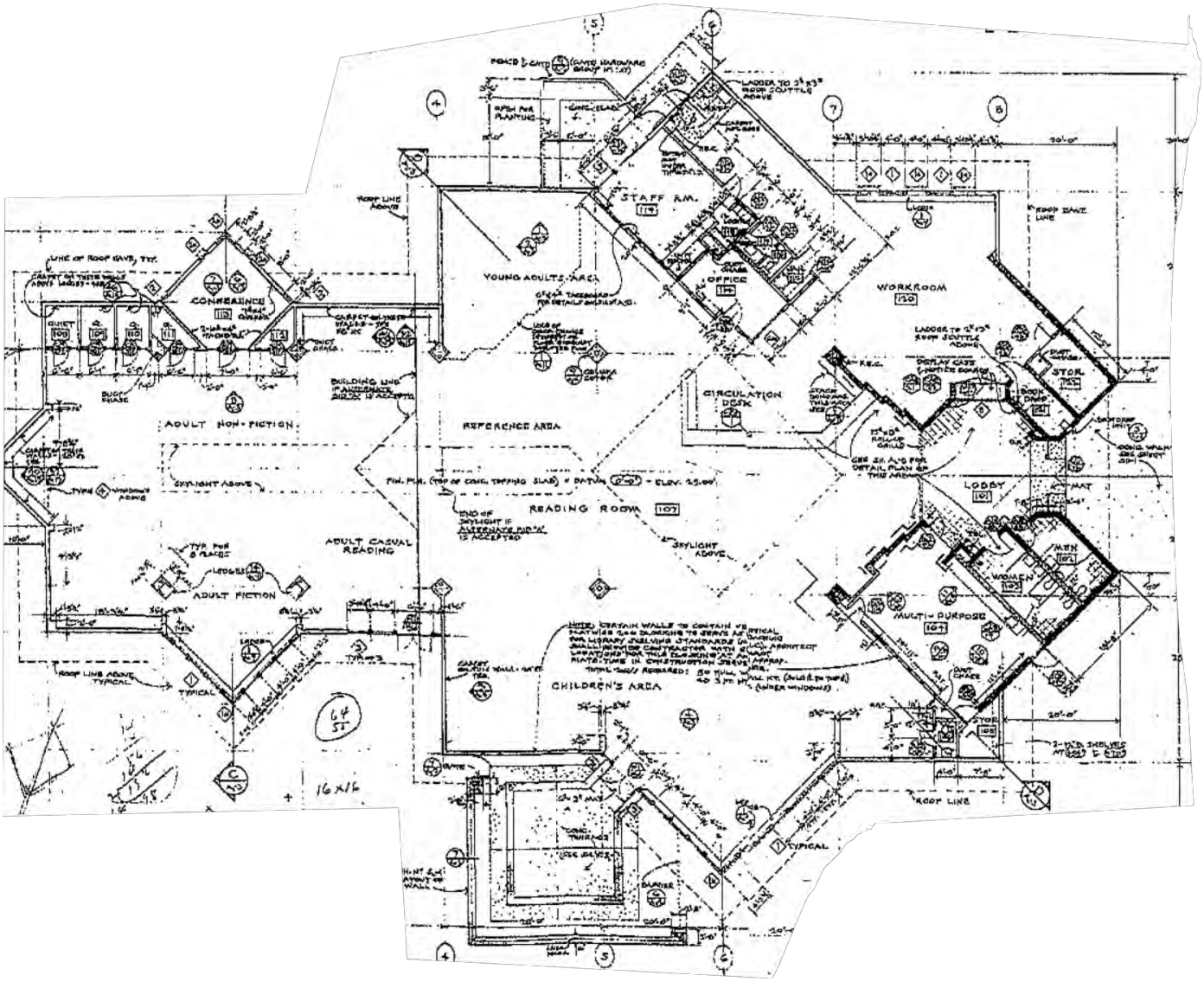
Aerial Site Plan



Project Number	Project Name
159125.22R000-009.017	Old Library
Source	**On-Site Date**
Google	December 19, 2022

N

Floor Plan



Project Number	Project Name
159125.22R000-009.017	Old Library
Source	**On-Site Date**
Owner	December 19, 2022

N

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

Component Condition Report | Old Library

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

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	$9,631					$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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 6
Plan Types 8
2. Building and Site Information 9
3. Property Space Use and Observed Areas 12
4. ADA Accessibility 13
5. Purpose and Scope 15
6. Opinions of Probable Costs 17
Methodology 17
Definitions 17
7. Certification 19
8. Appendices 20

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:

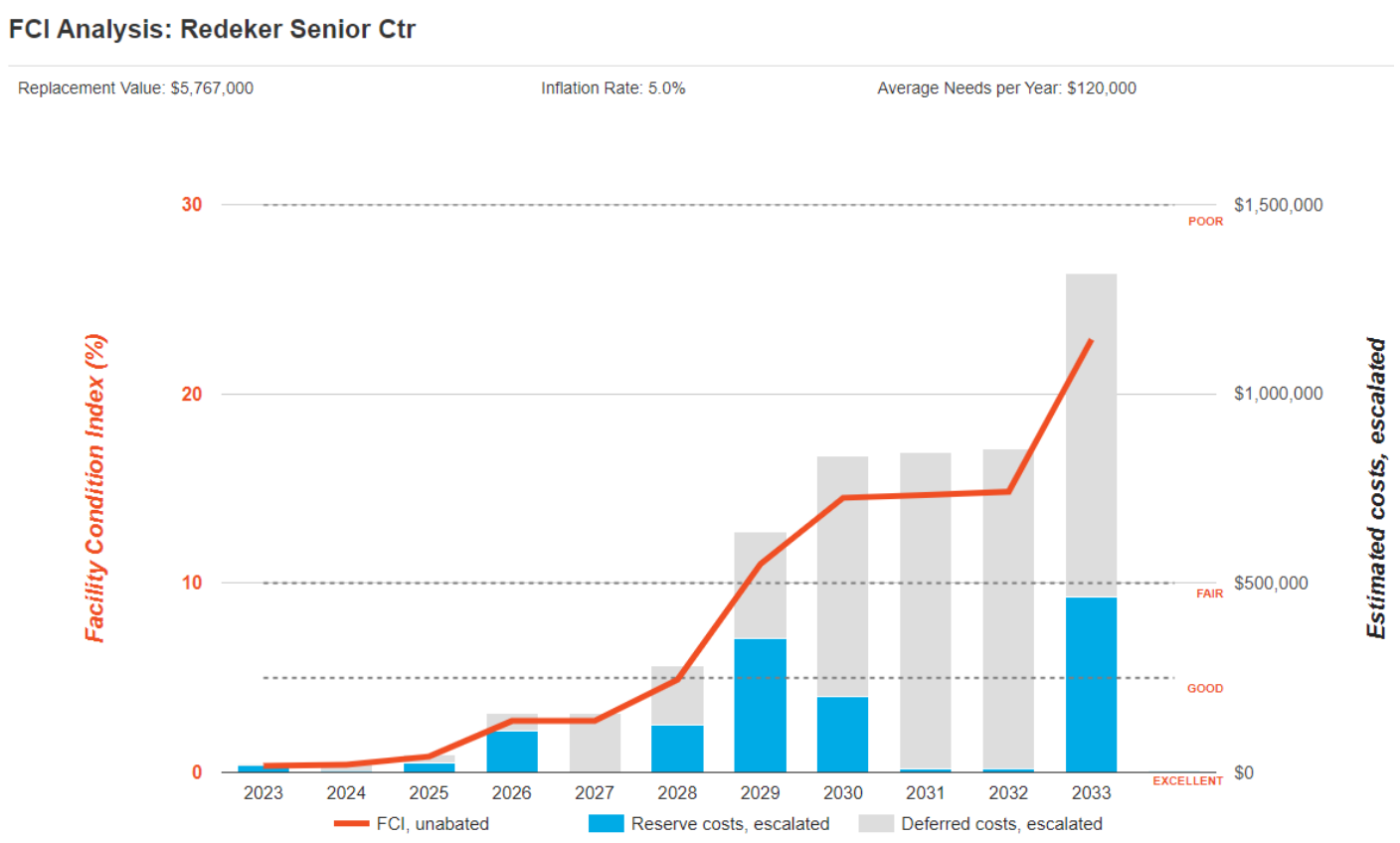
FCI Analysis | Redeker Senior Ctr(1979)

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

**$$$**$

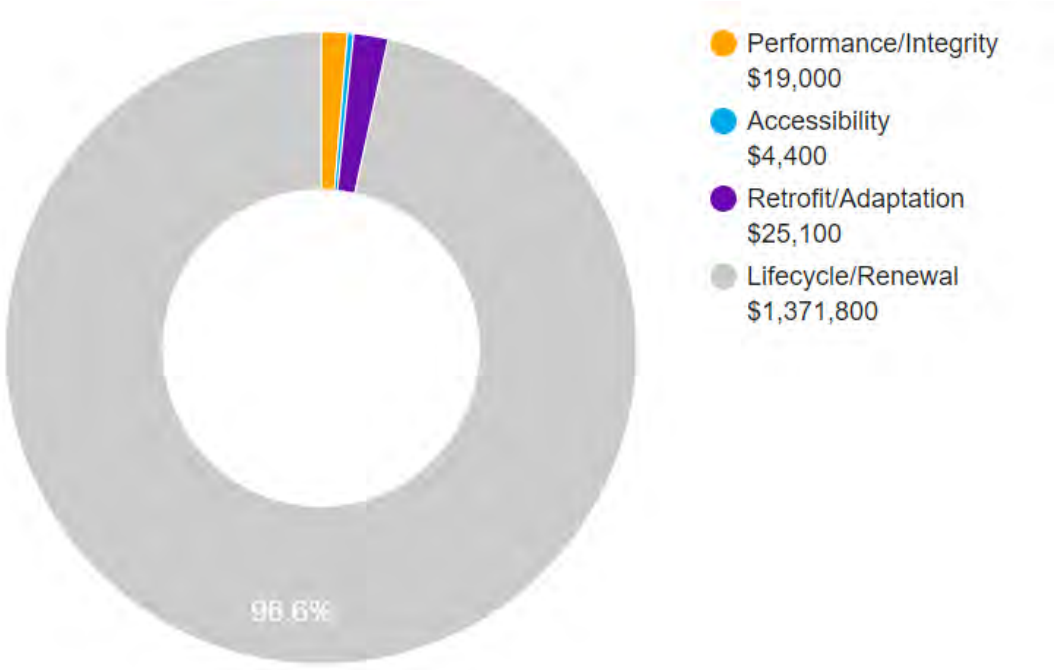
These units are 30 years old, replacement is strongly advised - AssetCALC ID: 5541322

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.

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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

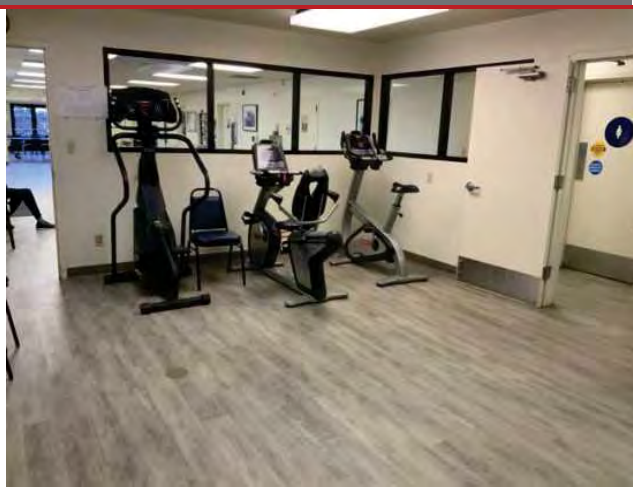
4 - PARTIAL RIGHT AND REAR ELEVATION

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

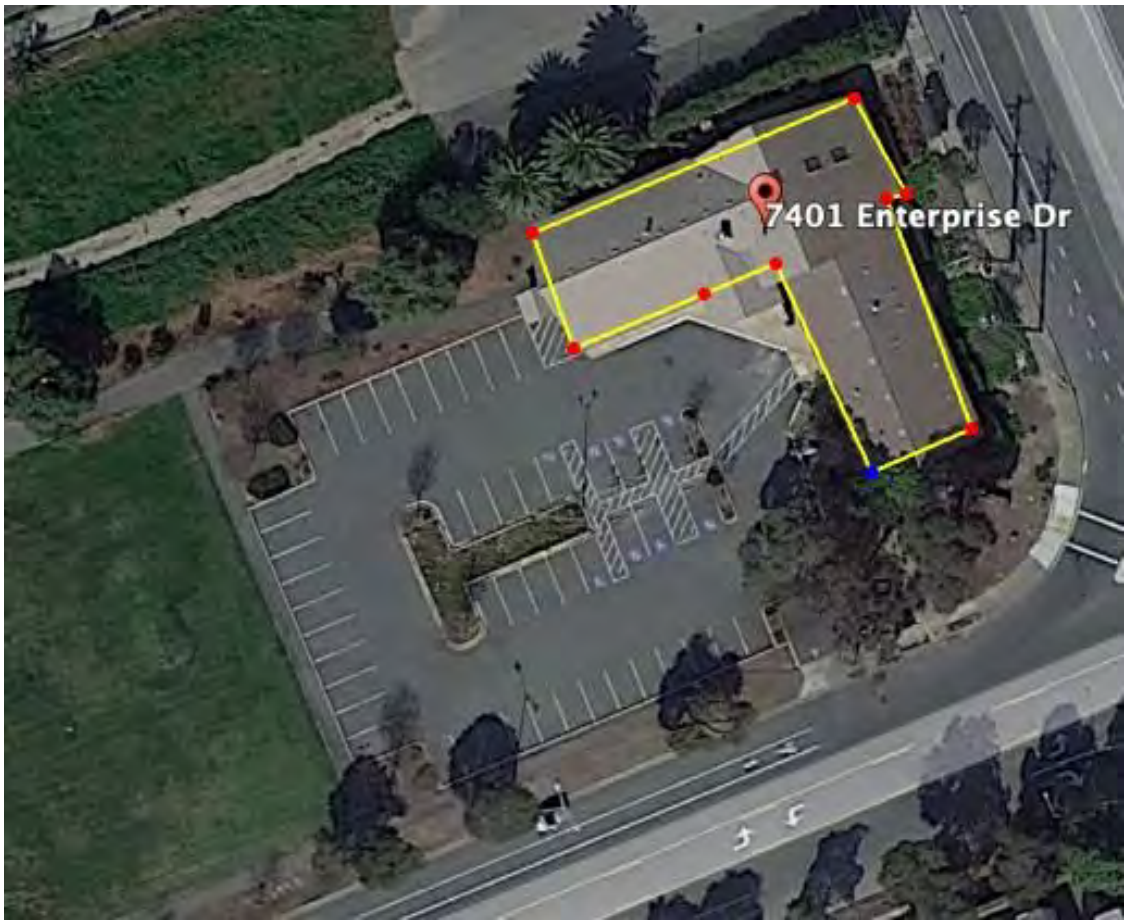
16 - MAIN ELECTRICAL EQUIPMENT

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.

Data Overview		Response		
1	Year/s constructed / renovated	1979		
2	Building size in SF	6,538		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Stucco/Concrete block
		Roof		Flat – composite - tile
		Interiors		Drywall/concrete block partitions
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Built in two parts, 1979 and 1992 with additional updates in 2007. Flooring updated in original section in 2001.
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.	Bi-fold partition (in open area) need of replacement.

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

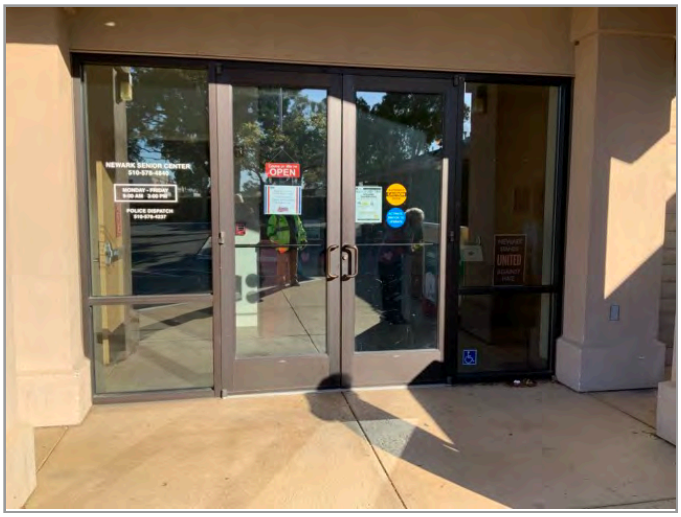
CURB CUT

	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 ?			✕	No entrance doors in series
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

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			

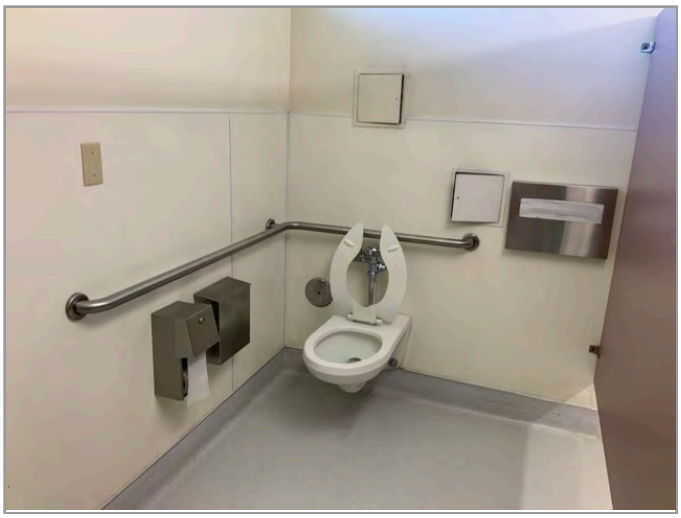
Abbreviated Accessibility Checklist

Elevators

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 ?			✕	Only one urinal
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

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 | Redeker Senior Ctr

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

Component Condition Report | Redeker Senior Ctr

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

Component Condition Report | Redeker Senior Ctr

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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 6
Plan Types 7
2. Building and Site Information 8
3. Property Space Use and Observed Areas 11
4. ADA Accessibility 12
5. Purpose and Scope 13
6. Opinions of Probable Costs 15
Methodology 15
Definitions 15
7. Certification 17
8. Appendices 18

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*

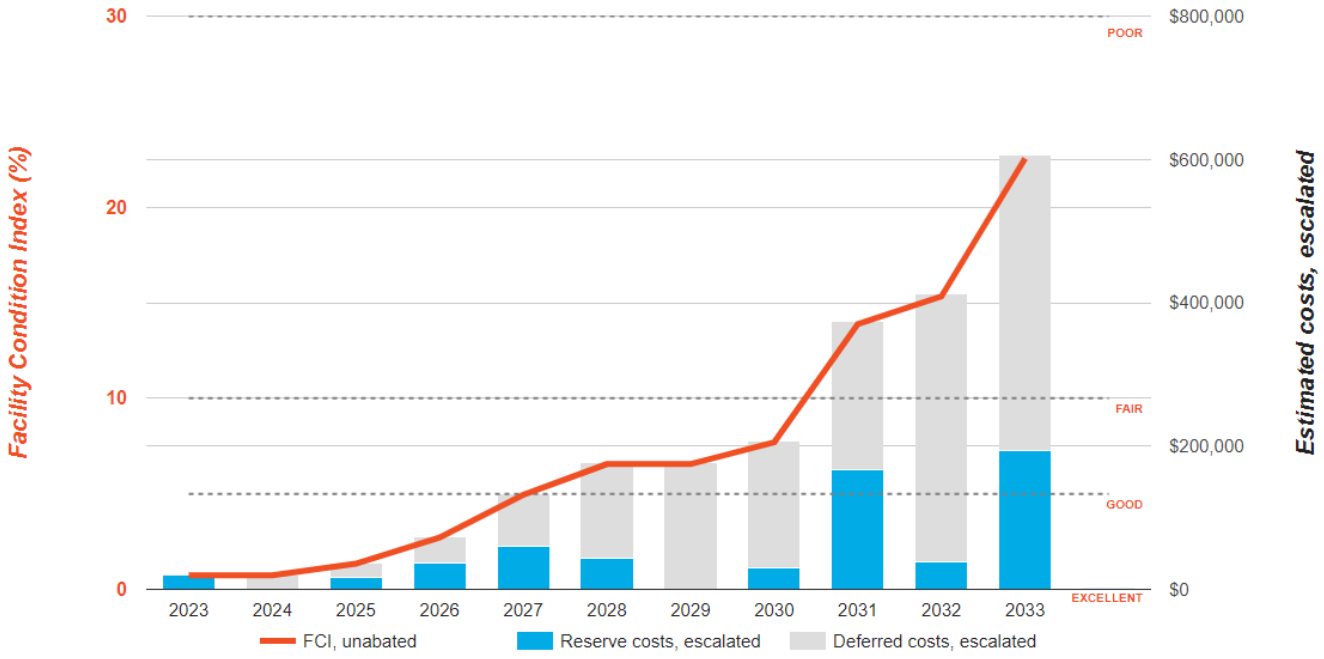
	Est Reserve Cost	FCI
Current	$ 19,800	**0.7 %**
3-Year	$ 73,100	2.7 %
5-Year	$ 176,400	6.6 %
10-Year	$ 606,900	22.6 %

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

FCI Analysis: Second Chance Shelter

Replacement Value: $2,691,100 Inflation Rate: 5.0% Average Needs per Year: $55,200



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

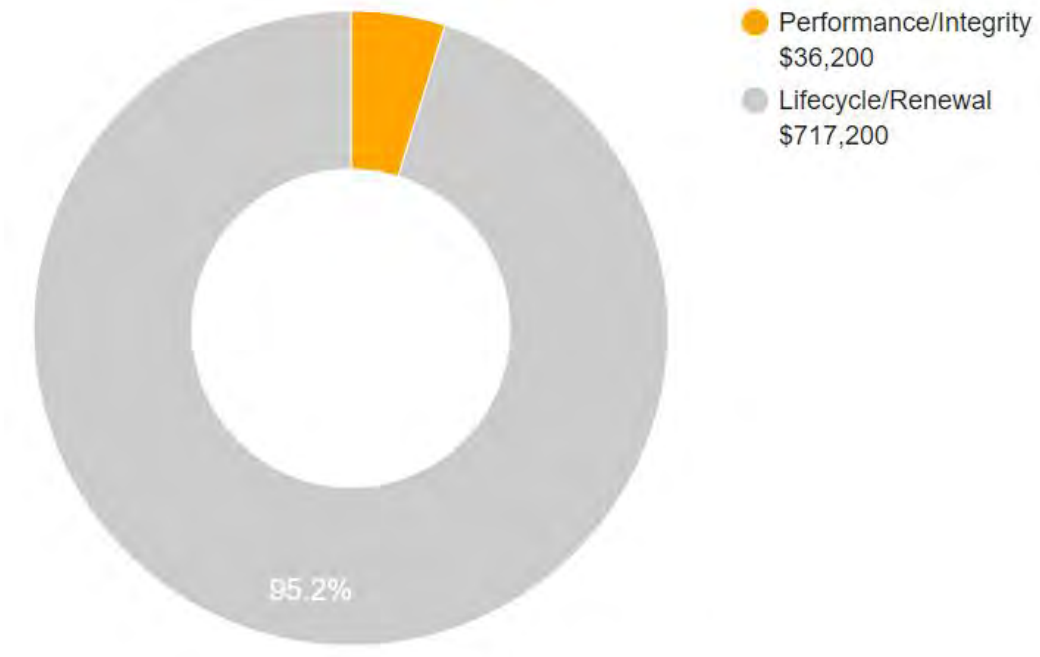
Plan Types

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)



10-YEAR TOTAL: $753,400

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

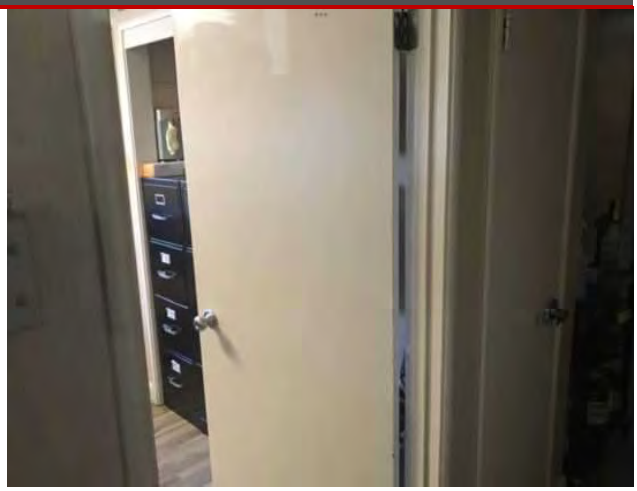
4 - RIGHT ELEVATION

5 - TRASH ENCLOSURE

6 - MAIN ENTRANCE

Photographic Overview

7 - WINDOWS



8 - INTERIOR DOORS

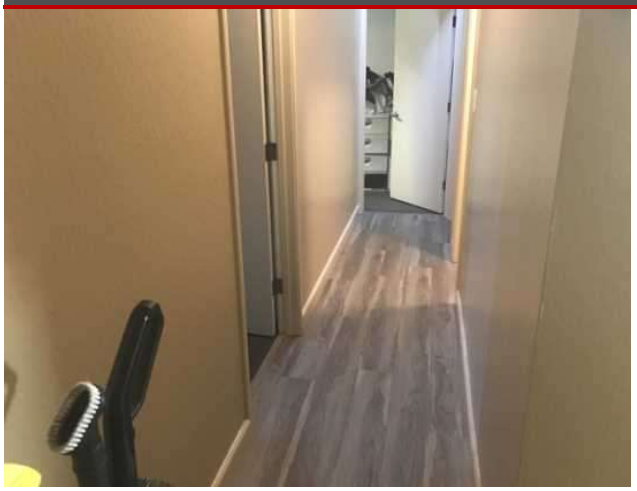
9 - ROOFING

10 - ROOF SKYLIGHT

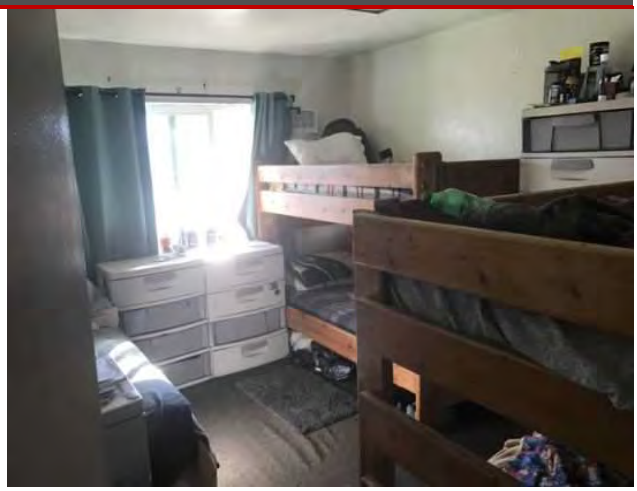
11 - OFFICE

12 - LIVING ROOM

Photographic Overview



13 - HALLWAY

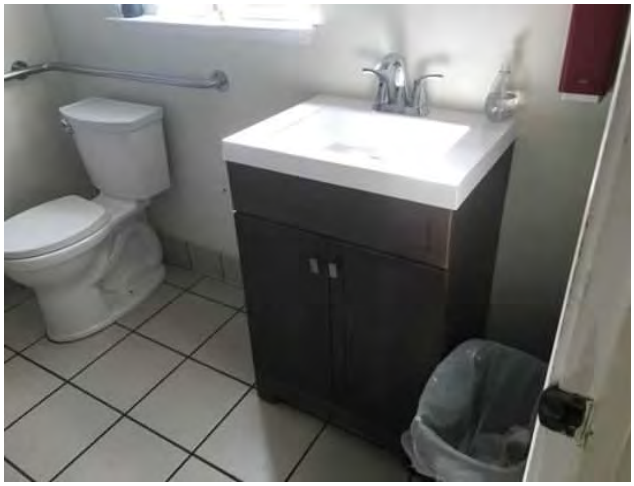


14 - BEDROOM

15 - COMMERCIAL KITCHEN

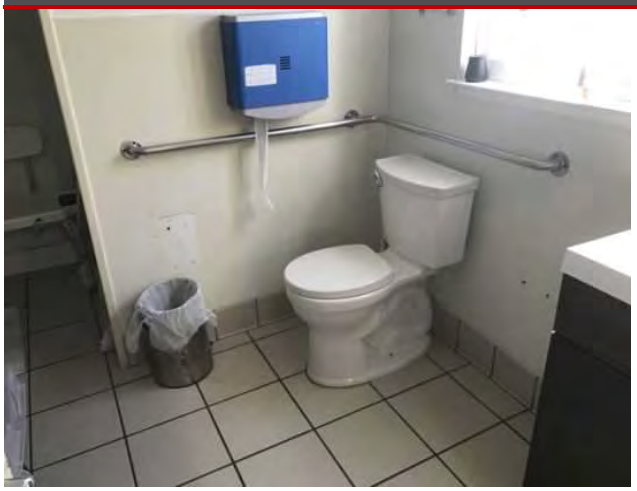
16 - COMMERCIAL SINK

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

N

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

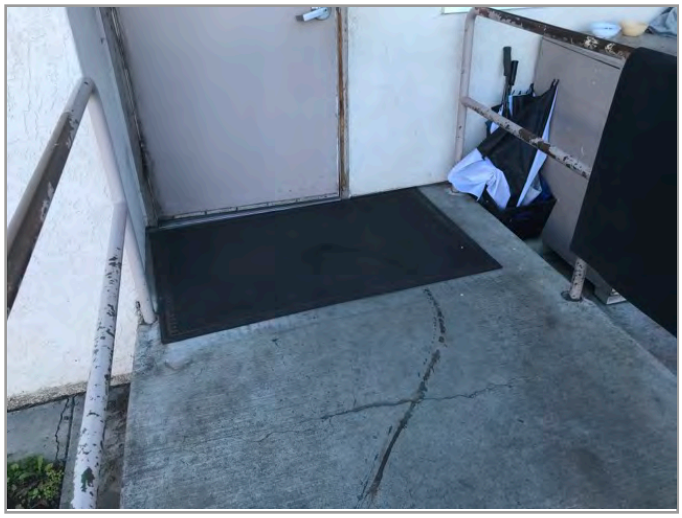
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, 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



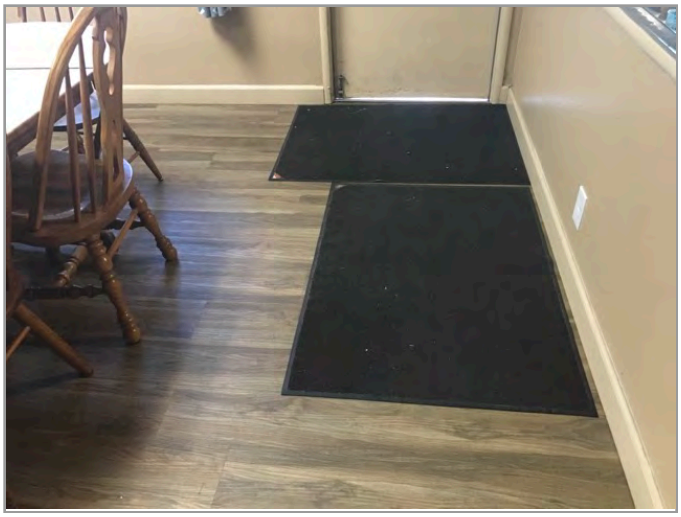
ADDITIONAL ENTRANCE

	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			

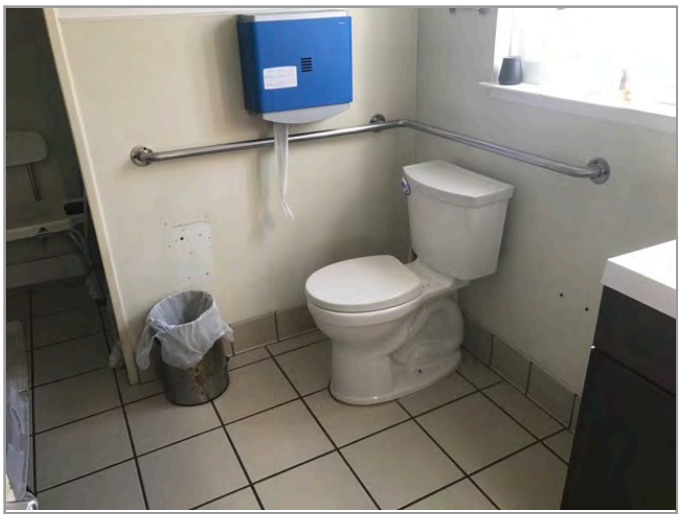
Abbreviated Accessibility Checklist

Elevators

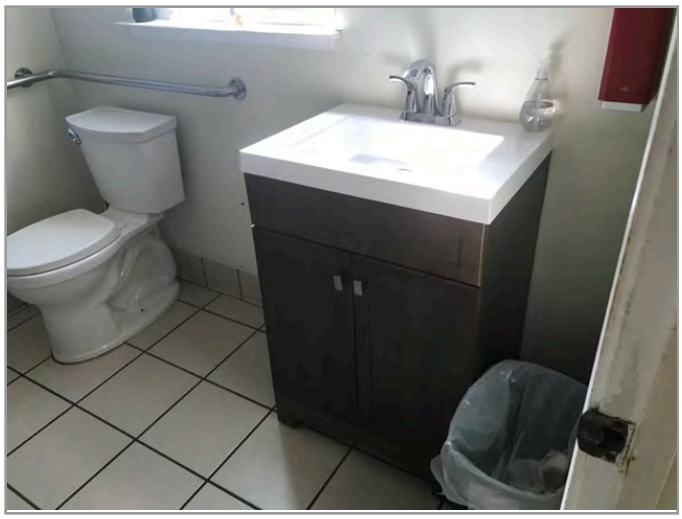
Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



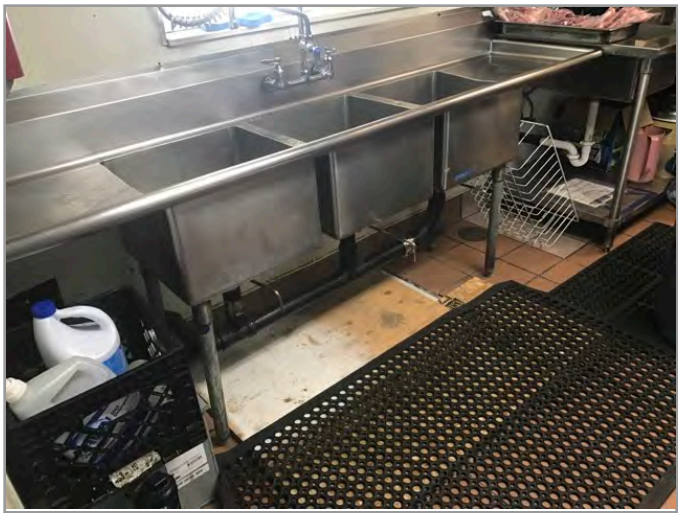
SINK, FAUCET HANDLES AND ACCESSORIES

	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



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								**$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

PREPARED BY:
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BV PROJECT #:
159125.22R000-012.017

DATE OF REPORT:
March 15, 2023

ON SITE DATE:
February 15, 2023

TABLE OF CONTENTS

1. Executive Summary 1
Campus Overview and Assessment Details 1
Campus Findings and Deficiencies 2
Facility Condition Index (FCI) 2
Immediate Needs 6
Key Findings 10
Plan Types 13
2. Evidence and Vehicle Storage 15
3. Crews Quarters/Alternate EOC/Fleet Shop 17
4. Drive Through Building 19
5. Parking Shed 21
6. Administration 23
7. Maintenance Department Office 25
8. Chemical Storage 27
9. Site Summary 29
10. Property Space Use and Observed Areas 30
11. ADA Accessibility 31
12. Purpose and Scope 33
13. Opinions of Probable Costs 35
Methodology 35
Definitions 35
14. Certification 37
15. Appendices 38

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 (1988) 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%

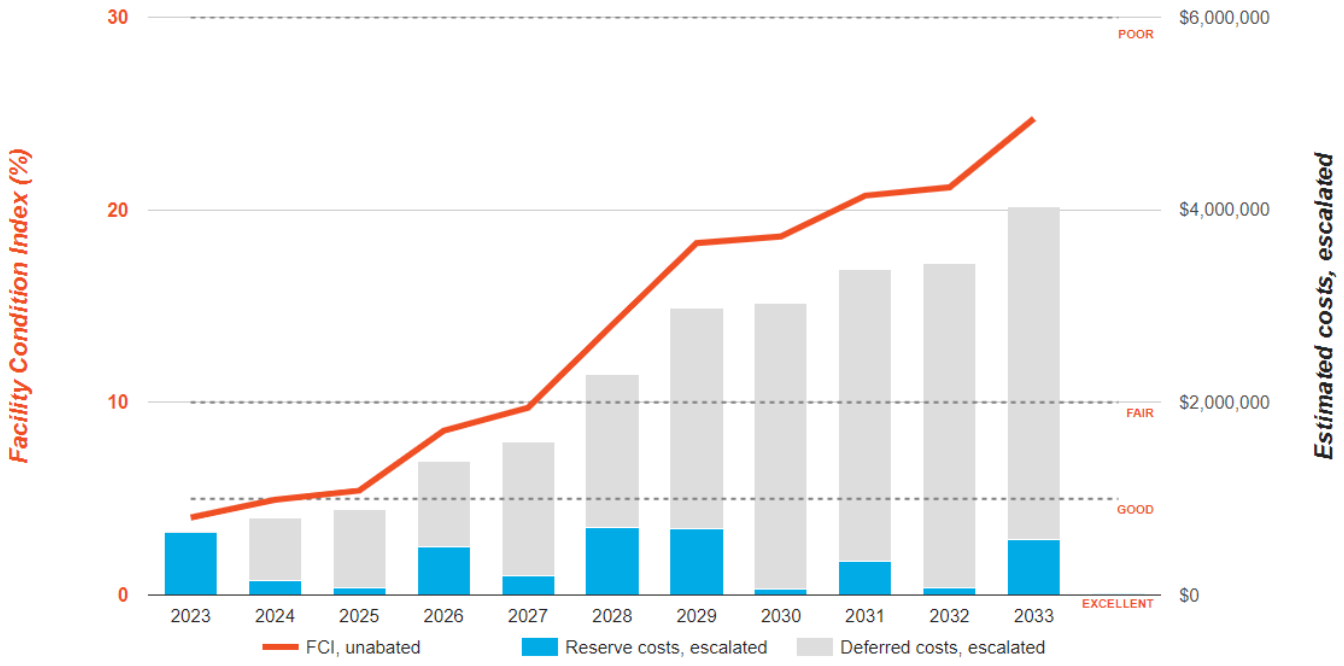
Campus Level FCI:

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

FCI Analysis: Service Center

Replacement Value: $16,299,200 Inflation Rate: 5.0% Average Needs per Year: $366,600



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

**$$**$$

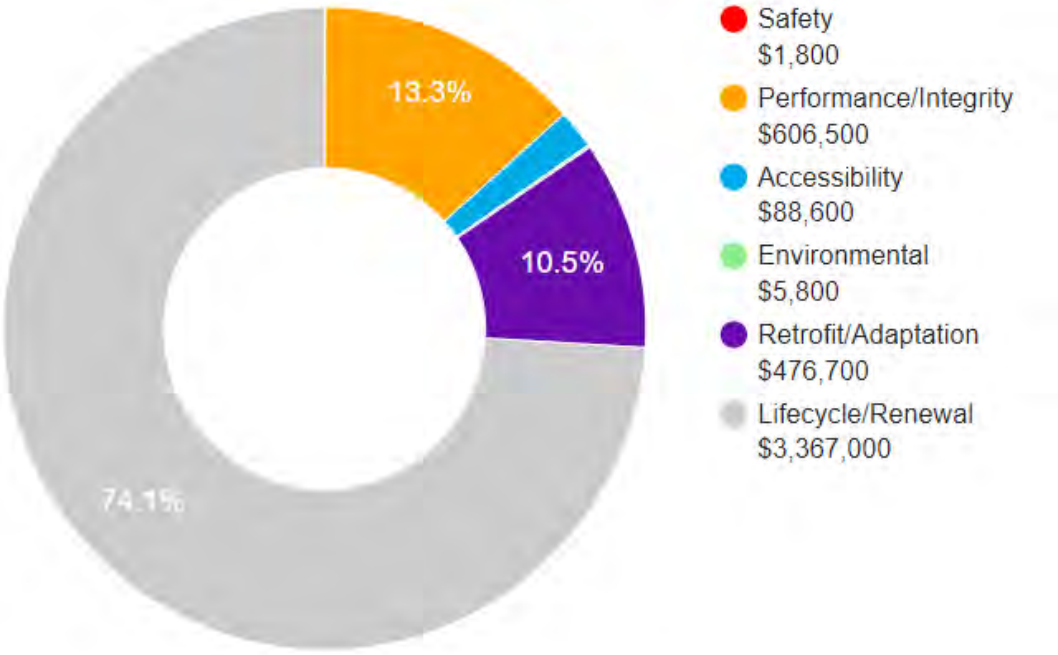
The skylights are cracked - AssetCALC ID: 5296641

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

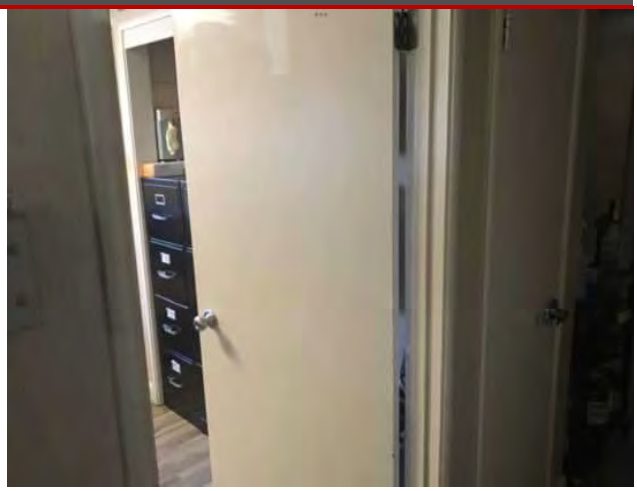
4 - RIGHT ELEVATION

5 - TRASH ENCLOSURE

6 - MAIN ENTRANCE

Photographic Overview

7 - WINDOWS



8 - INTERIOR DOORS

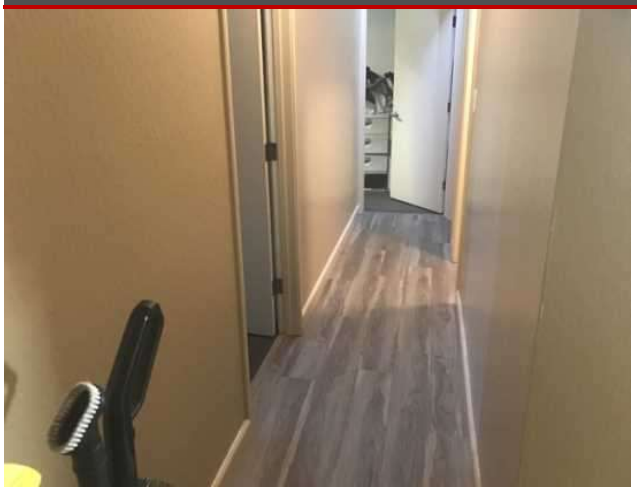
9 - ROOFING

10 - ROOF SKYLIGHT

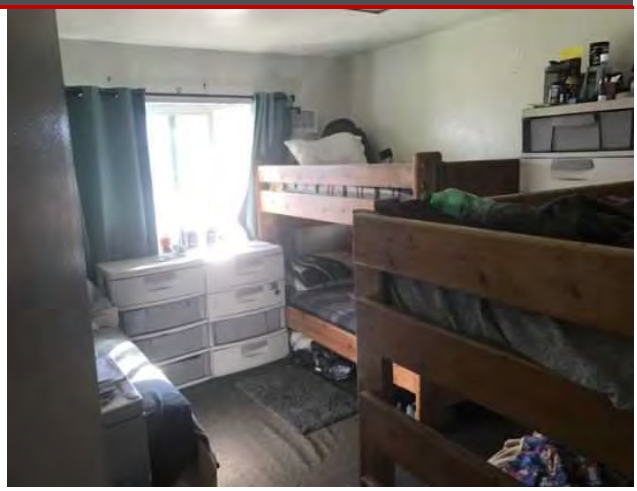
11 - OFFICE

12 - LIVING ROOM

Photographic Overview



13 - HALLWAY

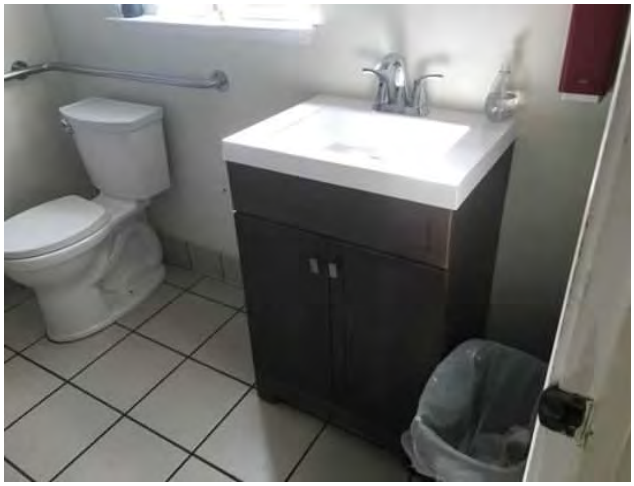


14 - BEDROOM

15 - COMMERCIAL KITCHEN

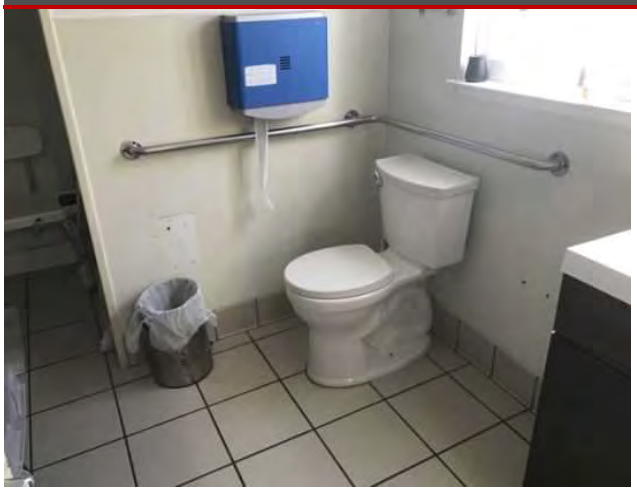
16 - COMMERCIAL SINK

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

N

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

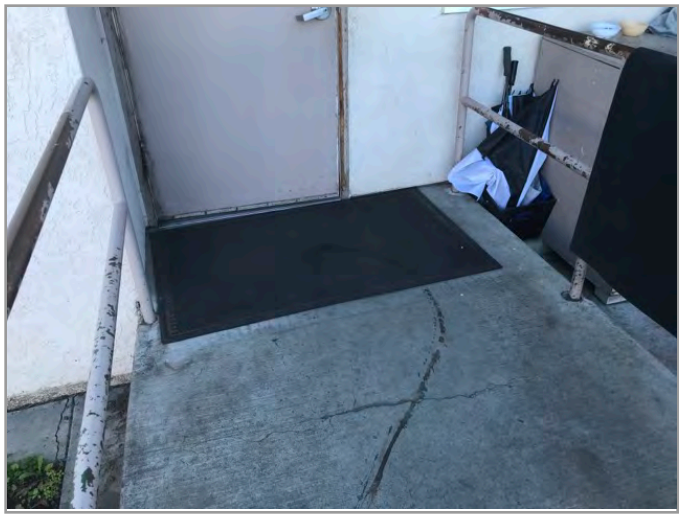
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, 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



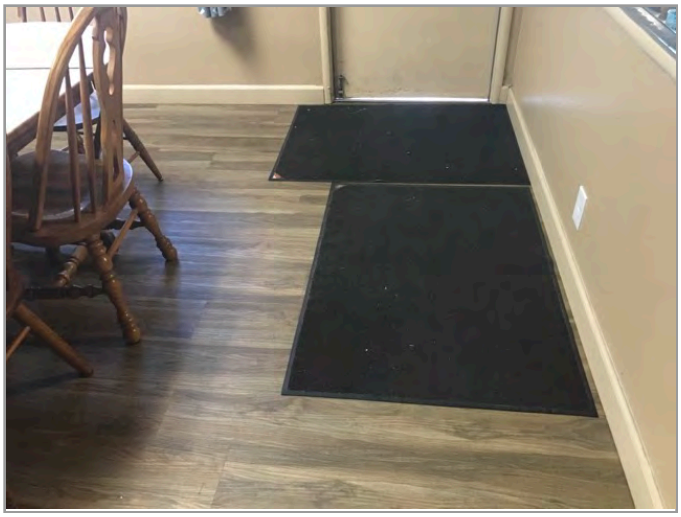
ADDITIONAL ENTRANCE

	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			

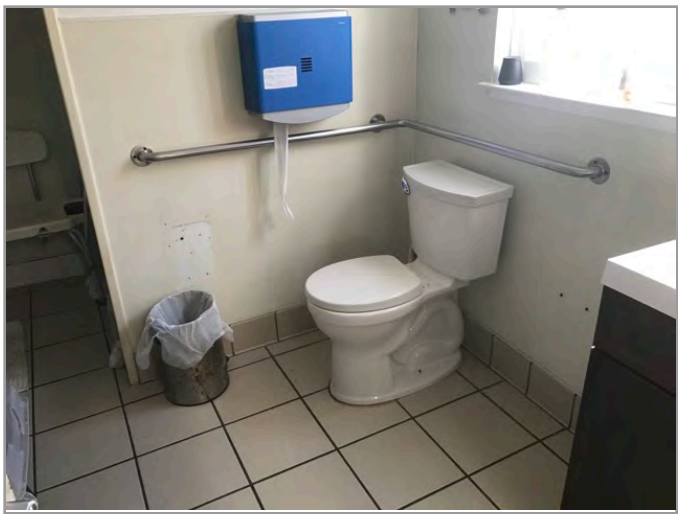
Abbreviated Accessibility Checklist

Elevators

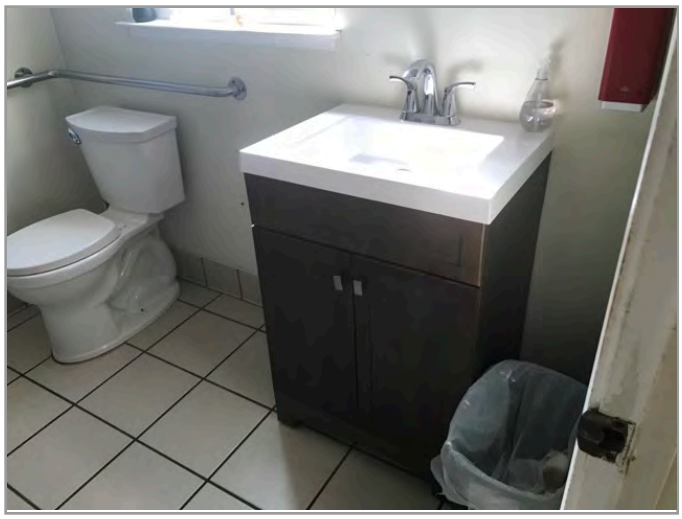
Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



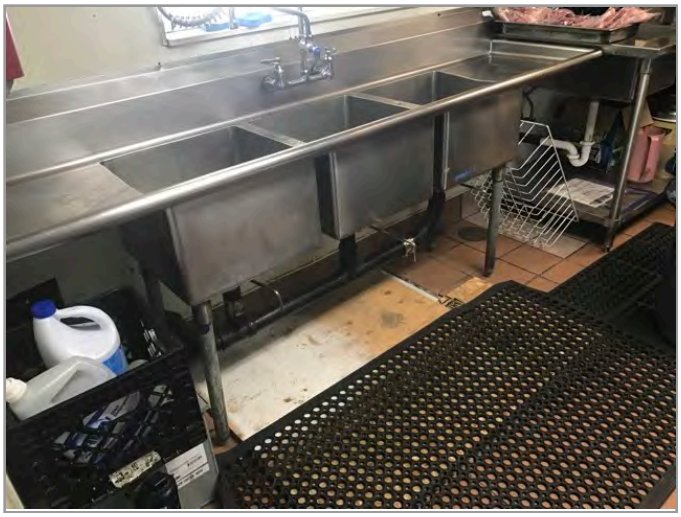
SINK, FAUCET HANDLES AND ACCESSORIES

	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



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								**$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:
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ON SITE DATE:
January 30-31, 2023

TABLE OF CONTENTS

1. Executive Summary 1
Campus Overview and Assessment Details 1
Campus Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 6
Key Findings 8
Plan Types 11
2. Silliman Center I & II 12
3. Scorekeepers Hut 14
4. Site Summary 16
5. Property Space Use and Observed Areas 17
6. ADA Accessibility 18
7. Purpose and Scope 20
8. Opinions of Probable Costs 22
Methodology 22
Definitions 22
9. Certification 24
10. Appendices 25

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%

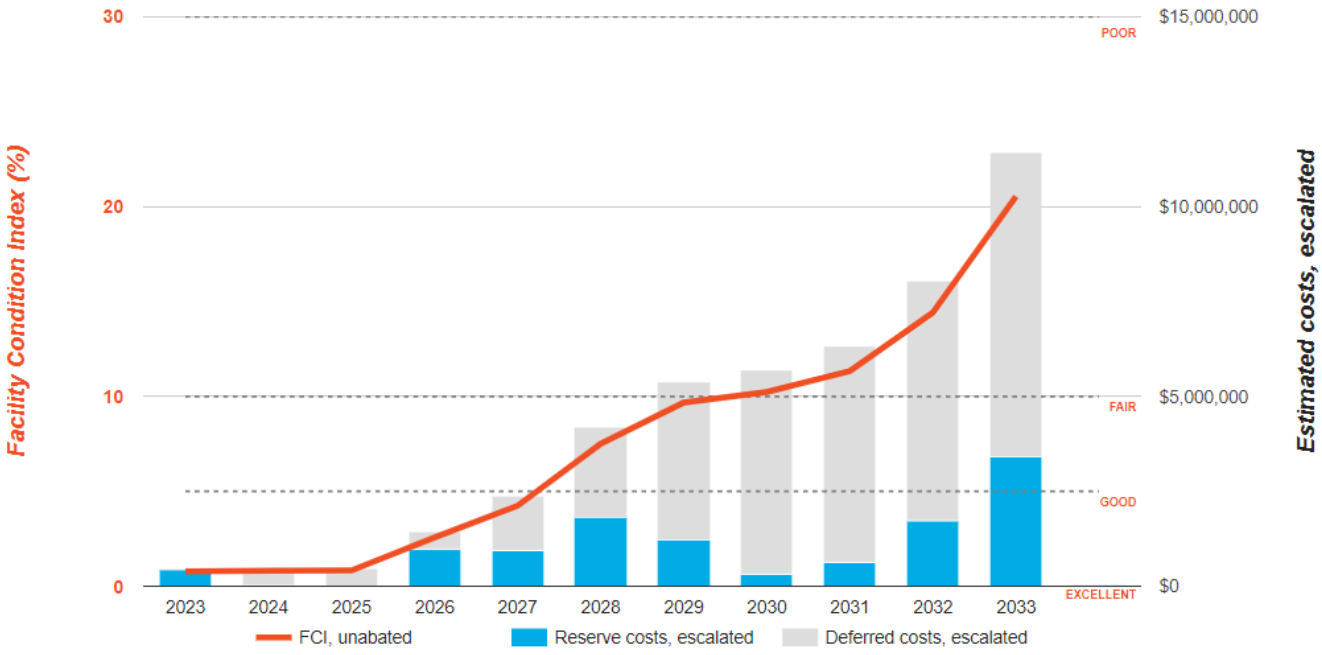
Campus Level FCI:

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

FCI Analysis: Silliman Center

Replacement Value: $55,740,200 Inflation Rate: 5.0% Average Needs per Year: $1,040,400



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

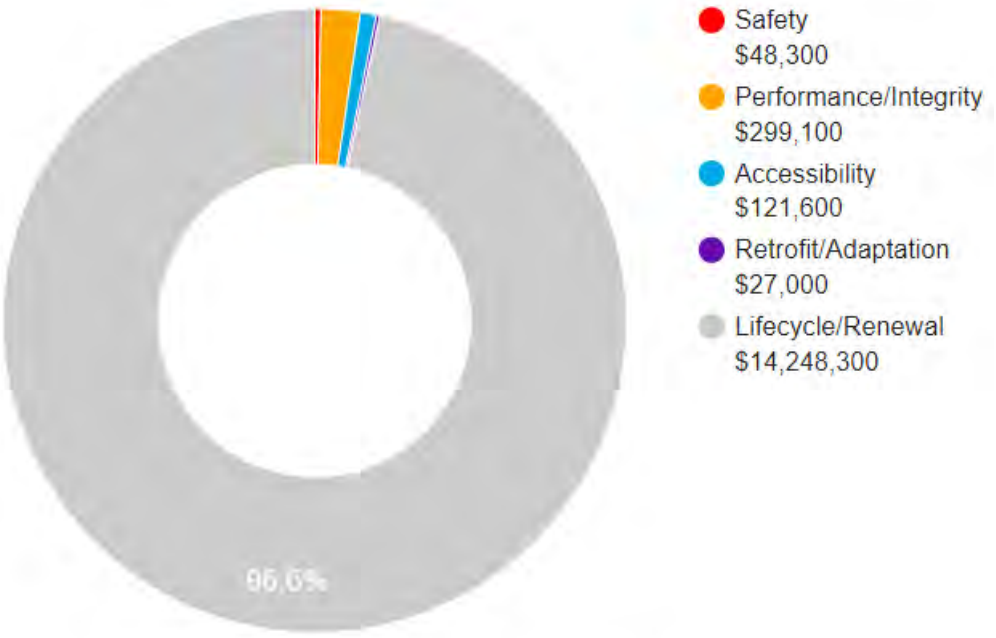
Plan Types

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

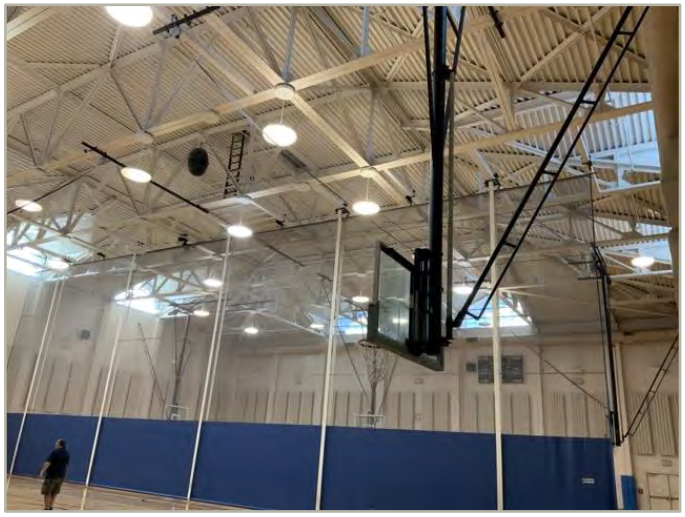
Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk 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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Reviewed by:

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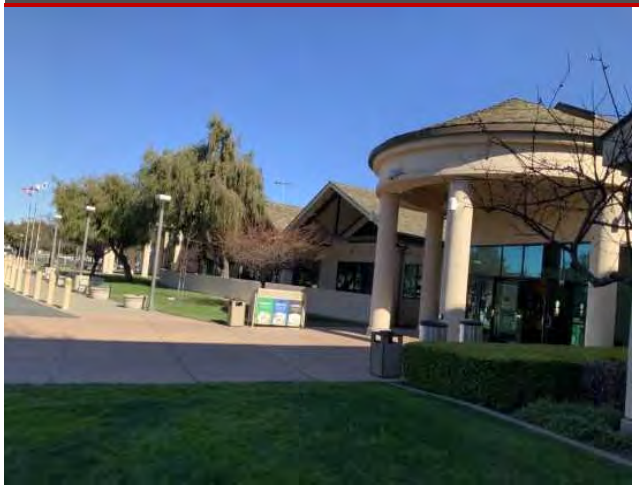
10. Appendices

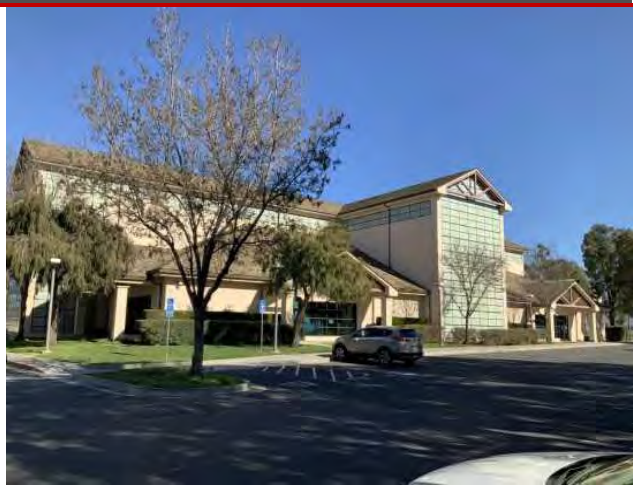
Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION

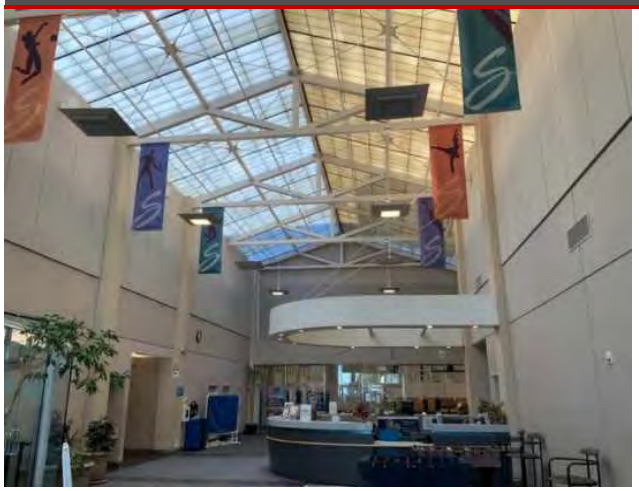
3 - LEFT ELEVATION

4 - REAR ELEVATION

5 - SLATE ROOFING

6 - MODIFIED BITUMINOUS ROOFING

Photographic Overview

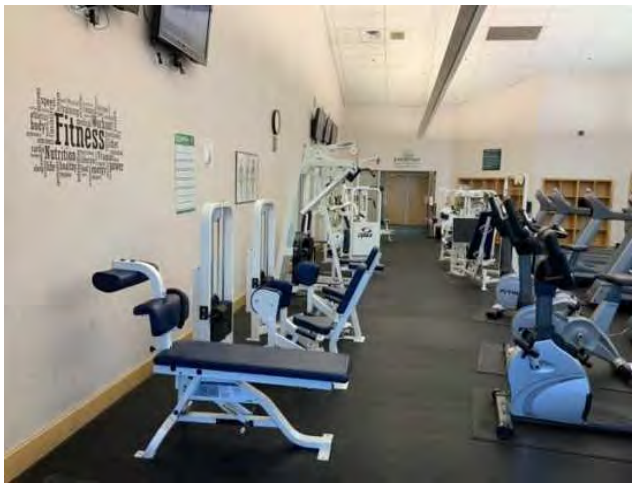


7 - KALWALL ROOFING

8 - NURSERY AREA

9 - COMMUNITY ROOM

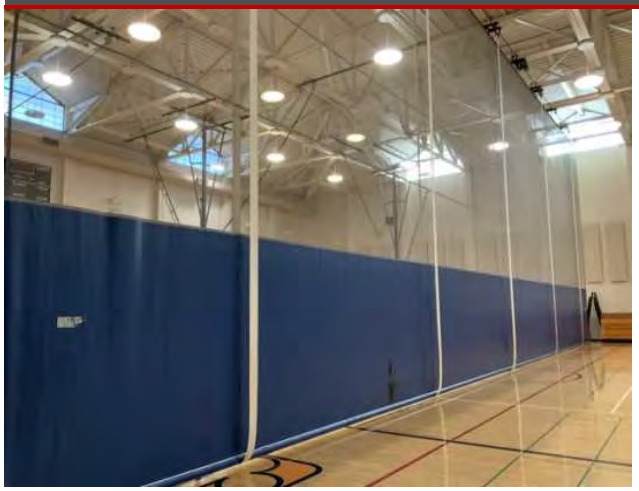
10 - STAFF KITCHEN



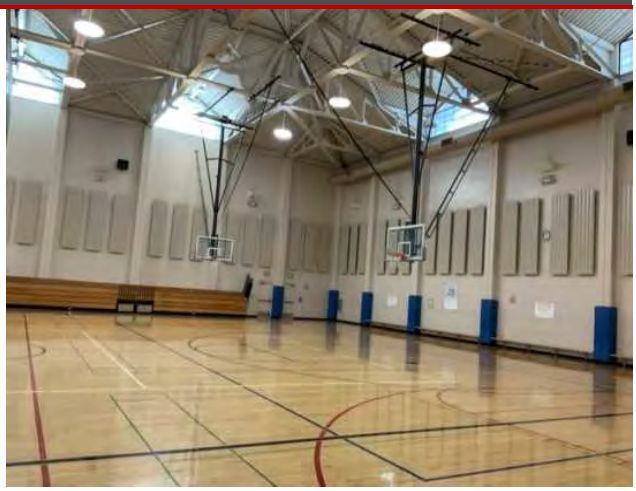
11 - WORKOUT ROOM

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

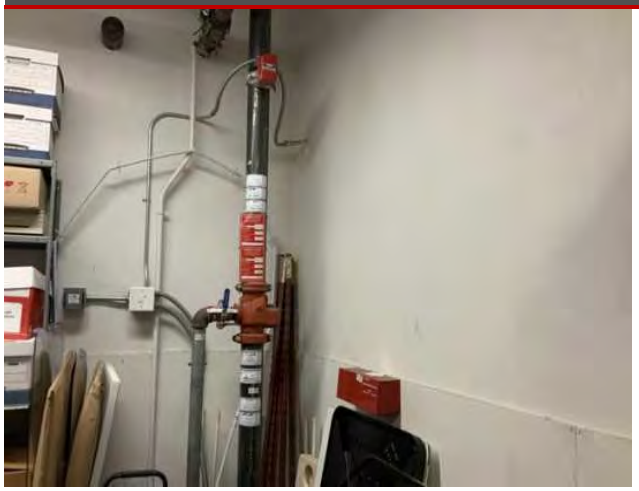
21 - PACKAGE UNITS, MAIN HVAC FOR BOTH PHASE

22 - MAIN ELECTRICAL PHASE I

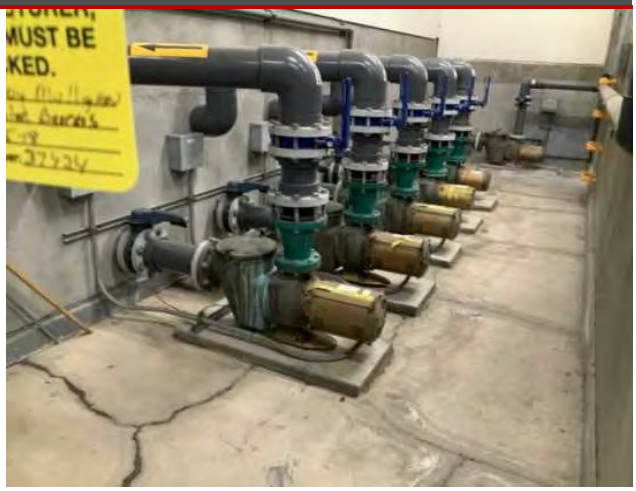
23 - ELECTRICAL PHASE II

24 - FIRE ALARM PANEL

Photographic Overview



25 - FIRE ALARM PANEL



26 - POOL PUMPS

27 - PLAY STRUCTURE

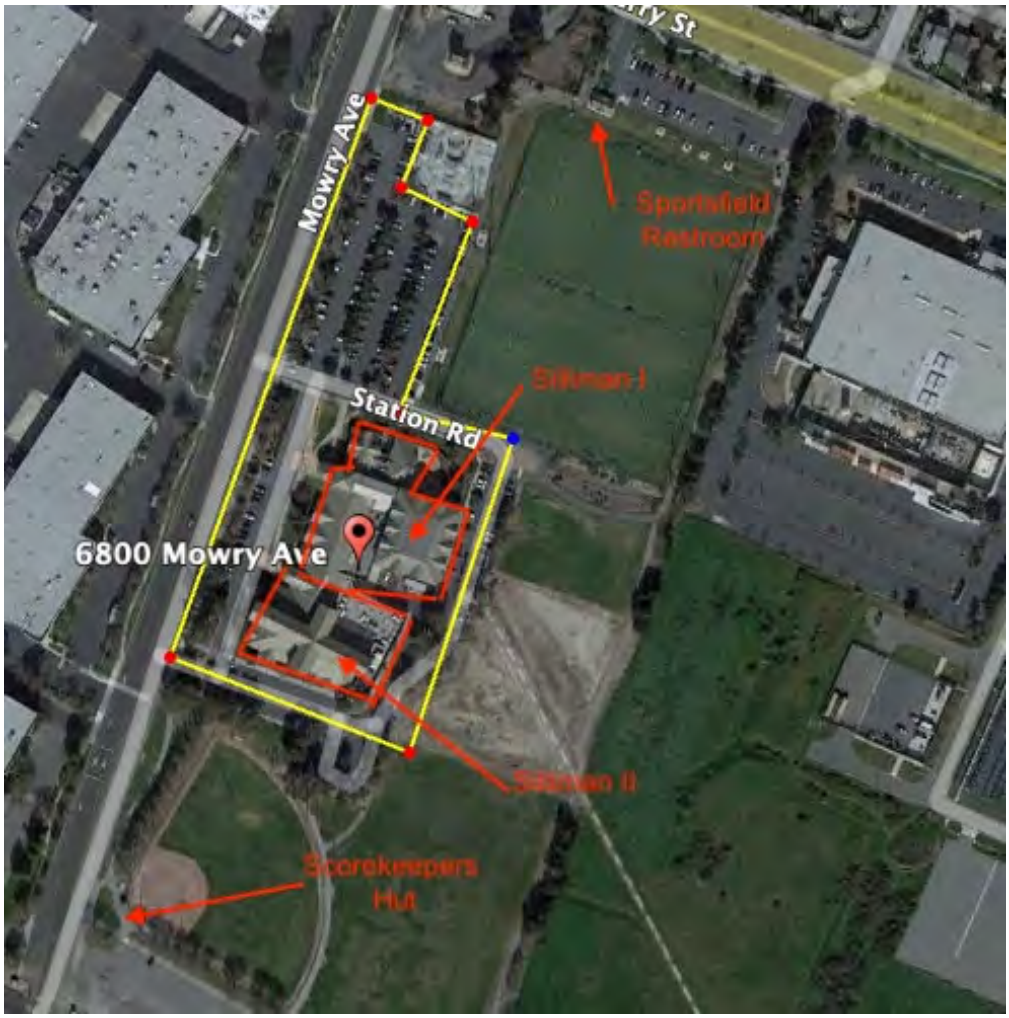
28 - PARKING AREA

29 - SCOREKEEPERS HUT

30 - SIGNAGE

Appendix B:
Site and Floor Plans

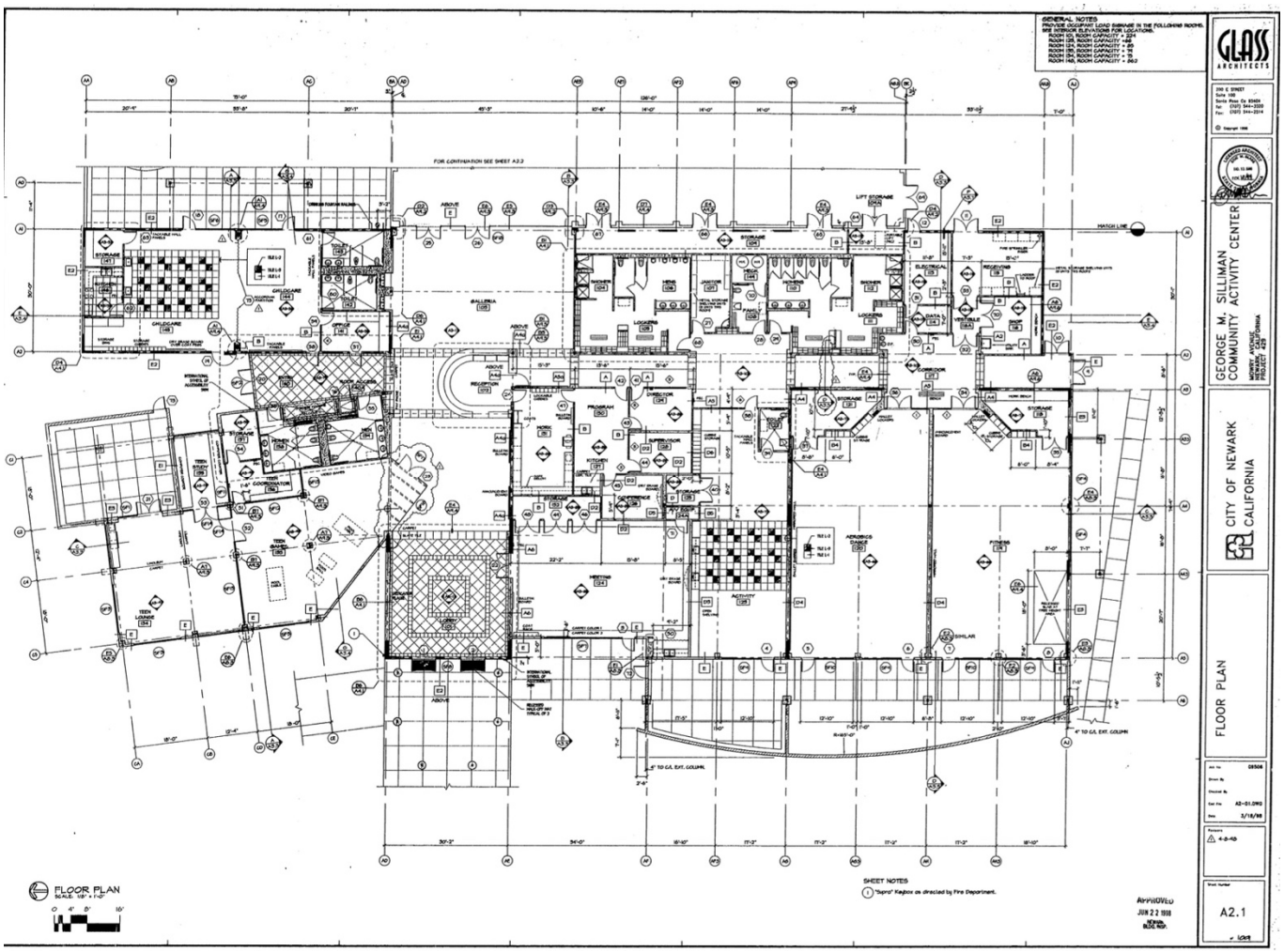
Silliman Aerial Site Plan



Project Number	Project Name
159125.22R000-013.017	Silliman Center and Scorekeepers Hut
Source	**On-Site Date**
Google	January 30-31, 2023

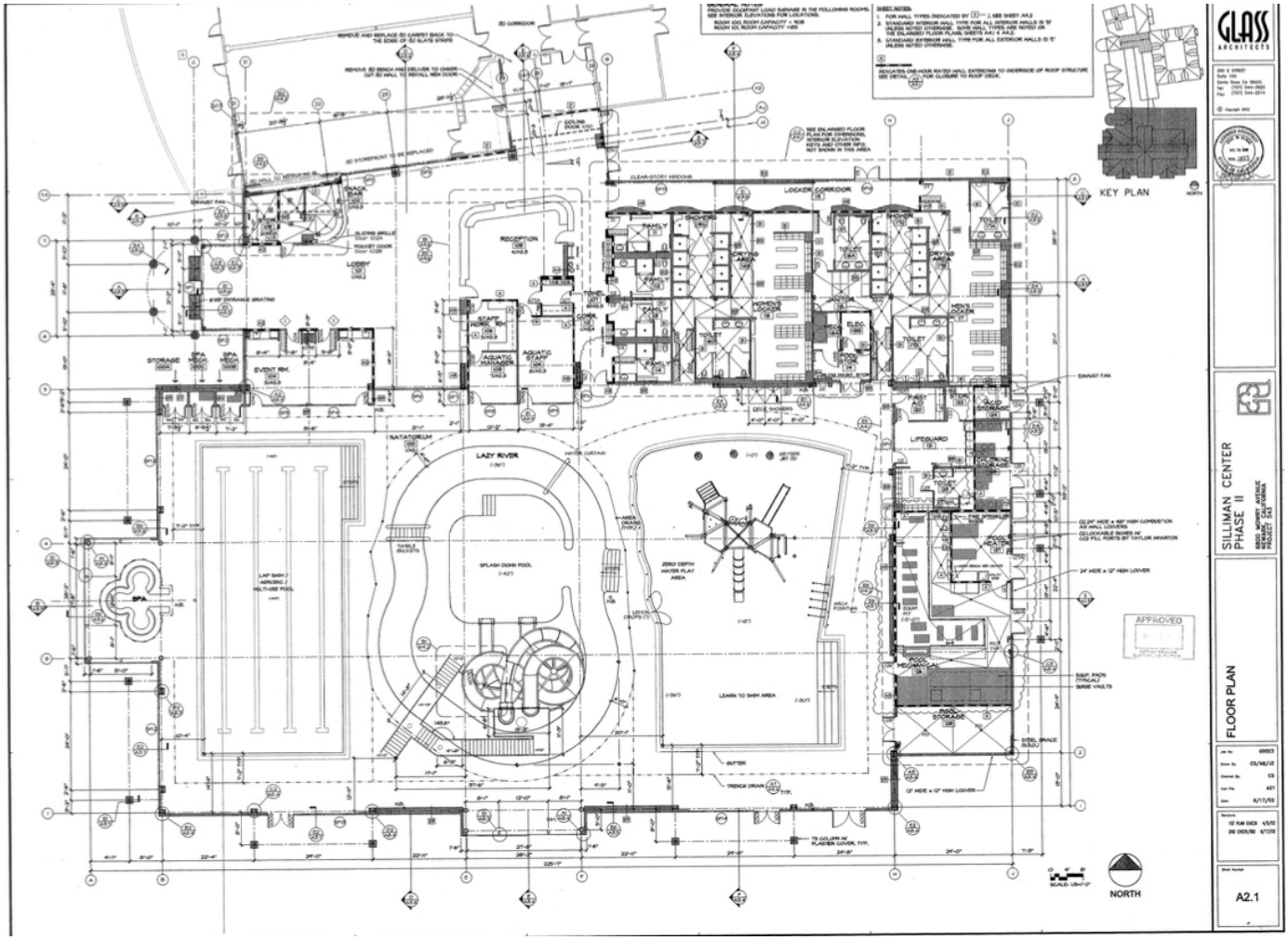
N

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

N

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

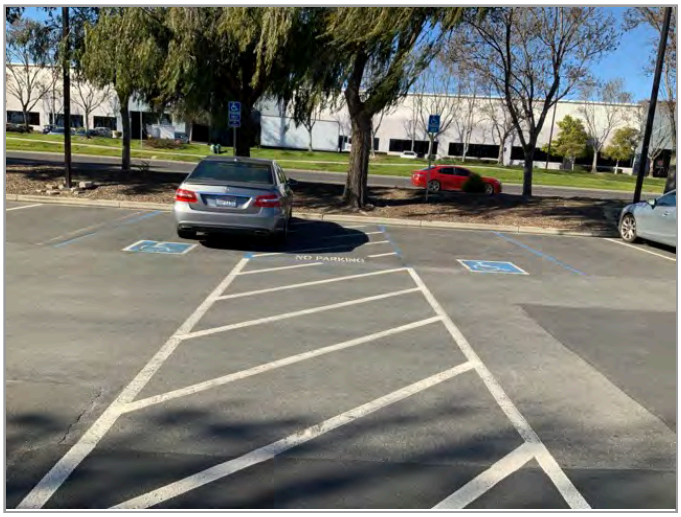
Property Name: Silliman Center and Scorekeepers Hut

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

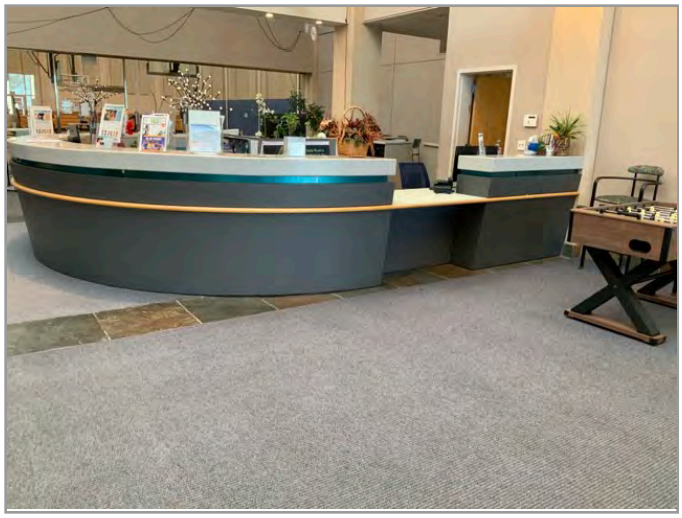
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	The main entry is accessible
3	Is signage provided indicating the location of alternate accessible entrances ?			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			

Abbreviated Accessibility Checklist

Elevators

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

SINK CLEARANCE

OVEN WITH CONTROLS

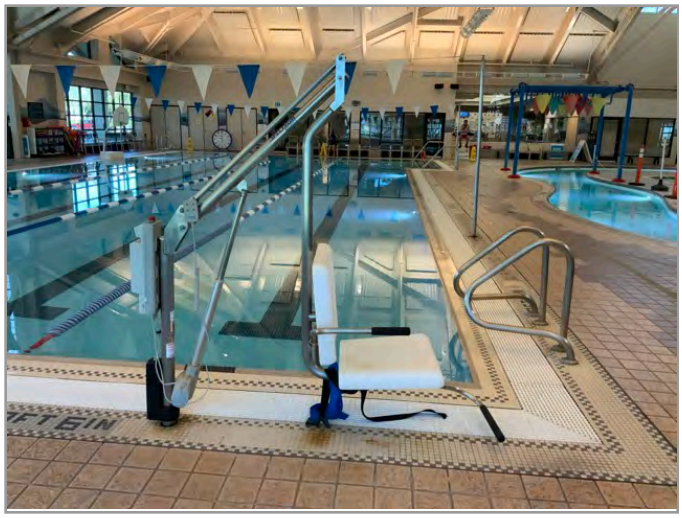
	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper 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 or 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

Component Condition Report | Silliman Center / Silliman Phase II

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

Component Condition Report | Silliman Center / Silliman Phase II

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	2
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

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
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	$1,203.86	$216,694							$216,694														

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
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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 5
Plan Types 8
2. Building and Site Information 9
3. Property Space Use and Observed Areas 12
4. ADA Accessibility 13
5. Purpose and Scope 14
6. Opinions of Probable Costs 16
Methodology 16
Definitions 16
7. Certification 18
8. Appendices 19

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:

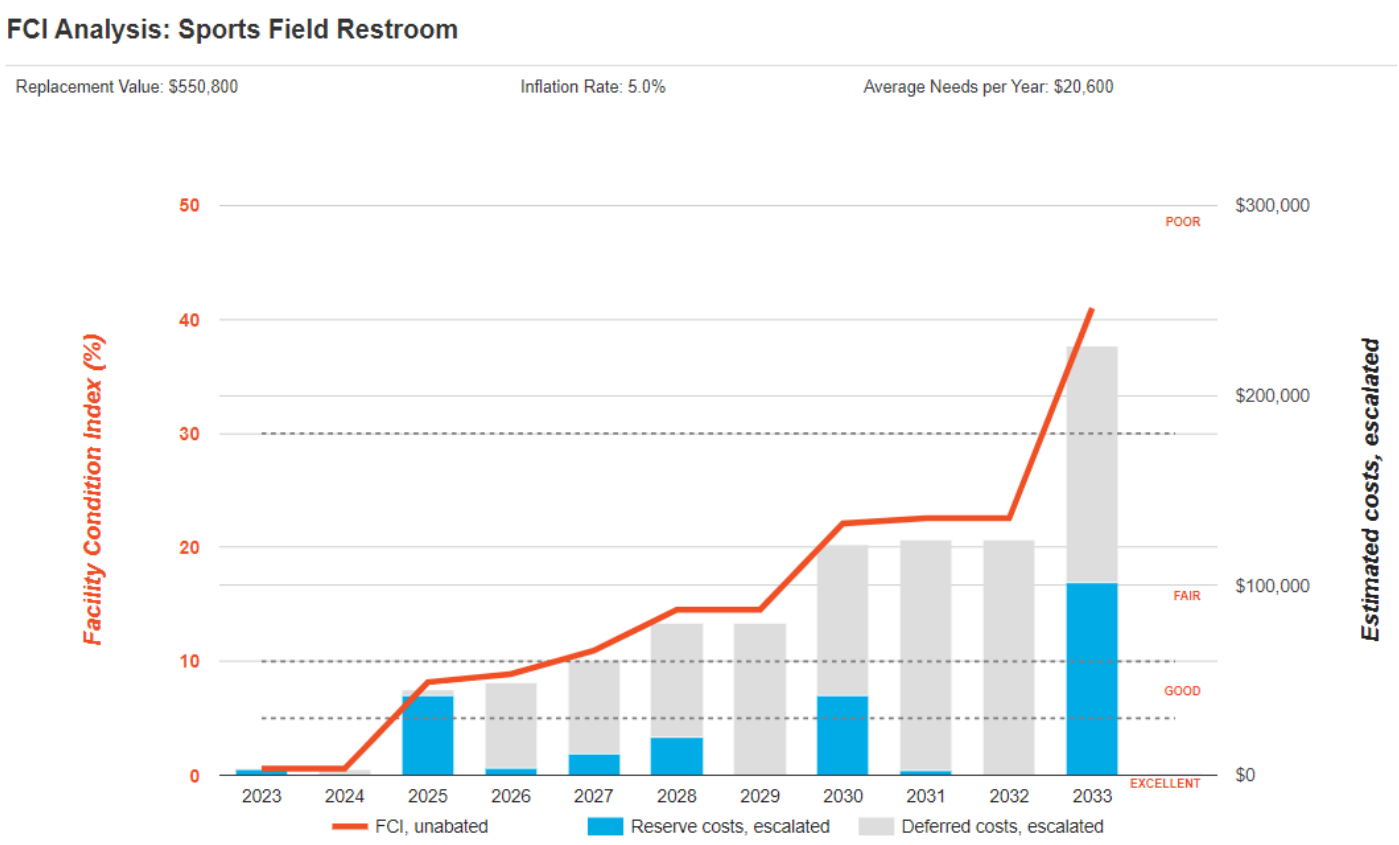
FCI Analysis | Sports Field Restroom(1992)

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**

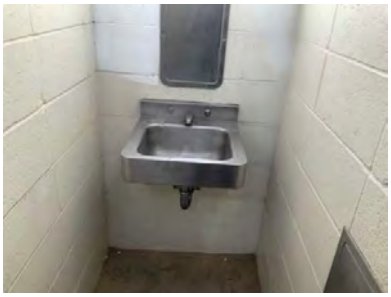
Priority Score: **81.8**

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

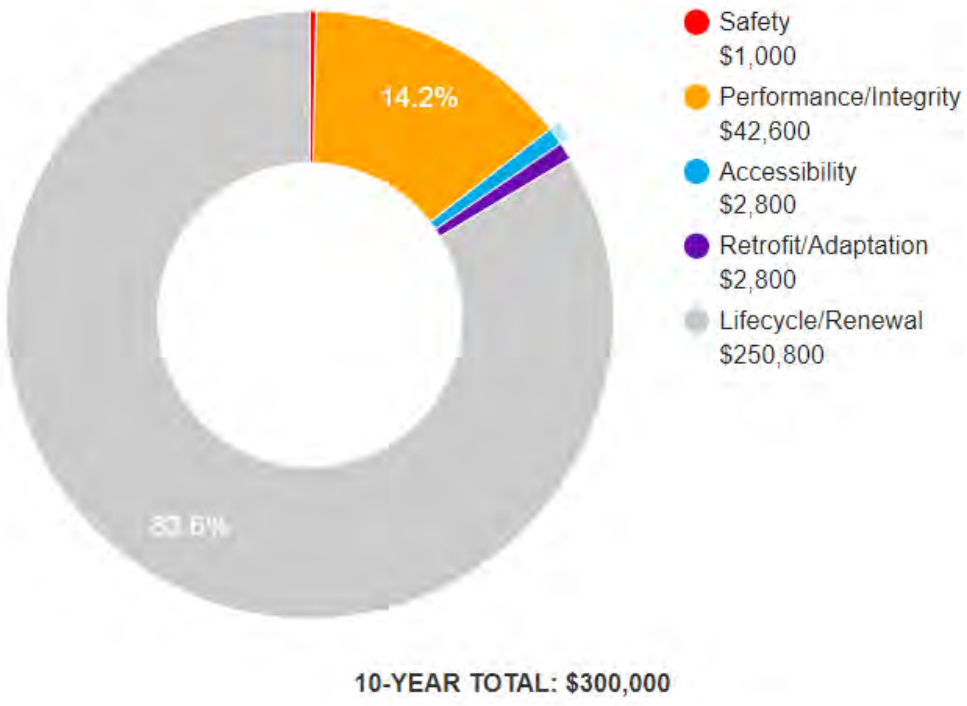
Plan Types

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)



10-YEAR TOTAL: $300,000

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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Reviewed by:

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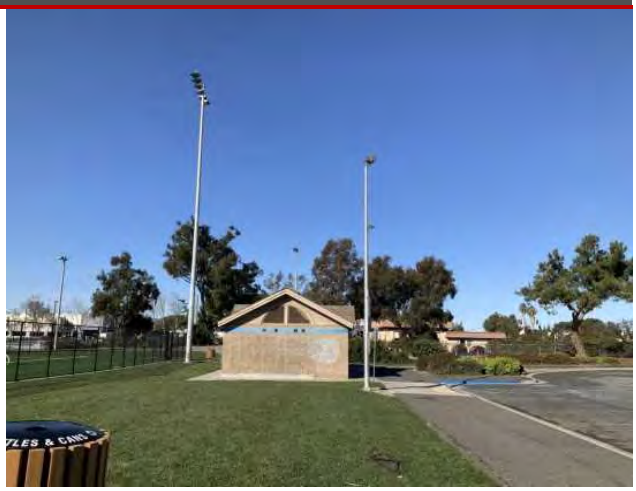
8. Appendices

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 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

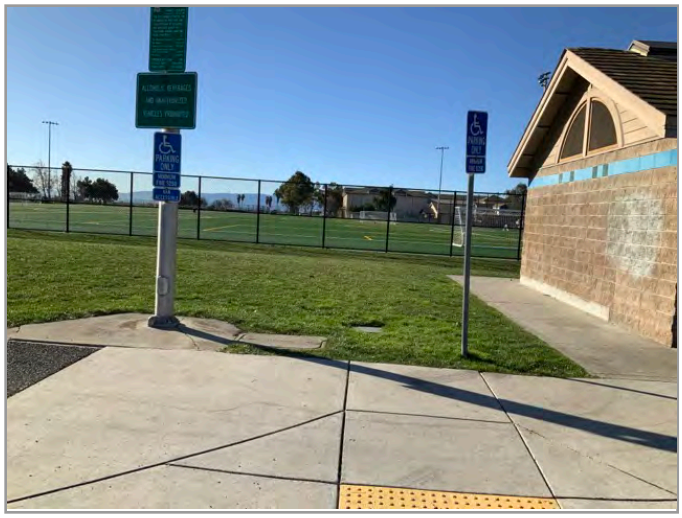
BV Project Number: 159125.22R000-014.017

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

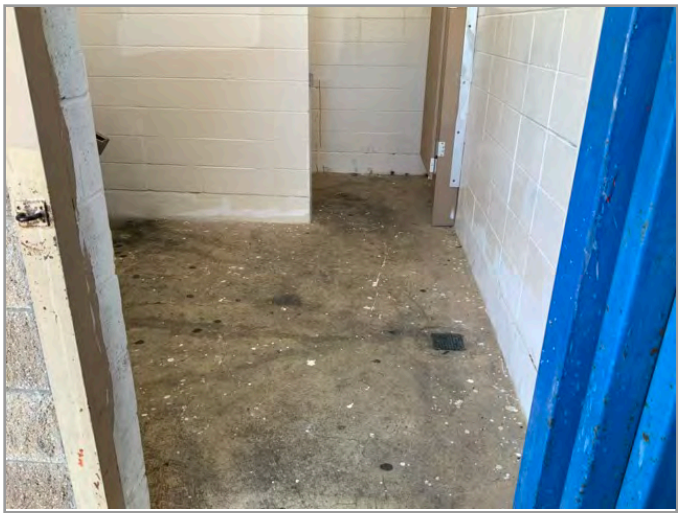
MAIN ENTRANCE

	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 ?			✕	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?			✕	No public transaction areas
9	Do public telephones appear mounted with an accessible height and location ?			✕	No public telephones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			✕	No interior doors
11	Do doors at interior accessible routes appear to have compliant hardware ?			✕	No interior doors
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			✕	No interior doors
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			✕	No interior doors

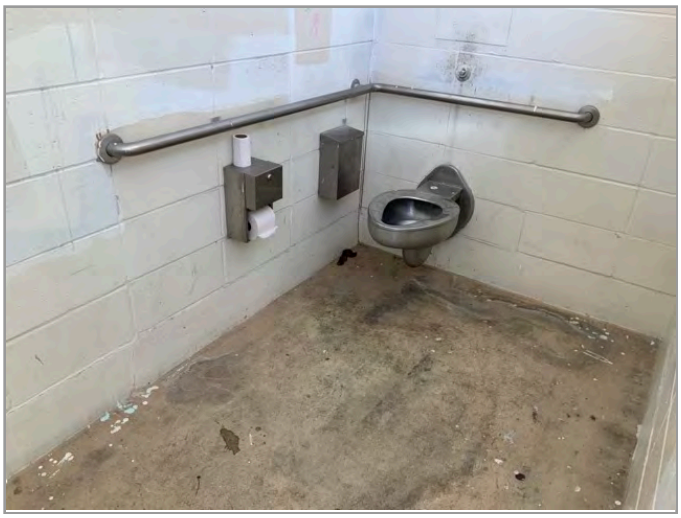
Abbreviated Accessibility Checklist

Elevators

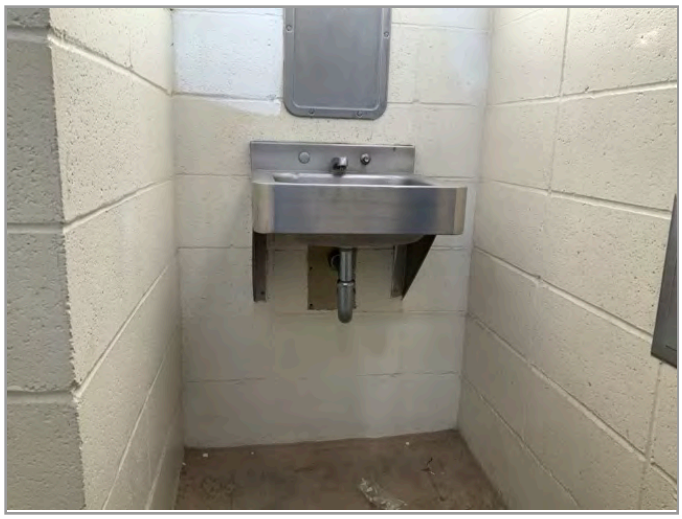
Elevators section not applicable at this site.

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 ?	✕			

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?	✕			
2	Has the play area been reviewed for accessibility ?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✕	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

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

PREPARED BY:
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BV PROJECT #:
159125.22R000-015.017

DATE OF REPORT:
March 23, 2023

ON SITE DATE:
January 23, 2023

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 5
Key Findings 8
Plan Types 11
2. Building and Site Information 12
3. Property Space Use and Observed Areas 15
4. ADA Accessibility 16
5. Purpose and Scope 17
6. Opinions of Probable Costs 19
Methodology 19
Definitions 19
7. Certification 21
8. Appendices 22

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*

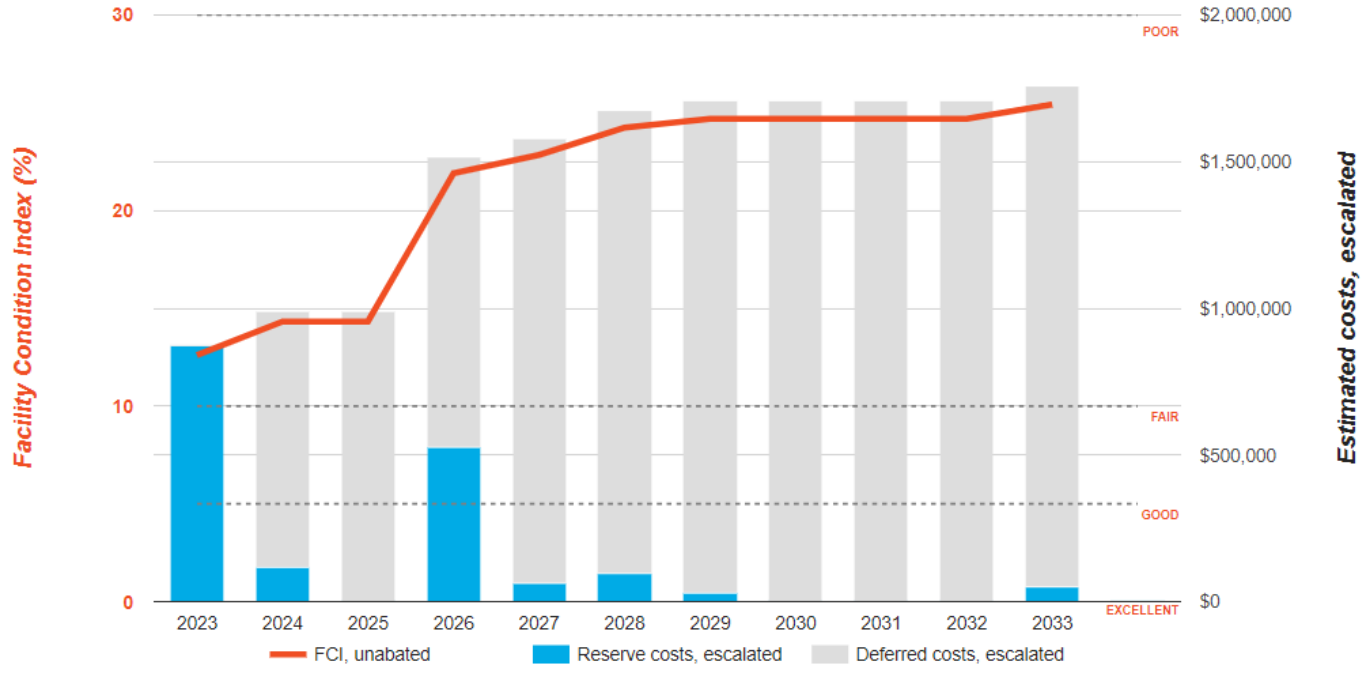
	Est Reserve Cost	FCI
Current	$ 871,800	**12.6 %**
3-Year	$ 1,514,600	21.9 %
5-Year	$ 1,675,800	24.2 %
10-Year	$ 1,757,100	25.4 %

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

FCI Analysis: Watkins Hall

Replacement Value: $6,912,000 Inflation Rate: 5.0% Average Needs per Year: $159,800



Immediate Needs

Facility/Building	Total Items	Total Cost
Watkins Hall	22	$981,000
Total	**22**	**$981,000**

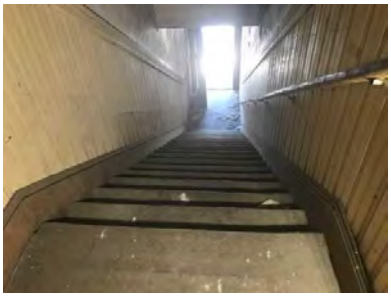
Watkins Hall

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**

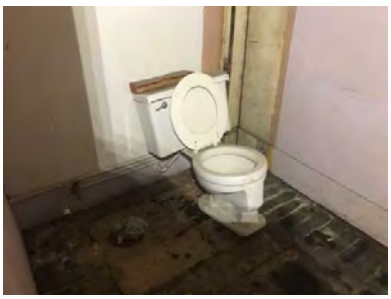
Priority Score: **84.9**

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**

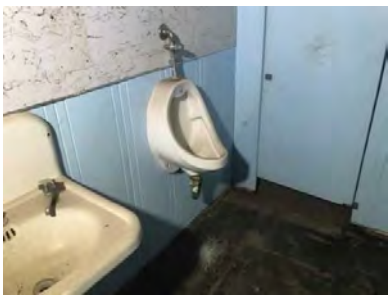
Priority Score: **83.9**

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

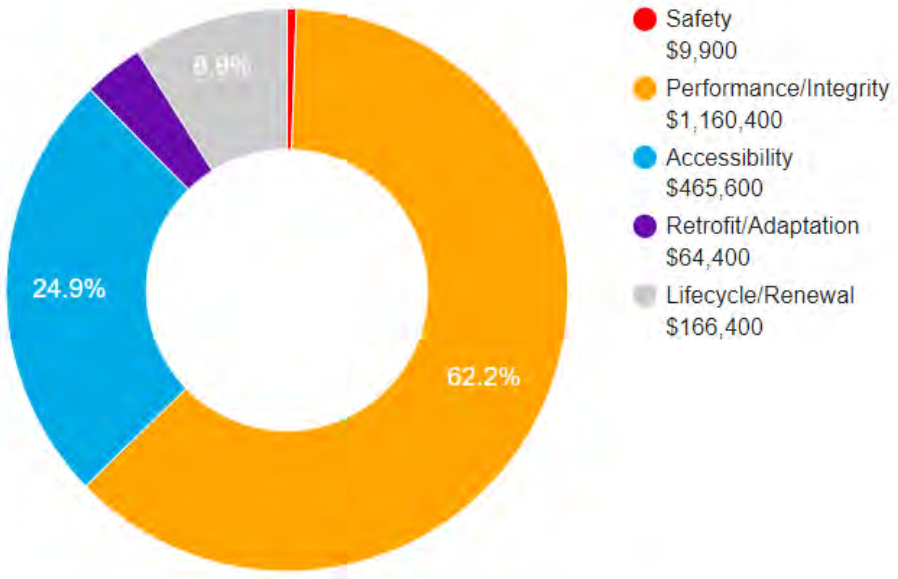
Plan Types

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)



10-YEAR TOTAL: $1,866,700

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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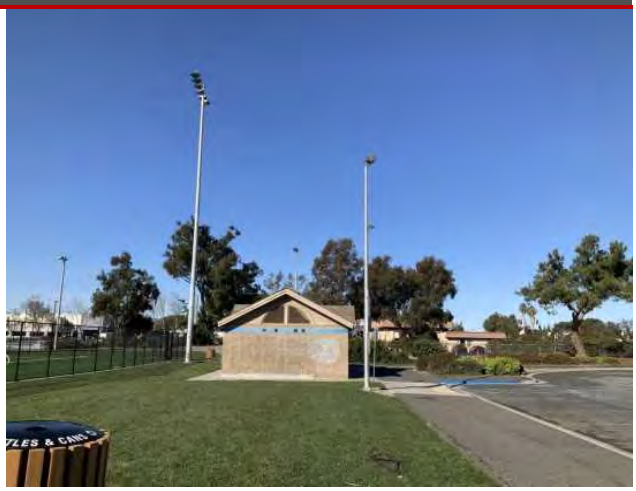
8. Appendices

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

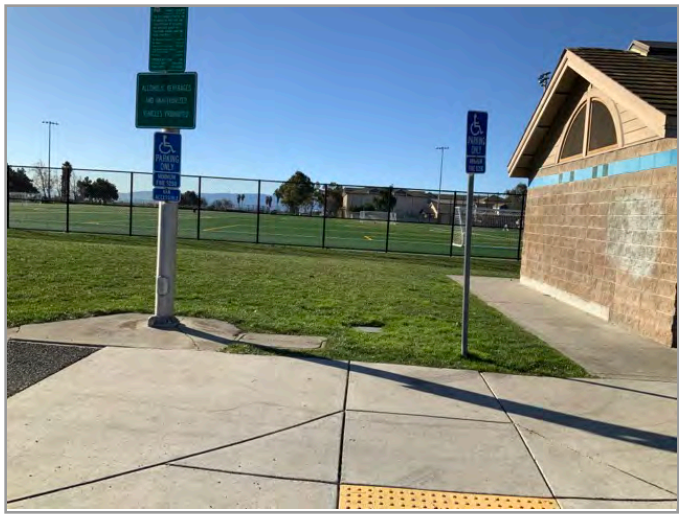
BV Project Number: 159125.22R000-014.017

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

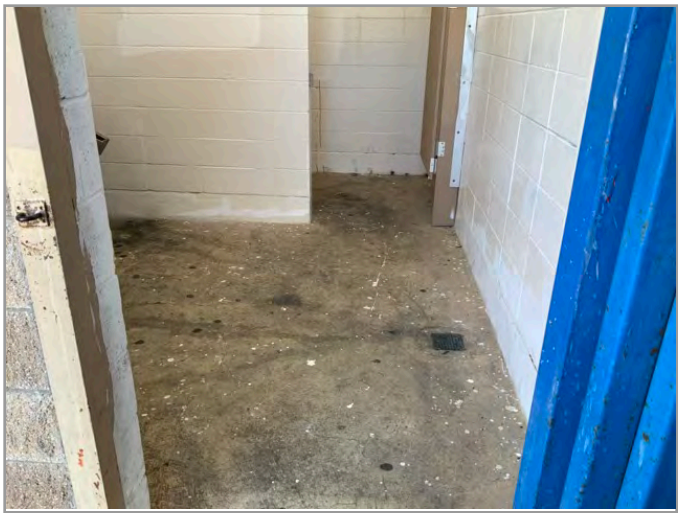
MAIN ENTRANCE

	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 ?			✕	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 ?			✕	No areas of refuge
8	Do public transaction areas have an accessible, lowered service counter section ?			✕	No public transaction areas
9	Do public telephones appear mounted with an accessible height and location ?			✕	No public telephones
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			✕	No interior doors
11	Do doors at interior accessible routes appear to have compliant hardware ?			✕	No interior doors
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			✕	No interior doors
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			✕	No interior doors

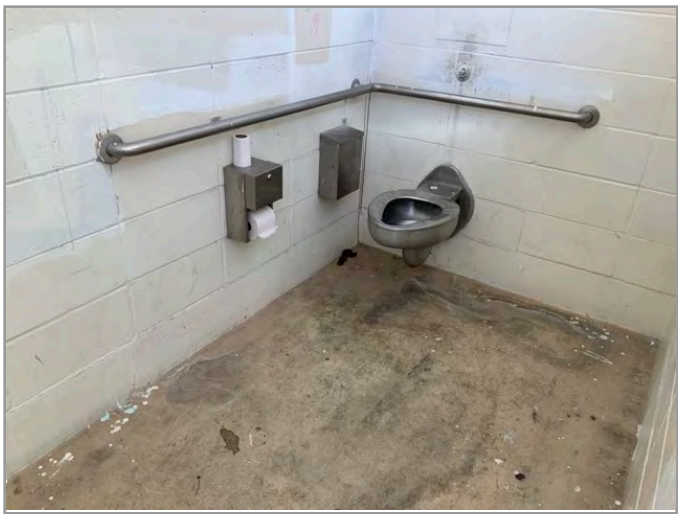
Abbreviated Accessibility Checklist

Elevators

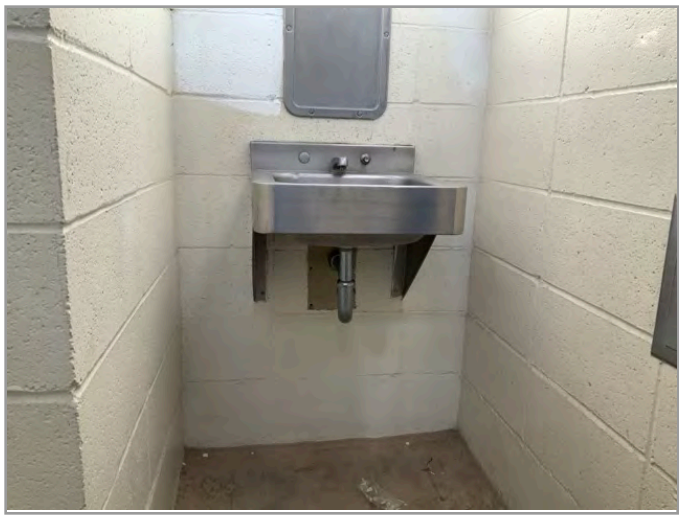
Elevators section not applicable at this site.

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 ?	✕			

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?	✕			
2	Has the play area been reviewed for accessibility ?				Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✕	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

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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 4
Key Findings 4
Plan Types 5
2. Building and Site Information 6
3. Property Space Use and Observed Areas 9
4. ADA Accessibility 10
5. Purpose and Scope 11
6. Opinions of Probable Costs 13
Methodology 13
Definitions 13
7. Certification 15
8. Appendices 16

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:

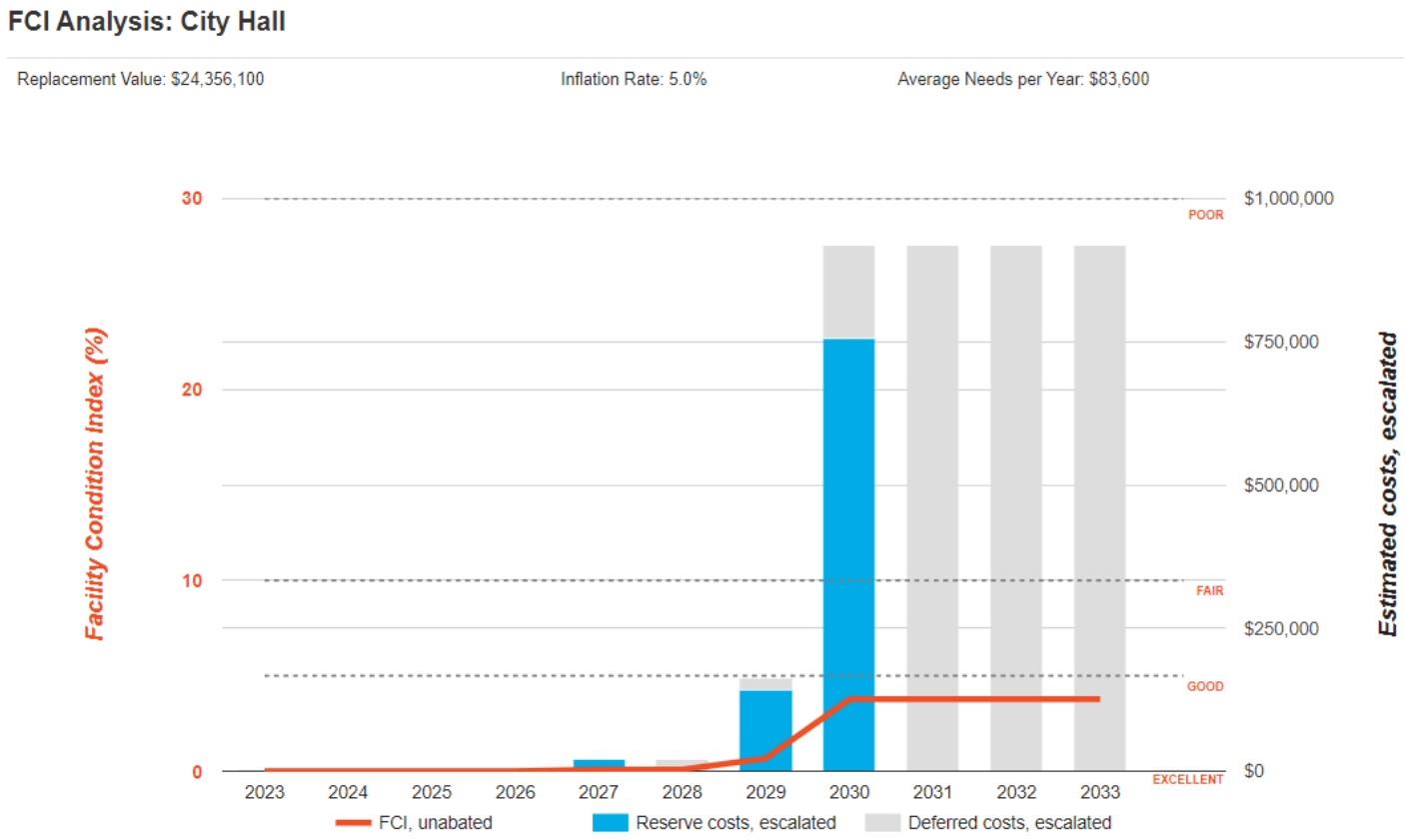
FCI Analysis | City Hall(2020)

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.

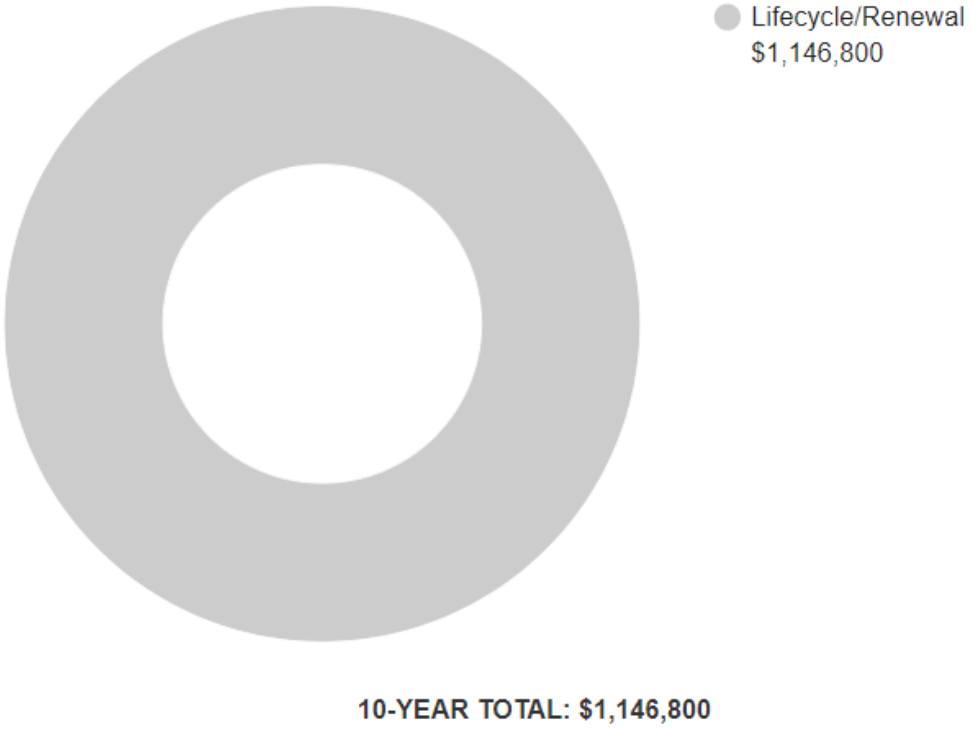
Plan Types

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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Reviewed by:

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Mary.Venable@bureauveritas.com
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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

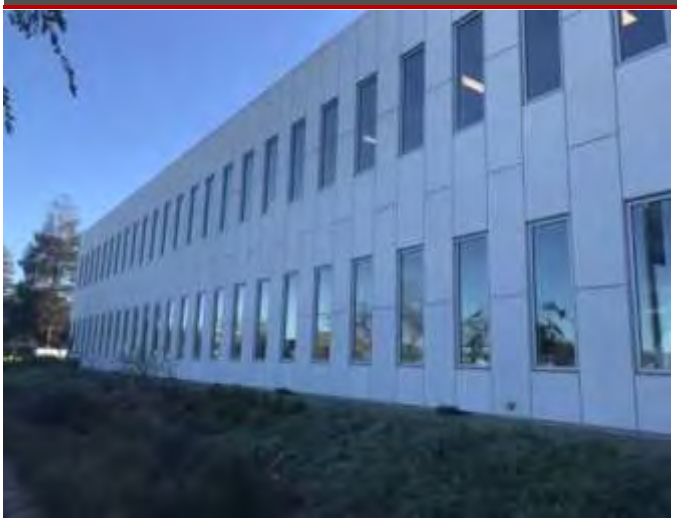
3 - REAR ELEVATION

4 - RIGHT ELEVATION

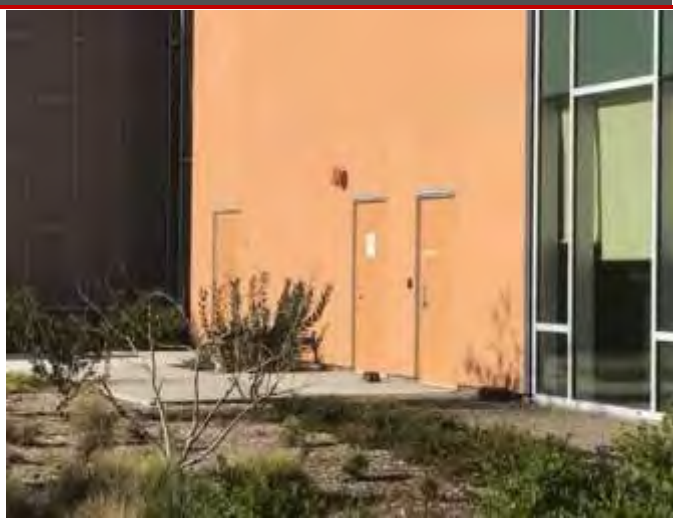
5 - CURTAIN WALL

6 - EXTERIOR DOOR

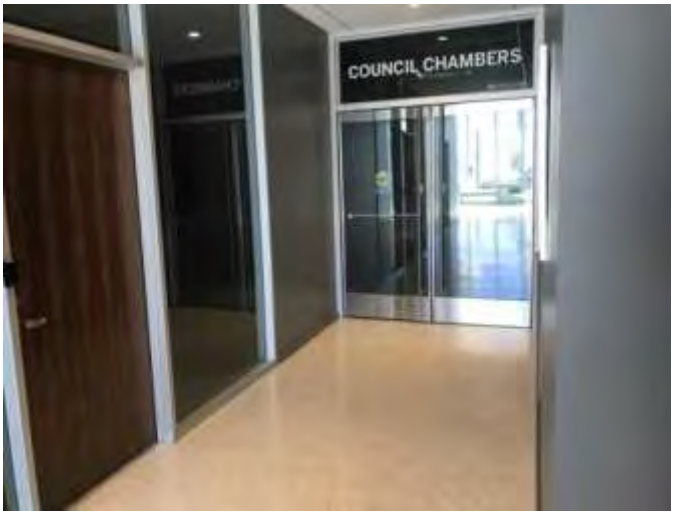
Photographic Overview



7 - WINDOWS



8 - EXTERIOR DOORS



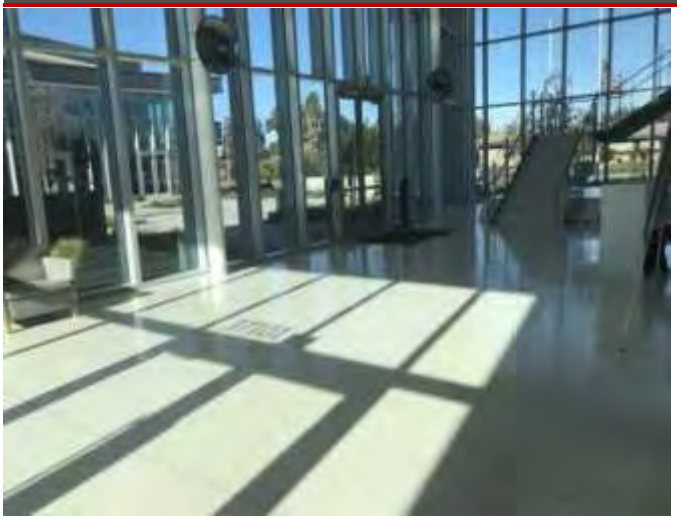
9 - INTERIOR DOORS

10 - STAIRCASE

11 - CHARGING STATION

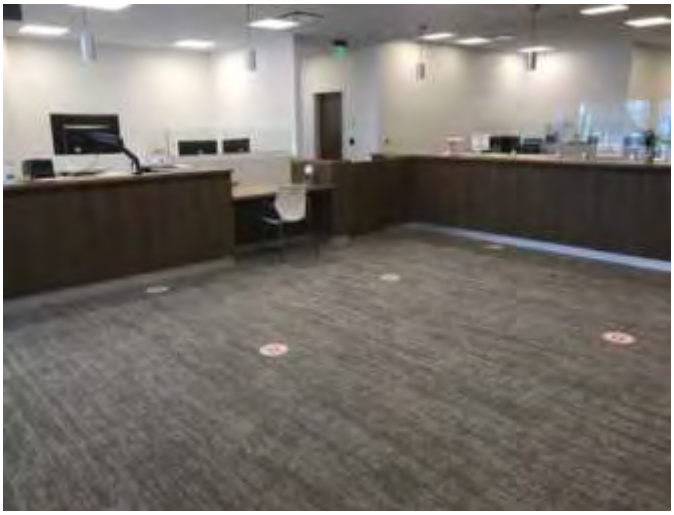
12 - ROOFING

Photographic Overview

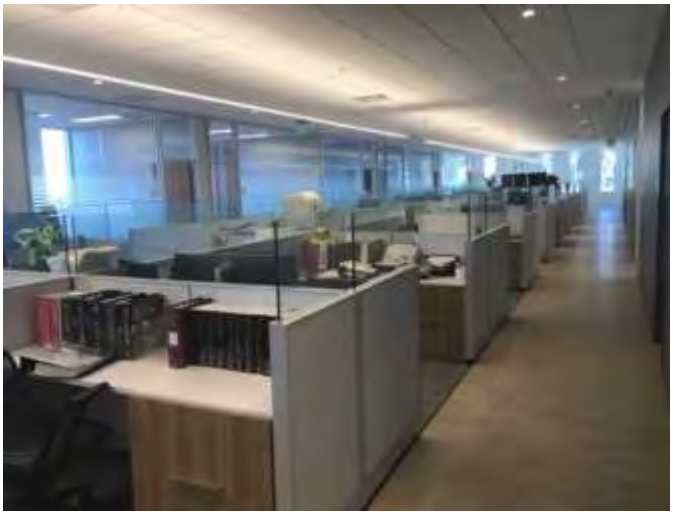


13 - LOBBY

14 - COUNCIL CHAMBERS



15 - ENGINEERING

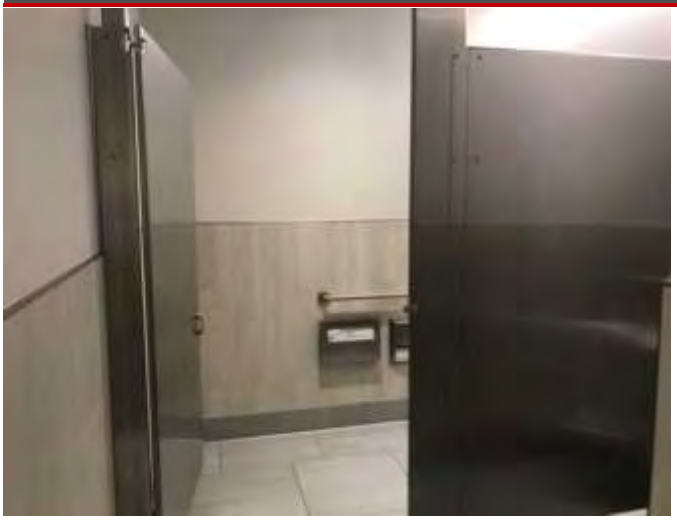


16 - OFFICES

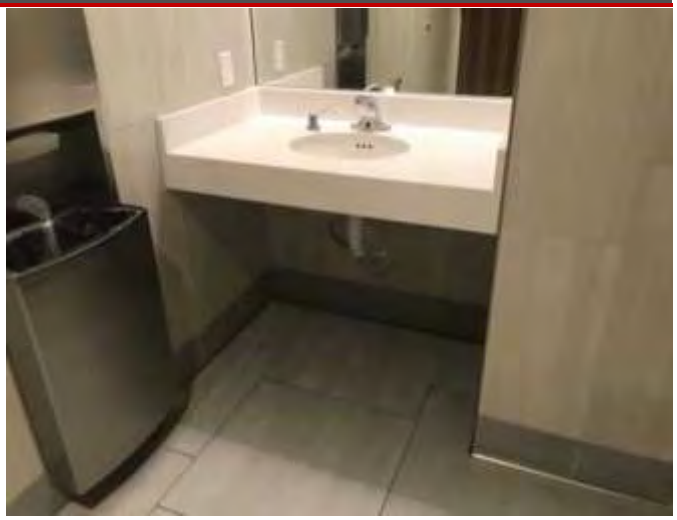
17 - CONFERENCE ROOM

18 - BREAK ROOM

Photographic Overview



19 - TOILET PARTITIONS



20 - SINK, FAUCET HANDLES AND ACCESSORIES

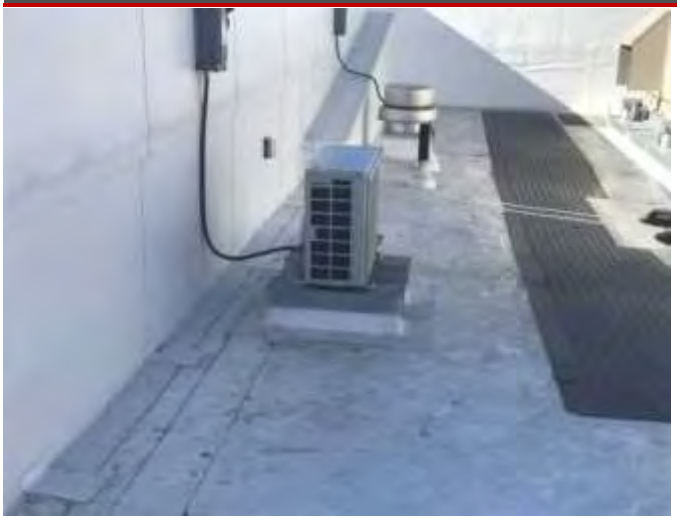
21 - TOILET STALL OVERVIEW

22 - URINAL

23 - AIR HANDLER

24 - PACKAGED UNIT

Photographic Overview



25 - SPLIT SYSTEM DUCTLESS

26 - VARIABLE AIR VOLUME UNIT

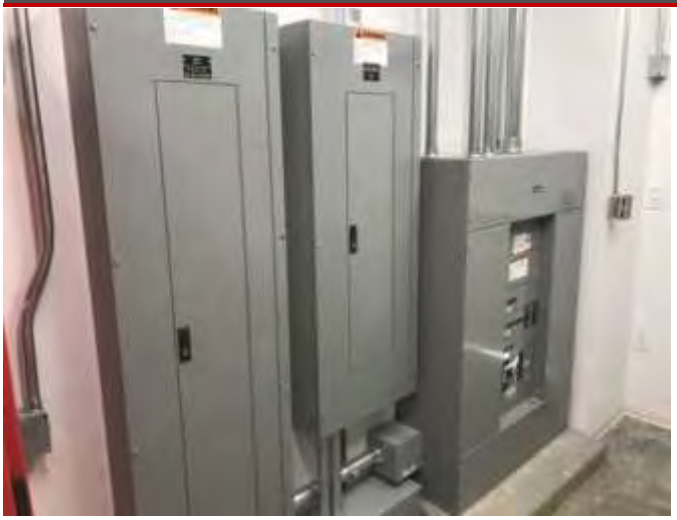
27 - PUMP

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

N

Floor Plan

Project Number	Project Name
159125.22R000-016.017	City Hall
Source	**On-Site Date**
Owner	January 27, 2023

N

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

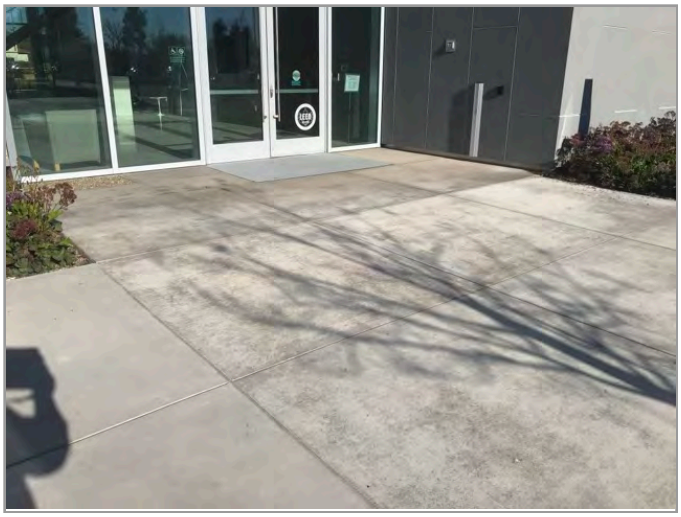
2ND PATHWAY

	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	

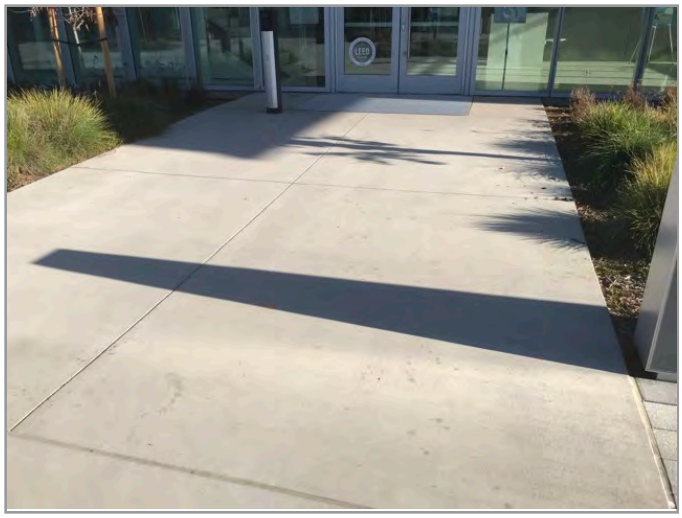
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



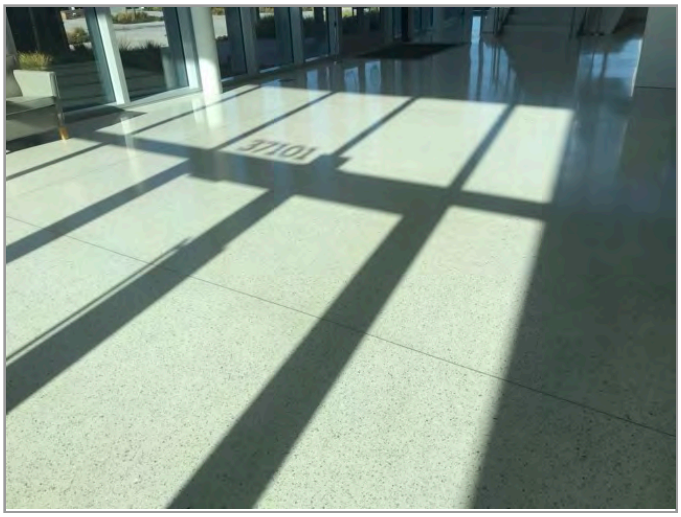
ADDITIONAL ENTRANCE

	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			

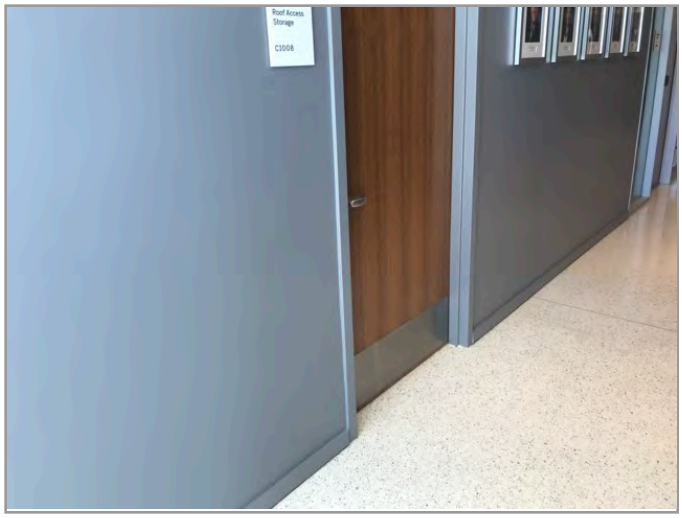
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



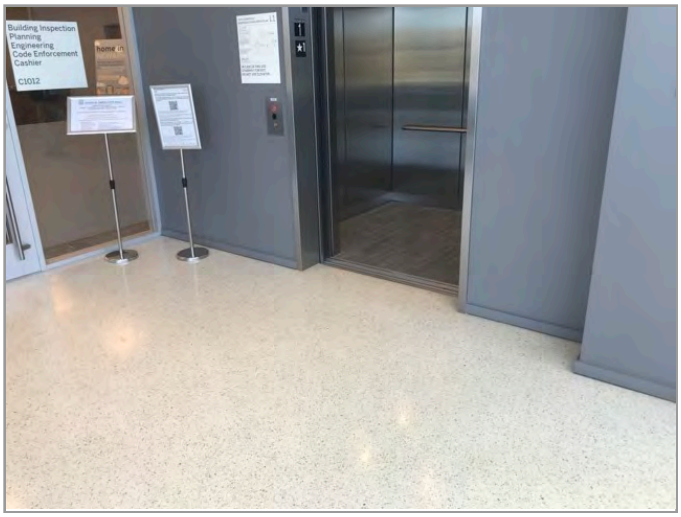
DOOR HARDWARE

	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

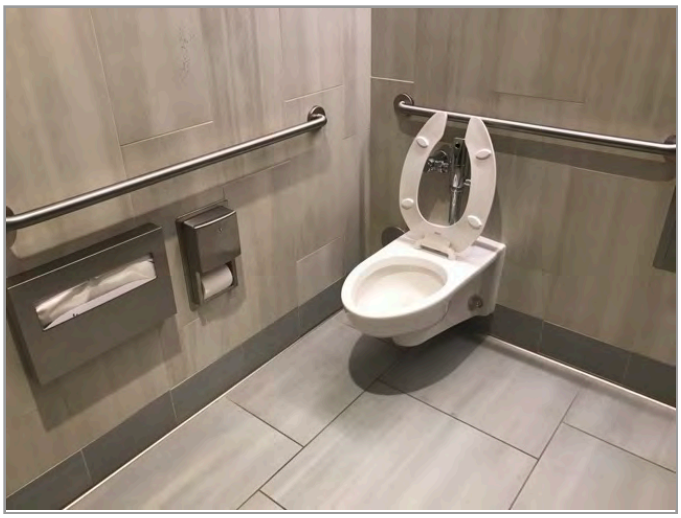
IN-CAB CONTROLS

	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			

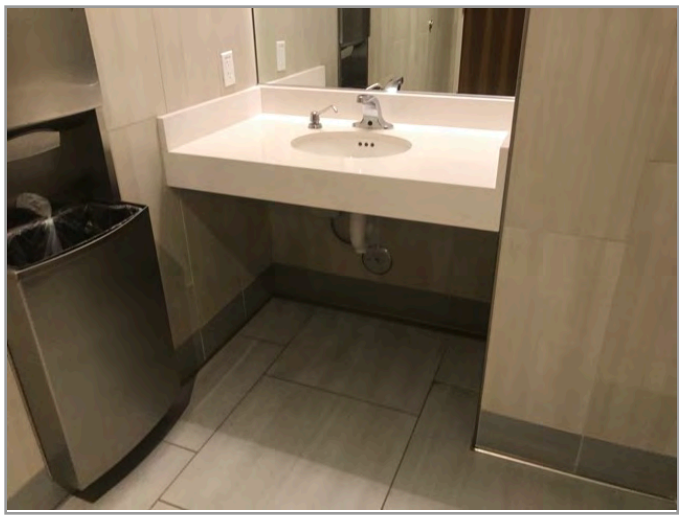
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



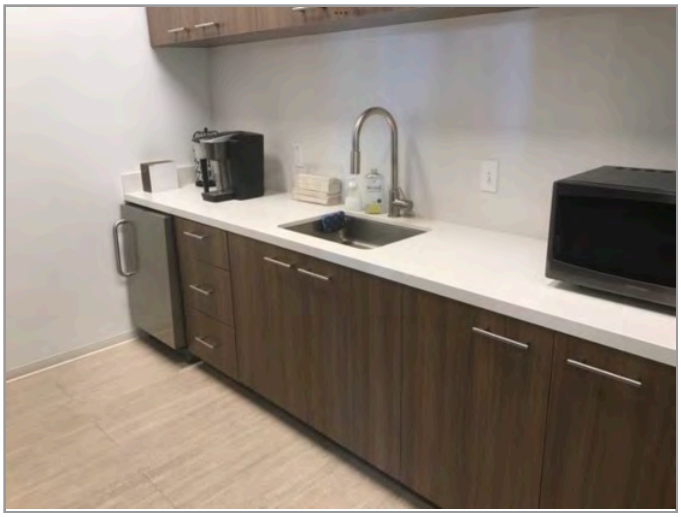
SINK, FAUCET HANDLES AND ACCESSORIES

	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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 4
Key Findings 5
Plan Types 6
2. Building and Site Information 7
3. Property Space Use and Observed Areas 10
4. ADA Accessibility 11
5. Purpose and Scope 12
6. Opinions of Probable Costs 14
Methodology 14
Definitions 14
7. Certification 16
8. Appendices 17

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*

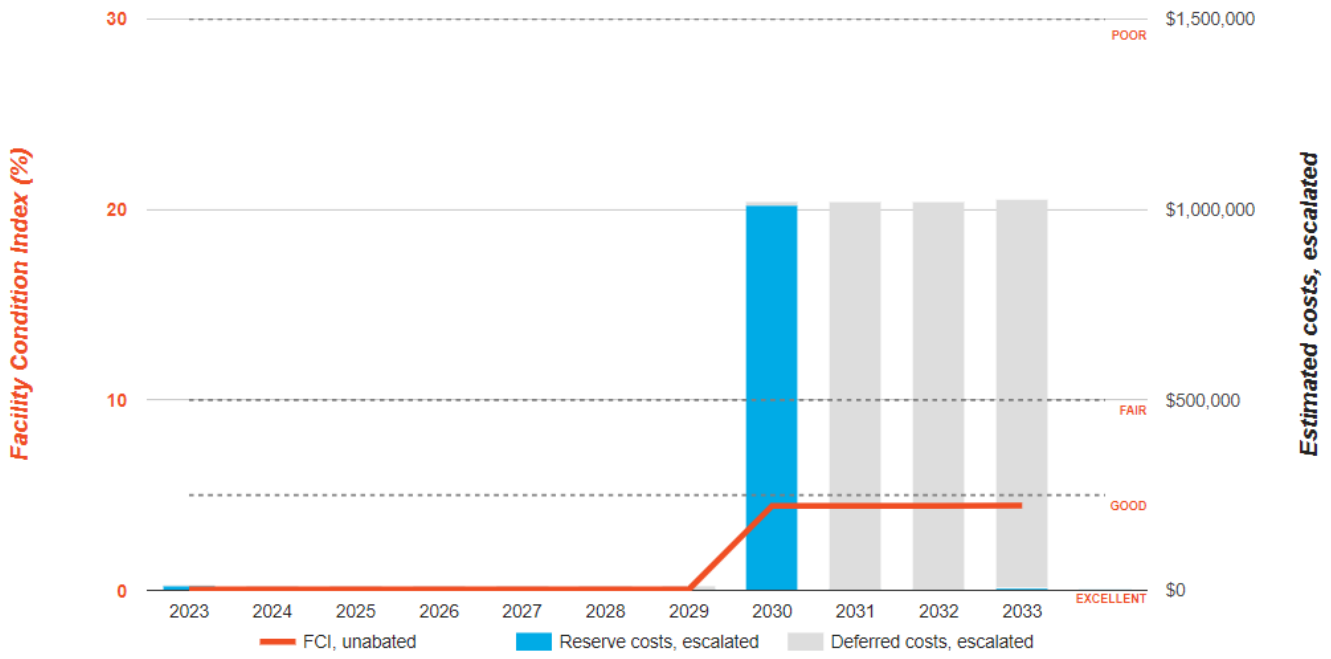
	Est Reserve Cost	FCI
Current	$ 11,200	0.0 %
3-Year	$ 11,200	0.0 %
5-Year	$ 11,200	0.0 %
10-Year	$ 1,027,300	4.5 %

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

FCI Analysis: Newark Library

Replacement Value: $23,022,000 Inflation Rate: 5.0% Average Needs per Year: $93,400



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

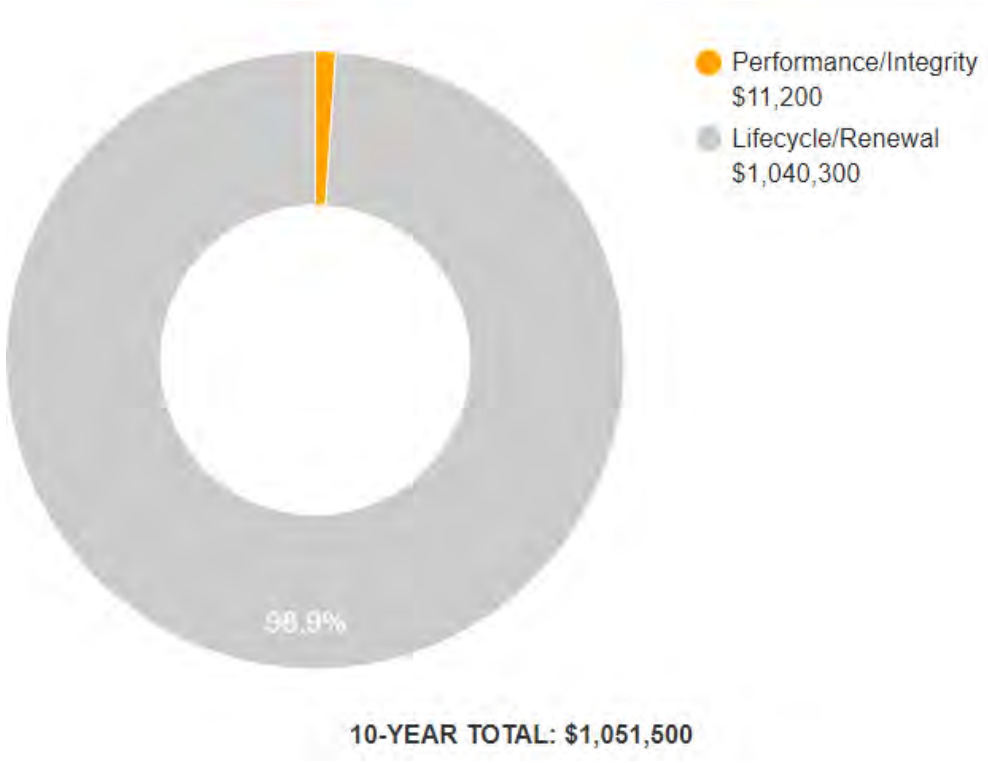
Plan Types

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)



10-YEAR TOTAL: $1,051,500

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

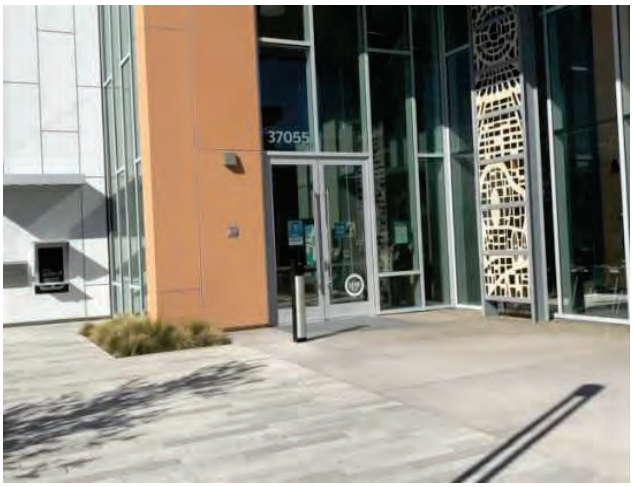
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

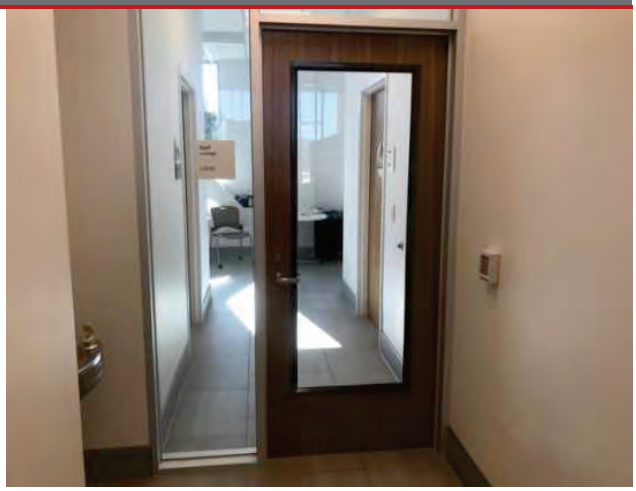
5 - WINDOWS



6 - EXTERIOR DOORS

Photographic Overview

7 - EXTERIOR DOOR



8 - INTERIOR DOOR

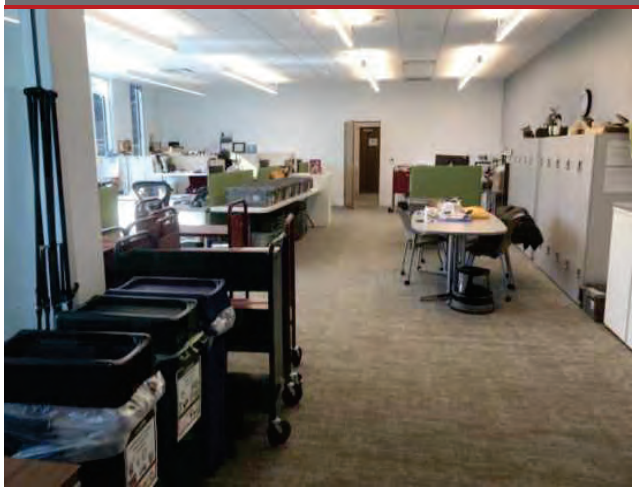
9 - INTERIOR DOOR

10 - ROOFING

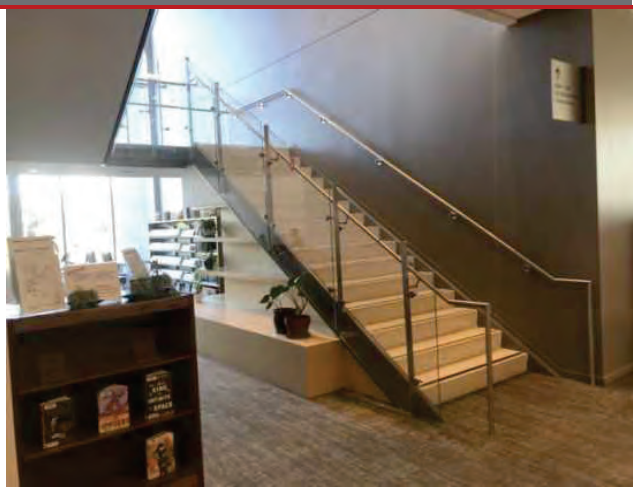
11 - LOBBY

12 - LIBRARY

Photographic Overview



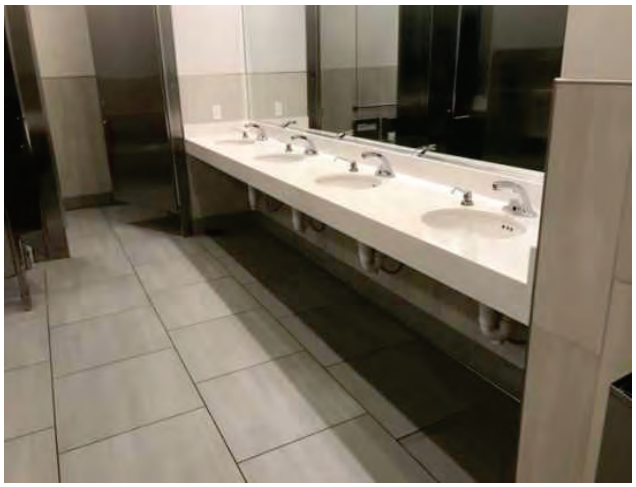
13 - OFFICES



14 - STAIRCASE

15 - STORY ROOM

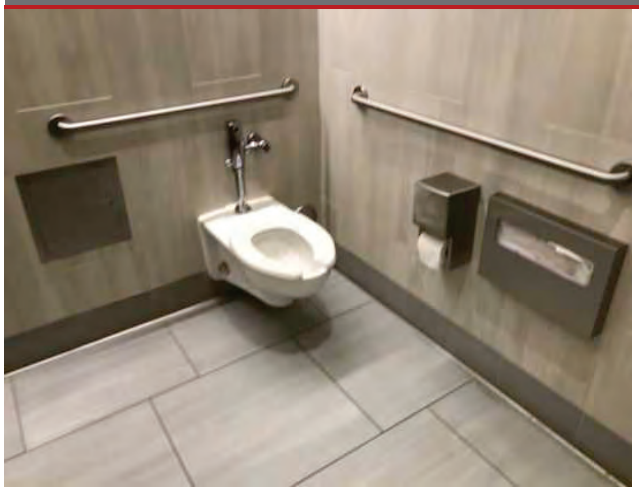
16 - WORK ROOM



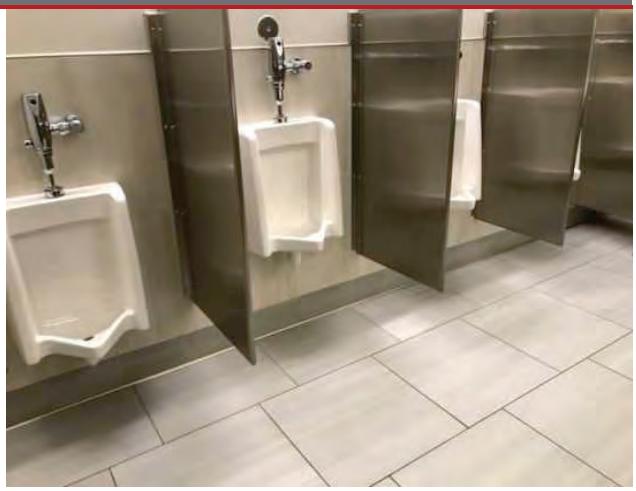
17 - LAVATORIES

18 - LAVATORY

Photographic Overview



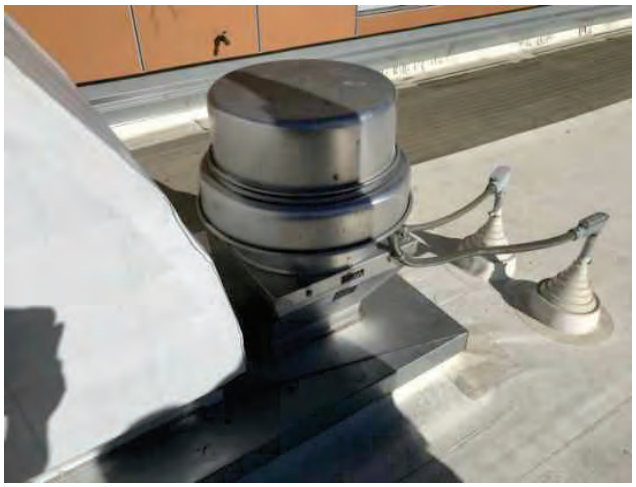
19 - TOILET



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

N

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		

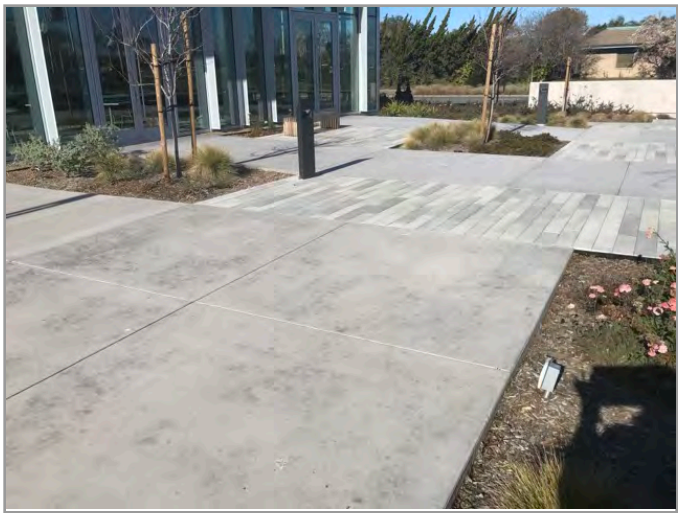
Abbreviated Accessibility Checklist

Parking

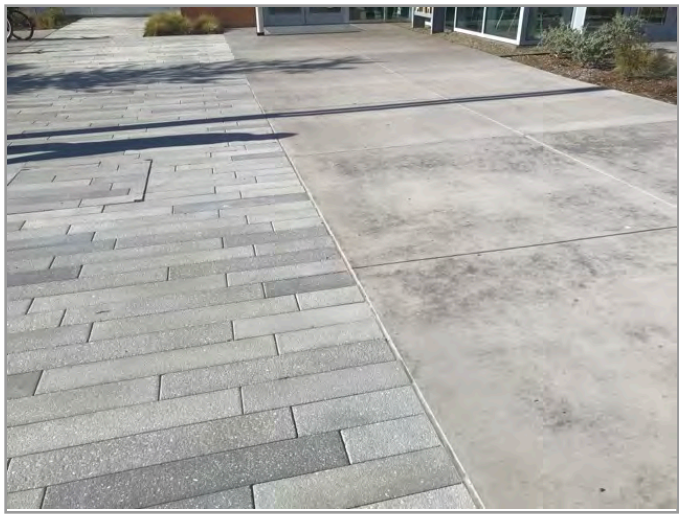
Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



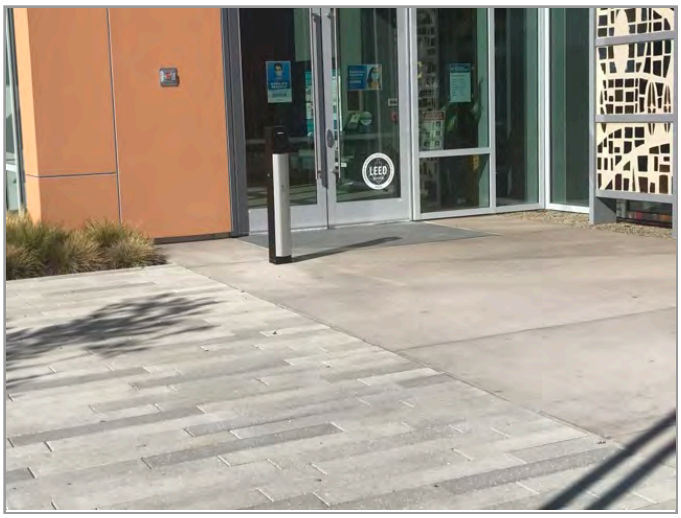
2ND PATHWAY

	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

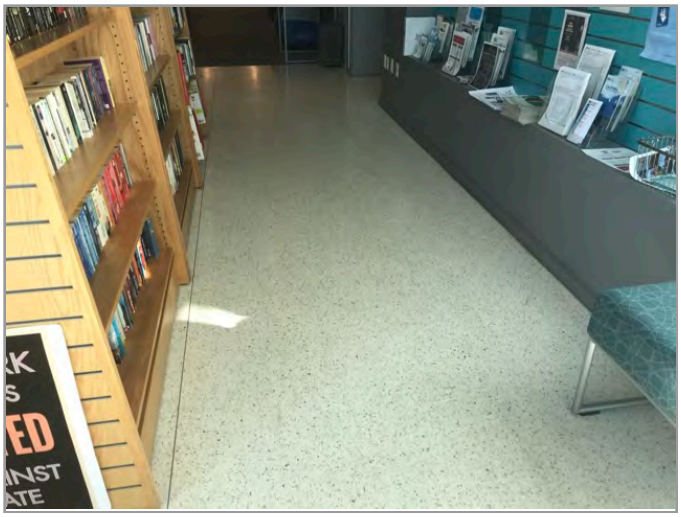
ADDITIONAL ENTRANCE

	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 ?				

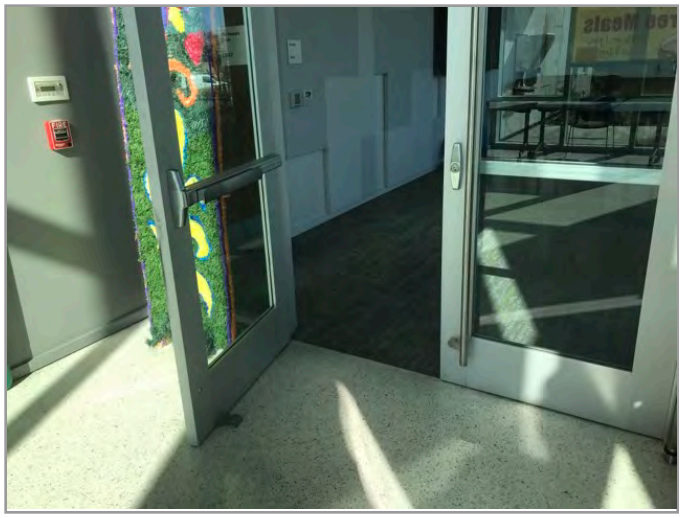
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



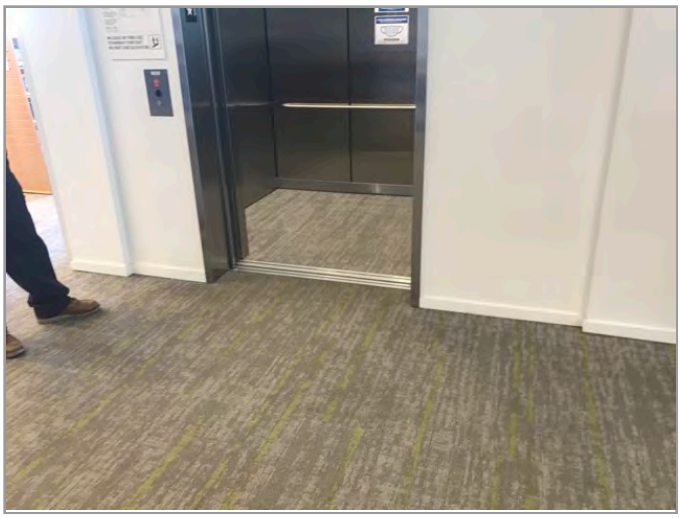
DOOR HARDWARE

	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

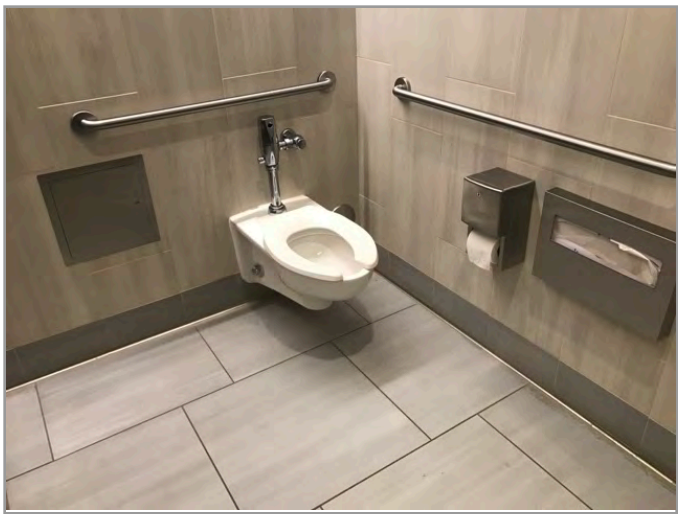
IN-CAB CONTROLS

	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			

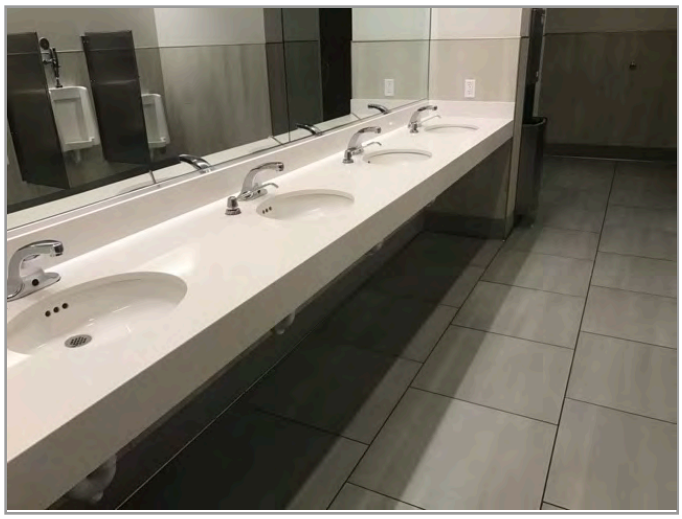
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



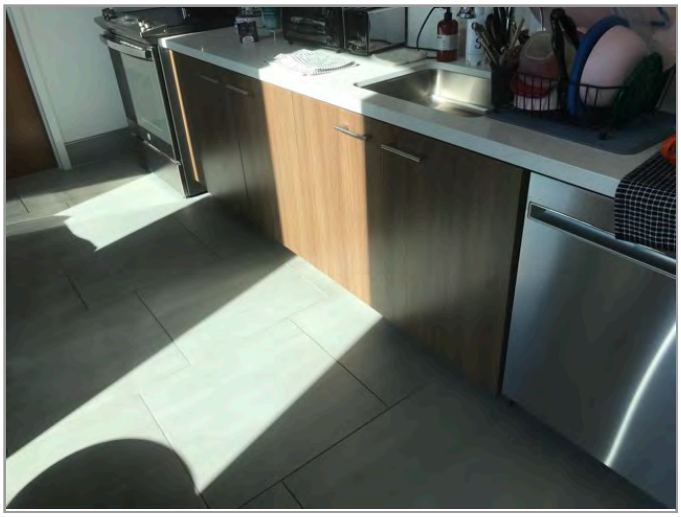
SINK, FAUCET HANDLES AND ACCESSORIES

	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			

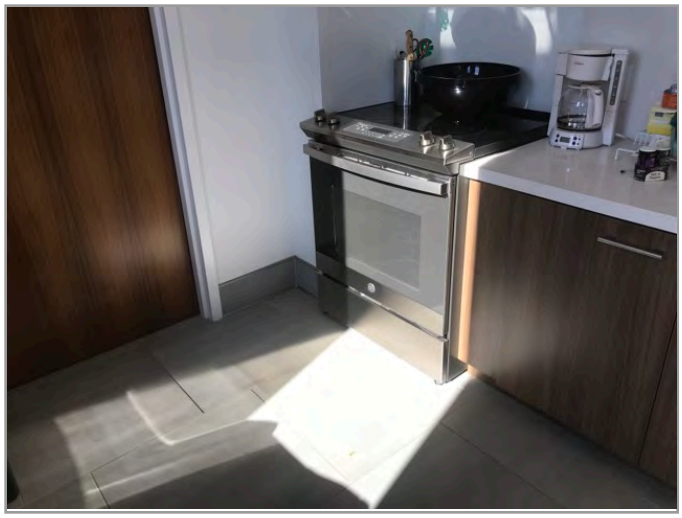
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?				

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN 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

Component Condition Report | Newark Library

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

Component Condition Report | Newark Library

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

TABLE OF CONTENTS

1. Executive Summary 1
Property Overview and Assessment Details 1
Significant/Systemic Findings and Deficiencies 2
Facility Condition Index (FCI) 3
Immediate Needs 4
Key Findings 5
Plan Types 6
2. Building and Site Information 7
3. Property Space Use and Observed Areas 10
4. ADA Accessibility 11
5. Purpose and Scope 12
6. Opinions of Probable Costs 14
Methodology 14
Definitions 14
7. Certification 16
8. Appendices 17

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*

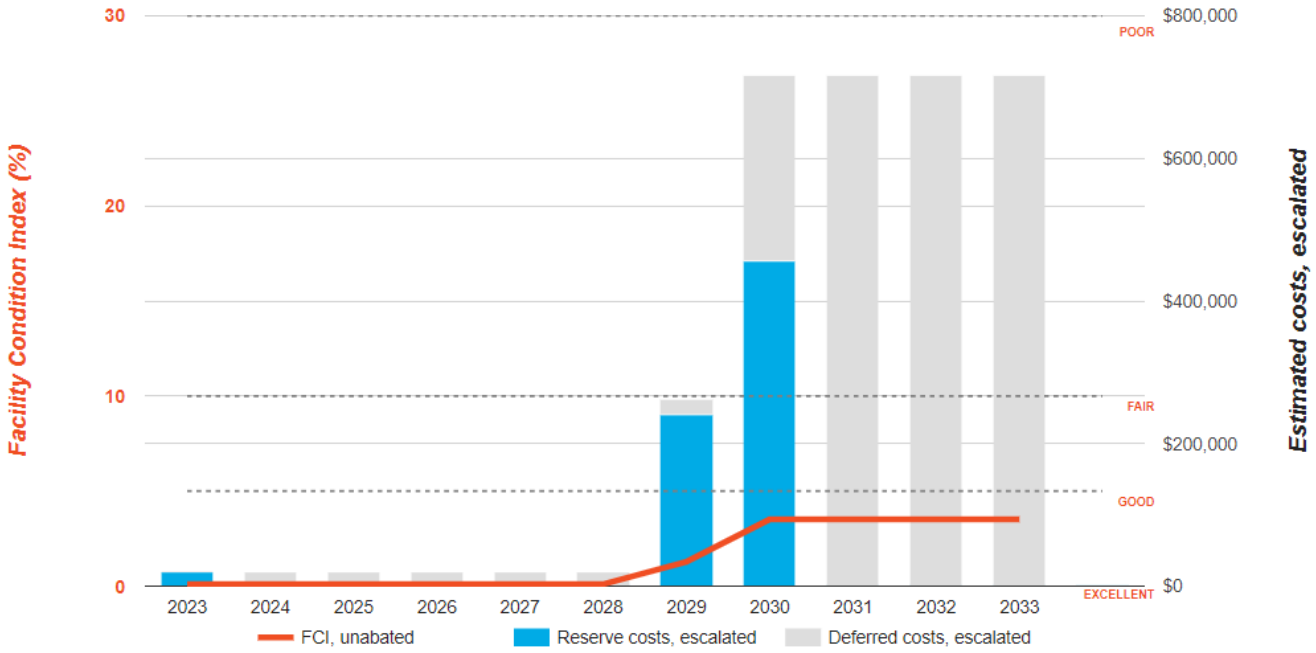
	Est Reserve Cost	FCI
Current	$ 20,400	**0.1 %**
3-Year	$ 20,400	0.1 %
5-Year	$ 20,400	0.1 %
10-Year	$ 717,300	3.5 %

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

FCI Analysis: Newark Police Station

Replacement Value: $20,389,000 Inflation Rate: 5.0% Average Needs per Year: $65,300



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**

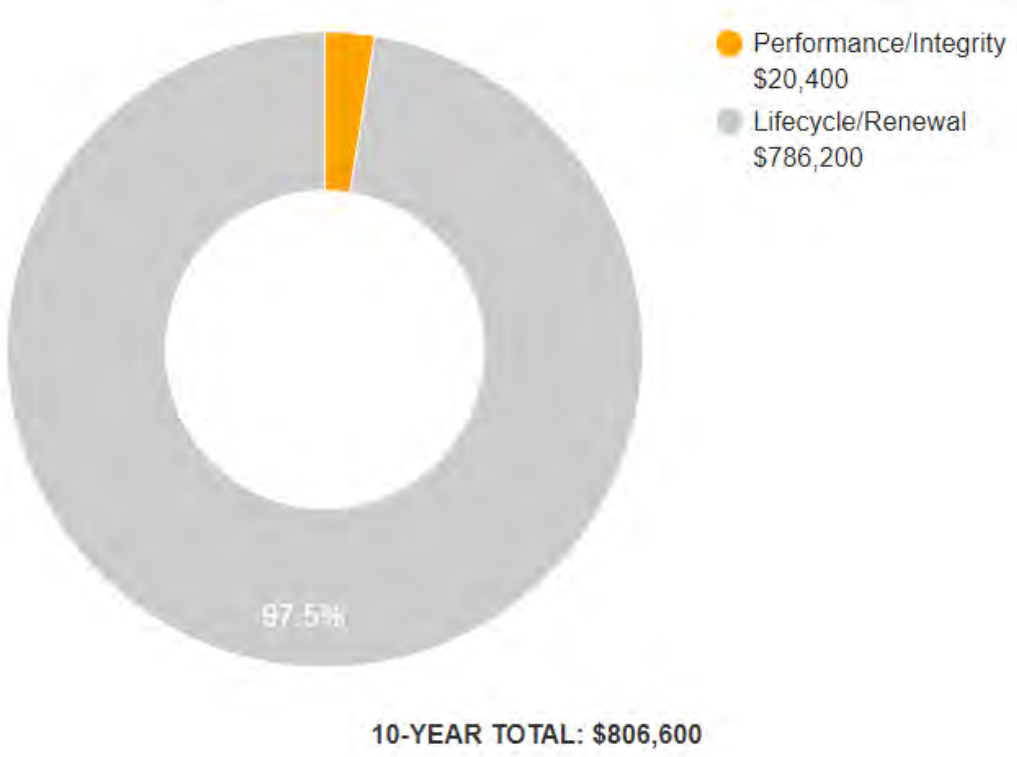
Plan Types

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)



10-YEAR TOTAL: $806,600

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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Reviewed by:

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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 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

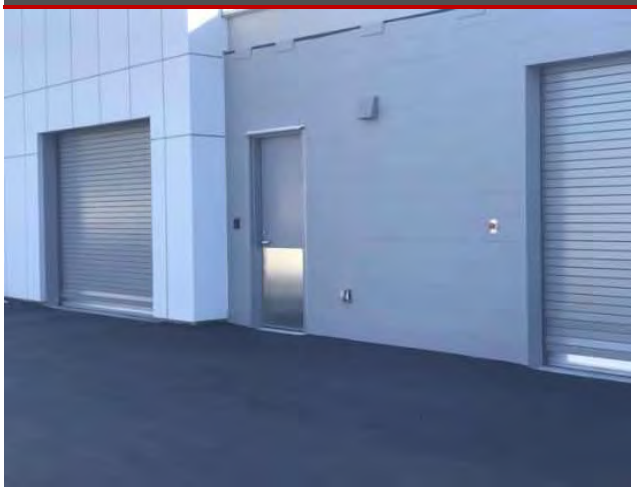
3 - REAR ELEVATION

4 - RIGHT ELEVATION

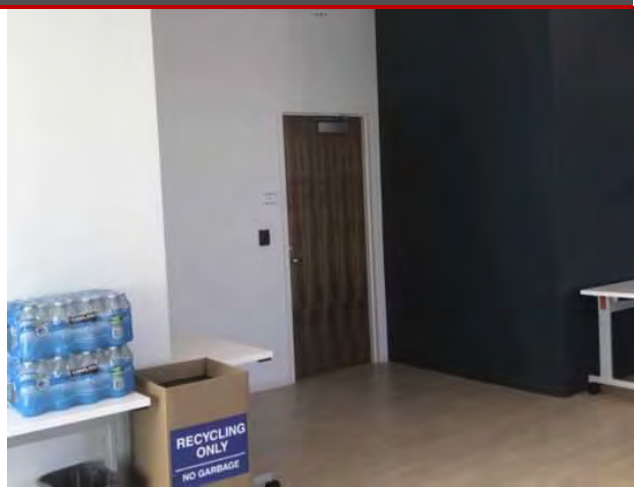
5 - EXTERIOR DOORS

6 - EXTERIOR WINDOWS

Photographic Overview



7 - EXTERIOR DOORS

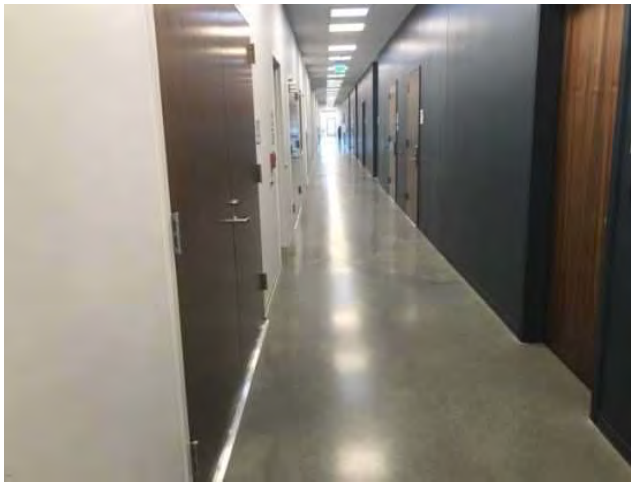


8 - INTERIOR DOORS

9 - ROOFING

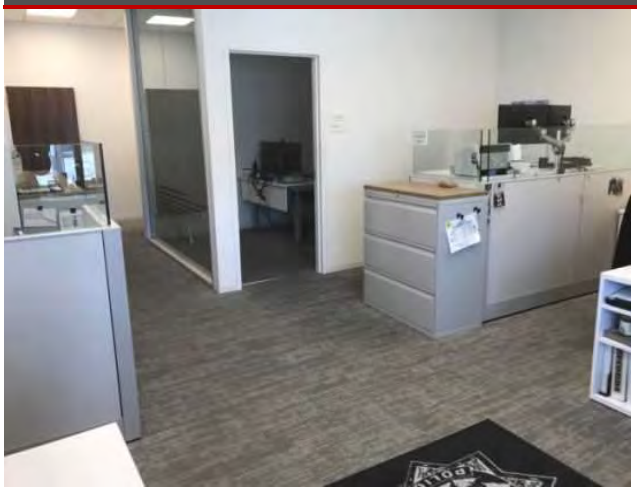
10 - ROOF SKYLIGHT

11 - LOBBY

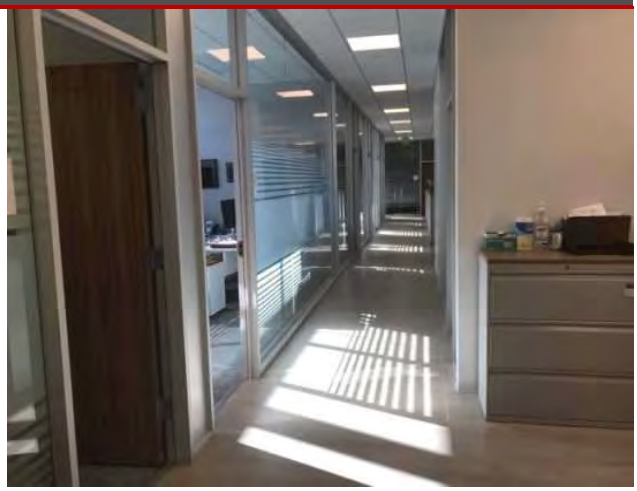


12 - HALLWAY

Photographic Overview



13 - FRONT OFFICE



14 - HALLWAY

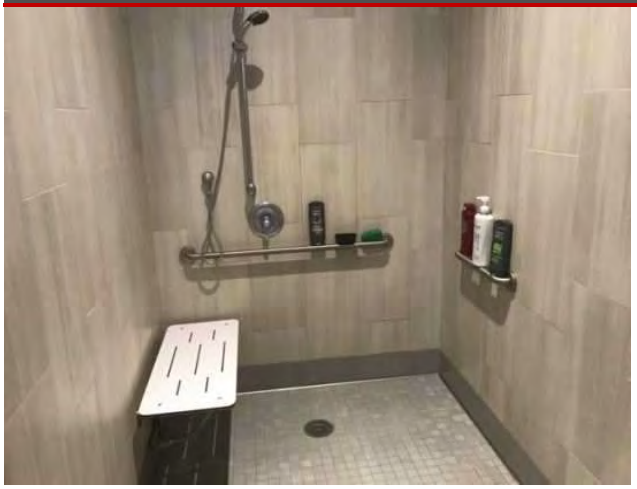
15 - TRAINING ROOM

16 - BRIEFING ROOM

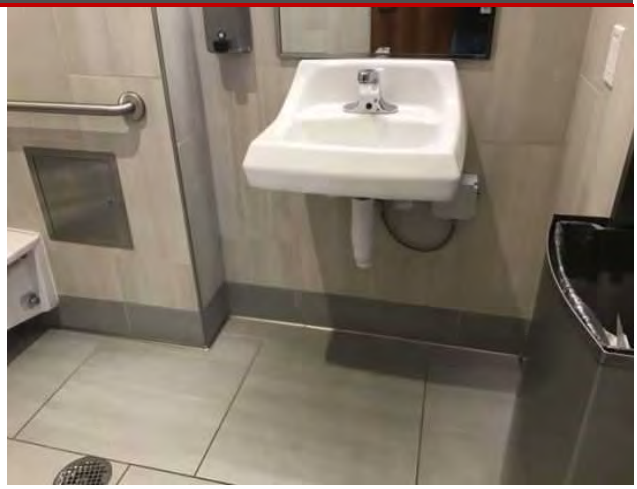
17 - WORKOUT ROOM

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

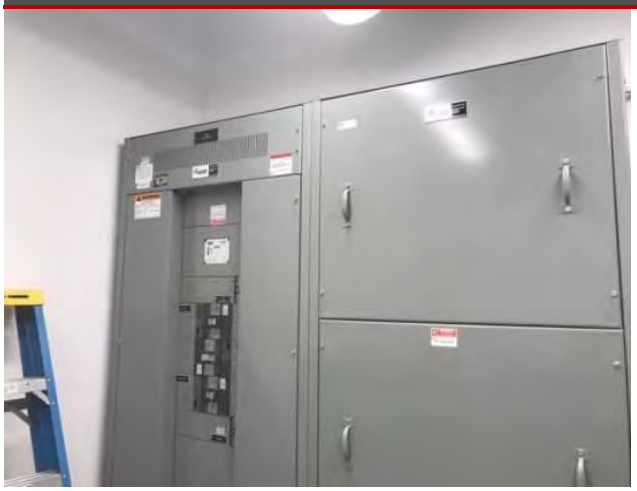
27 - EXHAUST FANS

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

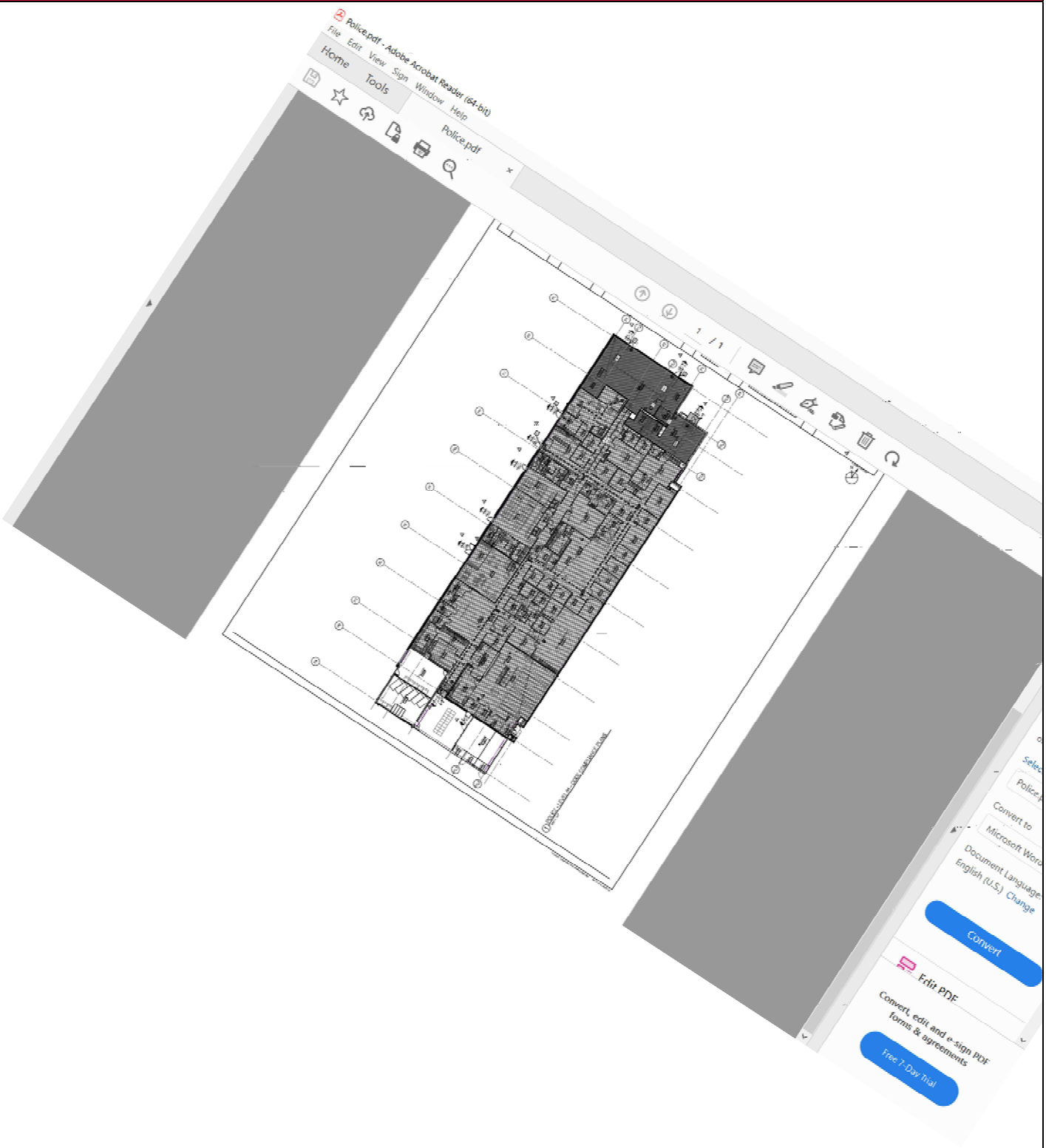
Aerial Site Plan

Project Number	Project Name
159125.22R000-018.017	Newark Police Station
Source	**On-Site Date**
Google	January 26, 2023

BUREAU VERITAS

N

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

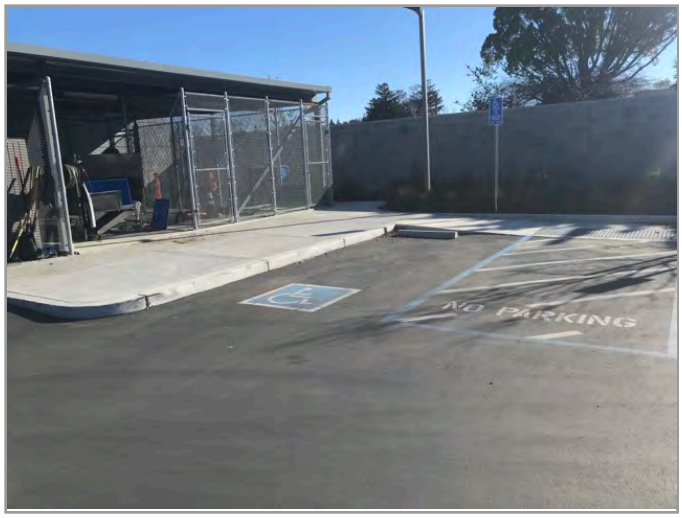
BV Project Number: 159125.22R000 - 018.017

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

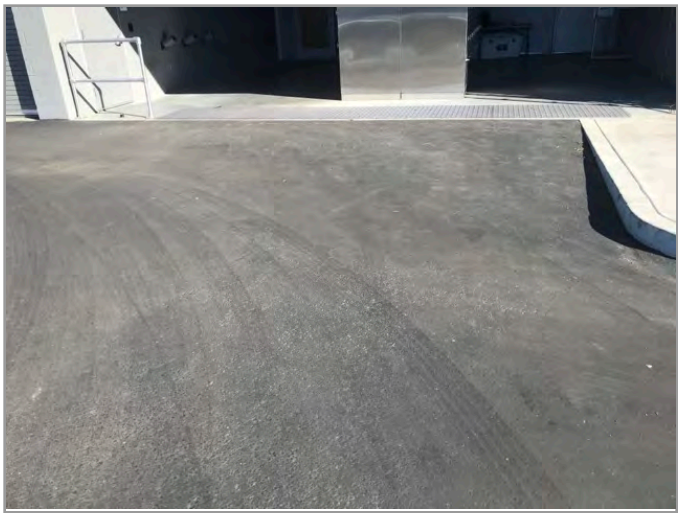


CLOSE-UP OF STALL

	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

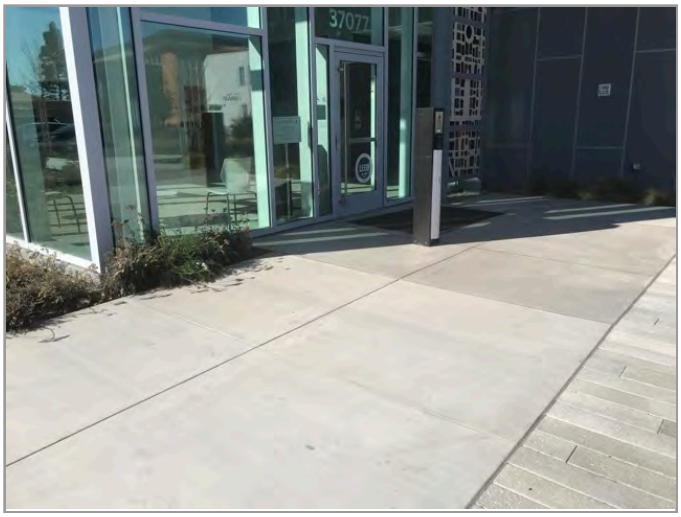
2ND PATHWAY

	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	

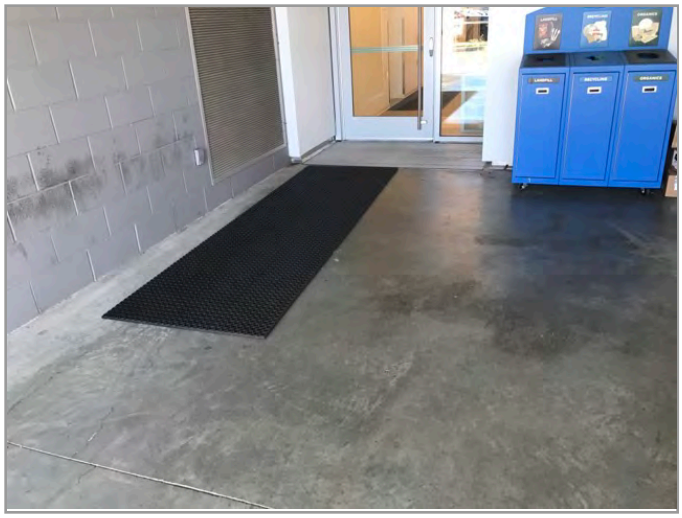
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

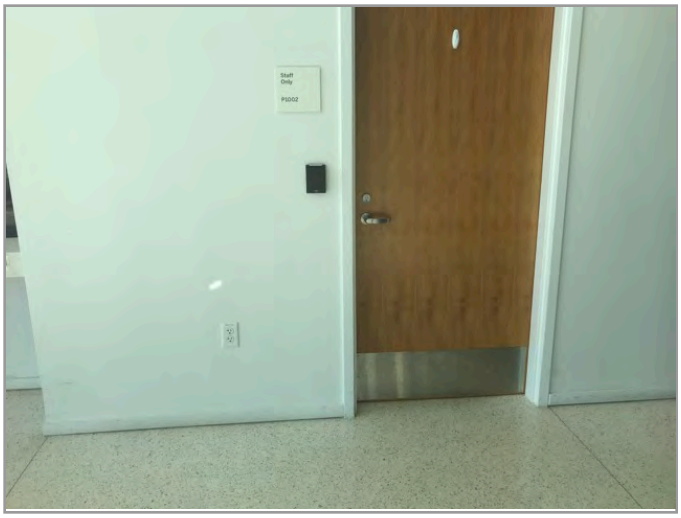
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible 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			

Abbreviated Accessibility Checklist

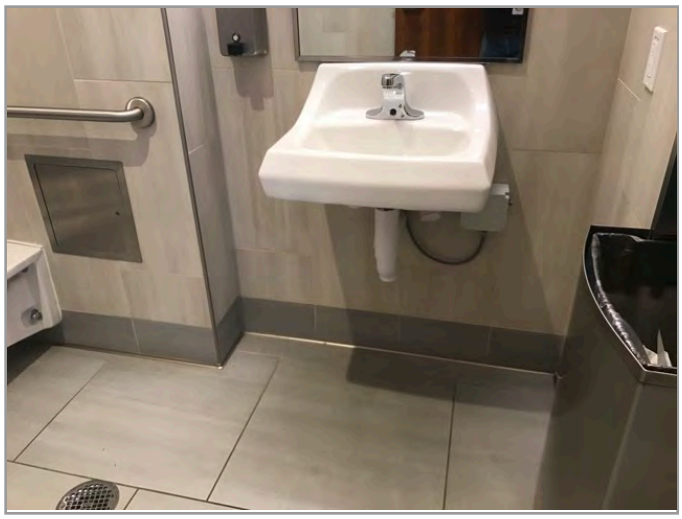
Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW



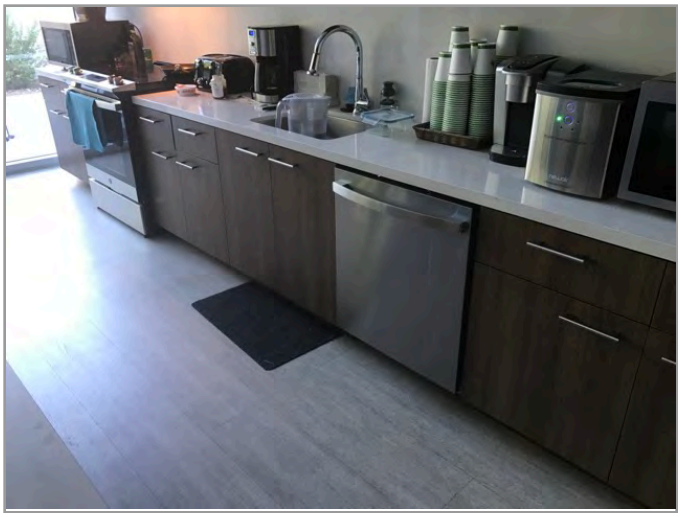
SINK, FAUCET HANDLES AND ACCESSORIES

	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			

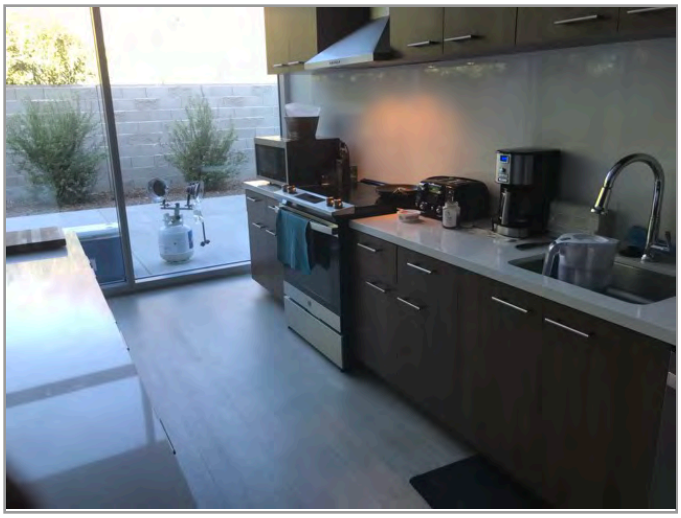
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted 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

Component Condition Report | Newark Police Station

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

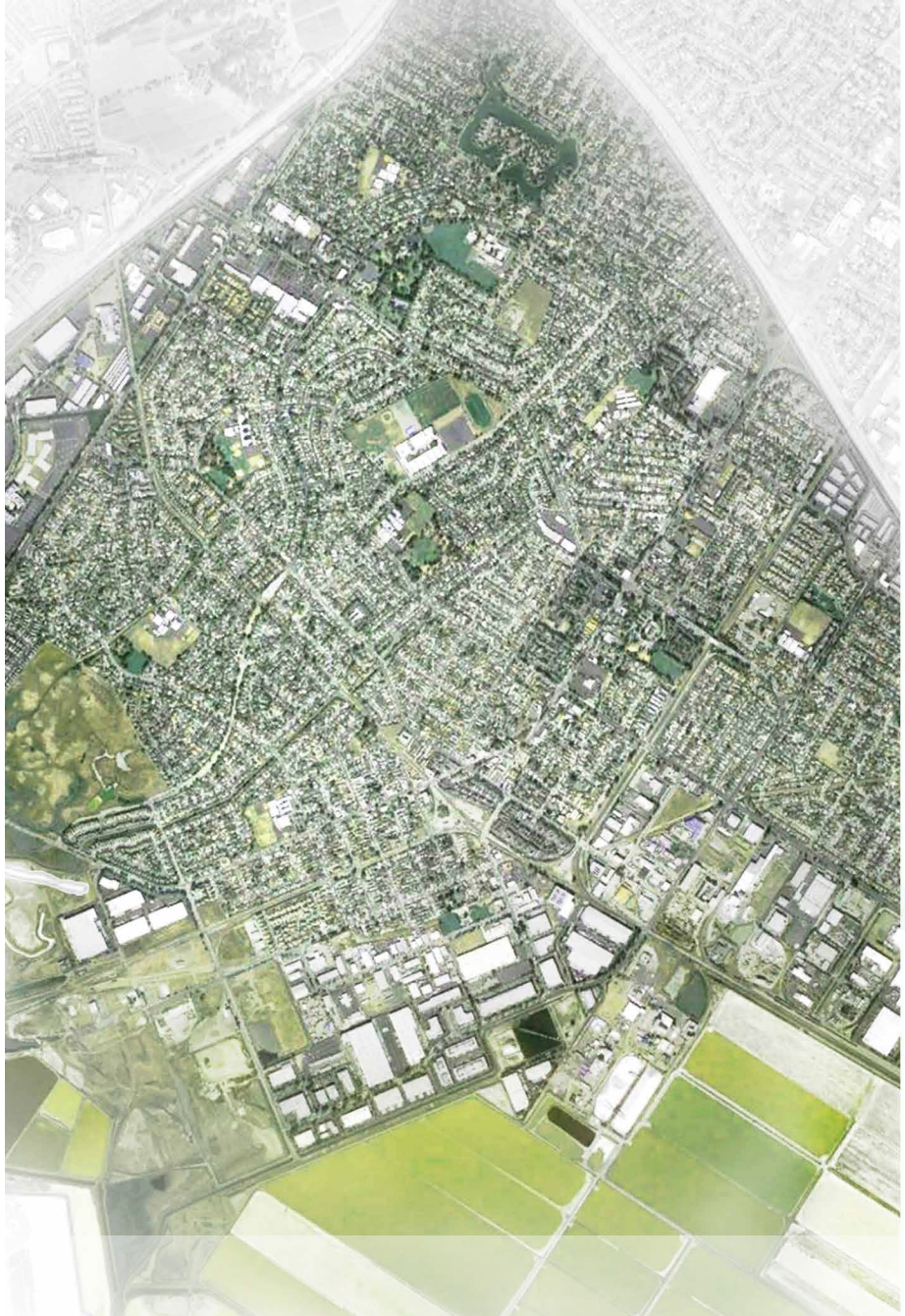
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	5303424	D5010	**Generator**	Diesel	450 KW	Newark Police Station	Rear of building				2020		
2	5303455	D5010	**Uninterruptible Power Supply**	UPS	7.5 KVA	Newark Police 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

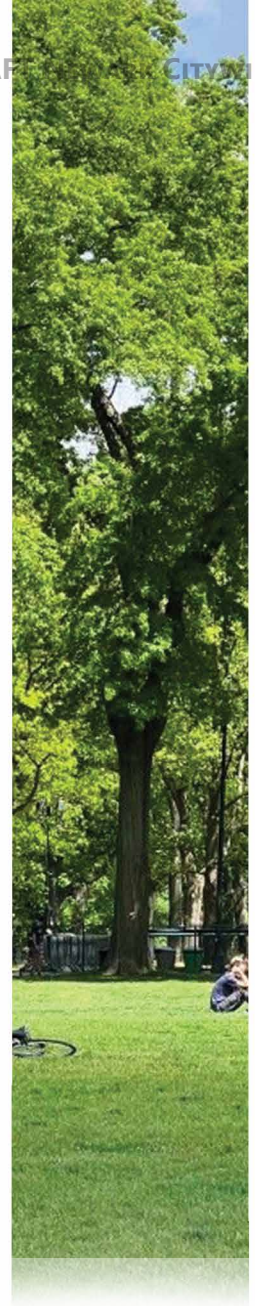
D70 Electronic Safety & Security

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





NEWARK CITYWIDE PARKS

Master Plan Update

NEWARK
California

NEWARK CITY COUNCIL

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ROCKS
Rock 'N Roll Stage
Main Stage – Area #10

CHAPTERS

CHAPTER 1: Executive summary 9
- 1.1 PURPOSE
- 1.2 SCOPE

CHAPTER 2: Introduction 15
- 2.1 INTRODUCTION
- 2.2 PLANNING PROCESS
- 2.3 REVIEW OF EXISTING AND FUTURE PLANNING EFFORTS

CHAPTER 3: Existing Framework 23
- 3.1 PARK AMENITIES OVERVIEW
- 3.2 DEMOGRAPHIC PROFILE
- 3.3 RECREATIONAL TRENDS

CHAPTER 4: Needs Assessment 35
- 4.1 DEMAND
- 4.2 SUPPLY
- 4.3 FILLING THE GAP

CHAPTER 5: Plan 45
- 5.1 VISION FRAMEWORK
- 5.2 OVERARCHING GOALS
- 5.3 ASSET INVENTORY AND SPECIFIC SITE RECOMMENDATIONS

CHAPTER 6: Implementation 109
- 6.1 PROPOSED PROJECTS
- 6.2 PRIORITIZATION PROCESS
- 6.3 PRIORITY PROJECTS
- 6.4 FINANCIAL ANALYSIS AND MANAGEMENT
- 6.5 CAPITAL PROJECT FUNDING

CHAPTER 7: Appendix 137
- A. DOCUMENT REVIEW
- B. PARK SYSTEM INVENTORY AND ASSESSMENT
- C. DEMOGRAPHIC AND RECREATIONAL TRENDS
- D. COMMUNITY WORKSHOPS, NOTES, AND SUMMARY
- E. OPINION OF PROBABLE COST
- F. PROJECTS BY PRIORITY
- G. PLAYGROUND SAFETY AUDIT

FIGURES

Figure 1 – Gap Analysis 35
Figure 2 – Birch Grove Park 48
Figure 3 – Byington Park 52
Figure 4 – Cedar Boulevard Linear Park 1 54
Figure 5 – Cedar Boulevard Linear Park 2 56
Figure 6 – Cedar Boulevard Linear Park 3 57
Figure 7 – Cedar Boulevard Linear Park 4 58
Figure 8 – Civic Center Park 60
Figure 9 – Grand Park 64
Figure 10 – Jerry Raber Ash Street Park 66
Figure 11 – Lakeshore Park 1 70
Figure 12 – Lakeshore Park 2 72
Figure 13 – Lakeshore Park 3 73
Figure 14 – Lakeshore Park 4 73
Figure 15 – MacGregor 76
Figure 16 – Mayhews Landing Park 80
Figure 17 – Mirabeau Park 82
Figure 18 – Musick Park 86
Figure 19 – Newark Community Park 88
Figure 20 – Sanctuary Park 92
Figure 21 – Shirley Sisk Grove 94
Figure 22 – Sportsfield Park 1 98
Figure 23 – Sportsfield Park 2 100
Figure 24 – Susan Johnson Bridgepointe Park 102

TABLES

Table 1 – Newark Public Parks **23**
Table 2 – 2020, 2023, and 2028 Race and Ethnicity Estimates **26**
Table 3 – Estimated Maintenance Costs **109**
Table 4 – Models Potential Annual Revenue Based on the Strategies Mentioned **113**
Table 5 – LEAF Membership Prices **117**
Table 6 – Union City Community Garden Membership Price **117**
Table 7 – Operating Cost Model (Assumes 1 acre, or 43,560 sf) **119**
Table 8 – Revenue Potential from User Fees of Grass Turf Fields **119**
Table 9 – Rental Rate Comparisons for Grass Turf Fields **120**
Table 10 – Annual Maintenance Cost **121**
Table 11 – Fremont Central Park Group Picnic Reservation Fees, by Reservable Area **122**
Table 12 – Selection of Union City Picnic Reservation Fees by Park and Site **122**
Table 13 – Proposed Newark Park Reservation Fee Structure **122**
Table 14 – Projected Revenue Estimate **123**
Table 15 – Projects Funded by Parks Impact Fees **130**
Table 16 – FY 2024 Parks Impact Fees **131**
Table 17 – Projects Funded by Parks Impact Fees **131**

EXECUTIVE SUMMARY

1 2 3 4 5 6 7

SECTIONS
1.1 Purpose
1.2 Scope

1.1 PURPOSE

Newark's Citywide Parks Master Plan Update provides a strategic framework for the future development and provision of parks across the city. Building on the foundation of the 2017 Citywide Parks Master Plan, this update re-evaluates prior recommendations considering current needs, community preferences, and existing conditions. The Master Plan Update identifies recreational needs, explores opportunities to enhance the existing parks network, and assesses the feasibility of introducing new amenities. It also includes a thorough evaluation of the city's current infrastructure, conducts a recreation needs assessment, and establishes a plan for implementing priority projects.

1.2 SCOPE

The scope of the Newark's *Citywide Parks Master Plan Update* includes an inventory and needs assessment, community outreach, analysis of potential project expansions, and priority setting. The Consultant team worked closely with city staff, and the community, to understand the demand for and viability of recreation projects in the city's park system.

INVENTORY AND NEEDS ASSESSMENT

The inventory and needs assessment of the *Master Plan Update* profiles the city's existing framework that shapes and informs the demand for recreation services. This element assesses the city's existing park facilities, understands past and present planning effort, analyzes the community's demographic and recreational profile, and from this, generates an assessment of need that highlights where community demand is not met by the city's supply of recreational services.

COMMUNITY OUTREACH

Community outreach was an integral part of the planning process, ensuring that user input was collected and incorporated into the *Master Plan Update*. Three public workshops were held to gather community feedback, and the Consultant team collaborated closely with city staff throughout the development of the plan. Additionally, the Update leverages data from the extensive outreach efforts conducted during the city's *2017 Master Plan*, further informing its recommendations.

POTENTIAL EXPANSION ANALYSIS AND PROJECT REFINEMENT

Prior to the creation of the *Master Plan Update*, the City of Newark had already identified several recreation facilities that were highly desired by the community through previous planning efforts. However, these projects exceeded the city's short- and medium-term financial capacity, necessitating a thorough needs assessment and prioritization process. In collaboration with city staff, the Consultant worked to evaluate, refine, and prioritize the city's vision for its park system. This process led to the development of schematic master plans for both existing parks and those planned for future development, aligning the city's park infrastructure with its ongoing growth.

PRIORITY SETTING

To establish priorities for the city's park system enhancements, the *Citywide Park Master Plan Update* is guided by the Parks, Recreation, and Open Space Element of the city's *General Plan*, as well as input collected through working with city staff and the community. The goals from the Parks, Recreation, and Open Space Element of the *General Plan* that guide this *Master Plan* include:

Goal PR-1: Protect Newark's open space for a variety of purposes, including public recreation, the managed production of natural resources, protection of environmentally sensitive areas, aesthetics, and public safety.

Goal PR-2: Expand and improve Newark's parks and recreational facilities to meet existing and future needs.

Goal PR-3: Manage Newark's parks in a way that enhances their natural qualities, conveys a positive image of the city and its neighborhoods, and fully meets the community's recreational needs.

Goal PR-5: Improve Newark's trail system, with a focus on access to the Newark shoreline, and access between the shoreline and Newark neighborhoods.

These inform the *Master Plan's* overarching goals to:

- Protect and support the existing network
- Accommodate demands in service
- Enhance community identity
- Foster connectivity

Combined with a detailed financial analysis of potential park site projects, the overarching goals support the selection of priority projects that, in assessment, will serve the community's existing and future recreational needs.

PRIORITY PROJECTS

Prior to this update, the City of Newark identified several key recreation projects that were strongly supported by the community. Both the *2017 Citywide Parks Master Plan* and the 2013 *General Plan* emphasized the need for a skate and bike park, multi-purpose all-weather turf fields at Sportsfield Park, and a dog park for public use. Since then, these facilities have been successfully completed.

Drawing from community feedback gathered through outreach events, digital surveys, and stakeholder interviews, the focus of the Master Plan Update has shifted towards upgrading and maintaining existing park amenities and infrastructure, rather than developing new, individual park projects.

With this updated assessment of community needs, the *Master Plan Update* now prioritizes the following key areas:

- Children's Play Areas
- Restroom Facilities – Renovation or new installations.
- Maintenance and Play Fields – Enhancements to existing fields and facilities.
- Trails and Pathways – Improvements to connectivity and accessibility across the parks system.

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INTRODUCTION

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SECTIONS

2.1 Introduction
2.2 Planning Process
2.3 Review of Existing and Future Planning Efforts

2.1 INTRODUCTION

In 2017 a *Citywide Parks Master Plan* was completed and approved by the Newark City Council. Priority recommendations from the *2017 Master Plan* were implemented by the City of Newark including a new dog park at Newark Community Park, and a skate park and all-weather artificial turf sports fields at Sportsfield Park. From the time of adoption, the city demographics along with additional residential development, warranted the need for an update of the Master Plan. A new planning process was initiated to explore the change in demographics, new community interest in recreation, and additional opportunities for new park amenities. *The Citywide Parks Master Plan Update* is the product of the collaboration of the Consultant team, city staff and the Newark community.

The City of Newark is located along the southwest edge of the San Francisco Bay, surrounded by the City of Fremont within Alameda County. Incorporated in 1955, the city is one of the tri-cities along with Union City and Fremont. The proximity of Newark to Silicon Valley, and impending planning development for urban growth, make Newark an active cultural and economic center in the Bay Area. The city currently has 131 acres of developed parks, with 50% of the city's open space, nearly 4,500 acres, consisting of undeveloped or non-urbanized land. In addition to Newark's existing open space network, the community has access to Coyote Hills Regional Park and the Ardenwood Historic Farm for valuable outdoor recreation. As Newark is a landlocked city with limited opportunities to develop new parks, both Parks Master Plans serve as an important tool to make better use of Newark's existing parks and explore new amenities within them.

2.2 PLANNING PROCESS

Newark's Citywide Parks Master Plan Update incorporates the input of city staff, local community, and Consultant team recommendations, while building on the city's existing *General Plan*. The following process elements were critical to developing a concise and community-oriented *Master Plan* tailored to meet city needs.

STAKEHOLDER INTERVIEWS

A series of stakeholder interviews were conducted by the Consultant team for the *Master Plan Update*. The stakeholder interviews included the members interested in pickleball, cricket groups, men's and women's softball and baseball groups, Urban Forest and Friends, and the Deaf Plus Adult Community representative. These interviews offered the opportunity for key stakeholders' groups to provide focused input and perspective on issues related to Newark's park and recreation system. Groups interviewed include:

PICKLEBALL

- Community members that are Pickleball enthusiasts

CRICKET

- ASCE (American School Of Cricket Excellence).
- VK Cricket Academy
- Tricity Performance Club Newark
- Blazers Cricket Academy
- Strikers Academy
- CritBay

SOCCER

- Newark Soccer Club
- Northern California Chinese Soccer Federation
- SVIDEA

Baseball and Softball
- Little League
- National Championship Sports/All world Sports
- Newark Girls Softball

Other
- Urban Forest and Friends
- Deaf Plus Adult Community

COMMUNITY WORKSHOPS

Three community workshops were held late Fall 2023 and Winter of 2024 to present the planning process and goals for the Master Plan Update and to collect feedback and community needs Community Workshop #1 was held on September 11, 2023, at the Newark Days Celebration in Newark Community Park. The community gave input on their desire for various recreation amenities for both adults and children. The second community workshop was held January 9, 2024, at the Newark Library's Community Room. The consultant team introduced the planning process, presented the results of the community survey and described the gap between the amenities and recreation desired by the community and those currently offered. A third community workshop held February 27, 2024, was a prioritization exercise where attendees voted for their desired amenities or activities with "Newark Bucks". Each attendee was given $500 Newark Dollars or "Newark Bucks" (fake dollars) to place at the image of their most desired amenity or activity. Notices regarding community workshops and updates to the planning process were posted regularly to the city website and Facebook page.

STAFF ENGAGEMENT

Newark's city staff provided clear guidance in the development of the *Master Plan Update*, setting concise goals for the direction of the planning process. Prior to the development of the *Citywide Parks Master Plan Update,* city staff had worked closely with community voices to develop the *City of Newark General Plan* (2013), the *City of Newark Pedestrian and Bicycle Master Plan* (2017), and the *Citywide Parks Master Plan 2017*. In working with city staff, the Consultant helped to assess, refine, and prioritize Newark's vision.

2.3 REVIEW OF EXISTING AND FUTURE PLANNING EFFORTS

Recent and ongoing planning efforts by the city provide direction for the creation of the *Citywide Parks Master Plan Update* and emphasize support for protection and enhancement of Newark's park network. A review of Newark's existing and future planning efforts was completed as part of the *Master Plan* to ensure that *Plan* recommendations support and build upon existing work. For additional information on the city's existing and future planning efforts, reviewed in the *Master Plan*, see Appendix A (Document Review).

CITY OF NEWARK GENERAL PLAN, 2013

The *City of Newark General Plan* is Newark's comprehensive planning document created to guide the city's impending growth and development while preserving and enhancing its existing character. To formalize the future of Newark's existing park system, the city's *General Plan* calls for the creation of the *Citywide Parks Master Plan* to prioritize funds for future park and recreation projects and to create a systematic foundation for the future of Newark's open spaces.

Throughout the *General Plan*, planning elements support the protection and enhancement of the city's park network through various goals, policies, and actions.

CITY OF NEWARK PEDESTRIAN AND BICYCLE MASTER PLAN, 2017

The *City of Newark Pedestrian and Bicycle Master Plan* is Newark's first bike and pedestrian transportation plan, outlining long-range pedestrian and bicycle improvement projects for the city. The *Plan*'s proposed projects provide access to the Bay Area waterfront, local parks and trails, and regional open spaces for recreation. In relation to Newark's *Citywide Parks Master Plan, the Pedestrian and Bicycle Master Plan* delineates the importance of pedestrian-scale connectivity to the city's park and open space resources as an important component of network circulation.

CITY OF NEWARK GREATER NEWPARK MASTERPLAN, 2015

Newark's Newpark Mall is a regional-serving shopping center set aside for major enhancements in the near future, guided by the work defined in the *City of Newark Greater Newpark Master Plan*. Along with the *Dumbarton Transit Oriented Development Specific Plan* and the *Southwest Newark Residential and Recreational Project*, the Greater Newpark Project is one of three sites in the city envisioned for new residential, workplace, and open space development. The *Greater Newpark Masterplan* prioritizes the reorientation of the Shirley Sisk Grove, a public open space parcel within the project boundary, to support the creation of a vibrant commercial center.

DUMBARTON TRANSIT ORIENTED DEVELOPMENT SPECIFIC PLAN, 2010

The Dumbarton Transit Oriented Development (TOD) project consists of approximately 200 acres of industrial land on the west side of Newark. The railroad right-of-way on the northern edge of the project has been selected as the alignment for a potential new transit line to link southern Alameda County with the Peninsula, creating an opportunity to capitalize on public investment through adjacent development with high-density, residential, retail, and office uses and enhanced pedestrian circulation. The *Specific Plan* prioritizes the city's park network through the designation of park areas to be created in accordance with the development, providing collaboration opportunity for the *Citywide Parks Master Plan*.

SOUTHWEST NEWARK RESIDENTIAL AND RECREATIONAL PROJECT, 2009

In the *Newark California General Plan*, the city identifies several Focus Areas where major land use change is anticipated. The Southwest Newark Residential and Recreational Project, formerly identified as Area 3 and 4 of the General Plan, is an identified Focus Area for which a Specific Plan was created: the *Newark Specific Plan: Area 3 & 4 of the General Plan*. The Specific Plan defines parameters for the transition of this undeveloped area into a low-density residential development of up to 1,260 housing units, with a major recreational facility and the dedication of conservation open space on some of the low-lying land south of the railroad tracks. In relation to Newark's *Citywide Parks Master Plan*, the Southwest Newark Residential and Recreational Project provides opportunity to expand the city's public open space.

JOINT USE AGREEMENT

The city has shared joint use of Macgregor Playfields with the Newark Unified School District since 1987. Under the joint use agreement, the city constructed the playfields, parking lot, and structures, and performs ongoing maintenance, while the School District pays for the site's irrigation. The city's joint use of fields provides an opportunity to efficiently meet Newark's open space and recreation needs.

FMC WILLOW AND GRAND PARK PLAN, 2022

The FMC Willow and Grand Park project makes updates to a previously proposed plan that would create a mixed-use development with a 5-acre Grand Park and a future transit station. Located at the northwest corner of Willow Street and Enterprise Drive, the project builds off the Bayside at Newark TOD master planned community. The plan update provides new building and park design.

The project breaks the site down into 3 housing development areas, the future transit station, and Grand Park. The overall design for Grand Park takes into consideration the connection to existing retail, housing, transit, and the Bayside trail. As the park is designed to include a variety of different activity spaces, it creates an accessible park for all ages.

In relation to Newark's *Citywide Parks Master Plan Update*, the proposed development and park provides an opportunity to create an outdoor space for the community by referencing the *Citywide Parks Master Plan Update* to understand the city's needs.

CITY OF NEWARK, 2023-2024 HOUSING ELEMENT, HDC DRAFT REVISED AUGUST 7, 2023

The City of Newark 2023-2031 Housing Element HDC Review Draft outlines housing opportunities throughout the city to meet exiting and projected housing needs for all economic levels. Created in response to the California law requiring local governments to adopt a long-range general plan for future Housing Element needs, this draft provides an assessment, trend reports, references to current city plans and provides future development areas. The draft states clear goals needed to meet the City of Newark existing and future housing needs.

By referencing 2021 Bayside Newark Specific Plan, 2021 Old Town Specific Plan, and the 2018 NewPark Place Specific Plan the HDC Review Draft begins to layout potential areas for development. The largest area for potential development is the Bayside Network. This would provide 200 acres for a walkable neighborhood which includes various housing types, open space, and access to the future Dumbarton rail line. The plan reviews access and current networks of pedestrian, bicycle, and public transportation in relation to housing areas. Although the City of Newark has a relatively low unhoused population compared to the largest Alameda County, it has the highest perfect of people seeking housing services. The unhoused mainly reside in the Mirabaeu and Mayhews Landing areas where there is more open space.

The *Citywide Parks Master Plan Update* will consider the locations of future developments in proximity to the city's parks and how the proposed circulation is affected. The plan will also take into consideration the assessment of the parks which hold the unhoused.

OLD TOWN NEWARK SPECIFIC PLAN, SEPTEMBER 23, 2021

The Old Town Newark Specific Plan proposes a redesign to revitalize the 76-acre area. Originally designed in 1878, Old Town was a thriving downtown area for the middle-class community. Since the incorporation of Newark in 1955, Old Town Newark has slowly become an underused street for through traffic. Currently Old Town Newark has no identifiable identity. The proposed plan aims to bring back a sense of place and community to the neighborhood.

In the last 30 years there have been multiple plans to revitalize Old Town Newark. The current Specific Plan builds off the efforts of these past plans and introduces new concepts that align with current trends and feasibilities. A key area identified to initiate change is Thornton Ave. Thornton Ave is the main corridor in Old Town and provides a connection to Dumbarton Bridge and Silicon Valley. Through major street improvements the downtown area will promote healthy living, reduce traffic congestion, and connect community to open spaces. The plan also adopts the City of Newark Pedestrian and Bicycle Master Plan. The plan highlights the importance of having a pedestrian friendly corridor that aids in connecting the overall community to active open spaces.

The *Citywide Parks Master Plan Update* will consider all improvements identified in the Old Town Newark Specific Plan in the review process to ensure connectivity between City's parks and Old Town Newark.

CITY OF NEWARK NEWPARK PLACE SPECIFIC PLAN, PROPOSED AMENDMENTS, JUNE 2021 PLANNING COMMISSION DRAFT

The *City of Newark NewPark Place Specific Plan 2021* is an amended document to the previous plan proposed in 2018. The plan aims to be used as a tool for development implementation by using the 2013 City of Newark General Plan and the 2015 Greater NewPark Masterplan as a reference for building, policy, and design criteria. NewPark Mall is a 125-acre area which includes approximately 90 stores and the 2-acre Shirley Sisk Grove Park. Under new ownership, NewPark Place has resubmitted plans that make updates to residential, retail, circulation, open space and block layout in response to the changing needs and priorities of the community. The following are goals laid out in the Specific Plan:

The Citywide Parks Master Plan Update will create recommendations for Shirley Sisk Grove Park that asses the future development and wider community needs. It will consider its private/public partnership and how that can create more opportunities for recreational programming.

PLAYGROUND SAFETY AUDIT, MARCH 2024

A certified playground safety inspection and audit of Newark's playgrounds was conducted by a certified playground inspector with Sedgwick Risk Control on March 19 and 20, 2024. The following parks with playgrounds were inspected:

- Birch Grove Park
- Byington Park
- Civic Center Park
- Newark Community Center Park
- Jerry Raber Ash Street Park
- Mayhews Landing Park
- Mirabeau Park
- Musick Park
- Silliman Preschool Playground
- Susan Johnson Bridgepointe Park

The conditions of the playgrounds observed were measured against the standards established by the American Society for Testing Materials Standard F1487-21 and the guidelines established by the Consumer Product Safety Commission handbook for Public Playground Safety, Publication #325 (2015).

Hazards identified are prioritized based on the following factors:

- Probability – the likelihood that users would encounter the hazard.
- Probability – the probability that users could have an accident as a result of the hazard
- Consequences – the most likely level of injury that would result

Priority 1 – Permanent disability, loss of life or body part (Condition should be corrected immediately)
Priority 2 – Serious injury resulting in temporary disability (Condition should be corrected as soon as possible)
Priority 3 – Minimum non-disabling injury (Condition should be corrected very soon)
Priority 4 – Potential for injury very minimal (Condition should be corrected if it worsens)
Priority 5 – Existing condition does not present a hazard at this time, or the condition is non-compliant with out posing a risk of injury (Action determined by the entity based on its priorities)

See Appendix G for detailed evaluation of each playground

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EXISTING FRAMEWORK

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SECTIONS

3.1 Park Amenities Overview
3.2 Demographic Profile
3.3 Recreational Trends

This portion of the *Master Plan Update* outlines the existing facility framework and city conditions that inform *the Update*, including an overview of the city's park and recreation assets, the community's demographic profile, and current and emerging trends in recreational planning that impact the *Master Plan's* recommendations.

3.1 PARK AMENITIES OVERVIEW

EXISTING PARK NETWORK

The City of Newark applies two types of standards in park planning. The first standard is the city's adopted planning requirement of 3 acres of parkland per 1,000 residents in the application of the Quimby Act, which establishes a standard for land set aside by current and future developers. In California, dedication requirements under the Quimby Act may range between 3 acres per 1,000 residents to 5 acres per 1,000 residents, dependent on a city's existing supply of parkland.

As outlined in best practices from urban planning, local government policies, and national guidelines, the second standard of park planning involves the creation and enforcement of service area standards. In the City of Newark, these standards categorize parks into neighborhood parks, community parks, and special use parks.
Neighborhood parks are defined as resident-serving spaces, typically ranging from 5 to 10 acres, and are accessible within a half-mile radius. These parks often feature lawns, playgrounds, and small recreational facilities such as basketball courts. Community parks, which range from 15 to 20 acres, serve a broader area, providing amenities to residents within a 1- to 2-mile radius. These parks typically offer off-street parking, larger recreational facilities, and are accessible by public transit. Special use parks are not defined by size or service area but are distinguished by the unique function or facility they provide to the city.

The Newark Recreation and Community Services Department operates 13 acres of city parks and several recreation facilities. 124 acres of this parkland is city-owned, with an additional 10 acres leased at MacGregor Play Fields through the Newark Unified School District. The City of Newark maintains 14 parks in total: 9 neighborhood parks, 3 community parks, and the 2 special use parks Shirley Sisk Grove and MacGregor Play Fields. Based on the 2020 census, the city maintains 3.19 acres of parkland per 1,000 residents, inclusive of MacGregor Play Fields due to long term joint use.

In recreation facilities, the city owns and operates the Silliman Activity and Family Aquatic Center, the Clark W. Redeker Newark Senior Center, and the Newark Community Center (not programmed, but available for community events and rentals). Table 1 lists the city's parks, per service area classification, several of the facilities offered, and their location.

Table 1 – Newark Public Parks

Park	Acres	Facilities	Location
Neighborhood Parks			
Byington Park	3	Play structures, picnic facilities, water feature	Central Avenue at Byington Drive
Civic Center Park	5	Play structures, basketball court, pathways, picnic facilities	Civic Terrace Avenue at Newark Boulevard
Jerry Raber Ash Street Park	6	Play structures, softball fields, basketball court, picnic facilities	Enterprise Drive at Filbert Street
Lakeshore Park	26	26-acre total includes 10 acres of lawn, paths, and par course area and a 16-acre water area with fishing and boating	Lake Boulevard at Parkshore Drive
Mayhews Landing Park	8	Play structures, basketball court, picnic facilities	Cherry Street at Montcalm Avenue

Mirabeau Park	6	Play structures, paths, picnic facilities	Haley Street at Mirabeau Drive
Musick Park	1	Play structures, picnic facilities	Musick Avenue at Cedar Boulevard
Sanctuary Park	3		Dragonfly St and Sea Turtle Ave
Susan Johnson Bridgepointe Park	4	Play structures, picnic facilities	Spruce Street at Bridgepointe Drive
Community Parks			
Birch Grove Park	15	Play structures, water feature, lit softball field, basketball court, tennis courts, picnic facilities, restrooms	Birch Street at Robertson Avenue
Newark Community Park	16	Play structures, warm-up wall, basketball and handball court, lawn, paths, tennis courts, picnic facilities, Community Center	Cedar Boulevard at Chapman Drive
Sportsfield Park	20	Lighted and non-lighted softball field, soccer fields, skate park, George Silliman Community Activity Center	Mowry Boulevard at Cherry Street
Special Use Parks			
Shirley Sisk Grove	2	Passive open space for summer concerts	Cedar Boulevard at North Magazine
MacGregor Play Fields	11	Soccer and baseball practice and game fields	Cedar Boulevard at Lake Boulevard

ISSUES AND OPPORTUNITIES

A full inventory of the city's parks was completed through the original *Master Plan* process. Over several tours during April and May 2016 each city-owned, or programmed, park was visited with the assistance of city staff and members of the Consultant team. During late Fall of 2023 for the M*aster Plan Update*, the consultant team had staff on-site to engage the park staff and city leadership. The staff were passionate about the park system as a cherished asset to the community. They were also very engaged about opportunities to modernize their operation in terms of a formal park maintenance plan and incorporation of more technology. Staffing levels were a focused topic of discussion with both staff and the consulting team. The consultant team also visited and assessed the new Sanctuary Park with city staff. Parks were inventoried to assess how each asset currently serves the community and where they hold potential to expand and improve upon recreational opportunities. This assessment aids in determining the level of recreational need currently being met while identifying those recreational wants that are lacking or not being served in the City of Newark. The following information was collected for each park:

- Location: Intersection
- Size: Park acreage
- Use: Serving neighborhood, community, or special use
- Current condition: Description of current conditions
- Facilities and amenities: List of facilities and amenities provided
- Recreation provided: City-supported recreation provided
- Accessibility: General assessment of ease of access for all users
- Constraints: Features that compromise the site's full potential
- Opportunities: Preliminary ideas regarding opportunities to expand or enhance the site's recreation

In inventorying the city's existing park network, several issues and opportunities were identified that apply universally across the Newark park system. These issues include accessibility, maintenance, quality of structures and facilities, and a general need for site activation.

Accessibility

Throughout the park system compliance with standards of accessibility can be enhanced, especially in the city's playground design. To improve accessibility, while decreasing maintenance requirements, the *Master Plan* recommendations consider replacing engineered wood fibar ("tanbark") with resilient rubber matting surfaces. The short-term cost of rubber matting may be desirable compared to the long-term maintenance cost of wood fibar. In lieu of replacing existing fibar, the city should ensure that accessible ramps lead into each play area.

In playground accessibility, the *Master Plan* also considers providing universal play equipment and transfer stations, which allow users to access elevated play structures without use of a wheelchair or mobility tool. Play structures should encourage interactive play for children of all abilities and installing universal play equipment, such as spinners and saucer swings, can provide recreation options to a diversity of users. The *Master Plan* did not conduct a formal accessibility study.

Maintenance

In the inventory of Newark's parks, overall park facility maintenance is challenging. As is common in public open space, graffiti, vandalism and litter are unwanted companions to many of the city's open space assets. To enhance community pride and investment in the daily upkeep of shared green space, the current *Master Plan Update* continues to reinforce the importance park maintenance.

Quality of Structures and Facilities

Newark's park system incorporates a variety of essential recreation elements such as playgrounds, picnic tables, walking paths, and lighting. Though these elements support the existing parks, many are aged and require an update or replacement.

Newark's playgrounds and play structures can attract a wider range of users through updated design and program. Thematic design, nature play, and the addition of interactive elements create a varied and creative experience for young users. When replacing playground equipment, Newark may consider combining tot and school age play into one all-inclusive playground.

Picnic and seating options also provide opportunity for improvement and social interaction. The *Master Plan Update* considers replacing or enhancing these existing structures to continue accommodating community members for current and future enjoyment. Focusing on variety in aesthetic character, while improving functionality through additional shade structures, is recommended.

The majority of Newark's parks maintain asphalt walking paths that are frequently in use. As popular modes of pedestrian circulation, the *Master Plan Update* considers continuation of the park pathway replacement program, which need regular resurfacing, with concrete paths which require less long-term maintenance. The provision of all-weather pathways along park perimeters to further support walking and jogging in the community, is also in consideration. Improved, or added, lighting through park paths will also improve user experience. Night-time visibility for security and safety was identified as a community priority and henceforth has been recommended in the *Master Plan Update*.

Activation

Though Newark has a variety of open space assets, this inventory and assessment finds that the majority of the city's parks are underutilized. The master planning process prioritizes activating use through programming considerations and supporting alternate recreation uses through the creation of unique special use facilities within parks, such as a bike skills track, where opportunity exists.

To see additional, detailed information on the park system inventory, please see Appendix B (Park System Inventory & Assessment).

PARKS IN PLANNED DEVELOPMENTS

Beyond the city's existing park network, the *Master Plan Update* incorporates the planned development of two additional parks within the Newark park system: Grand Park and Sanctuary Park.

The FMC Willow and Grand Park project revises a previously proposed plan, introducing a mixed-use development featuring a 5-acre Grand Park and a future transit station. Located at the northwest corner of Willow Street and Enterprise Drive, this project builds on the existing Bayside at Newark TOD master-planned community. The updated plan includes new building designs and a reimagined park layout.

The site is divided into three distinct housing development areas, a future transit station, and Grand Park. The park's design thoughtfully integrates connections to existing retail, residential areas, transit infrastructure, and the Bayside Trail, creating a well-connected space for the community. With a variety of activity spaces catering to all age groups, Grand Park is designed to be an accessible and dynamic community hub. This park is an independently funded project, with design and construction costs covered by a private development team.

Sanctuary Park is a 3-acre neighborhood park that has been constructed as part of the Sanctuary Village housing development. Designed to serve the Sanctuary Village neighborhood, this park will provide a vital recreational space for the local community. Located between Sea Turtle Avenue and Brush Rabbit Avenue along Dragonfly Street, the park plans include parcel grading, drainage improvements, and the installation of irrigation systems for turf fields. The park will also feature new tree plantings and understory landscaping to enhance the open space infrastructure.

Sanctuary Park's open fields are designed to accommodate multi-use play areas, offering a valuable recreational asset to both the Sanctuary Village neighborhood and the broader Newark Parks and Recreation system.

3.2 DEMOGRAPHIC PROFILE

To understand the community, a demographic profile was created using Environmental Systems Research Institute (ESRI) utilizing 2020 Census data and their demographers for 2023-2028 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities.

The demographic profile supplies information on who comprises the Newark community, informing the recommendations of the *Master Plan Update*.

POPULATION PROJECTIONS AND DENSITY

The City of Newark is a diverse and dense, urban enclave with dramatic population growth expected within the next two decades. Newark grew rapidly during the 1960s and 70s, and steadily increased in population at a rate ranging between 12% and 18% through the year 2000. Between 2000 and 2010, however, the City's growth stalled with only a 0.2% rise in population. From 2010 to 2020 Census, the city returned to moderate growth of 11.6% by expanding from a reported 42,573 to 47,529 persons. See Table 2 for the city's race and ethnicity estimates.

Table 2 – 2020, 2023, and 2028 Race and Ethnicity Estimates

Estimates	2010	%	2023	%	2028	%
Total Population	47,592		48,855		48,479	
Hispanic or Latino	14,360	30.0%	14,712	30.1%	14,815	31.0%
White Alone	10,762	23.0%	10,065	20.6%	8,791	18.0%
Black Alone	1,584	3.0%	1,625	3.3%	1,508	3.0%
American Indian Alone	560	1.0%	569	1.2%	553	1.0%
Asian Alone	19,801	42.0%	21,470	44.0%	22,417	46.0%
Pacific Islander Alone	693	1.0%	690	1.4%	652	1.0%
Some Other Race Alone	8,317	18.0%	8,542	17.5%	8,754	18.0%
Two or More Races	5,812	12.0%	5,894	12.1%	5,804	12.0%
Totals		100%		100%		100%

Though the city is expected to grow another 2.0% to 48,479, between 2020 and 2028, high demand for housing and action taken by the city to support its development is projected to significantly increase the city's population over the next two decades, exceeding both Nielsen and ABAG projections. The city's 2013 ***General Plan*** supports a substantial increase in residential development. While ABAG projects a Newark population of 57,000 residents by the year 2040, the city's ***General Plan*** projects a 46% increase in housing units, due to multiple development and housing projects approved by the city, increasing the population to an estimated 60,000 residents by 2035.

In density, Newark had a 2020 population density of 3,424 persons per square mile compared to Alameda County's density of 2,043 persons per square mile, and 13 times greater than the State of California's population density of 232 per square mile. Comprising nearly 14 square miles, Newark's built-out character requires thoughtful planning to better use the city's existing parks and explore the provision of new facilities within them that meet growing recreational demands while serving the growing population.

AGE GROUPS

The City of Newark, according to the 2020 Census, has three significant age cohorts that define its community profile. The city is comprised of 15.3 Baby Boomers, aged 55+; 23.9% Youth, aged 0 to 17 years; and 36.1% Family Forming Adults, aged 20 to 44 years. These age groups are prime users of city recreation facilities and services.

The Youth cohort drives demand for extracurricular enrichment activities such as before and after school programming, camps, sports, and age-oriented programs for young and teen-age groups. The need for parks and recreation services and amenities will persist as this age group, along with family-forming segments of the population, continues to rely on community recreation for leisure services. Family Forming Adults, aged 21 to 44 years, comprise the largest segment of the population, indicating a continued need for family, youth and preschool services, recreation amenities, and parks within the City of Newark.

The Baby Boomer generation, a cohort aging in place and creating a demand for increased services and programming, comprises 20% of the city's age groups. 2020 population projections indicate that older adults and retirement age cohorts, including Baby Boomers, will peak and begin to decrease in population as they remain in their Newark residences. The need for senior services, health and wellness, fitness, and support systems for an aging population will remain in demand as elements in the city's existing recreation network.

HOUSEHOLD COMPOSITION AND RESIDENCY

There were 14,946 households in the City of Newark at the time of the 2020 Census. Of these, nearly 85% were family households which include a householder and one or more people living in the same household related to the householder by birth, marriage, or adoption. 37.9% of households had individuals under 18 years of age. Additionally, the median age of householders is growing as homeowners remain in place; in 2020 the median age was 35.4, in 2023 it was 38.2, and is projected to be 39.1 years in 2028.

According to the 2020 Census, there were a total of 15,371 housing units, and 97.2% of those housing units are occupied. Of the occupied units 67.8% are owner occupied and 32.2% are renter occupied.

INCOME

Overall, Newark is a relevantly affluent community in the Bay Area. The 2023 projected median household income for the City of Newark was $150,574, higher than the State of California at $89,455. From 2023 to 2028 the median household income is projected to increase to $167,640. There is a portion of the community, however, that will continue to benefit from subsidized programming and fees in order to have access to parks and recreation and community department facilities and services, as 5.8% of households make less than $25,000. While this is a significant number it is less than that of 13.9% of households making less than $25,000 on the state level.

For more information on the city's demographic analysis and community profile, please see Appendix C (Demographic and Recreational Trends).

3.3 RECREATIONAL TRENDS

Understanding existing and emerging trends in recreational planning is an important tool in projecting interest in and use of recreation services. For the City of Newark, an analysis of demographic, recreation, social, economic, and regional trends was conducted to best inform the *Master Plan Update*. Understanding these trends ensures that the city's planning efforts look ahead while staying relevant with other service providers.

DEMOGRAPHIC TRENDS

Baby Boomers

Baby Boomers are a growing population segment that desire activities and programs that will assist them in maintaining a long and healthy lifestyle. Born between 1946 and 1964, those in this group generally do not view themselves as seniors and many do not plan to retire like generations before them. 7 in 10 Americans plan to work following retirement from their mainstay career, and an additional 14% plan to continue their work as volunteers.[1] In the City of Newark, 19% of the population is aged 52 to 70. Baby Boomers embrace physical fitness and are invested in personal health.[2] Park and recreation departments can facilitate Boomers' needs in physical health, interests and hobbies, resource accessibility, and volunteerism.

Many of today's Boomers are part of the Sandwich Generation, adults who are providing some kind of care for a parent while raising or supporting their own children. It is estimated that 20 million Americans are currently in this cohort, with that number expected to double within the next 10 years.[3] With an aging population and a generation of young adults struggling to achieve financial independence, the burdens and responsibilities of middle-aged Americans are increasing. Nearly half, 47%, of adults in their 40's and 50's have a parent aged 65 or older and are either raising a young child or financially supporting a grown child, age 18 older.[4] The impact of the Sandwich Generation on recreation is seen in the increased need for multi-generational facilities that serve children, adults, and older adults at a single location and often, simultaneously.

Racial and Ethnic Diversity

According to ABAG, two demographic trends are shaping the growth of Bay Area communities: substantial racial and ethnic diversification, with a

1 John J. Heldrich Center for Workforce Development, Rutgers, The State University of New Jersey Center for Survey Research and Analysis, and the University of Connecticut. (2005). Work Trends: Americans Attitudes About Work, Employers, and Government. Retrieved July 6, 2007 from www.heldrich.rutgers.edu/Resources/Publication/192/WT16%20Press%20Release.pdf

2 Springs, Stephen. "Designing Recreation Centers for Seniors." Athletic Business Magazine. February 2015.

3 Parker, Kim and Eileen Patten. "The Sandwich Generation: Rising Financial Burdens for Middle-Aged Americans." (1). ***Pew Research Center: Social and Demographic Trends***. Pew Research Center, 30 Jan 2013. Web. 21 Jan 2014. <www.pewsocialtrends.org/files/2013/01/Sandwich_Generation_Report_FINAL_1-29.pdf>

4 Ibid.

specific increase in Asian and Latino, or Hispanic, populations.[5] Reflected in the city's own demographic profile, recreational planning will need to meet the needs and expectations of a diverse and growing community.

Millennials

Those born between 1982 and 2000 are referred to as the Millennial Generation. Now between the ages of 16 and 34 years, Millennials number nearly 11 million in the State of California.[6] This generation is the most educated generation of Americans, the most ethnically diverse generation in United States history, and possesses the most disposable income.[7] A highly mobile population, recreational planning should take into account the future needs of this demographic.

RECREATION TRENDS

Childhood Obesity and Health

Childhood obesity has gained significant awareness in recent years as a public health concern. In 2010, more than one third of children and adolescents were overweight or obese,[8] with obesity currently affecting 17% of all children and adolescents in the United States.[9] In the City of Newark, nearly 40% of students were categorized as overweight or obese, according to a University of California Los Angeles study on the results of the 2010 California Physical Fitness Test (PFT).[10] Parks and recreational planning have the capacity to promote active lifestyles through the provision of active programs and ensuring a safe, accessible open space network.

Unstructured Recreation

Self-directed play and the development of recreation space that allows for unstructured activities is a significant recreational trend that parks and open space environments enable. Linking parks together with green corridors and trails is a feature of community design that encourages mobility, accessibility, socialization, fitness, and an appreciation of the natural environment. The ability to encourage spontaneous play environments is of increasing importance in park design.

SOCIAL TRENDS

Community Design for Social Recreation and Inclusion

Addressing issues of social alienation and physical inactivity through community design, to create usable and vibrant social space, is an emerging trend in recreation planning. [11] As inactivity and social isolation increase, so does the incidence of obesity, heart disease, diabetes, depression, and mental illness.[12] Thriving public spaces promote the familiarity and social bonds that make communities and neighborhoods safer and healthier. In promoting social recreation, inclusive design is an important consideration to facilitate interaction by users with various ages, physical abilities, and cultural interests.

5 Association of Bay Area Governments & Metropolitan Transportation Commission. "Plan Bay Area: The Bay Area in 2040 (30)". Electronic. http://files.mtc.ca.gov/pdf/Plan_Bay_Area_FINAL/2-The_Bay_Area_In_2040.pdf

6 Nielsen Corporation *SiteReports*. Figure is based on 2014 estimates for the Town of Windsor, using age groups 15-20, 21-24, and 25-34. See Demographic Analysis for data.

7 California State Parks, Recreation Opportunities publication, March 2010.

8 Ogden CL, Carroll MD, Kit BK, Flegal KM. Prevalence of obesity and trends in body mass index among US children and adolescents, 1999-2010. *Journal of the American Medical Association* 2012;307(5):483-490.

9 Centers for Disease Control and Prevention, "Childhood Overweight and Obesity" <www.cdc.gov/obesity/childhood/> Atlanta, GA. 5 Aug 2013. Web. 22 Jan 2014.

10 California Dept. of Education, Physical Fitness Testing Research Files (Dec. 2015).

11 Project for Public Spaces. (2006). Health and Community Design, Project for Public Places. Retrieved July 18, 2007 from http://www. pps.org/info/placemakingtools/issuepapers/health_community

12 California State Parks, Recreation Opportunities publication, March 2010.

Sensitivity to Gender Neutrality

Municipal parks and recreation departments are charged with providing healthy and safe recreation programs and services to all community members. As issues of gender and transgender rights gain heightened national awareness, families, communities, and institutions nation-wide are adopting the practice of gender neutrality, defined as creating an environment in which distinguishing roles based on someone's sex or gender is discouraged. In response, parks and recreation departments are reevaluating policies, facilities, and programs to encourage gender neutrality and not obstruct participation.[13]

Technology and Social Media

Mobile device technology now plays an important role in recreational lives and habits. Internet and mobile applications are frequently used as tools in activities and programming, with the internet becoming a key method of communicating information. Residents are turning to the web for information, which must be accurate and easy to access to understand their community's park network.

ECONOMIC TRENDS

Fiscal Accountability

Municipal parks and recreation agencies are required to be fiscally responsible while meeting the challenge of increased demand for services from a growing population. Park and recreation departments must be financially sustainable, competitive in the marketplace, and incorporate sound business practices in operational planning. The City of Newark has experienced these impacts as it grows and develops. The city's Recreation and Community Services Department has a significant challenge in securing sustainable funding to provide the services and facilities needed for the population now and in the future, requiring the creation of a flexible and feasible implementation and operation plan for the city's park updates and enhancements.

REGIONAL TRENDS FROM RECREATION PROVIDERS

Understanding trends impacting local recreation service providers informs the city's Recreation and Community Services Department in the provision of services. Recreation Management, a national organization focused on recreation, sports and fitness facilities, conducts an annual survey to assess trends in the field. This survey gathers input from public and private recreation service providers in the United States, with responses organized by region.

The 2016 survey found that service providers in the West Region, which incorporates California, are more likely to:

- Serve all-ages, with a focus on adult and senior programming
- Have energy efficient facilities
- Expect development in recreation and additional facilities
- Include special use facilities such as dog parks and community gardens
- Provide programming for individual enrichment such as yoga and performing arts

These responses provide benchmarks and assist in shaping the trends and direction of similar jurisdictions in the regional area.

For a detailed description of the recreation trends analysis completed for the *Master Pla*n, see Appendix C (Demographic and Recreational Trends).

13 Oakleaf, Linda. "Social Equity in Parks for the Transgender Community." Parks & Recreation Magazine. October 2015. http://www.parksandrecreation.org/2015/October/Social-Equity-in-Parks-for-the-Transgender-Community/

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NEEDS ASSESSMENT

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SECTIONS

4.1 Demand
4.2 Supply
4.3 Filling the Gap

This section looks at gaps in the city's park network, established through the collection of community input and collaboration with city staff while incorporating the assessment of the 2017 *Citywide Parks Master Plan* and the city's existing framework. Identifying opportunities for enhanced service informs the Master Plan in creating a sustainable and fulfilling park network that addresses community needs and will serve residents for years to come.

The needs assessment for the *Citywide Parks Master Plan Update* was conducted in the form of a gap analysis. See figure 1 - Gap Analysis. Gap analysis is generated from an assessment of the city's existing community profile, current trends in recreation management, a review of the city's supply of recreation amenities, and the community's input and expectations. Assessing the level of demand, compared to the city's supply of recreation services, identifies gaps in service and opportunities to satisfy community needs.

FIGURE 1 – GAP ANALYSIS

4.1 DEMAND

An understanding of the city's demand for parks recreation service is informed by an evaluation of the collected community input, the city's demographic profile, and trends in recreation that may impact city park services.

COMMUNITY INPUT

Community input was gathered through a wide range of data gathering efforts. These could be categorized into three categories: Notices regarding community workshops and updates to the planning process were posted regularly to the city website.

- Community Survey
- Community Outreach events
- Stakeholder Interviews

COMMUNITY SURVEY

To assess community needs and interest in Newark's recreational services, a Community Survey was prepared and accessed via Survey Monkey. The Community Survey was available online through Newark's city web site. Additionally, seed packets with the QR code to the survey were distributed to the community throughout various community events and outreach workshops during the open data collection period. Paper copies of the survey were made available at public facilities. The survey was conducted for 5 months from September 2023 to February 2024. The survey resulted in a total of 470 responses.

See Appendix D for a summary of community survey results

Community Outreach Events

Throughout the Fall of 2023 and Winter of 2024, three community outreach events were conducted to present the scope and goals of the *Citywide Parks Master Plan Update*. These outreach events provided an opportunity to gather feedback and community input while sharing updates on the planning process. The outreach events revealed that the Newark community places a higher value on improving and upgrading several existing amenities rather than introducing entirely new ones. The amenities that emerged as the highest priorities include:

- Lighting at sport fields and courts for safety and evening recreational use
- Additional lighting along pathways
- Improved path maintenance
- Playground improvements to several parks
- Field maintenance

Some of the new elements to be included to the park amenities are:

- New Restrooms
- All abilities playground
- Trails and Pathways

Three community outreach events were held late Fall 2023 and Winter of 2024 to present the planning process and goals for the *Master Plan Update* and to collect feedback and community needs. Community Outreach Event #1 was held on September 17, 2023, at the Newark Days Celebration at the Newark Community Park. The community gave input on their desire for various recreation amenities for both adults and children. The second community outreach event was held January 9, 2024, at the Newark Library's Community Room. The Consultant team introduced the planning process, presented the results of the community survey and described the gap between the amenities and recreation desired by the community and those currently offered. A third community outreach event, held February 27, 2024, was a prioritization exercise where attendees voted for their desired amenities or activities

Notices regarding community outreach events and updates to the planning process were posted regularly to the city website.

See Appendix D (Community Workshops, Notes, & Summary) for notes, photos, and a detailed summary of the community workshops.

COMMUNITY ENGAGEMENT OVERVIEW

Community Outreach #1

The first community workshop took place during the Newark Days festival, a popular annual event held at Newark Community Park, centered around the MacGregor Fields and Newark Community Center at 35501 Cedar Blvd. Newark Days is a four-day celebration commemorating the City of Newark's birthday, attracting a diverse cross-section of the community each September.

During the event, we engaged with a broad spectrum of community members, including adults, seniors, and children of all ages. The booth served as an introduction to the *Citywide Parks Master Plan Update*, where we explained the planning process, goals, and intent of the update. Attendees were encouraged to provide initial input on their preferences for park amenities and share their vision for the city's park and recreation network. Alongside the event the community survey was kept open to gather a broader range of feedback from community members.

Feedback from this workshop highlighted an appreciation for Newark's existing park space, with many attendees noting that the overall size and location of parks effectively served the community. However, there was a strong consensus on the need for improved maintenance and upgrades to existing facilities across the city's park network. Key concerns included enhanced turf maintenance for sports fields, better trash management, and the modernization of structures such as playgrounds and picnic facilities to ensure ease of access and inclusivity for all users.

Understanding that a significant focus of the *Master Plan Update* is to assess the feasibility and prioritize the development of new park facilities, attendees were also asked to share their desires for future additions. Participants strongly advocated for the creation of an all-abilities playground, the installation of new restrooms, and the expansion of trails and pathways to better connect the city's open spaces and parks.

Community Outreach #2

The second community outreach event took place on January 9, 2024, in the Community Room at the Newark Library. During this session, the Consultant team introduced the planning process, presented the results of the community survey, and discussed the gap between the amenities and park recreational facilities desired by the community (demand) and those currently available (supply). This gap represents the difference between what the community seeks and what is presently offered.

The workshop served as an informational session to update the community on the consensus around desired amenities, the current offerings within the city's parks facilities, and the identified gaps between the two. Attendees were then organized into smaller breakout groups to participate in a prioritization exercise. Each group was asked to address two key questions: first, to identify sports and recreation facilities they believed would better serve community needs, and second, to prioritize their top three projects or amenities. After the group discussions, each group presented their findings, which were documented for further analysis. Detailed notes, photos, and summaries of these discussions can be found in Appendix D (Community Workshops, Notes, and Summary).

As the workshop concluded, the Consultant team introduced the community to the upcoming "Newark Bucks" exercise, which would take place during the third outreach event. This interactive workshop had been highly popular during the *2017 Citywide Parks Master Plan* outreach, and the Consultant team recognized it as a valuable and engaging tool for gathering input on the community's priorities.

Community Outreach #3

A third community workshop held February 27, 2024, involved a prioritization exercise where attendees were asked to vote for their desired amenities or activities. This was made interactive with an investment-based strategy wherein each attendee was given $500 Newark Dollars or "Newark Bucks" (fake dollars) to put towards 20 identified amenities / activities. They were allowed to spend all their "bucks" on one amenity or distribute them across different amenities. The key was that all attendees were given a fixed spending amount to place at the station of their most desired amenity or activity. Once the community had an opportunity to complete their spending exercise the bucks were counted, and the valuation of each amenity/activity were tallied up. The results were drafted on flip charts and presented to the attendees. Amenities which were valuated at over $1000 Newark Dollars rose to the top of the chart, of the 20 amenities/activities the following amenities received the highest valuation of "Newark Bucks":

- Softball Fields
- Restrooms- Update/New
- Play structures- Update/New
- Trails-Hiking/Walking
- Additional Lighting

For a full summary of notes and findings from this workshop see Appendix D (Community Workshops, Notes, & Summary).

Stakeholder Interviews

In addition to community engagement workshops, the *Master Plan Update* process also included stakeholder interviews. The consultant team conducted stakeholder interviews which included the members interested in pickleball, cricket groups, men's and women's softball and baseball groups, Urban Forest and Friends, and the Deaf Plus Adult Community representative. These interviews offered the opportunity for key stakeholders' groups to provide focused input and perspective on issues related to Newark's park and recreation system. Groups interviewed include:

Pickleball
- Community members that are Pickleball enthusiasts

Cricket
- ASCE (American School Of Cricket Excellence).
- VK Cricket Academy
- Tricity Performance Club Newark
- Blazers Cricket Academy
- Strikers Academy
- CritBay

Soccer
- Newark Soccer Club
- Northern California Chinese Soccer Federation
- SVIDEA

Baseball and Softball
- Little League
- National Championship Sports/All world Sports
- Newark Girls Softball

Other
- Urban Forest and Friends
- Deaf Plus Adult Community

PRIORITY PROJECTS

During the *2017 Citywide Parks Mater Plan* community workshop #2, park projects were selected through collaboration with city staff and the Consultant team as elements to meet recreational demand in the city. Prior to the *Citywide Parks Master Plan,* city staff had worked closely with community voices in earlier planning efforts, allowing them to enter this planning process with identified new recreational facilities and park expansions that could serve Newark's recreational needs. The results of the 2017 workshop revealed the following as top-priority projects in the *Newark Citywide Parks Master Plan*:
- Dog Park
- All-Inclusive Playground
- Synthetic Turf Field(s) with Lights
- Bike Skills Track
- Skate Park

Of the above-mentioned projects the following projects have been completed:
- Dog Park
- Synthetic Turf Field(s) with Lights
- Skate Park

In addition to the new elements to be included to the park amenities identified as a part of the *Master Plan Update*, the projects that are still pending completion from the *2017 Citywide Parks Master Plan* are:
- All-Inclusive Playground
- Bike Skills Track

The schematic master plans were updated to incorporate this community input, some of the significant improvements made to the schematic plans resulted in additional play areas, additional lighting along exterior pathways, outdoor fitness equipment, as well as additional benches and picnic areas.

COMMUNITY PROFILE

Newark's community profile shows a city with high demand for recreation and a need for continued park and recreation services as the city expands. The community is family-oriented with aging adults, rooted in their households, prime users of the city's park network. The city is also racially diverse, dense in population, and largely built-out with substantial expected population growth. This character requires thoughtful planning to better use the city's existing parks and explore the provision of new facilities within them that will meet growing recreational demands while serving the growing population.

TRENDS IN RECREATION

Communities are moving towards recreational planning that takes into account accessibility, inclusion, and environmental and fiscal sustainability. As the city updates and expands its recreation network it must support user demands. Aging community members and increasing racial diversity impact desired recreation services, while general trends in programming direct user desires. Providing space for flexible and health-oriented activity is a priority for the community. Ensuring that new planning will incorporate inclusion, community cohesion, and technology will be important considerations for the implementation of the *Master Plan Update*.

4.2 SUPPLY

EXISTING FACILITIES

The city's existing park network is extensive in size, with parks throughout the city. Neighborhood, community, and special use parks provide community members with programmed recreation and flexible activity, while surrounding open space assets serve as additional places of recreation value. The aged system, however, reveals general issues in accessibility, maintenance, quality of structures and facilities, and an overall need for site activation. Updates to existing infrastructure, regular maintenance, and enhanced safety would add significant value to the city's parks system. The city is unlikely to acquire substantial new parkland, making it important to efficiently utilize existing facilities and to explore opportunities to add new amenities that satisfy current and future community interests.

4.3 FILLING THE GAP

MEETING COMMUNITY DEMANDS

Before developing the *Citywide Parks Master Plan Update*, the City of Newark identified several new recreational facilities that the community desired. Newark's 2013 General Plan included action items such as exploring the development of a skate and bike park, multi-purpose all-weather turf fields at Sportsfield Park, and a dog park for community use. These priorities were reaffirmed in the *2017 Citywide Parks Master Plan*. However, the financial constraints of the community at that time prevented these projects from being realized in the short- and medium-term.

Since then, some of these recommendations have been successfully completed, including the community dog park, synthetic turf fields, and the skate park. The *Master Plan Update*'s needs assessment recommends prioritizing the completion of the remaining projects identified in

the *2017 Master Plan*. Additionally, the assessment emphasizes the importance of improving and upgrading existing amenities rather than introducing entirely new ones.

The completion of these recreation facilities, along with the implementation of the proposed updates, will greatly enhance Newark's park system and ensure that the future needs of the community are met.

The community of Newark is composed of prime recreation users, a trend expected to continue as the city grows. Community input indicates that residents highly value recreation, prioritize open spaces for activities, show a growing interest in non-traditional sports, seek adaptive use of the city's park facilities and resources, and aim to foster community cohesion.

While the city's existing park amenities are extensive, they are also aging and could be enhanced to meet both current and future recreation demands. Although there is a consensus on the need for improvements, upgrades, and better maintenance of existing features, the planning process has also revealed a strong priority for the creation of unique, special-use facilities that will offer enhanced recreational opportunities in Newark's built-out urban environment. Notable examples of these facilities include an all-abilities playground and a bike skills track.

The following section will detail the selected projects, including their costs, proposed locations within the city's park network, and additional park projects identified for the future of Newark's park system.

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SUSAN JOHNSON BRIDGEPOINTE PARK

MIRABEAU PARK

NEWARK COMMUNITY PARK

MACGREGOR PLAY FIELDS

LAKESHORE PARK

MUSICK PARK

BYINGTON PARK

CEDAR BOULEVARD LINEAR PARK

GRAND PARK

MAYHEWS LANDING PARK

JERRY RABER ASH ST PARK

CIVIC CENTER PARK

BIRCH GROVE PARK

SPORTSFIELD PARK

SHIRLEY SISK GROVE

SANCTUARY PARK

PLAN

1 2 3 4 5 6 7

SECTIONS

5.1 Vision Framework
5.2 Overarching Goals
5.3 Asset Inventory and Specific Site Recommendations

5.1 VISION FRAMEWORK

As with the *2017 Citywide Park Master Pla*n the *Master Plan Update* is guided by the Parks, Recreation, and Open Space Element of the City's *2013 General Plan*. The goals of the Parks, Recreation, and Open Space Element that guide this *Master Plan Update* include:

Goal PR-1: Protect Newark's open space for a variety of purposes, including public recreation, the managed production of natural resources, protection of environmentally sensitive areas, aesthetics, and public safety.

Goal PR-2: Expand and improve Newark's parks and recreational facilities to meet existing and future needs.

Goal PR-3: Manage Newark's parks in a way that enhances their natural qualities, conveys a positive image of the city and its neighborhoods, and fully meets the community's recreational needs.

Goal PR-5: Improve Newark's trail system, with a focus on access to the Newark shoreline, and access between the shoreline and Newark neighborhoods.

KEY POLICIES RELATED TO THE MASTER PLAN

City of Newark General Plan, 2013

- Creation of the *Citywide Parks Master Plan*
- Provide adequate and varied recreation opportunities
- Create new high-quality recreational open spaces and enhance existing recreational facilities and open space
- Promote public health and safety
- Develop a more sustainable and healthy community and promote walking and biking through focused development

City of Newark Pedestrian and Bicycle Master Plan, 2017

- Complete the Cedar Boulevard Extension Linear Park to support bike network connectivity
- Support pedestrian-scaled connectivity to the City's park and open space resources

City of Newark Greater NewPark Masterplan, 2015

- Attract revenue-generating commercial and entertainment uses that complement existing and desired retail and entertainment anchors
- Repurpose Shirley Sisk Grove to support the development of Newpark Mall as a vibrant regional commercial center

Dumbarton Transit Oriented Development Specific Plan, 2010

- Develop three park areas - a neighborhood park, a linear park and/or trail that connects to the Bay Trail, and a park adjacent to the Transit Station

5.2 OVERARCHING GOALS

The following overarching goals shape the recommendations proposed in the *Citywide Parks Master Plan Update*. They are informed by the Parks, Recreation, and Open Space Element of the city's *General Plan*.

PROTECT AND SUPPORT THE EXISTING NETWORK

A leading goal of the *Citywide Parks Master Plan Update* remains the protection and enhancement of the city's existing park network. Protecting and supporting these spaces enables their use for community recreation, environmental preservation, visual appreciation and public safety. Supporting the existing framework is critical in establishing a base for the network's development and expansion.

ACCOMMODATE DEMANDS IN SERVICE

The recommendations proposed in both the *2017 Master Plan* and the *Master Plan Upda*te are dictated by the community's existing and future needs in recreational service. Throughout the planning process, the community has expressed a demand for unique, special-use facilities that will provide enhanced recreation opportunities within the built-out city. The *Master Plan Update* continues park project recommendations that align with community desires and available resources. .

ENHANCE COMMUNITY IDENTITY

Parks and open space are valuable amenities that help define the city's character, identity, and appeal. Project recommendations aim to meet the community's needs while supporting the city's character in the greater Bay Area.

The recommendations in the *Master Plan Update* continue to call for facility updates and modernization of parks that facilitate use by a variety of community members, improved maintenance for system health, and responsive design that meets current and future recreation trends. Additionally, unique, special-use facilities will not only fulfill community need, but also increase the attractiveness of the city.

FOSTER CONNECTIVITY

Newark's park system serves as a vital element of the city's pedestrian-scale circulation network; destinations for active and accessible recreation. In exploring enhancements to the existing system, the *Master Plan Update* continues the recommendation to incorporate opportunities to improve connectivity in the city, particularly through the creation of the Cedar Boulevard Extension Linear Park, which has been identified in the city's *General Plan* as an actionable project.

In the following asset inventory and specific site recommendations, the proposed park projects are listed along with the overarching project goal, or goals, with which they are aligned.

ADDITIONAL THEMES

In addition to the overarching goals, project recommendations incorporate the following themes as elements of a successful park network.

Accessibility

Accessibility is applied in all recommendations made in the *Citywide Parks Master Plan Update*. Accessibility incorporates ease of access in a variety of ways, including physical accessibility, social inclusion, multi-generational use, and signage and way-finding. Accessibility ensures that all community users will benefit from improvements to the city's park system. Accessibility is a highly desired need by the community especially with children's play areas.

Sustainability

Sustainability is applied using best practices in design and operation of park project recommendations. This is applied through the recommended use of lasting materials and environmentally conscious operation standards.

Maintenance and Management

Improved maintenance and management of the park system are key elements in ensuring a lasting network of recreational open space. Park project recommendations include the need for the city to actively manage and maintain facilities. Ease of maintenance may also include increased community stewardship.

5.3 ASSET INVENTORY AND SPECIFIC SITE RECOMMENDATIONS

The following section reviews the park projects proposed in the *2017 Citywide Parks Master Plan* as well as 3 additional park sites that will be added to the *Citywide Parks Master Plan Update*. These parks include the planned development of Grand Park, MacGregor Park and Sanctuary Park.

The recommendations are organized alphabetically per city park and include the park's location and size, the opportunities and vision of the park's plan, specific project recommendations, alignment with the overarching goals of the *Master Plan*, and total cost at a schematic level. It is assumed that the implementation of these recommendations will be phased at the city's discretion.

Figure 2 – Birch Grove Park

*In the detail design process the potential of adding youth baseball fields, with dirt infields, should be considered. This consideration should consider the relative level of utilization of different field types.

BIRCH GROVE PARK

Location: Birch Street at Robertson Avenue
Size: 15 acres
Use: Community Park

OPPORTUNITIES AND VISION

Birch Grove Park is a community park in eastern Newark with a variety of existing amenities including grass fields, pedestrian pathways, playgrounds, restroom, group picnic areas, full court basketball, softball field, and tennis courts. The *2017 Newark Citywide Parks Master Plan* envisioned Birch Grove Park to remain a community recreation facility while enhancing the site's capacity to meet the identified recreational needs of the Newark community. The *Master Plan* proposed Birch Grove Park to have open park space, dedicated bike skills track and two turf multi-sport fields as major community-serving projects. While the current program for Birch Grove can only accommodate a Bike Skills track the 2022-2024 CIP funded a BMX location study and conceptual design as this type of park requires at least 2 to 5 acres. Additionally, the *Master Plan* proposed the creation of a reservable sheltered group picnic area and associated amenities such as volleyball and bocce ball courts. The site's existing playgrounds and water play feature would additionally be updated to best meet the city's recreation standards.

In addition to the improvements outlined in the *Master Plan*, the *Update* recommends adding bleachers along the baseball field and benches near the tennis courts. Given the observed spectator activity during sports events, the community would greatly benefit from increased seating to enhance spectator viewing and encourage greater community engagement during both organized sports and casual games.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Birch Grove Park:

- 1 dedicated bike skills
- 2 natural turf, multi-sport fields (140 ft x 200 ft)
- 2 sheltered group picnic area, with potential for reservation
- 1 volleyball court
- 2 bocce ball courts
- 1 updated school-age play area
- 1 updated tot-age play area
- 1 splash pad
- Bike racks
- Seating Areas
- Trash receptacles
- Updated planting and irrigation
- Field Maintenance

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$4,069,800

BIRCH GROVE PARK

BYINGTON PARK

Figure 3 – Byington Park

BYINGTON PARK

Location: Central Avenue at Byington Drive
Size: 3 acres
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Byington Park is a designated neighborhood park that was planned as a component of the adjacent housing development. The site contains existing park amenities including a group picnic area, grass field, half court basketball, school-age play area, and splash pad. To enhance the site as a component of Newark's park system, the *2017 Newark Citywide Parks Master Plan* proposed the update of Byington Park's existing playground and adjacent water play area.

Additional recommendations proposed in the *Newark Citywide Parks Master Plan Update* includes new planting and irrigation.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates are recommended at Byington Park:

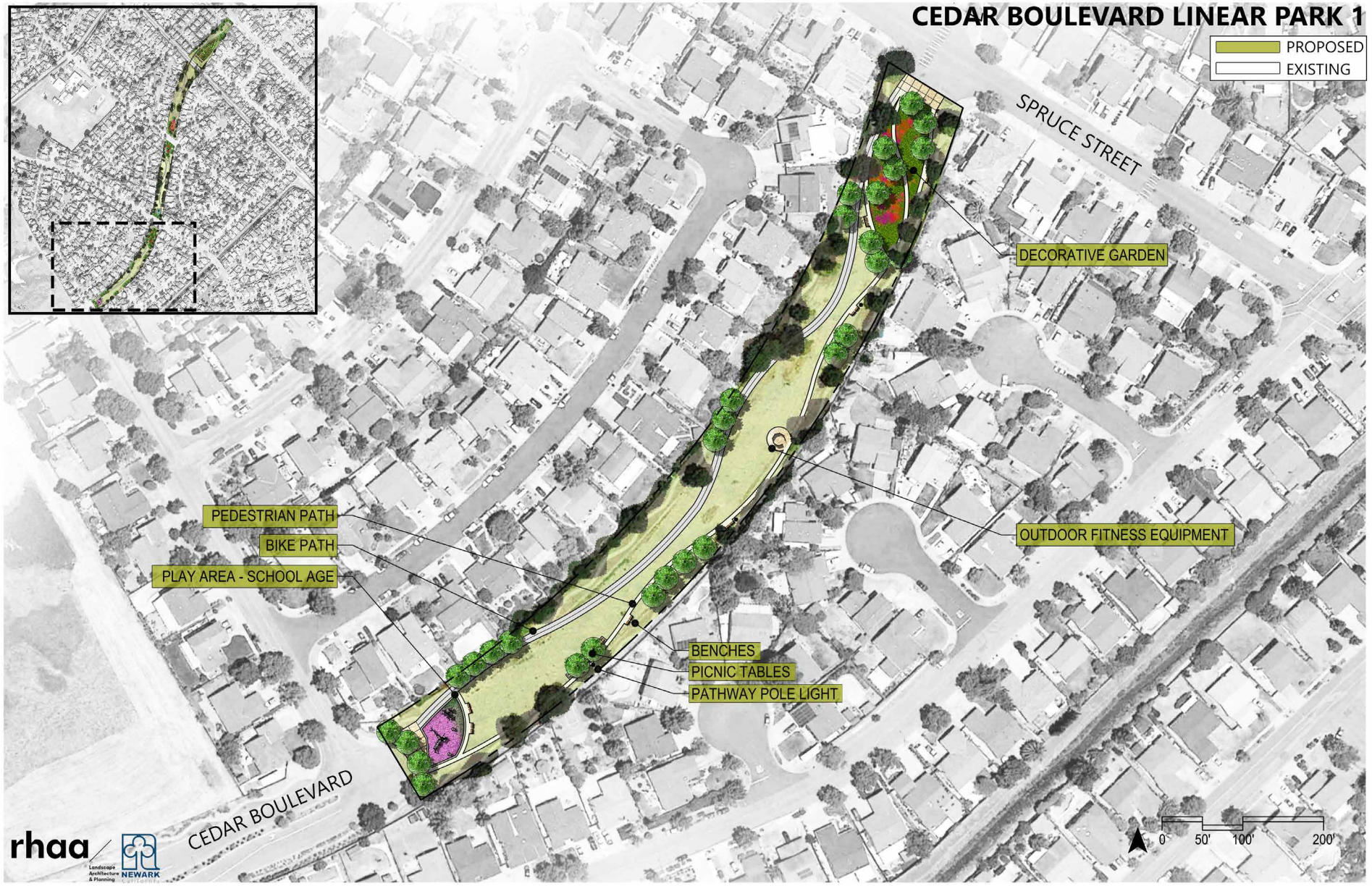
- 1 updated school-age play area
- 1 updated splash pad
- New planting and irrigation
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$1351,411

Figure 4 – Cedar Boulevard Linear Park 1



CEDAR BOULEVARD LINEAR PARK

Location: Cedar Boulevard from Willow Street to Haley Street
Size: 8.5 acres
Use: Community Park

OPPORTUNITIES AND VISION

Cedar Boulevard is an arterial roadway that circulates throughout the City of Newark, currently terminating at Haley Street. The city, however, has preserved right-of-way for a future extension of Cedar Boulevard to Thornton Avenue. This extension provides potential to create a linear parkway with pathways for dedicated pedestrian and bicycle travel. To extend the parkway completely, the extension also necessitates the construction of a bicycle and pedestrian bridge over the Union Pacific Railroad.

The *2017 Newark Citywide Parks Master Plan* saw the development of the Cedar Boulevard Linear Park as an opportunity to provide additional park facilities to the city. The *Master Plan* envisioned Cedar Boulevard Linear Park to be a neighborhood-serving community park, divided into four segments of recreational open space connected through continuous pedestrian circulation. Amid the four segments of the linear park, the *Master Plan* proposed that Cedar Boulevard Linear Park include a community garden, dedicated bicycle and pedestrian pathways, and outdoor fitness areas as major community-serving features. Additionally, the *Master Plan* proposed three play areas to serve adjacent neighborhoods, and two decorative gardens for unique and local planting opportunities. A bike and pedestrian bridge over the Union Pacific Railroad will be necessary to complete the extension between Willow Street and Haley Street.

In addition to the proposed improvements in the original Master Plan, the *Newark Citywide Parks Master Plan Update* included an assessment of current needs and integrated feedback from the community. Community safety through nighttime lighting emerged as a top priority, the *Master Plan Update* recommends installing pathway lighting to enhance overall safety and security. Additionally, the *Update* suggests the addition of picnic tables and more benches to improve seating options throughout the park.

The creation of the Cedar Boulevard Extension is a priority project for the city, referenced in the city's *General Plan* through the Parks, Recreation and Open Space and Transportation Elements, and the FY 2014-2016 Capital Improvement Plan. Completing the Cedar Boulevard Linear Park will provide enhanced bike and pedestrian connectivity while serving the community's recreation and open space needs.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following projects are recommended at the proposed Cedar Boulevard Linear Park:

- 2 school-age play areas
- 1 tot-age play area
- 2 decorative gardens
- 1 community garden
- 4 outdoor fitness areas
- Bike and pedestrian pathway
- Pedestrian overpass
- Planting and irrigation
- Pathway lighting
- Benches and picnic tables
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$ 5,622,500

Figure 5 – Cedar Boulevard Linear Park 2

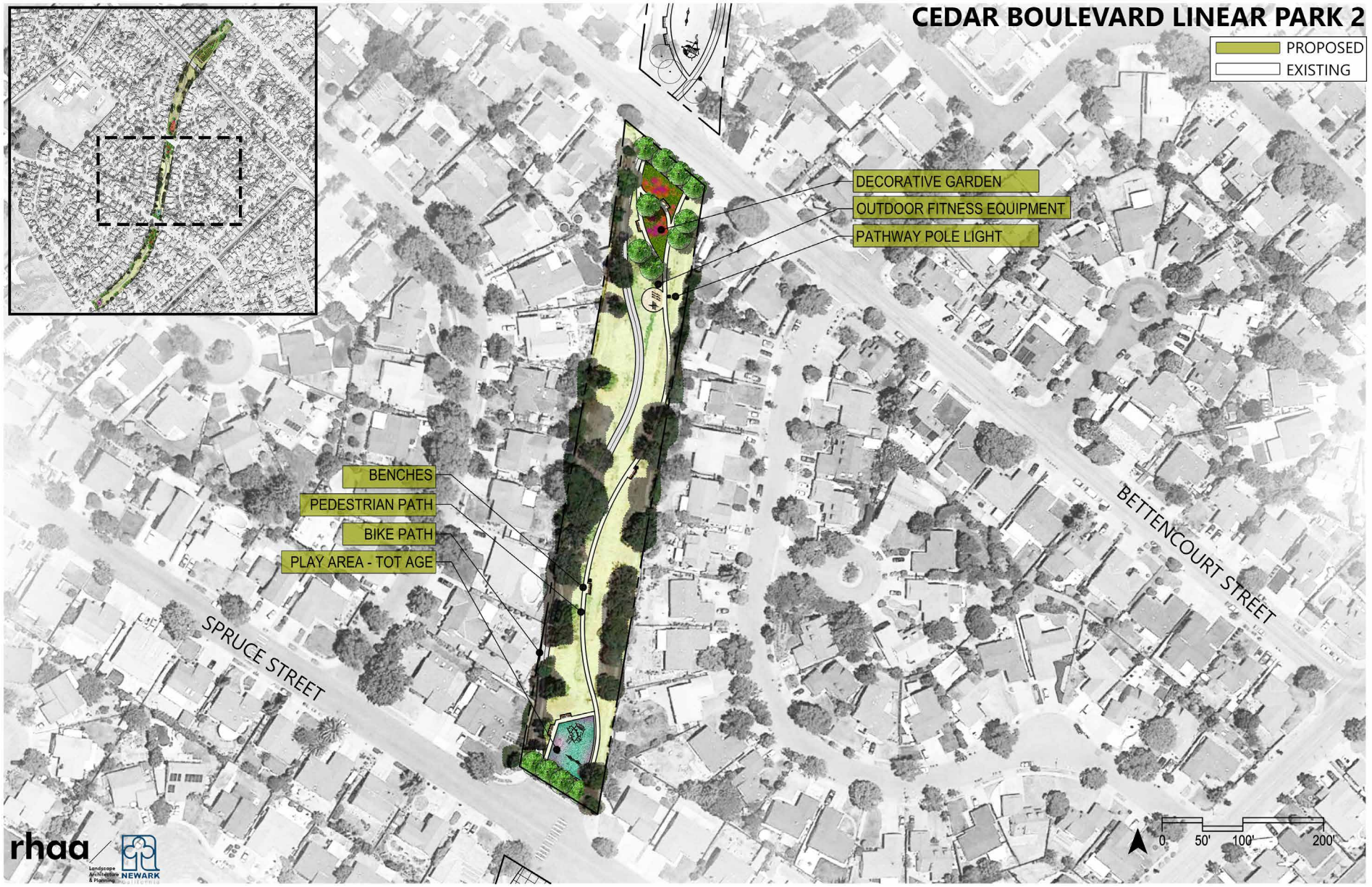


Figure 6 – Cedar Boulevard Linear Park 3

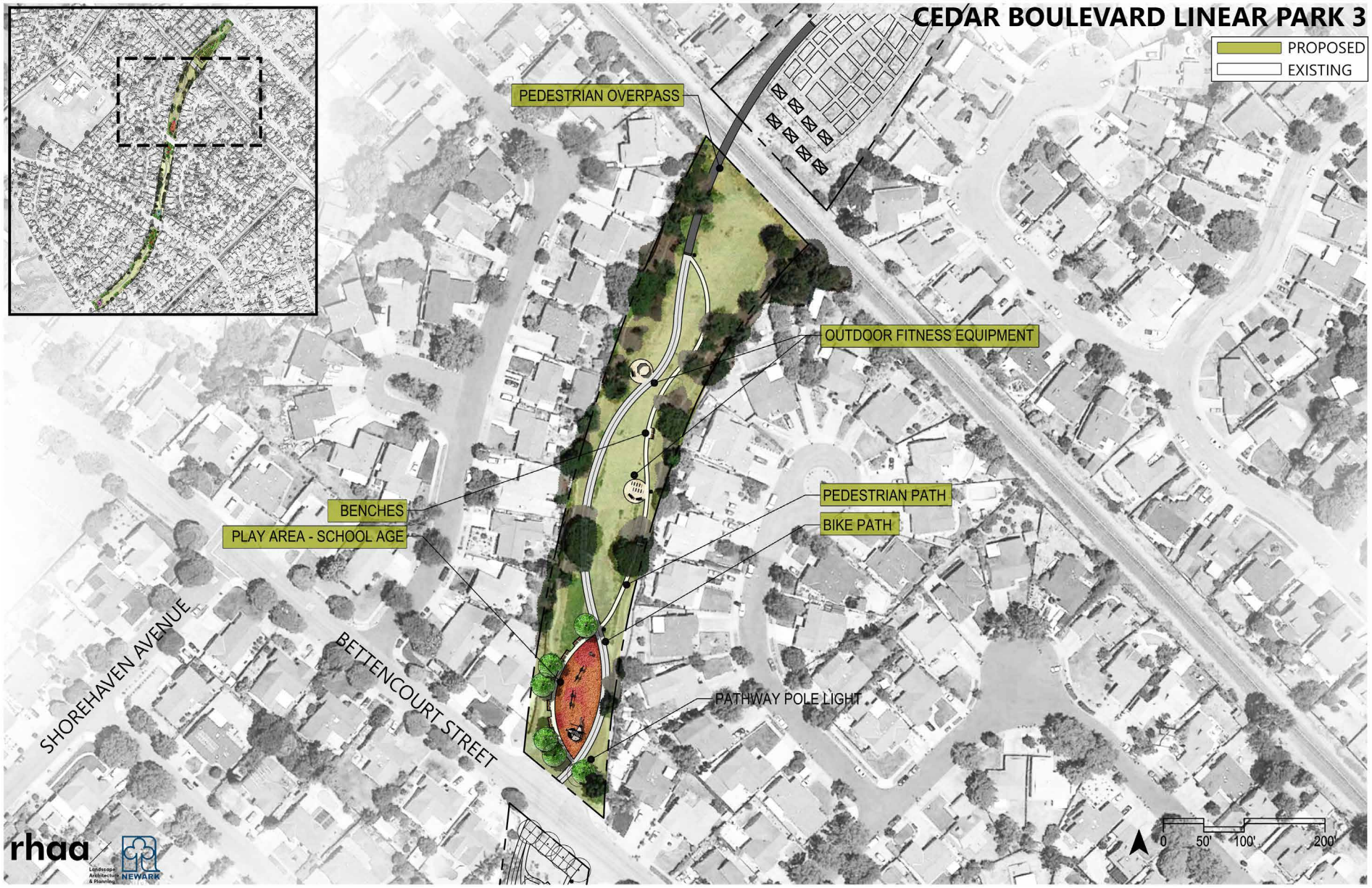


Figure 7 – Cedar Boulevard Linear Park 4

Figure 8 – Civic Center Park

CIVIC CENTER PARK

Location: Civic Terrace Avenue at Newark Boulevard
Size: 5 acres
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Civic Center Park is a 5-acre neighborhood park in central Newark, adjacent to the city's new city hall and the former public library. The park currently has grass lawn, a perimeter path, two group picnic areas, a full court basketball, and a playground. The *2017 Newark Citywide Parks Master Plan* envisioned Civic Center Park to remain neighborhood oriented while improving the site as a civic destination with the addition of added public gathering space. The *Master Plan* proposed Civic Center Park include a small turf multi-sport field and a sheltered group picnic area as major community-serving projects. As amenities associated with the group picnic area, the *Master Plan Update* proposes the addition of an updated school-age play area.

Depending on the future use of the former public library building, the recommendations in the *Newark Citywide Parks Master Plan Update* may need to be revisited. Community priority assessments have highlighted an all-abilities playground as a high-priority amenity. The *Master Plan Update* identifies Civic Center Park as a potential site for this playground, contingent upon the removal of the existing building. Additionally, if the existing building is removed, the *Master Plan Update* recommends the installation of new restrooms at Civic Center Park.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Civic Center Park:

- 1 natural turf, multi-sport field (140 ft x 200 ft)
- 1 sheltered group picnic area, with potential for reservation
- 1 school-age play area
- 1 tot play area
- 1 new restroom (to be added if the former Newark Library is removed)
- Updated planting and irrigation
- Bike racks
- Trash receptacles
- Chain link fence along the railroad right of way

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$2,092,300

CIVIC CENTER PARK

GRAND PARK

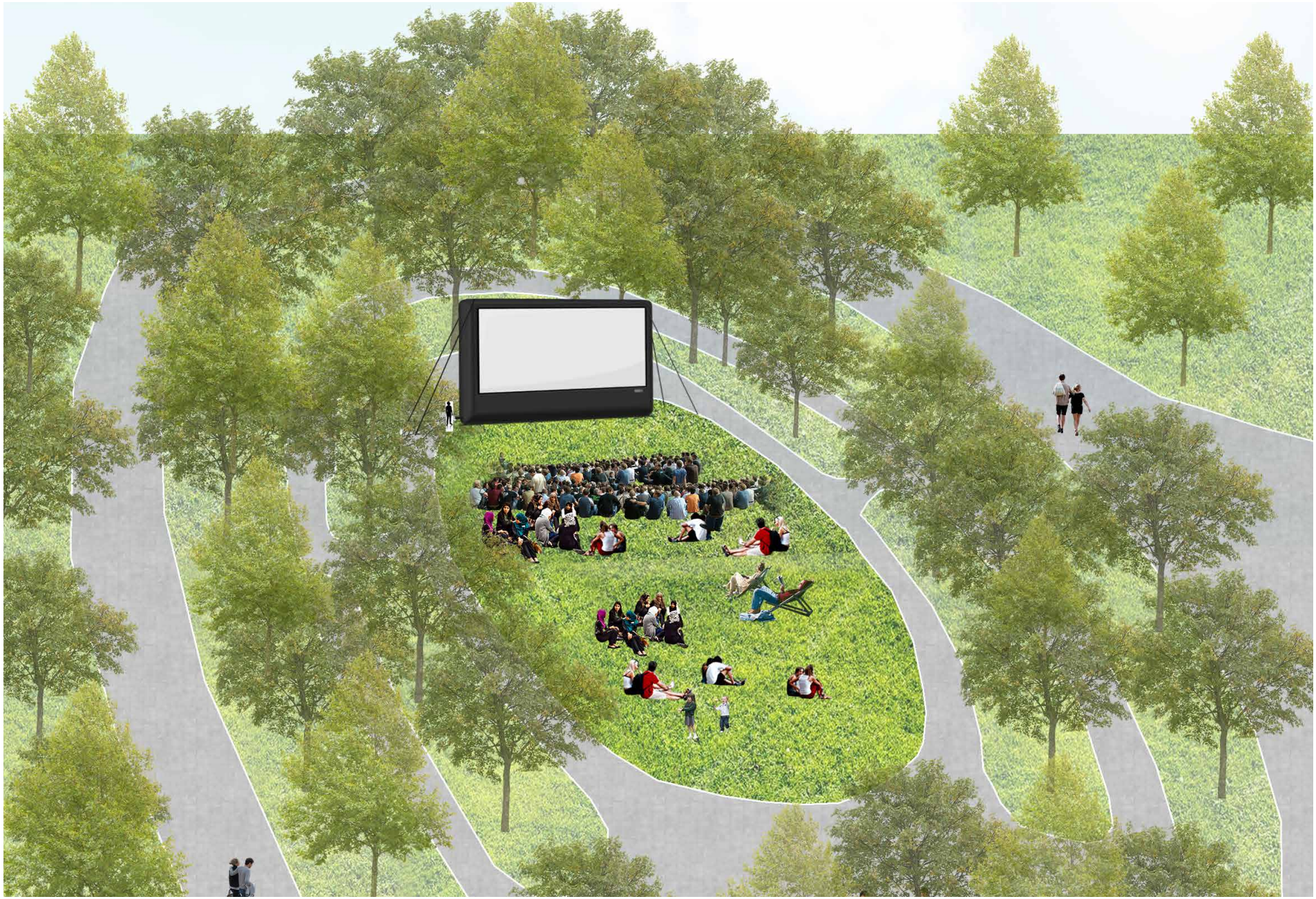


Figure 9 – Grand Park

GRAND PARK

Location: Enterprise Drive at Hickory Street
Size: 5 acres
Use: Proposed Community Park
Note: Plans and execution by private developer

OPPORTUNITIES AND VISION

The proposed Grand Park, located at the western edge of the city is envisioned as a community park for Newark. The currently undeveloped open space is cited in the 2010 *Dumbarton TOD Specific Plan* as a site for one of three proposed parks in the planned Dumbarton transit-oriented development, serving the area west of the proposed transit center while providing a connection to the existing Bay Trail along Willow Street. According to the Dumbarton TOD plan, the three proposed parks may include restroom facilities, a dog park, and/or an outdoor amphitheater.

The *2017 Newark Citywide Parks Master Plan* envisioned Grand Park to be a community recreation facility serving the proposed TOD development with a group picnic area, school age and tot age play areas, a multi-use grass sports field, restroom facilities, a dog park, and/or an outdoor amphitheater. Additionally, due to the site's unique location and relationship to Bay wetlands, Grand Park may include environmentally complementary features such as vegetated water treatment swales. Developing the proposed Grand Park will satisfy the goals of the *Dumbarton TOD Specific Plan* and provide the Newark community with a valuable recreation amenity.

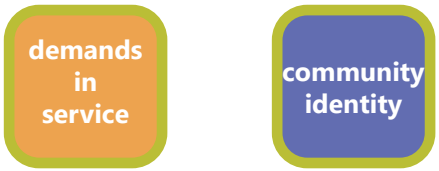
Since the *2017 Newark Citywide Parks Master Plan*, a private developer has submitted plans for Grand Park. The proposed development includes a grass sports field, open lawn space, dog parks for both small and large dogs, children's play areas segmented by age group, and a multi-use event area. Additional improvements feature park seating such as benches and picnic tables, bike racks, and a wildflower garden.

RECOMMENDATIONS AND PROPOSED PROJECTS (BY DEVELOPER) – SEE UPDATED PLANS BY DEVELOPER

The following projects are recommended at the proposed Grand Park:

- ADA Accessible stage and amphitheater
- 1 dog park, with separated small and large dog areas
- 2 sheltered group picnic areas, with potential for reservation
- Event lawn with overhead arbor and string lights
- Sports lawn
- Flex lawn
- 1 school-age play area
- 1 tot-age play area
- Interactive play elements for school-age and tot-age play areas
- Adult recreation sets such as ping pong and cornhole
- 1 new restroom
- Meandering pathway system with potential connection to Bay Trail, to the north
- Signage including monument signage
- Bike racks and bike lockers (for short term and long-term parking)
- Vegetated water treatment swales
- Wildflower Garden
- Planting and irrigation
- Parking lot with designated parking for recreation vehicles

ALIGNED MASTER PLAN GOALS



ESTIMATE OF COST

Per private developer

Figure 10 – Jerry Raber Ash Street Park

JERRY RABER ASH STREET PARK

Location: Enterprise Drive at Filbert Street
Size: 6 acres
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Jerry Raber Ash Street Park is a community-serving neighborhood park in western Newark. The park is a well-used and active recreation facility - with existing amenities including sheltered group picnic areas, playgrounds, full court basketball, grass lawn, pedestrian paths, two softball pitches, and restroom. The site additionally includes the privately operated Viola Blythe Community Service Center of Newark, the soon to be Newark Resource Center, and a segment of the Hetch Hetchy right-of-way under the jurisdiction of the San Francisco Public Utilities Commission.

The *2017 Newark Citywide Parks Master Plan* envisioned Jerry Raber Ash Street Park remain a neighborhood park while enhancing the site's recreational capacity to meet the active needs of the park's existing users and the community of Newark. The *2017 Newark Parks Master Plan* proposed several projects to strengthen the site's capacity as a recreational facility. These projects include the creation of a natural turf multi-sport field, an additional group picnic site, a volleyball court, and updated playgrounds. Additionally, a decorative garden and several bocce ball courts are proposed. These latter projects are designed with intent to collaborate with the Clark W. Redeker Newark Senior Center, neighboring the park site. Importantly, the proposed decorative garden is located along the park's Hetch Hetchy right-of-way segment, utilizing the open space at the utility easement in a passive and non-disruptive, yet activating, manner.

In response to growing demand from the softball community, the *Master Plan Update* recommends upgrading the existing softball pitch to a full-sized field to better accommodate community needs. In addition to the vision of the original *Master Plan*, the enhancements recommend in the *Newark Citywide Parks Master Plan Update* are focused on maintenance and upkeep of equipment. Proper field maintenance in parks is essential to ensure safe, enjoyable, and sustainable recreational spaces for the community. Regular maintenance of play equipment in parks is crucial to ensure the safety and well-being of children, providing a secure and enjoyable environment for play. *The Newark Citywide Parks Master Plan Update* recommends that play equipment is replaced every twelve years. With an increase in the use of bicycles, recommendations include the addition of bike racks for bicycle parking.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Jerry Raber Ash Street Park:

- 1 natural turf, multi-sport field (140 ft x 200 ft)
- 1 un-sheltered group picnic area, with potential for reservation
- 1 volleyball court
- 4 bocce ball courts
- 1 Full Size Softball Field
- 1 updated school-age play area
- 1 updated tot-age play area
- 1 decorative garden
- Updated planting and irrigation
- Field maintenance
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$1,235,100

JERRY RABER ASH STREET PARK

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Figure 11 – Lakeshore Park 1

LAKESHORE PARK

Location: Lake Boulevard at Parkshore Drive
Size: 26 acres (10 acres turf, 16 acres water)
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Lakeshore Park is a neighborhood park located in northwest Newark. The park is comprised of a man-made body of water surrounded by a perimeter network of pedestrian pathways and grass lawn. The *2017 Newark Citywide Parks Master Plan* envisioned the activation of Lakeshore Park through an updated parcourse fitness trail and improved recreation amenities for community gathering.

The *Master Plan* recommended the creation of a new school-age play area, and associated seating, as well as four new outdoor fitness areas to create an active pedestrian and fitness circuit along the perimeter of the park. As the existing restroom is one stall in the boathouse, available to staff only; a new restroom for park users is recommended to better serve user needs.

Feedback from the community survey conducted during the *Newark Citywide Parks Master Plan Update* indicates that park lighting and additional seating are highly valued priorities. Accordingly, the *Master Plan Update* recommends enhancing lighting throughout Lakeshore Park, especially along the pathways, to improve safety, security, and ease of navigation. Additional recommendations include the establishment of group picnic areas, increased park seating such as benches, tables, and chairs, as well as the installation of trash receptacles and bike racks near the boat dock for convenient bicycle parking.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Lakeshore Park:

- 1 school-age play area and seating area
- 4 outdoor fitness areas
- Planting and irrigation
- Lighting
- Group picnic area including tables, chairs and benches
- 1 new restroom
- Trash receptacles
- New bike racks at boathouse

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$3,111,400

Figure 12 – Lakeshore Park 2

FIGURE 13 – LAKESHORE PARK 3

Figure 14 – Lakeshore Park 4

Figure 15 – MacGregor Playfields

MACGREGOR PLAYFIELDS

Location: Cedar Boulevards
Size: 10.6 acres
Use: Community Park

OPPORTUNITIES AND VISION

Currently the City of Newark has a joint use agreement with the Newark Unified School District for the use of MacGregor Playfields. The site contains an existing open field area, soccer field and parking lot. Under the joint use agreement, the city constructed the playfield, parking lot and structures, as well as performs ongoing maintenance while the School District pays for the irrigation. The open field area is in poor condition with rough and uneven grass.

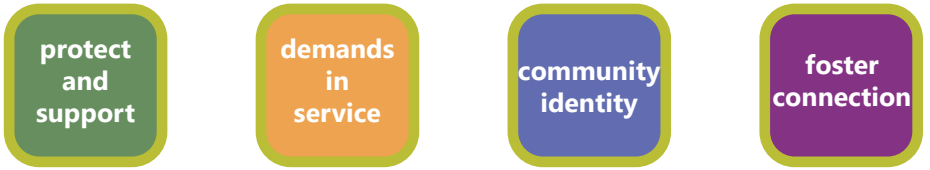
A feasibility study was conducted to identify potential locations for a dedicated cricket pitch. Based on the required dimensions, MacGregor Playfields emerged as a viable option. However, to address the community's prioritized needs, the Master Plan Update recommends enhancing the playfields to support soccer and other field sports. This would involve potential re-grading for a level site and may require additional parking.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at MacGregor Playfields:

- 1 Multi-use field
- 1 Full sized softball field
- Field maintenance
- Lighting
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS



ESTIMATE OF COST

$551,800

MACGREGOR PLAYFIELDS

MAYHEWS LANDING PARK

Figure 16 – Mayhews Landing Park

MAYHEWS LANDING PARK

Location: Cherry Street at Montcalm Avenue
Size: 8 acres
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Mayhews Landing Park is a designated neighborhood park near central Newark with existing recreational amenities that include a grass lawn, a perimeter path, playgrounds, an un-sheltered group picnic site, and full court basketball. To enhance the site as a part of Newark's park system, the *2017 Newark Citywide Parks Master Plan* proposed the update of Mayhews Landing Park's existing playgrounds and the addition of a volleyball court as an amenity associated with the existing group picnic area.

During the community meetings conducted for the *2017 Master Plan*, volleyball was identified as a desirable amenity. However, the recent community survey and usage assessment conducted during the development of the *Newark Citywide Parks Masterplan Update* revealed that volleyball is no longer a popular choice. The *Master Plan Update* recommends dedicating an area to adult fitness instead of a volleyball court, as this would likely see greater use and be a beneficial addition to Mayhews Landing Park. Additionally, the *Master Plan Update* suggests updating the existing group picnic area with new furnishings to replace the old fixtures alongside the regular upkeep and maintenance of turf fields.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Mayhews Landing Park:

- 1 updated school-age play area
- Adult fitness equipment
- Update group picnic area furnishings
- Field maintenance
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS

protect and support

ESTIMATE OF COST

$1,844,000

Figure 17 – Mirabeau Park

MIRABEAU PARK

Location: Haley Street at Mirabeau Drive
Size: 6 acres
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Mirabeau Park is designated a neighborhood park located in northwest Newark. The site's existing recreation amenities include a grass lawn, pedestrian paths, and a playground. To enhance the site as a component of Newark's park system, the *2017 Newark Citywide Parks Master Plan* proposed the update of the existing playground and the addition of a volleyball court and half court basketball to activate the site for enhanced recreational use.

As previously mentioned, volleyball was considered a desirable community amenity during the *2017 Parks Master Plan* process. However, based on recent community feedback and use assessment, it is no longer a high priority amenity. The *Newark Citywide Parks Master Plan Update* now recommends that a climbing wall would be a positive and valued addition to the parks and recreation facilities. Mirabeau Park has been identified as an ideal location for a climbing wall, catering to a wide age group of community members. Regular field maintenance to ensure the upkeep of turf fields is also recommended.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Mirabeau Park:

- 1 updated school-age play area
- 1 climbing wall
- 1 half court basketball
- Field maintenance
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$689,500

MIRABEAU PARK

MUSICK PARK

Figure 18 – Musick Park

MUSICK PARK

Location: Musick Avenue at Cedar Boulevard
Size: 1 acre
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Musick Park is a 1-acre neighborhood park located in northeast Newark. The park's existing amenities include grass lawn, a playground, and a pedestrian path utilized for passive recreation. The *2017 Newark Citywide Parks Master Plan* recommended the update of the existing playground and the addition of seating as well as a perimeter fence. Fencing is recommended due to the high traffic volume on Cedar Boulevard. These features will improve user comfort and safety and enhance the site as a component of the City's larger park network.

In addition to the updates recommended in the *2017 Master Plan*, the *Newark Citywide Parks Master Plan Update* suggests adding benches throughout Musick Park to enhance usability and comfort for the community.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Musick Park:

- 1 updated school-age play area
- Seating
- Barrier fence
- Benches
- Bike racks
- Trash receptacles

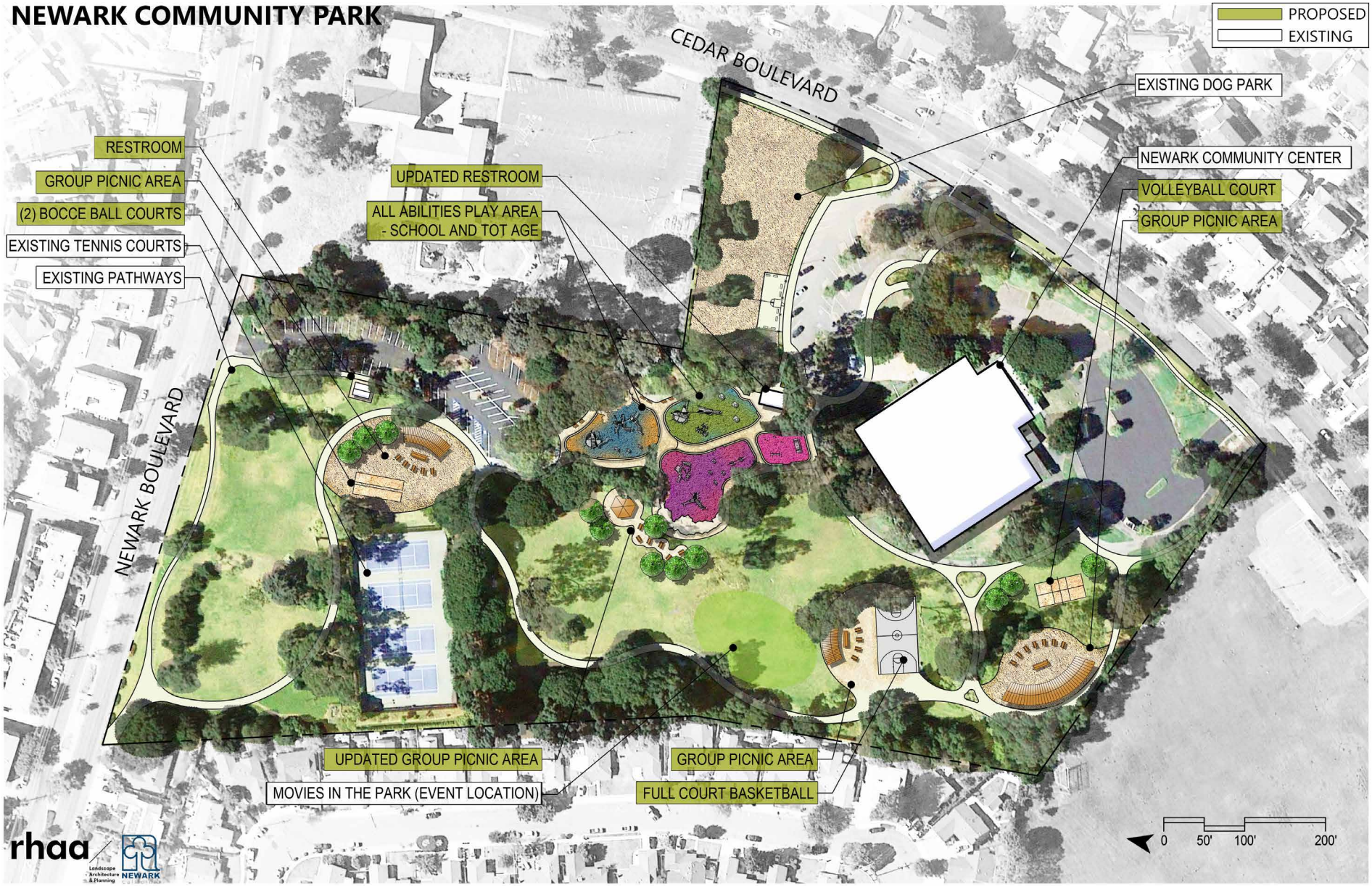
ALIGNED MASTER PLAN GOALS

protect and support

ESTIMATE OF COST

$962,500

Figure 19 – Newark Community Park



NEWARK COMMUNITY PARK

Location: Cedar Boulevard at Chapman Drive
Size: 16 acres
Use: Community Park

OPPORTUNITIES AND VISION

Newark Community Park is one of the city's largest and most active community parks. Located in northern Newark, the park contains a grass lawn, pedestrian pathways, playgrounds, picnic areas, full court basketball, wall ball, tennis courts, and a restroom. The park is adjacent to the city's Community Center.

The *2017 Newark Citywide Parks Master Plan* envisioned Newark Community Park to be a community open space with destination recreation features that will increase the site's capacity to meet the city's identified recreational needs. The *Master Plan* proposed the park to have a community dog park, accessible multi-age playgrounds, and reservable picnic sites. It was also recommended that the proposed picnic sites provide associated recreation features including volleyball courts, basketball, and an updated restroom. The inclusion of the proposed updates and recreational projects will significantly enhance the park's capacity to meet the community's current and future recreational needs..

The community dog park proposed in the *2017 Newark Citywide Parks Master Plan* has been completed and is now fully operational. In addition to the other improvements suggested in the *2017 Parks Master Plan*, the *Newark Citywide Parks Master Plan Update* recommends the following: the creation of an all-abilities children's playground and replacing one of the two proposed volleyball courts with a bocce ball court, which would be a complementary addition to one of the group picnic areas. Given that Newark Community Park is one of the city's largest parks and often hosts various community events, the park would benefit from additional lighting as well as regular field and turf maintenance. The community would also benefit from updating the existing restroom facilities and providing an additional restrooms to the park.

As previously mentioned, pickleball has emerged as a rapidly growing sport popular across various age groups. In response to this demand, the *Master Plan Update* recommends that the City of Newark consider adding a dedicated pickleball court or converting an existing tennis court with appropriate striping for pickleball use.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Newark Community Park:

- 4 sheltered group picnic areas, with potential for reservation
- 1 all-abilities play area for both school and tot age
- 1 volleyball courts
- 2 bocce ball court
- 1 full court basketball
- 1 pickleball court - future
- 1 new restroom
- Updated existing restroom
- Updated planting and irrigation
- Additional lighting
- Field maintenance
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS

ESTIMATE OF COST

$4,193,000

NEWARK COMMUNITY PARK

SANCTUARY PARK

Figure 20 – Sanctuary Park

SANCTUARY PARK

Location: Sea Turtle Drive, Dragonfly Street., and Brush Rabbit Avenue
Size: 3 acres
Use: Neighborhood Park

OPPORTUNITIES AND VISION

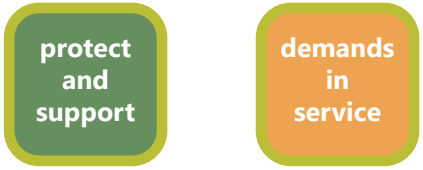
Sanctuary Park is a 3-acre neighborhood park constructed as part of the Sanctuary Village housing development. It currently consists of an irrigated open grass field with several newly planted trees. The irrigation for the park will be connected to reclaimed water in the future. The community ranked access to walking paths, updated children's play areas, and group picnic/gathering areas important on the community survey. These elements are all consistent with the development of a neighborhood park and are recommended for Sanctuary Park. A half-court basketball is also recommended. An open grass field will provide space for informal field sports.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following projects are recommended for Sanctuary Park:

- 1 school-age play area
- 1 tot-age play area
- 2 group gathering/picnic areas
- 1 half court basketball
- Walking path
- Open playfield
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS



ESTIMATE OF COST

$1,636,500

Figure 21 – Shirley Sisk Grove

SHIRLEY SISK GROVE

Location: Cedar Boulevard at North Magazine
Size: 2 acres
Use: Special Use Park

OPPORTUNITIES AND VISION

Shirley Sisk Grove is designated a special use park located in southwest Newark. The Grove has been host to the city's summer concert for nearly thirty years, despite the site's lack of permanent recreation facilities, utilities, or on-site parking. The *2017 Newark Citywide Parks Master Plan* envisioned Shirley Sisk Grove as a permanent, outdoor performance space for Newark's community. The suggested improvements include the placement of a permanent outdoor stage and stage shelter, a permanent restroom, storage for event materials, and planting and irrigation for outdoor seating. To further improve the Grove the *Master Plan* also proposed the addition of a play area and an on-site parking lot to improve site accessibility.

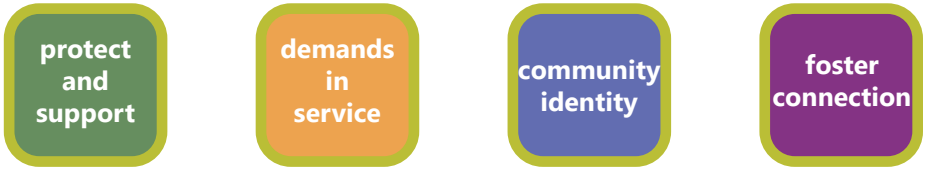
The City of Newark is collaborating with the development team of the NewPark Mall prior to finalizing the plans for the park. The recommendations outlined in the *2017 Newark Citywide Parks Master Plan* remain relevant, and the *Parks Master Plan Update* additionally recommends the installation of drinking fountains to the previously proposed improvements. The inclusion of a loading area for events is also recommended. The city may assess parking needs during the detailed design phase, considering the development of NewPark Mall.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following projects are recommended at Shirley Sisk Grove:

- 1 outdoor amphitheater, including outdoor stage and stage shelter
- 1 storage
- 1 school-age play area
- 1 new restroom
- Pedestrian pathway
- Updated planting and irrigation
- Parking lot
- Drinking fountains
- Bike racks
- Trash receptacles
- Loading / unloading zone for events

ALIGNED MASTER PLAN GOALS



ESTIMATE OF COST

$3,085,300

SHIRLEY SISK GROVE

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Figure 22 – Sportsfield Park 1

SPORTSFIELD PARK

Location: Mowry Boulevard at Cherry Street
Size: 30 acres
Use: Community Park

OPPORTUNITIES AND VISION

Newark's Sportsfield Park is a community park located in south Newark. The George M. Silliman Community Activity Center is located within the park. With its active turf fields, Sportsfield Park is the city's largest dedicated sport facility, regularly hosting soccer, baseball and softball events throughout the year. Sportsfield Park is currently home to natural grass and synthetic turf for recreation and competitive field sports, a youth baseball and softball field, a perimeter pedestrian path, and restroom.

The *2017 Newark Citywide Parks Master Plan* envisioned Sportsfield Park as a destination spot and recreation facility for the City of Newark. The *Master Plan* proposed that the park provide an all-weather artificial turf field, a community skate park, and several updated natural turf fields as major community-serving projects. Additional proposed facilities included group picnic areas, playgrounds that incorporate traditional and water play features, a concession stand with restroom, updated pedestrian pathways, and an extended parking lot to serve additional demand.

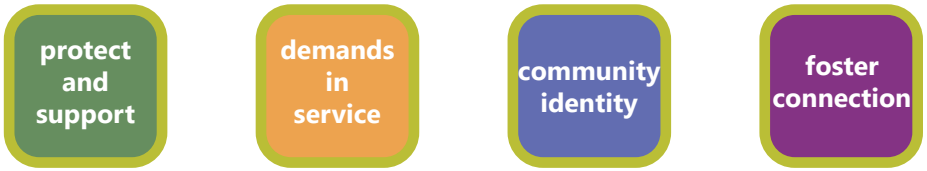
With the completion of the new skate park, group picnic area, and all-weather multi-use sports field, Sportsfield Park has become invaluable to the youth sports and recreation community and their families. Given the strong interest in baseball within Newark, the *Newark Citywide Parks Master Plan Update* recommends converting one of the multi-use sports fields into a dedicated baseball field. Feedback from the Newark baseball community highlighted the value of adding batting cages, and Sportsfield Park would be an ideal location for these, adjacent to the dedicated baseball field. Additionally, the inclusion of lighting at the baseball field would significantly enhance usability and safety for the community.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Sportsfield Park. The extent of these improvements will require a phasing plan:

- 3 natural turf, multi-sport field (140 ft x 200 ft)
- 1 natural turf, multi-sport field (200 ft x 300 ft)
- 1 natural turf, regulation soccer field (210 ft x 330 ft)
- 1 group picnic area with shelter
- 1 group picnic area without shelter
- 1 school-age play area
- 1 tot play area
- 1 dedicated baseball field
- Batting cage
- Updated pedestrian pathway
- 1 new restroom and concession stand
- Updated existing restroom
- Updated planting and irrigation
- Parking lot
- Lighting
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS



ESTIMATE OF COST

$5,409,358

Figure 23 – Sportsfield Park 2

Figure 24 – Susan Johnson Bridgepointe Park

SUSAN JOHNSON BRIDGEPOINTE PARK

Location: Spruce Street at Bridgepointe Drive
Size: 4 acres
Use: Neighborhood Park

OPPORTUNITIES AND VISION

Susan Johnson Bridgepointe Park is a neighborhood park located along the northwest edge of Newark. Currently the park has grass lawn, a playground, and two group picnic areas. To activate the site, while better meeting the identified recreation need in the city, the *2017 Newark Citywide Parks Master Plan* proposed the creation of half court basketball and a volleyball court as well as an update to the existing playground.

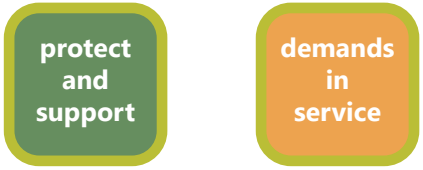
During the *2017 Parks Master Plan* process, volleyball was identified as a desirable community amenity. However, recent community feedback indicates that it is no longer highly valued. Instead, the *Newark Citywide Parks Master Plan Update* recommends installing a climbing wall at Susan Johnson Bridgepointe Park in place of the previously suggested volleyball court. This addition would serve a wide range of community members across various age groups.

RECOMMENDATIONS AND PROPOSED PROJECTS

The following updates and projects are recommended at Susan Johnson Bridgepointe Park:

- 1 updated school-age play area
- 1 half court basketball
- 1 climbing wall
- Bike racks
- Trash receptacles

ALIGNED MASTER PLAN GOALS



ESTIMATE OF COST

$1,276,800

SUSAN JOHNSON BRIDGEPOINTE PARK

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IMPLEMENTATION

1 2 3 4 5 6 7

AUTO PARTS
GREEN
PAWS

SECTIONS

6.1 Proposed Projects
6.2 Prioritization Process
6.3 Priority Projects
6.4 Financial Analysis and Management
6.5 Capital Project Funding

6.1 PROPOSED PROJECTS

Individual park projects were identified throughout the planning process. These projects range in variety of recreation provided and are listed below:

- Children's Play Areas
- Amphitheater
- Bike Skills Park
- Community Garden
- Grass Turf Fields
- Group Picnic Areas
- Splash Pads
- Restrooms

This section provides information on the project types proposed in the *Citywide Parks Master Plan*; their location and description, as well as their cost considerations, necessary standards of maintenance, operating cost models, and potential revenue analyses.

Table 3 reports the probable annual maintenance cost, per proposed project.

TABLE 3 – ESTIMATED MAINTENANCE COSTS

Project	Annual Maintenance	
	Low	High
Children's Play Areas (9)	$2,000 each	$4,000 each
Shirley Sisk Grove	$16,000	$22,000
Bike Skills Park	$12,000	$19,000
Bike Skills Park	$12,000	$19,000
Community Garden	$6,000	$10,000
Grass Turf Fields	$300,000 total	$350,000 total
Group Picnic Areas	$80,000 total	$90,000 total
Splash Pads	$4,000 each	$6,000 each

CHILDREN'S PLAY AREAS

Site
Birch Grove Park
Byington Park
Civic Center Park
Jerry Raber Ash Street Park
Mayhews Landing Park
Mirabeau Park
Musik Park
Newark Community Park
Susan Johnson Bridgepointe Park

Description

Playgrounds offer a host of opportunities for children to develop important skills such as cognitive, physical and social skills. Playgrounds serve as community spaces offering children the opportunity to engage in unstructured play that helps build social skills as well as a reduction in stress. Play equipment in most children's playgrounds gets much use and needs to be replaced every 10-15 years with the most popular equipment needing repair or replacement more frequently. Surfacing such as a resilient playground surfacing (rubberized and cushioned play surface) and rubber mulch (shredded sustainable and resilient recycled rubber) needs annual assessment to assure safe fall zones. Shade structures should be added to playgrounds without shade from trees.

With most playgrounds in Newark's parks being more than 10-15 years old, maintenance/repair or replacement is needed. A safety inspection and audit of Newark's playground was conducted by a certified playground inspector in March of 2024. Several safety deficiencies were noted and recommendations for repair or replacement were made. In addition, the Consultant team identified ADA (Americans with Disabilities Act) deficiencies with the assessment of Newark's parks.

Replacement of tot and school age playgrounds is recommended for the parks with the most severe deficiencies. There should be consideration of replacement with equipment that is focused on inclusivity accommodating all children including children with disabilities. With parks currently containing both tot and school age playgrounds, an all-inclusive playground may be considered. These are designed as a single playground combining both areas into one space that is physically accessible and welcoming to all children of all ages.

Cost Considerations

Regular repair and maintenance of play equipment is essential for safe children's play areas.

- When using shredded wood (fibar) surfacing, the depth of the material needs to be regularly checked and replaced as needed.
- When using shredded rubber mulch or resilient play surfacing, the depth of the material needs to be regularly checked and replaced as needed to ensure that fall zones are maintained as safe and compliant.

- Underground drainage is necessary to keep playgrounds dry during the winter.
- Equipment should be regularly cleaned.
- Shade structures should be added in playgrounds with no shade.

Standard of Maintenance

Children's play areas should be maintained to ensure the safety of the children who use them.

- Inspect regularly. Perform daily, weekly and monthly inspections of the area and equipment.
- Check for hazards. Look for trash, broken glass and other debris. Check for tripping hazards such as exposed roots, rock or footings.
- Repair or replace when needed. Fix loose or missing components and replace parts that are damaged or worn.
- Cover hard objects. Ensure that surfacing covers all foundations.
- Lubricate moving parts. Ensure all moving parts operate smoothly.
- Check for vandalism. Look for signs of vandalism or inappropriate use of the area.
- Check for drainage. Ensure that the areas are draining to prevent standing water.
- Keep track of inspections. Keep a record of each inspection including the date, the items that need repair and who made the repair.
- Encourage the community to report problems they observe with the equipment.
- Correct hazards immediately or prohibit access until the problem is fixed.

Operating Cost Model

The children's play areas would be available for drop-in use at each of the 9 locations. Maintenance could be scheduled in a way that would have 1 off-line while the remaining 8 were still in use by the community. This is an amenity that could be used throughout the day by caregivers, stay at home parents, childcare providers, home school groups, etc. Depending on the amenities within the children's play area B*K would estimate the operating cost to be $2,000-$4,000 per location.

Potential Revenue Analysis

Traditionally speaking it is extremely difficult to monetize children's play areas like those described. However, when coupled with other park amenities like a shelter, they can enhance the rentability of those spaces. There is also the opportunity for sponsorship of these amenities by local businesses, non-profits, etc.

AMPHITHEATER

Site
Shirley Sisk Grove

Description

The proposed improvements to Shirley Sisk Grove will replace and expand the existing temporary facilities to provide a permanent venue for the site's existing concert and performing art series, creating a permanent community outdoor amphitheater. The proposed enhancements will include a fixed restroom, band shell, storage, play area, parking, a vehicular loading zone, and grass lawn for outdoor seating.

Shirley Sisk Grove has hosted the city's free summer concert series since its inception in 1987. Currently the site consists of approximately 2 acres of unimproved open space without permanent facilities or services such as a stage, restroom, or on-site electricity. To support the concert series, portable equipment is provided and installed on site. Additionally, the site has limited ease of access and no permanent parking for events.

Outdoor amphitheaters are valuable community assets that promote community cohesion, support of cultural arts, and connection to available natural resources.

Cost Considerations

City-sponsored summer concert series are popular in communities throughout the Bay Area, however cost considerations specific to the maintenance and sustainability of outdoor amphitheaters must be considered in the financial analysis of this project.

To minimize or manage maintenance costs of the proposed project, the city should:

- Provide adequate drainage to prevent standing water on turf
- Incorporate a method to close the site during inclement weather
- Open the facility only when programmed or reserved
- Provide a trash enclosure to contain debris and garbage
- Install hand-washing stations outside of the restrooms for easy access

Additionally, as an enhanced outdoor venue, there are limitations to year-round programming due to weather constraints.

Standard of Maintenance

For sustained use of the enhanced site, the city will need to adopt maintenance standards for the venue. Typical maintenance needs for an outdoor amphitheater include:

- Refuse pick-up and garbage removal
- Signage maintenance
- Path maintenance
- Restroom cleaning and stocking

- Graffiti removal, as required
- Stage cleaning
- Landscape maintenance
- Routine inspection

Operating Cost Model

The 2023 National Recreation and Park Association (NRPA) Field Report reports that median expenditures for maintenance of parkland is nearly $8,106 per acre for communities of similar size to Newark. Based on this national median, maintenance expense for the 2-acre site and proposed amenities are expected to range from $16,000 to $22,000, annually.

The biggest cost associated with the operation of the amphitheater will be the maintenance of the location, as outlined above. That figure will increase or decrease depending on the number of events, rentals, and programs that are held annually. It is also important to note that the costs associated with offering a summer concert series are typically offset by the organization, or through donations. In some instances, those donations will support a series of concerts 4-8. There are also instances where city's will seek sponsors for individual concerts to expand the concert series.

Potential Revenue Analysis

The existing concert series program has been supported through:

- Corporate and local business in-kind sponsorship
- Newark Betterment Corporation nonprofit funding
- Measure U (utility users' tax) to maintain staffing levels

By investing in this location, the city moves from a temporary seasonal facility to a year around amenity. In addition to the summer concert series, the city could consider renting the space for a variety of special events (ex. group picnics, school performances, graduation ceremonies, weddings, etc.) Rentals and other special events could be enhanced with the addition of food trucks and rentals of space.

Outside of renting this amenity it also provides an opportunity to enhance the program offerings to the community. Those programs could include, but are not limited to:

- Youth/Adult Theater
- Dance Performances
- Group Exercise Opportunities (yoga, Tai Chi)
- Poetry Readings

The programming that takes place in that space should be driven by community input. It is assumed that with those programs, they would be run by the city, or a vendor, and follow the prescribed pricing and cost recovery strategy.

With the combination of concert series opportunities, rentals, and programming this location could become a cultural hub of the community.

With the proposed enhancements at this location, renting the Grove for large group picnics at a fee of $500 for a day use with 10 rentals over the summer (1 per week) could generate $5,000 in fees. Additionally, the popularity of food trucks creates an opportunity to rent parking stall spaces during concerts, generating additional funds.

The city might strongly consider a set-up and cleaning fee in addition to the rental rate.

Table 4 – models potential annual revenue based on the strategies mentioned

Strategy	Potential Revenue
Grants/Sponsorship of Concert Series	$25,000-$40,000
Rentals (20 annually @ $500 per rental)	$10,000
Programs (1 per month, 20 participants $50/participant)	$12,000-$15,000
Total	$47,000 - $65,000

Maintenance Reserve Funding

The use of this facility during active summer seasons, exposure to the elements, and its slightly secluded location necessitates a replacement plan and funding strategy. The cost of the amphitheater and stage shelter is estimated at $532,000. If the amphitheater has a 40-year life, the annual commitment to reserve funding should be $15,000 to $18,000. This figure should be cost adjusted for inflation.

BIKE SKILLS PARK

Site

Birch Grove Park

Description

The proposed bike skills park will be the first of its kind in the tri-city area, located at Birch Grove Park in the City of Newark. The project will host several pre-fabricated bike skills structures as well as user amenities such as shaded seating. These features will allow users to develop bike-handling skills and to create in a space exclusively for this activity.

Bike skills parks are specialized recreational facilities that provide a variety of features used for teaching, training, and competing in bike sports. Typical bike parks include features such as undulated ramps and surface mounds for users to hone their abilities. Bike skills parks create a safe place to ride without pedestrian and vehicular conflict and allow bike riders to practice skills outside of traditional skate parks. Additionally, bike skills parks host specialized features for users to perform and practice skills while also serving as a community gathering area.

Cost Considerations

The proposed bike skills park will be open during standard park hours, sunrise to sunset, dependent on weather. As the tracks are weather sensitive, similar to grass fields, the facility should be closed during inclement weather. The bike skills park will be fenced and located in a high visibility location within the city's Birch Grove Park, to limit undesirable uses. Signage will be important to emphasize site rules and frequent inspections of the bike park, in accordance with other park elements, will be important to offset potential maintenance issues. In consideration of cost, the City of Newark should also provide adequate drainage from the site and utilize high quality materials and structures that will sustain use, weather and time.

Standard of Maintenance

For sustained use and success of the proposed project, the City should adopt maintenance standards to ensure the site's care. Though maintenance requirements vary upon materials used for construction, typical maintenance requirements for bike parks include:

- Cleaning of seating areas
- Structure maintenance
- Landscape maintenance, as necessary
- Litter and debris pick-up, removal of hazardous rocks
- Erosion maintenance
- Routine inspection and maintenance of signage, fencing and gates
- Storm water control features
- Park closure as needed during inclement weather

Operating Cost Model

As the development of bike skills parks is new to traditional recreation planning, historic maintenance cost data is limited, with costs varying widely. The International Mountain Bicycling Association (IMBA), however, recommends an annual maintenance budget of approximately 3% to 5% of the park's construction cost. Based upon these guidelines, the annual estimated maintenance cost for the proposed bike skills park would range from $12,000 to $19,000. This estimated annual expense includes maintenance of the structures, park grounds, perimeter fencing and gates, and seating areas. The IMBA, a non-profit educational association, is a resource to the biking community and is active in supporting development of bike skill parks to teach skills and bike safety.

Local benchmarks for comparison include bike facilities supported in the cities of Lafayette and Pleasanton. The proposed Lafayette bike park, at 1.8 acres, is expected to generate maintenance costs of $15,000 annually. Pleasanton's dirt, BMX bike park, at 2 acres, generates nearly $7,200 in maintenance costs annually.

The use of volunteers may reduce maintenance costs through organized workdays and the provision of in-kind services. However, those volunteers will need to be scheduled, potentially trained, and supervised.

Potential Revenue Analysis

Admission to a bike skills park is generally without charge. These parks are viewed as community assets with recreational value. Biking programs, classes, skill camps, private rentals, competitions, and exhibitions may be a source of limited revenue. However, the provision of programming may reduce net revenue due to associated program costs to the city.

Revenue potential for the proposed project is estimated to range from $10,000 to $12,000, annually. The following is illustrative of the programming and assumptions made to achieve this projected potential revenue.

- Bike Skill Park Rentals for Parties or Private Events: Revenue Potential $3,000
    - 2-hour rental
    - $125 rental rate
    - 4 rentals per month
    - 6-month spring-summer season

- Morning and Afternoon Skill Camp: Revenue Potential $9,600
  - 6 half day, week-long camps
  - $160 x 60 participants
  - 10 participants per camp

COMMUNITY GARDEN

Site

Cedar Boulevard Linear Park

Description

The community garden will be a focal point of the proposed Cedar Boulevard Linear Park. The enclosed garden will provide 43 raised planting beds, irrigation, communal storage, and decomposed granite pathways. This project is expected to be a user-friendly amenity that encourages ownership and food production for personal consumption and contribution. The proposed facility will be member-based with the rental of a garden plot and the expectation that members maintain common areas.

Community gardens are desirable assets that provide not only a safe space to grow produce, but also add aesthetic and cultural vibrancy to their surroundings. Community gardens support community cohesion and gathering, and can also serve as places of environmental education. Some established gardens serve as horticulture teaching centers with interpretive signage, planting information kiosks, and scheduled programs relating to topics such as composting.

Cost Considerations

To minimize the cost of this proposed project, the city should consider volunteer organizations to aid in the site's construction and development. Additionally, the site should utilize weather tolerant materials.

Standard of Maintenance

For sustained use of the proposed community garden, the city will need to adopt maintenance standards for the project. Community gardens require relatively little maintenance, with standard maintenance practices including:

- Refuse pick-up for offsite disposal
- Irrigation and watering system repairs
- Signage maintenance, if applicable
- Path maintenance
- Fence maintenance

In many cases, however, municipalities interested in developing such a project partner with local organizations, such as garden clubs, to support basic maintenance needs. This often results in basic maintenance tasks included in the community garden's membership policies and completed by site users.

Operating Cost Model

The projected maintenance costs for this facility are minimal as it is assumed users provide most of the daily upkeep. Dependent upon member and volunteer group support, the annual maintenance cost estimate ranges from $6,000-$10,000

Potential Revenue Analysis

Plot rentals provide the basis for cost recovery at community gardens. Comparable rates for cities neighboring Newark follow.

Local Ecology and Agriculture Fremont (LEAF) is a member-based community garden organization in Fremont. This group provides garden plots, at its LEAF Center, to residents of Fremont, Newark and Union City. The cost of plot membership includes water, access to a portable restroom, trash and recycling, and maintenance and repairs. Plot users are members required to assist with the maintenance of the common areas. LEAF also provides members with classes, demonstrations, workshops, and planting materials for purchase. LEAF's membership prices are included below.

Table 5 – LEAF Membership Prices

Plot/Planter at LEAF, Fremont	Annual Membership Fee
Standard Planter: 4'x12'x18" raised bed	$300

Membership at the Union City Community Garden is prioritized based on members' residency within the city. This garden maintains 17 plots and membership fees include, water, compost, sand and fertilizer, and gardening tools. As is typical, members of the Union City Community Garden must assist with maintenance and upkeep of the common areas. Membership prices are included below.

Table 6 – Union City Community Garden Membership Price

Plot/Planter at Union City Community Garden	Annual Membership Fee
Standard Planter: 15'x30' raised bed	$250

Based on the above information, the proposed Newark community garden may be expected to generate $10,750 annually if membership is priced at $250 per person for the 43-plot site. This revenue does not include the potential donation of excess garden food to non-profit organizations, or the potential to showcase a farmers' market in adjacent areas as a special event.

GRASS TURF FIELDS

Sites

Birch Grove Park	2 Multi-Sport Fields	140' x 200'
	1 Open Play Field	140'x 200'
Civic Center Park	1 Multi-Sport Field	140' x 200'
Jerry Raber Ash Street Park	1 Multi-Sport Field	140' x 200'
Sportsfield Park	4 Multi-Sport Fields	200' x 140'
	2 Multi-Sport Fields	300' x 200'
	2 Regulation Soccer Fields	330' x 210'
Macgregor Field	Soccer Fields, potential Cricket Pitch	
Sanctuary Park	1 Open Play Field	140'x 200'

Description

The City of Newark proposes the creation of new grass turf fields throughout its park system, with the majority of the fields irrigated with underground systems. Though grass playing fields are a popular and reliable source for recreation, they face challenges that impact their use and maintenance. Grass fields are susceptible to weather conditions and require regular closure to allow their rest and prevent overuse. Grass fields are the most common field playing surface provided by municipalities, with lighting occasionally also provided to maximize use. The proposed grass fields will not be lit.

Cost Considerations

Grass fields require regular maintenance and water usage in order to sustain playing field conditions. Grass turf requires resting periods to recover from intense sport use and thereby may experience overuse if the demand for practice and game time is high. Grass fields easily suffer from drought conditions which increases maintenance needs due to gopher holes, bald spots, overuse, and field tracks. Adversely, there is also the loss of days the fields are usable due to weather that renders the turf not viable.

Standard of Maintenance

A minimum standard of maintenance will preserve the proposed fields for public use while addressing safety concerns. This minimum standard includes weekly mowing during seasons of use, weed control, seeding, fertilizing, rolling, topsoil placement, irrigation maintenance, debris cleanup, field drainage maintenance, and special event preparation and cleanup.

Intensification of scheduling and multi-use pushes the limits of turf recovery with excessive foot traffic leading to compaction and bare areas. The proposed fields will require recovery periods and rotation of use to maintain ideal field conditions. The fields must also have effective drainage systems to move water off site. The city should note that intense play schedules require an increase in materials and equipment, irrigation repairs, staff labor, field aeration, and mowing.

Operating Cost Model

Table 7 identifies the likely costs for maintenance of the proposed grass turf fields. The cost model is without set-aside funding for replacement of the fields.

Table 7 – Operating Cost Model (assumes 1 acre, or 43,560 sf)

Annual Maintenance	
Mowing	$2,500
Irrigation Repair	$500
Sweep, Cleaning, and Trash	$500
Annual Turf Repair and Striping	$1,000
Over-seeding	$2,000
Aeration	$1,500
Top Dressing	$3,000
Materials - Natural Turf	$1,000
Water Use	$15,000
Estimated Annual Maintenance Cost Per Field without Set-Aside	$27,000

The proposed grass fields comprise nearly 11 acres in size (482,600 sf), making their estimated annual maintenance cost range from $300,000 to $350,000. Depending on the standard of care the city agrees to, these costs could increase exponentially.

Potential Revenue Analysis

The community demand for field use is high and cannot be met by the City's existing supply of grass fields, with the current demand for field use highest among youth sports organizations. The scenario below is an example of the revenue that could be generated based on the assumptions listed.

General Operating Assumptions

The preliminary operating assumptions are summarized below.

- Community use on weekdays and primetime use on weekends
- Field availability is March through November with fields closed for the winter season from December through February, annually
- Operating Hours: Monday-Thursday 8am - Dusk
  Friday-Saturday-Sunday 8am - Dusk
- If the City does not already do so, there needs to be a field reservation system put in place, so that the City knows what groups are using the fields when. While drop in play should be encouraged, groups, practices, and competitions need to be scheduled.

Fee Assumptions

- The rates are based on Newark community use
- The rates are based on community use during the weekday and primetime/tournament use on weekends
- Rates are based on single category/group classification. Fee adjustments for group categories will impact recovery rates

Table 8 – Revenue Potential from User Fees of Grass Turf Fields

Field Use Revenue						
Per Day Field Availability	Average Hrs Per Day	No. of Days per Year	% of Hrs Used	Estimated Total No. of Hrs Used	Rental Fees/Hr	Totals
Weekday (Monday-Thursday)-Spring/Summer	9	104	80%	749	$35	$26,215
Weekday (Monday-Thursday)-Fall	7	51	60%	214	$35	$7,490
Weekend (Friday-Sunday)-Spring/Summer	9	76.5	80%	551	$35	$19,285
Weekend (Friday-Sunday)-Fall	7	38	60%	160	$35	$5,600
Revenue from User Fees Per Year						$58,590

Table 9 – Rental Rate Comparisons for Grass Turf Fields

Field Use Rental Rates			
City	Type	Resident	Non-Resident
Newark [1]	Sportsfield Park & Birch Grove - no lights.	$25-$45/hr	$35-$50/hr
Fremont	Grass Sports Field-no lights	$10-$20/hr	$40/hr
Union City	Ball Fields and Open Grass Rates	$5/hr-$20/hr	$25/hr

GROUP PICNIC AREAS

Site

Bayshore Park (2)
Birch Grove Park (1)
Civic Center Park (1)
Dumbarton Neighborhood Park (1)
Jerry Raber Ash Street Park (1)
Newark Community Park (4)
Sportsfield Park (2)
Sanctuary Park (2)

Description

The city's proposed group picnic areas will provide tables and benches and include barbeques and food preparation areas at several specific sites. Dependent on the park site proposed, the picnic areas may be shaded or sited under a permanent structure. Depending on the city's policy, the new group picnic areas will be reservable for guaranteed access or provided on a first come, first served basis.

Group picnic areas provide an ideal location for warm-weather gatherings. Cities generally provide group picnic areas and barbeque facilities to encourage utilization of parks, social interaction, family cohesiveness, and promotion of outdoor leisure activities. These facilities are used to host a variety of family and group events including reunions,

1 Newark Summer Activity Guide 2016

birthday parties, team outings, company events, and informal social gatherings. Typical amenities offered may include stations for washing and cleaning, barbeques, electricity, lighting, and signage. Convenient and accessible trash and recycle receptacles are additionally important to facilitate the cleanup process.

Cost Considerations

To minimize costs, the city should take in to account the importance of clear signage to deter unwanted uses and alleviate potential tensions regarding reserved times. Additionally, additional City staffing hours may be necessary to manage participant needs throughout the proposed sites.

Standards of Maintenance

To ensure the success and sustainability of the proposed picnic sites, the City should adopt a standard of maintenance for the picnic facilities. Typical maintenance needs include:

- Refuse pick-up for offsite disposal
- Signage maintenance
- Cleaning of food preparation areas
- Maintenance and cleaning of seating areas
- Graffiti removal, as needed
- Blowing of debris and path clearing
- Barbeque cleaning

Operating Cost Model

The City of Newark does not currently reserve group picnic areas. The city should strongly consider instituting a reservation program, for which there will be expense and revenue implications. Expense examples include the need for increased staffing when necessary, such as on weekends and holidays when picnic reservations are most frequent.

The proposed group picnic areas vary in size, type and quantity of site furnishings and amenities provided. The cost estimates listed in Table 10 identify new maintenance costs to the city and do not include current maintenance costs for existing park acreage and existing picnic areas. To estimate the probable maintenance expenses for the facilities the Newark Public Works Department projected unit costs, within accepted industry standards, which were applied to the various sites and their proposed amenities.

Table 10 – Annual Maintenance Cost

Picnic Amenities	Quantity	Maintenance Cost	Total
Shelter, picnic tables, pad w/ barbecue pit	8	$7,700	$61,600
Shelter, picnic tables, pad w/o barbecue pit	1	$6,700	$6,700
Picnic tables, pad, w/ barbecue pit	1	$6,000	$6,000
Picnic tables, pad w/o barbecue pit	2	$5,000	$10,000
Total	12		$84,300

Potential Revenue Analysis

To generate revenue to partially offset operating costs from the provision and reservation of group picnic areas, a fee schedule and reservation policy should be instituted with support and enforcement of the permit process. With reservations come expectations from the community that the city will support the program for it to be successful. The city's role will be to process reservation requests, provide and update website descriptions, issue use permits, collect fees, and coordinate with the parks staff to provide enhanced cleanup and maintenance, and enforce site reservations. Reservations are generally viewed as a service and benefit to the community for which they must contribute toward the expense.

A comparative analysis of local group picnic reservations provides a benchmark for establishing fees, with fees varying up the sites' capacity and location. The following information puts forth the reservation fees enforced by the cities of Fremont and Union City.

The City of Fremont hosts 7 different parks with reservable space at picnic sites. Table 11 outlines the reservation fees enforced at Fremont's Central Park based on several of the park's reservable areas, as designated by the city.

Table 11 – Fremont Central Park Group Picnic Reservation Fees, by Reservable Area

Fremont Central Park - Reservable Area	Capacity (Individuals)	Resident Fee	Non-Resident Fee
Mammoth	20	$50	$55
Dock	30	$75	$85
Brook 2	40	$100	$115
Triangle 1	50	$125	$145
Always Dream 1	60	$150	$175
Kennedy	70	$175	$205
Always Dream 2	80	$200	$235
Lions 2	90	$225	$265
Area B	100	$200	$235
Area A	350	$660	$930
Area C	350	$740	$1,040

*By reservable area

Union City hosts a variety of reservable picnic sites at 12 of its parks. Table 12 outlines reservation fees enforced at a selection of Union City's parks and their reservable picnic sites, as designated by the city.

Table 12 – Selection of Union City Picnic Reservation Fees by Park and Site

Park and Site	Capacity (Individuals)	Resident Fee	Non-Resident Fee
William Cann Civic- Egret	10	$35	$70
Shorty Garcia	20	$40	$80
Accinelli Park	30	$45	$90
Arroyo Park	40	$55	$110
Seven Hills Park- Kitayama	60	$80	$160
Kennedy Park- Camarillo Brown	70	$82.50	$165
Old Alvarado- Gazebo	75	$115	$230
Dry Creek	80	$95	$190
Contempo	100	$125	$250
Kennedy Park- Amphitheater	125	$150	$300
Kennedy Park- Daniel Camarillo	130	$165	$330

The fee schedules developed for the cities of Fremont and Union City consider site capacity, the number of people served, popularity of the designated site, and the associated amenities. Popularity of group picnic sites is based upon the park amenities, such as sports fields, and the scheduling of tournaments and game play.

Fee assumptions were developed to identify the potential revenue for the City of Newark. The Consultant developed assumptions that assume an average fee, system-wide, and that participant capacity will be 30 to 60 individuals per site. Changing any of the assumptions may have a significant impact on the estimated revenue.

Table 13 reveals the proposed Newark park reservation fee structure.

Table 13 – Proposed Newark Park Reservation Fee Structure

Sheltered or Unsheltered Picnic Site	Capacity (Individuals)	Resident Fee	Non-Resident Fee
With Shelter	30 to 60	$85	$150
Without Shelter	30 to 60	$65	$120

Based on the proposed fee structure, Table 14 represents projected revenue estimates regarding the 12 new group picnic site reservations, assuming demand is equal for all sites.

Table 14 – Projected Revenue Estimate

Revenue Assumptions -Summer Weekends - Saturday & Sunday			
Assumptions	Site Rental Days	Fees Collected	Revenue Potential
9 Shelter Group Picnic Sites-Proposed (Saturdays and Sundays)	234		
Percent of Site Rentals (90%)	211		
Rentals by Residents (80%)	168	$85	$14,280
Rentals by Non-Residents (20%)	42	150	$6,300
Holidays and Special Events	90	$250	$22,500
3 Non-Shelter Group Sites-Proposed (Saturdays and Sundays)	78		
Percent of Site Rentals (90%)	70		
Rentals by Residents (80%)	56	$65	$3,640
Rentals by Non-Residents (20%)	14	$120	$1,680
Revenue Potential			$48,400

This conservative estimate may be doubled if the city grants half-day permits, allowing 2 rentals per site each weekend day. The provisions of electrical power or a process for renting a jump house are also examples of opportunities to generate additional income.

SPLASH PADS

Sites

Birch Grove Park (481 sf)
Byington Park (1,252 sf)

Description

A new splash pad is recommended for Birch Grove Park as the existing splash pad at the park is not in working condition and an update of 1 existing splash pad, at Byington Park. These facilities will be comprised of rubberized matting, water spray heads, and various play structures for youth.

Splash pads are user-friendly, outdoor aquatic amenities that often serve as destination features for community members with toddlers, preschoolers, and depending upon the features, pre-teens. Popular splash pad features include vibrant colors and shapes and sequencing spray patterns that maintain the interest of young users. A healthy outdoor play amenity, splash pads offer unique water-based recreation for children and families.

Cost Considerations

There are 2 typical approaches to the creation of splash pad water systems. The first operates similar to a pool facility with chemicals, filters, and pumps (as well as UV and other sanitizing agents) stored in a tank below the play surface that re-circulate water through spray features. The second approach uses potable water from a city's system, which flows through the splash pad once before it is sent to the municipal sanitary system or repurposed another way, such as irrigation. The option the city selects will have implications for the maintenance budget, staff resources, and the community's commitment to water-wise conditions.

Note: Some states are leaning toward the concept of requiring UV and treating water.

Standard of Maintenance

To ensure the success and sustainability of the proposed splash pads the city should adopt a standard of maintenance for the facilities. Typical maintenance needs necessary for community splash pads include:

- Refuse removal
- Signage maintenance
- Cleaning and maintenance of surfaces and features
- System check and repairs for valves, spray heads and filtration system
- Removal of organic plant material
- Sanitization protocols

Operating Cost Model

Splash pads typically maintain low maintenance costs when compared with outdoor pools. Based on Consultant experience and standards, the aforementioned maintenance practices will be expected to cost between $4,000 and $6,000, annually, per splash pad. This projection does not include utilities or chemicals if the city were to select that option.

Revenue Potential

Despite the popularity of this feature, the revenue potential is limited. The proposed splash pads are integrated into the city's park system, are not fenced, and are provided as a site amenity. Private rentals for parties can be a source of limited revenue, however, this requires policies regarding closing the facility to the public, notification, and ensuring access to renters. If the city offered rentals of the splash pads during specified times, the revenue potential would range from $2,000 to $3,000, per site, or a total of $6,000 to $12,000 for the 3 sites. These figures assume a 2-hour rental at a cost of $100, with 2 to 3 rentals at each park per week for 10 weeks.

As a potential revenue generator, the consultant team recommends renting splash pads. In many instances these amenities are viewed much like a child play area. If the splash pad is in close proximity to other "rentable" amenities it increases the attractiveness of said amenity and potentially increases that rental rate and frequency.

6.2 PRIORITIZATION PROCESS

The consultant team conducted a detailed prioritization process to evaluate each of the proposed recommendations.
This process was guided by seven key criteria, each of which was assigned a value based on its relative importance.
The evaluation criteria were as follows:

- Code and Regulation (5)
- High Priority of the Community (4)
- Fulfills Unmet Needs (3)
- Service Area (3)
- Potential Revenue Generation (2)
- Included in Previous Planning Efforts (2)
- Operational Efficiency (1)

Each criterion was assigned a value from 1 to 5, with 1 being the lowest and 5 the highest, reflecting the level of importance relative to the other criteria. A recommendation could earn up to 20 points in total, with the highest points awarded to those meeting Code and Regulation requirements.

Based on survey results and community feedback, the recommendations were evaluated and assigned points, with final scores ranging from 1 to 14 points. The top-scoring recommendations, which focused on site improvements, received either 13 or 14 points. This prioritization process revealed that the community values the enhancement of existing facilities over the introduction of new elements in parks. These insights have directly informed the priority projects, which are discussed in further detail in Section 6.3, ***Priority Projects.***

For a detailed break out of the prioritization matrix Appendix F.

6.3 PRIORITY PROJECTS

The following park projects have been identified as the top four actionable priorities in the Citywide Parks Master Plan Update. Prior to this update, the City of Newark recognized several recreation projects that were highly desired by the community. Both the 2017 Citywide Parks Master Plan and the 2013 General Plan highlighted the need for a skate and bike park, multi-purpose all-weather turf fields at Sportsfield Park, and a dog park for community use. Since then the skate park, multi-purposed all-weather turf fields, and the dog park have been completed.

In response to an updated assessment of community needs, the Master Plan Update now prioritizes the following key projects:

1. **Children's Play Areas**
2. **Restrooms** – Improved or new facilities.
3. **Maintenance and Play Fields** – Upgrades and enhancements to existing fields.
4. **Trails and Pathway Improvements** – Enhancements to connectivity and access.

Based on community feedback gathered from outreach events, digital surveys, and stakeholder interviews, the focus of the Master Plan Update has shifted towards the overall upgrade and maintenance of existing park amenities and infrastructure, rather than new, park-specific projects. Each of these priority areas is discussed in greater detail in the following sections, along with the parks best suited for these improvements.

CHILDREN'S PLAY AREA ($902,753)

A certified playground safety inspection and audit of Newark's playgrounds was conducted by a certified playground inspector with Sedgwick Risk Control on March 19 and 20, 2024. Several playgrounds at multiple parks were inspected, these include:

- Birch Grove Park
- Byington Park
- Civic Center Park
- Newark Community Center Park
- Jerry Raber Ash Street Park
- Mayhews Landing Park
- Mirabeau Park
- Musik Park
- Silliman Preschool Playground
- Susan Johnson Bridgepointe Park

The conditions of the playgrounds observed were measured against the standards established by the American Society for Testing Materials Standard F1487-21 and the guidelines established by the Consumer Product Safety Commission handbook for Public Playground Safety, Publication #325 (2015).

Hazards identified are prioritized based on the following factors:

- Probability – the likelihood that users would encounter the hazard.
- Probability – the probability that users could have an accident as a result of the hazard
- Consequences – the most likely level of injury that would result

Priority 1 – Permanent disability, loss of life or body part (Condition should be corrected immediately)
Priority 2 – Serious injury resulting in temporary disability (Condition should be corrected as soon as possible)
Priority 3 – Minimum non-disabling injury (Condition should be corrected very soon)
Priority 4 – Potential for injury very minimal (Condition should be corrected if it worsens)
Priority 5 – Existing condition does not present a hazard at this time, or the condition is non-compliant with out posing a risk of injury (Action determined by the entity based on its priorities)

See Appendix G for detailed evaluation of each playground

Based on the inspection reports, the current condition of the play equipment and the priority list noted above, the children's play areas at the following parks have emerged as the highest priority projects which are in need of playground infrastructure upgrades, replacement, and/or repair:

- Jerry Raber Ash Street Park
- Mirabeau Park
- Newark Community Center Park

While upgrading the existing children's play areas will benefit the community, there has been strong feedback and demand for an "All-Abilities Playground" in Newark's Parks and Recreation facilities. This has been a prominent topic of discussion among community members and staff, highlighting the potential to bring significant value and a meaningful experience to Newark's families and children.

An All-Abilities Playground is a thoughtfully designed play space that accommodates children of all physical, sensory, and cognitive abilities. Unlike traditional playgrounds, these inclusive environments are equipped with features such as wheelchair-accessible ramps, sensory-rich play elements, and equipment that encourages cooperative play between children of varying abilities. The goal is to create an environment where every child can safely explore, engage, and enjoy play without barriers. The benefits of an All-Abilities Playground extend beyond physical activity—it fosters social inclusion, boosts confidence and independence, and promotes empathy and understanding among children by encouraging diverse interactions. Additionally, these playgrounds provide opportunities for children to develop motor skills, sensory processing, and cognitive abilities in a fun, accessible, and supportive setting.

After evaluating several parks within Newark's park framework, the consultant team has identified Newark Community Center Park as the most suitable location for an All-Abilities Playground. This determination was based on the park's current programming, potential for future expansion, and the availability of sufficient space to accommodate the playground. Given these factors, Newark Community Center Park offers the ideal setting for an All-Abilities Playground that will meet community needs and enhance recreational opportunities.

For a detailed break out of probable costs for the proposed All-Abilities playground at Newark Community Center Park, see Appendix E.

RESTROOMS ($381,867)

Several restrooms within the Newark Park system are outdated, in poor condition, and pose health and safety concerns for the community. Proper restroom facilities are essential for maintaining the overall usability of park spaces, ensuring that they are safe, clean, and welcoming for all visitors. Inadequate or poorly maintained restrooms not only detract from the park experience but also limit access and discourage community members from fully enjoying the amenities. In response to community feedback, upgrading park restrooms ranked as one of the highest priorities, underscoring the strong demand for modernized, accessible, and sanitary facilities. Addressing this need would significantly enhance the overall park experience by providing

visitors with clean, functional spaces that support longer visits and broader use of the parks.

Making the upgrade and replacement of restroom facilities a priority will directly address the needs expressed by residents, creating a healthier, more enjoyable environment for park-goers of all ages. This investment will contribute to a more inclusive and accessible park system, reflecting the community's desire for improved infrastructure and demonstrating the city's commitment to enhancing the quality of life for its residents. By modernizing restroom facilities, Newark will further increase the usability, safety, and appeal of its parks, ultimately promoting greater community engagement and enjoyment.

Investing in improved restroom infrastructure will not only increase the usability of the parks but also reflect the city's commitment to providing a safe, clean, and enjoyable experience for residents and visitors alike. The Masterplan Update recommends prioritizing upgrading and/or replacing restrooms at all parks which currently have existing restrooms. It is important to note that replacing the restrooms, rather than attempting to upgrade the outdated structures, would be a more equitable and logical approach, as the aging construction and infrastructure make renovation less cost-effective and efficient in the long term.

Additionally, the inclusion of new restroom facilities at the following parks some of which currently do not provide any restroom facilities for the community:

- Lakeshore Park
- Shirley Sisk Grove

As well as new restrooms and updates to the existing restrooms at the following parks:

- Newark Community Center Park
- Sportsfield Park

For a detailed breakdown of probable costs for the proposed restroom additions, replacement and/or upgrades, see Appendix E.

MAINTENANCE AND PLAY FIELDS ($208,421)

Proper maintenance of the open fields within the Newark Park system is essential for the safety and enjoyment of the entire community. These fields are widely used by various groups for recreational sports practices, organized leagues, and informal play, with soccer being one of the most popular outdoor activities. With many games extending into the evening when natural lighting is limited, it becomes critical to ensure that the fields are well-maintained, free of trip hazards, burrows, and other potential dangers that could compromise the safety of players. Providing safe, level, and hazard-free fields allows community members to continue enjoying outdoor sports with confidence.

In addition, proper field maintenance, including fine grading, is vital to create level playing surfaces that support safe and fair play. This also ensures adequate drainage and irrigation, which are necessary to keep fields in optimal condition year-round. By preventing water buildup and uneven surfaces, proper grading and irrigation extend the usability of the fields in various weather conditions, promoting continuous outdoor recreation. Prioritizing regular maintenance of these fields enhances the quality of outdoor spaces and reflects the city's commitment to providing safe, accessible, and enjoyable facilities for all. Furthermore, prioritizing the safety of the Newark community—especially its children—demonstrates the city's commitment to investing in safe, accessible, and enjoyable outdoor facilities for all residents.

The following parks have existing fields that will need regular maintenance:

- Birch Grove Park
- Jerry Raber Ash Street Park
- Mayhews Landing Park
- McGregor Playfields
- Mirabeau Park
- Newark Community Park
- Mel Nunes Sportsfield Park

While the demand for a dedicated cricket pitch did not emerge as a high-ranking need in the community survey and outreach, the consultant team has conducted evaluations on potential locations for a future cricket pitch, should the city choose to move forward with this project. Based on the spatial and field requirements for cricket, McGregor Playfields has been identified as the most suitable location to accommodate a dedicated cricket pitch. This proactive assessment ensures that Newark is prepared to meet the evolving recreational interests of its community.

TRAILS AND PATHWAY IMPROVEMENTS ($373,395)

Outdoor trails and pathways are a vital component of the open space and parks network in the City of Newark, offering both recreational and practical value to the community. These trails ranked highly among community members during the survey and outreach process, emphasizing the importance of accessible, well-connected outdoor spaces. Trails not only provide opportunities for walking, running, and biking but also enhance the overall park experience by linking individual parks and open spaces, creating a cohesive network of recreational areas.

These exterior connections magnify the enjoyment of each park by allowing residents to easily explore and engage with different amenities, fostering a greater sense of community and encouraging outdoor activity. Well-maintained and thoughtfully designed trails contribute to a more connected, accessible, and vibrant park system that supports the health and well-being of Newark's residents.

Proper maintenance of paths and trails is essential to ensure they remain safe, accessible, and enjoyable for all users. Key aspects of trail upkeep include regular fine grading and leveling to maintain smooth, even surfaces, reducing the risk of trip hazards or uneven terrain. Weeding and vegetation control are equally important to keep pathways clear and prevent overgrowth from obstructing users. The removal of trip hazards such as cracks, roots, or debris, along with addressing slippery surfaces, is crucial for maintaining the safety of those walking, running, or biking on the trails.

Ensuring proper surface drainage is also a key component, preventing water accumulation that could lead to erosion or create dangerous conditions. Additionally, all trails must adhere to code-compliant accessibility standards, including maintaining appropriate cross slopes and running slopes to accommodate individuals of all abilities. Consistent maintenance of these elements not only ensures the safety and usability of the paths but also demonstrates the city's commitment to providing a welcoming, accessible, and well-maintained trail network for the entire community.

In addition to the existing trails and pathways, the Citywide Parks Master Plan Update recommends expanding the current trail system where feasible. Based on an evaluation of current conditions, Cedar Boulevard Linear Park has been identified as the park that would benefit most from the addition of new trails and pathway networks.

For a detailed breakdown of probable costs for Trails and Pathway Improvements, see Appendix E.

6.4 FINANCIAL ANALYSIS AND MANAGEMENT

Parks and recreation costs are commonly separate into two categories, ongoing operations and maintenance costs and one-time capital improvement costs. The city's current funding approach includes:

- Ongoing Costs. The use of General Fund revenues to cover parks maintenance costs and recreation and community services costs, and, to a lesser extent, user fees.

- Capital Improvement Costs. The use of development impact fees to support park and facility improvements with periodic support from grants.

This section focuses on the city's current funding of parks maintenance and recreation and community services and the expected need for funding. The following section focuses on the costs associated with the capital improvements projects identified in the Master Plan, describes the city's current approaches to capital project funding, and identifies additional funding sources that could be pursued to support parks funding.

Overall, to fund and implement the Master Plan's capital project priorities and support their ongoing operations and maintenance, additional funding sources will be required. There may be opportunities to generate revenue to partially offset the new costs from the operations of several of the proposed facilities; and volunteers, or external organizations, may be engaged to help with fundraising. However, a reliable and consistent source of funding for both operations and maintenance as well as capital improvements will likely be required.

MAINTENANCE AND OPERATIONS SPENDING OVERVIEW AND FUNDING NEED

The city provides parks and recreation maintenance and services through:

- **Public Works Department** - The Parks and Landscape Maintenance division in the Department of Public Works is responsible for operations and maintenance of city parks. FY 2025/2026 spending is expected to be about $3.75 million with most funding from the General Fund.

- **Recreation and Community Services Department** - This department organizes and oversees recreation programming. FY 2025/2026 spending is expected to be about $7.3 million. Over half of the funding will come from the General Fund ($3.7 million) with about 40 percent from user fees/ charges.

As described further below, in the city's budget, recreation services and park maintenance activities are supported by the Recreation Cost Center and Maintenance Cost Center, respectively.

Like many other California communities, the City of Newark continues to experience increasing demands for a range of public service expenditures with General Fund revenues unable to keep pace. In response to the fiscal realities the city's practice has been to provide and maintain public facilities, including parks, as resources allow.

A significant challenge for the city is that the improvements envisioned in the *Master Plan* will increase the city's maintenance costs (as well as requiring capital projects funding) while public input also indicates a strong desire for overall improved park maintenance. With current maintenance funding constrained, the city will need to explore new funding options for park maintenance when possible.

MAINTENANCE COST CENTER

The Parks and Landscape Maintenance Division of the City's Public Works Department is responsible for the maintenance of all City parks and recreation facilities, in addition to street landscaping and residential cul-de-sacs. Maintenance of parks, sports fields, playgrounds and recreation facilities includes mowing turf, irrigation repair, hedging, litter removal, weed control, playground safety inspection and repair, and special event support.

The Public Works Department receives funding for a broad range of maintenance activities including street repairs and environmental services as well as parks and landscape maintenance, through the City's Maintenance Cost Center. The budget of the Maintenance Cost Center has been set at about $8.0 million in Fiscal Year (FY) 2025-26 and $8.35 million in FY 2026-27. The City's General Fund provides the large majority (over 85 percent) of the funding for this Cost Center, including about $6.9 million in FY 2025-26 and $7.83 million in FY 2026-27.

The portion of the overall Maintenance Cost Center funding allocated to Parks & Landscape Maintenance is $3.76 million in FY 2025-26 and $3.89 million in FY 2026-27. This is approximately 47 percent of the Maintenance Cost Center's total budget.

RECREATION COST CENTER

The Recreation and Community Services Department receives funding through the City's Recreation Cost Center. The total budget for the Recreation and Community Services Cost Center in FY 2025-2026 is about $7.3 million. The City has budgeted revenues of $2.7 million in various recreation fees and charges. The City's General Fund contribution is expected to be $4.1 million in FY 2025-26, representing over 50 percent of the Recreation and Community Services Department's operating budget.

The following recreation programs and services are funded by the Recreation Cost Center:

- General recreation services
- Youth/Adult Sports, Fitness & Wellness
- George M. Silliman Activity & Family Aquatic Center
- Community Center Licensed Child Care
- Senior Services
- Paratransit Services
- Newark Resource Center

6.5 CAPITAL PROJECT FUNDING

The *Newark Citywide Parks Master Plan* has identified a series of park improvements and identified priorities to help allocate funding as it becomes available. This section summarizes the capital cost information, discusses the city's primary parks capital funding tool, and identifies other options. As for most California communities, raising funding for parks and recreation improvements and their associated maintenance is challenging. The city's current funding tools will support incremental improvements over time, though the city will need to explore new funding options to accelerate the pace of potential capital improvements while accounting for additional maintenance requirements when possible.

CITY CAPITAL IMPROVEMENT COSTS (CIP)

In the budgeting process for the Fiscal Years (FY) 2024-2026 budget cycle, the city evaluated 93 projects of all types for potential funding, of which 28 related to park and recreation facilities. Of those projects, 47 were selected for funding during the biennial budget cycle, including nine (9) for park and recreation facilities. The total known costs for all of these projects add up to about $119.2 million. The nine (9) identified park and recreation improvement projects in this budget cycle are estimated to cost about $1.55 million. These are primarily improvements to the Silliman Activity and Family Aquatic Center, which comprise 7 of the projects.

Table 15 – Projects Funded by Parks Impact Fees

Park Name	Total Cost (2024$)
Birch Grove	$4,070,000
Byington Park	$1,287,000
Cedar Boulevard Linear Park	$5,622,000
Civic Center Park	$2,092,000

Jerry Raber Ash Street Park	$1,235,000
Lakeshore Park	$3,111,000
MacGregor Playfields	$552,000
Mayhews Landing	$1,844,000
Mirabeau Park	$689,000
Musick Park	$962,000
Newark Community Park	$4,193,000
Sanctuary Park	$1,636,000
Shirley Sisk Grove	$3,085,000
Sportsfield Park	$5,048,000
Susan Johnson Bridgepointe Park	$1,277,000
Grand Total	$36,703,000

The Master Plan includes an assessment of potential city park capital improvements. As summarized below, the Master Plan identifies improvements to 15 city parks with an estimate total improvement cost of $36.7 million. The overall improvement list and costs includes several of the parks and recreation projects included in the city's two-year Capital Improvement Plan.

EXISTING CAPITAL FUNDING TOOLS/ PARK IMPACT FEES

The city's dedication and park fee requirements provide an important source of parkland and improvements/ facilities funding from new development. Specifically, the city requires new residential subdivisions to dedicate land, or pay an in-lieu fee, for parks and open space, as authorized by the Quimby Act (California Government Code Sec. 66477). In addition, the city charges a fee for the cost to develop parks and recreation facilities.

The fees as of 2024 are presented below. As shown, the fees include a fee associated with park improvements, set at about $9,200 per unit per single family unit and $6,500 per unit for multifamily development. Developers that choose to dedicate the required amount of parkland only pay this fee, though developers also have the option to pay a higher fee that incorporates a parkland in-lieu fee as well as the park improvements fee component. As shown, for developers that select the parkland in-lieu fee, the fee is about $30,800 per single family unit and $22,200 per multifamily unit.

Table 16 – FY 2024 Parks Impact Fees

	Fee per Dwelling Unit ($2024)	
Item	Single Family	Multi-Family
Project without Land Dedicated for Parks	$30,788.01	$22,167.76
Projects with Land Dedicated for Parks	$9,236.40	$6,527.09

These parks fees represent an important source of parks capital improvement funding for the city, though it is important to note that: (1) the fees are collected to mitigate for the impacts of new development, not correct existing deficiencies; and, (2) cannot be spent on operations and maintenance costs.

When received, the fees are deposited in a separate Park Impact Fee fund. As of FY 2023, the parks impact fee fund balance is approximately $5.8 million, with $1.8 million committed towards funded projects. This leaves about $4 million in remaining uncommitted fee fund balance.

Table 17 – Projects Funded by Parks Impact Fees

Project Name	Current Status	Anticipated Completion
BMX park Location Study and Conceptual Design	Pending	2024
Cedar Boulevard Linear Park Area 2	Pending	2025
Citywide Park Signage Program - Phase 1	Underway	2024
Jerry Raber Ash Street Park Sports Facilities	Pending	2025
MacGregor Fields Cricket Pitch	Underway	2024
Mel Nunes Sportsfield Park Completion	Pending	2025
Mel Nunes Sportsfield Outfield Net Replacement	Pending	2024
Mel Nunes Sportsfield Park Synthetic Turf Fields Additional Netting	Underway	2024
Park Grid Tree Work Project	Planning	2024

Source: City of Newark

Historically, the city's parks impact fee program has provided an important source of funding for capital improvements. In addition to the limitations of its use, like all impact fees, the fee revenues are highly dependent on the level of new development in the city. As a result, it is expected to continue to be an important source, if limited source of revenues for the City's capital improvement projects.

OTHER FUNDING OPTIONS

As noted above, to accelerate the timing of the prioritized capital improvement projects and to ensure adequate funding for the strong maintenance and management of existing parks, the city will want to explore additional funding options at an appropriate point in time. The sections below discuss potential funding options to consider/ pursue, divided into two sections.

The first section includes the pursuit of funding and other support from grants and/or charitable foundations/ volunteers. These efforts require city staff to organize and oversee and can be highly uncertain in terms of the level of funding received. The second section includes the types of taxes, fees, and other mechanism that can be used to support Citywide parks funding, but that typically require either voter-approval or City Council consideration and adoption.

GRANTS AND CHARITABLE FUNDING

Grants and charitable funding do not place a cost incidence on city residents, businesses, or other taxpayers, but do require substantial investment of city staff time.

GRANT FUNDING

Grant funding may supplement other sources of parks capital improvement funding. The city budget indicates that grants have supplied funding for several non-parks capital projects in the city. Like other cities, the City of Newark can compete for state, federal, and in some cases regional grant funding to help fund parks and recreation facilities. For large projects, it is frequently necessary to assemble several grants from sources which may have different purposes but which can contribute to portions of a project. Grant programs typically help fund capital projects but not operations and maintenance costs.

Among the different grant programs, large State parks bonds that have been passed periodically by California voters often provide substantial, but competitive funding. Additionally, in some cases, there may be opportunities to use Community Development Block Grant (CDBG) funds - which may be used for a variety of purposes such as affordable housing, community facilities or economic development.

Overall, while grant funds can provide an important source of funding, their competitiveness and limitations on use makes them difficult to incorporate into long term capital improvements program planning. Additionally, grant funding for parks requires significant staff effort (to seek out and apply for funding and then manage any projects tied to grants won).

CHARITABLE CONTRIBUTIONS AND DONOR CAMPAIGNS

Citizens and businesses alike often recognize the vital importance of the city's parks and recreation system to the community quality of life and wish to contribute financially. For major projects, cities often mount donor campaigns, which may include major corporate support, to fund high profile facilities. However, this approach can also be helpful for neighborhood projects as well where the community may be willing to conduct fund raising activities and donate volunteer efforts to provide a recreation, cultural, or open space amenity in their neighborhood. Similar to grant funding, these fund-raising efforts often require coordination and support from city staff with outcomes difficult to predict.

ADDITIONAL POTENTIAL FUNDING SOURCES

The city may consider a variety of other financing mechanisms and funding sources to help close the gap on parks and recreation facilities costs and ongoing operations and maintenance. Some of these programs are most tied to new development, so the extent to which new development is expected to be modest, they may be less useful. Others, that require voter-approval, ask residents and/ or property owners if they are willing to tax themselves to support parks improvements and, in some cases, maintenance.

General Obligations Bonds

The city can seek to establish new property tax assessments to support a General Obligation (G.O.) Bond issuance that would be targeted to fund parks capital improvements, potentially in combination with other improvement categories. Raise funds for both capital and maintenance improvements in parks. The new property tax assessments that will pay for the debt service on the new G.O. Bonds will require (two-thirds) voter approval and hence there must be broad support.

Dedicated Local Taxes

Other local taxes may be increased with (two-thirds) voter approval to either pay for capital improvements on a pay-as-you-go basis, to support issuance of a revenue bond for capital improvements, and/ or help fund ongoing parks maintenance cost. For example, Sonoma County has an additional sales tax that funds maintenance of regional parks and allocates funding to jurisdictions for local park improvements. Parcel taxes and transient occupancy taxes are often types of taxes that can be established as special taxes for specific purposes with voter approval.

Enhanced Infrastructure Financing District (EIFD)

With Enhanced Infrastructure Financing Districts, cities can allocate a portion of their own property tax increment to help pay for public facilities and improvements (including parks and recreation) in that district. This is essentially a limited form of redevelopment tax increment financing, but only public agencies that agree to participate would allocate their tax increment to the EIFD. EIFD's both require substantial new development in the district to provide the incremental property tax as well as a willingness to re-direct those property taxes into facilities financing.

Land-Based Financing

Land-based financing programs such as community facilities districts or special assessment districts offer another financing mechanism for cities to generate revenue. Such financing districts are typically established for major subdivisions where the infrastructure or service costs in the new neighborhood cannot otherwise be funded by developer or city sources. Funding from special districts can also provide funding for maintenance costs. These programs, however, tend to cover a specific area and are dependent on the level of new development.

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APPENDIX

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APPENDIX A – DOCUMENT REVIEW

Newark Citywide Parks Master Plan Update

DOCUMENT REVIEW

rhaa Landscape Architecture & Planning

NEWARK california

INTRODUCTION

The City of Newark engaged the services of RHAA, Ballard King & Associates LTD, and Economic & Planning Systems, Inc. (EPS) to prepare a citywide master plan to address the city's long-term needs and meet its goals for the provision of parks, recreation and open space; the Newark *Citywide Parks Master Plan Update*.

The following document review summarizes planning documents that discuss existing infrastructure, currently proposed or pending improvements, and various practices and policies. Specifically, goals, policies, and programs from existing city plans and documents that relate to open space and recreational planning are reviewed to inform the policies of the city's *Citywide Parks Master Plan Update*. This section additionally reviews documents related to current program offerings and citywide budget and revenue practices to further inform the policies of the *Citywide Parks Master Plan Update* and ensure that the Plan is consistent with planning, policies, and programs set forth by the City of Newark.

DOCUMENT REVIEW

Master Plans & Studies 7

City of Newark General Plan 7

City of Newark Pedestrian & Bicycle Master Plan 18

City of Newark Greater NewPark Masterplan 19

Dumbarton Transit Oriented Development Specific Plan 20

Southwest Newark Residential & Recreational Project 21

Recreation & Programming 22

Joint Use 22

Recreational Services & Programming 22

A. City of Newark General Plan

Document(s):
Newark California General Plan, 2013

The *Newark California General Plan* is intended to guide the City, looking 20 to 25 years ahead, through changes in technology, transportation, demographics, environment, and the economy; preserving Newark's existing qualities while planning for its future. The General Plan, adopted December 2013, meets the requirements for general plans as stipulated by California State law including the seven mandatory elements: land use, circulation, housing, public safety, conservation, open space and noise. This General Plan also includes the optional elements of economic development, health and wellness, and community services and facilities.

The vision of the city's future as defined by the General Plan process is to:

- Maintain a strong sense of shared community among residents and protect the quality of life.
- Guide the timing and location of development to protect sensitive natural environments.
- Concentrate commercial and industrial land uses along the edges of the city to capitalize on freeway access and buffer more sensitive land uses.
- Focus future growth in key areas of opportunity for development and redevelopment while preserving the character of existing residential neighborhoods.
- Meet the regional need for housing, as defined in state legislation and the Bay Area's Sustainable Community Strategy (SCS), and provide a wide range of housing opportunities for all housing types and income levels.
- Provide new, higher density housing options that address the needs of senior citizens and cater to the preferences of younger generations, while maintaining the single-family residential neighborhoods that Newark residents value.
- Continue to provide adequate and varied recreational opportunities.
- Foster the creation of new high-quality recreational open spaces and the enhancement of existing recreational facilities and open spaces.
- Promote public health and safety.
- Develop a more sustainable and healthy community and promote walking and biking through focused transit-oriented development (TOD) and focused high-density housing in proximity to commercial uses.
- Sustain NewPark Mall as a regional commercial attraction, while exploring opportunities for redevelopment of the surrounding area with civic and other uses supportive of the Mall.
- Redefine citywide transportation priorities to better balance the needs of all modes of travel.
- Facilitate cleanup of hazardous contamination sites in the City.
- Embrace Newark's bayfront location.

To formalize the future of Newark's existing park system, the city's General Plan called for the creation of Newark's *Citywide Parks Master Plan*. The *2017 Master Plan* resulted in the prioritization of funds for future park and recreation projects and the creation of a systematic foundation for the future of Newark's parks. The following assessment of the *Newark California General Plan* identifies the goals, policies and actions, of each plan element, related to the city's existing park system. The *Master Plan Update* continues and expands on these goals.

LAND USE

The Land Use element of the *Newark California General Plan* defines the city's public policy on land use topics of growth and development, use compatibility, community standards, community design and identity, and historic preservation. These policies set the direction of Newark's future growth to maintain successful neighborhoods, improve civic identity, and enhance the city's shopping areas and workplaces for coming years. These policies also provide parameters for future development of the city to enhance Newark's quality of life.

Public open space, and its associated benefits, is identified as a valuable amenity in this element. Supporting various uses, providing civic identity and improving aesthetic appearance, park space is a valued land use protected in the city's existing land use policy and proposed in Newark's future planned development.

The following goals, policies and actions relate to parks and recreation.

QUALITY OF LIFE

Goal LU-1: Maintain a desirable quality of life in Newark by preserving a small town, neighborhood-oriented atmosphere and sustaining a balanced mix of land uses.

Policy LU-1.1 Balance of Uses: Maintain a reasonable balance of land uses in the city so that residents can live close to where they work and satisfy their shopping, educational, personal, health, entertainment, and recreational needs close to home.

Policy LU-1.9 Park and Recreation Expansion: Expand park and recreational lands and facilities to keep pace with population growth and support the leisure time needs of Newark residents.

Policy LU-1.11 Centers: Create vibrant centers within Newark that provide focal points and gathering places for neighborhoods, and create identity and stronger sense of place for the city. Centers may include shopping areas, parks and public facilities, mixed-use districts, and other amenities that meet the diverse needs of Newark residents and visitors.

COMMUNITY STANDARDS

Goal LU-3: Protect the quality of Newark's residential neighborhoods.

Policy LU-3.4 Property Renovation: Upgrade existing structures and sites, particularly those located along major thoroughfares, where deficiencies in appearance can create a negative image of the city and/or impact the value of property.

Action LU-3.B Blight Abetment: Continue programs to maintain community standards, including enforcement of illegal dumping regulations, graffiti removal, and other programs to abate blight.

Action LU-3.D Beautification Programs: As funding allows, undertake beautification and revitalization programs which improve the appearance of existing development through landscaping, streetscape improvements, and facade improvements.

COMMUNITY DESIGN AND IDENTITY

Goal LU-4: Enhance Newark's identity as a city of high quality development that is distinctive from other cities in the Bar Area.

Policy LU-4.7 Lighting: Manage exterior lighting to reduce potential light and glare impacts, improve public safety, and enhance the character of the streetscape.

Policy LU-4.10 Civic Space: Develop spaces in the city which contribute to community building and social interaction. This should include parks, plazas, and other public areas, as well as gathering places within private development that are open to the public.

Action LU-4.C Lighting Improvements: Identify priority locations for lighting improvements along streets, in parks, and public places to address public concerns about safety.

DUMBARTON RAIL TRANSIT-ORIENTED DEVELOPMENT (D-TOD)

Goal LU-6: Develop a sustainable, transit-oriented development (TOD) comprised of residential, retail, office, parks, and open space uses around the site of the planned Dumbarton Rail station on Newark's west side.

Policy LU-6.1 Dumbarton TOD Land Uses: Plan for the following activities around the intersection of Willow Street and the proposed Dumbarton Rail Service: (1) a future transit station serving the region as well as neighboring residents; (2) a neighborhood center consisting of

retail, grocery, visitor-serving, and higher-density residential uses; (3) up to 2,500 housing units with a wide range of unit types and affordability levels; (4) necessary infrastructure to support the development; (5) contribution toward an overpass on Central Avenue over the Union Pacific railroad tracks, and (6) a network of open space and parks, including a bayside trail.

SOUTHWEST NEWARK RESIDENTIAL AND RECREATIONAL PROJECT

Goal LU-7: Develop the Southwest Newark Residential and Recreational Project as one of the Silicon Valley's premier new neighborhoods, with executive housing and high quality recreation.

Policy LU-7.6 Open Space Amenities: Include a major open space and recreational amenity within the Southwest Newark Residential and Recreational Project boundary. The preferred amenity is an 18-hole golf course with clubhouse. The former solid waste disposal site at the west end of Mowry Avenue should be considered for inclusion in the Golf Course site. In the event a golf course is deemed infeasible, then another recreational use that is acceptable to the city shall be provided through developer fees. In addition, development in this area shall provide for neighborhood parks consistent with the ratios established by the General Plan.

In the event a golf course is developed, its design should minimize disturbance of sensitive natural resources. To the extent feasible, the golf course should contain natural habitat such as native grassland and native trees rather than non-native grass and non-native vegetation.

Action LU-7.C New School and Park: Work with property owners and the Newark Unified School District (NUSD) in the planning of a new public school within this area. A neighborhood park should be designed on an adjacent site, with the two uses functionally integrated to facilitate joint use.

OLD TOWN NEWARK

Goal LU-8: Strengthen Old Town Newark as a vibrant, cohesive mixed-use district that honors Newark's history while embracing its future.

Policy LU-8.6 Old Town Civic Space: Create civic gathering places, outdoor seating areas, fountains, and other public spaces in Old Town Newark which contribute to the area's role as the historic center of the city, and make it a more attractive destination for Newark residents, workers, and visitors. Once constructed, such spaces should be programmed for civic events which draw people to the area and create more active street life.

Action LU-8.E Old Town Park/Plaza: Pursue development of a central park or plaza, with the potential to become a focal point for the Old Town area.

TRANSPORTATION

The Transportation element of Newark's *General Plan* addresses topics and policies related to travel in and around the city, its accessibility to the larger Bay Area, and the modes by which transportation shapes the city's identity. In regard to the city's parks and recreation, this element's call for enhanced recreational trails and potential open space development along existing transportation Right-Of-Ways, supports Newark's park system.

The following goal, policies and action relate to Newark's *Citywide Parks Master Plan Update*.

PEDESTRIAN AND BICYCLE CIRCULATION

Goal T-2: Create a citywide pedestrian and bicycle network that provides safe access to destinations within the city, connects to an integrated regional network, and is accessible to users of all ages, abilities, and means.

Policy T-2.9 Recreational Trails: Develop and maintain trails in parks and open space areas, and between Newark neighborhoods and the city's open spaces.

Policy T-2.12 Trails Along Railroads and Utilities: Consider the use of railroad, flood control, and utility rights of way for jogging, biking, and walking trails, provided that safety and operational issues can be fully addressed.

Such trails may be considered where the right-of-way is sufficiently wide to address safety considerations, and where a trail project would not interfere with railroad, flood control, or utility operations.

Action T-2.B Cedar Boulevard Pedestrian and Bicycle Trail: Convert the linear tract of land formerly reserved for a southerly extension of Cedar Boulevard between Haley St. and Willow St. into a bicycle and pedestrian parkway, including a bicycle and pedestrian bridge over the Union Pacific Railroad. The city will apply for grants and pursue other funding sources to construct this project.

ECONOMIC DEVELOPMENT

The Economic Development element of the *Newark California General Plan* describes the goals, policies, and actions of the city that will encourage a strong economy, support existing businesses while attracting new businesses, and improve Newark's overall quality-of-life and fiscal strength. Newark's public open space is incorporated into the Economic Development element of the General Plan through its potential role in establishing a positive image of the city, enhancing the city's competitive edge and identity within the Silicon Valley market.

The following goal, policies and action apply to the City of Newark's parks and recreation.

PROMOTING NEWARK

Goal ED-5: Establish higher visibility and a positive public image of Newark.

Policy ED-5.5 Media Relations: Garner positive media coverage that promotes Newark as a livable city with great weather, a central location, quality shopping and dining choices, diverse housing choices, excellent schools and parks, and an accessible city government.

Policy ED-5.6 Bayfront Location: Promote the public image of Newark as a bayfront city, with amenities such as trails to the shoreline, open space, wildlife refuges, and bay vistas.

Action ED-5.E Community Special Events: Work with the Chamber of Commerce to promote local special events and festivals which draw visitors to Newark, such as the annual Newark Days, summer concerts in the grove, the NewPark Farmers Market, SummerFest, and other arts and crafts events.

CONSERVATION AND SUSTAINABILITY

Newark's location directly on the San Francisco Bay compels the city to take an important stance on preserving its unique natural resources. Significantly, just under 50 percent of the city is designated non-urbanized land with a large portion of that dedicated to conservation. With this ratio, Newark has a unique opportunity to highlight its special relationship to the Bay and the valuable open space resources it hosts. The Conservation and Sustainability element of the General Plan outlines the city's public policy on resource management and conservation.

The following goals, policies and actions relate to the role of Newark's park system in environmental conservation and sustainability, particularly in environmental education, water conservation, urban forestry, and waste management.

ENVIRONMENTAL PROTECTION

Goal CS-1: Protect Newark's natural environment, landscape and physical features.

Policy CS-1.5 Environmental Education: Support greater environmental education, awareness, and stewardship among Newark residents.

Action CS-1.C Environmental Curricula: Work with the Newark Unified School District and Ohlone College to promote environmental education and curricula for Newark youth. In addition, encourage Newark Recreation and Community Services Department and East Bay Regional Park District programs, which increase awareness of Newark's natural environment.

WATER RESOURCES

Goal CS-3: Conserve and enhance Newark's water resources.

Policy CS-3.2 Water Conservation Standards: Promote water conservation through development standards, building requirements, irrigation requirements, landscape design guidelines, and other applicable city policies and programs.

Action CS-3.E Water Efficient Landscaping: Continue to implement the city's Rescape Landscaping Guidelines for water-efficient landscaping, including low water use plants and more efficient irrigation systems. Adopt more stringent outdoor water use policies for individual development proposals where feasible.

Action CS-3.F Retrofitting Water Infrastructure: As funding allows, retrofit water infrastructure and landscaping on municipal property to reduce potable water use.

URBAN FOREST

Goal CS-4: Conserve and manage the city's tree resources and urban forest.

Policy CS-4.2 Trees and Public Improvements: Manage the city's trees in a way that preserves the life of public improvements such as curbs, gutters, and sidewalks. Ensure that trees that are removed due to their age, health, or potential to damage property, are replaced in kind with new trees that are appropriate for their locations.

Policy CS-4.4 Street Trees as a Community Amenity: Encourage the use of street trees and landscaping to distinguish major thoroughfares and neighborhoods, beautify the city, encourage walking, and create a stronger sense of identity.

SOLID WASTE MANAGEMENT

Goal CS-8: Reduce landfilled waste through recycling, composting, and source reduction.

Policy CS-8.1 Recycling Program: Actively promote recycling, composting, and waste reduction in order to minimize the amount of waste requiring disposal in landfills. Provide for residential recycling and green waste containers and weekly curbside recycling pickup, to make it as easy and convenient as possible for residents to reduce the volume of trash requiring landfill disposal.

Action CS-8.E Recycling Receptacles in Public Spaces: As funding allows, provide recycling receptacles in parks and public spaces, in addition to trash receptacles.

PARKS, RECREATION, AND OPEN SPACE

The Parks, Recreation, and Open Space element of the *Newark California General Plan* sets forth the framework for which the city will manage open space for recreation, conservation, resource production, and public safety. The policies outlined here emphasize the importance of public open space in the community; providing valued opportunity for recreational, social, civic and aesthetic enjoyment. Additionally, this element provides strategy for adaptation of the city's parks and recreation to meet the changing needs of the city's residents.

The Parks, Recreation, and Open Space element is a guiding framework for both the 2*017 City Parks Master Plan* and the *Master Plan Update*. The *Master Plan Update* will continue to support the policies, goals and actions outlined in this element to support Newark's park and recreation goals.

PROTECTION OF OPEN SPACE

Goal PR-1: Protect Newark's open space for a variety of purposes, including public recreation, the managed production of natural resources, protection of environmentally sensitive areas, aesthetics, and public safety.

Policy PR-1.1 Public Open Space: Protect and where possible enhance the public open space resources available within or near Newark.

Policy PR-1.3 Open Space and Community Character: Recognize the value of open space for shaping community character and identity and defining Newark's image within the region.

Policy PR-1.5 Utility Easements: Encourage public utility agencies such as the San Francisco Water Department (Hetch Hetchy Aqueduct) and PG&E to retain their easements in open space or to improve them with linear parks or trails.

PARKLAND ACQUISITION AND EXPANSION

Goal PR-2: Expand and improve Newark's parks and recreational facilities to meet existing and future needs.

Policy PR-2.1 New Neighborhood Parks: Develop new neighborhood parks in locations where there is an existing or anticipated need.

Policy PR-2.2 Parks in New Development: Require new parks to be provided within large-scale new development. Where the provision of an on-site park is infeasible, require the payment of an in-lieu fee for parkland acquisition to serve that development.

Policy PR-2.3 Park Service Standards: Establish the following park standards to determine where and how much parkland should be provided in Newark, and to calculate the amount of in-lieu fees where appropriate:

(a) within the city, provide at least 3.0 acres of parkland per 1,000 population. This total shall exclude wetlands and other areas that are not accessible for active or passive recreation,

(b) provide one neighborhood park per 5,000 population, with a park located within ½-mile of each residence, and

(c) provide one community park per 15,000 population, with a park located within 2 miles of each residence.

These standards may be adjusted to facilitate high value and unique facilities such as linear trails, dog runs, formal gardens, and indoor facilities.

Policy PR-2.4 Pocket Parks: Allow a portion of the parkland dedication requirement to be met through the provision of on-site pocket parks and play lots in new development.

Policy PR-2.5 New Facilities in Existing Parks: Where constraints to meeting the established park and recreation standards cannot be overcome, explore alternatives for providing additional recreational activities within existing park and recreation facilities.

Policy PR-2.6 Park Expansion: Explore opportunities to expand existing parks through the acquisition of vacant or underutilized land on the perimeter.

Policy PR-2.7 Distinctive Park Character: Ensure that every park and public space has its own unique character. Parks should vary in size and level of activity based on their location, natural setting, and use. Larger parks should include a mix of active and passive recreation areas to ensure that they serve a diverse range of users

Policy PR-2.8 Natural Features in Parks: Design new parks to respect and conserve important natural features. Wetlands and other environmentally sensitive areas located within park boundaries should be designated for protection and restored to the greatest extent possible.
Policy PR-2.9 Parks in Nearby Cities: When evaluating the need for recreational facilities, consider the availability of public facilities in nearby cities as a factor.

Action PR-2.A Park Impact Fees: Continue to implement provisions of the Quimby Act which enables the city to collect in-lieu fees for park acquisition.

Action PR-2.B New Park Locations: Develop new public parks in the neighborhoods planned for the western and southwestern edges of Newark.

Action PR-2.C New Park Facilities: Ensure that newly developing neighborhoods have access to a full array of recreational facilities. When determining what specific facilities should be provided in new parks, consider existing citywide deficiencies, so that all Newark residents may benefit.

Action PR-2.D Old Town Park: Consider opportunities for a new neighborhood park in the Old Town Newark area.

Action PR-2.E Donations of Money and Land: Create a mechanism through which individuals can donate money or land to the city for expansion of existing parks or the development of new parks or community facilities.

Action PR-2.F Community Input: Seek public input on improvements to City parks and recreation programs through user surveys, community workshops, and communication with organized recreation and neighborhood groups.

PARK MANAGEMENT

Goal PR-3: Manage Newark's parks in a way that enhances their natural qualities, conveys a positive image of the city and its neighborhoods, and fully meets the community's recreational needs.

Policy PR-3.1 Facility Modernization: Periodically modernize or upgrade existing recreational facilities to ensure that they meet the needs of the community, respond to current trends, and make a positive contribution to Newark's quality of life.

Policy PR-3.2 Quality Materials: Utilize quality materials in the construction of parks, public spaces, and recreational facilities. Park equipment and facilities should promote durability and resilience, be responsive to the Bay Area's climate, and be resistant to vandalism to the greatest extent feasible.

Policy PR-3.3 Extending Facility Usefulness: Enhance the usefulness of existing athletic fields and active play areas by providing facilities and equipment that support a wider variety of sports and activities.

As funds allow, this could include improvements such as night lighting and the use of artificial turf to extend the hours of operation for playfields.

Policy PR-3.4 Park Safety: Ensure that parks are designed and managed to maximize the personal safety of users, maintain the visibility of play areas, and minimize the risk of injury.

Policy PR-3.5 Mitigating Off-Site Impacts: Manage parks to reduce and mitigate the potential for adverse effects on surrounding neighborhoods, such as evening light, noise, and parking.

Policy PR-3.6 Park Landscaping: Maintain high standards for park landscaping. Include a mix of native vegetation and ornamental landscaping to enhance visual quality.

Policy PR-3.7 Park Cleanliness: Keep Newark's parks clean, well maintained, and free of litter, with an adequate number of trash receptacles and regular trash collection services.

Policy PR-3.8 Park Maintenance: Ensure the regular and systematic maintenance of park grounds and facilities. Maintenance methods should be sensitive to the environment, including pest management and weed control methods which minimize toxic chemical use.

This should also include facilities for composting and recycling, and irrigation equipment that is designed to reduce maintenance and repair requirements and minimize water waste.

Policy PR-3.9 Reducing Energy Consumption: Reduce energy consumption in parks and in recreational buildings through energy-efficient lighting, conservation and efficiency measures in park structures, and energy-conscious operating procedures in parks and recreational facilities. Wherever feasible, this should include the use of photovoltaic systems in new or rehabilitated recreation buildings.

Policy PR-3.10 Volunteerism: Encourage volunteer participation in the care and stewardship of parkland and the delivery of recreational services in Newark.

Policy PR-3.11 Responding to Changing Needs: Provide recreational facilities and programs which meet the diverse and changing needs of Newark residents, taking into consideration such factors as the aging of the population, the mobility needs of persons with disabilities, and the city's growing cultural diversity.

Policy PR-3.12 Special Recreational Needs: Maintain recreation programs for special user groups such as disabled persons, seniors, and teenagers.

Recreation programs for youth are particularly important and should be a key consideration in the development of new facilities and programs.

Policy PR-3.13 Community Events: Hold communitywide events such as concerts and festivals in city parks. Such events should be carefully managed to ensure that parks are not over-programmed and that maintenance requirements are fully addressed.

Policy PR-3.14 Financing Park Improvements: Consider the use of bond measures and similar financing programs for acquisition and improvement of park land and recreational facilities.

Action PR-3.A Parks Master Plan: Develop a Parks Master Plan, which evaluates local park facilities against National Recreation and Park Association standards and determines the types and locations of improvements needed. A Parks Master Plan would also include use guidelines for the city's parks, and a funding plan for future improvements.

Action PR-3.B Reclaimed Water Use: Continue to work toward the use of reclaimed or non-potable water for park irrigation, rather than using domestic water. As reclaimed or non- potable water infrastructure is developed, parks and public landscaping should be a top priority for new service.

Action PR-3.C Sustainability in Parks: Expand sustainability practices at Newark's parks. This could include the use of bay friendly landscaping in city parks, and the expanded use of compost and mulch materials for fertilizer and landscaping.

Action PR-3.D Golf Course: Continue to pursue the development of a public golf course on the undeveloped residentially designated lands located in the southwestern part of the city. In the event a golf course is infeasible, consider development of another major public recreational feature or open space amenity in this area.

Action PR-3.E Skateboard and BMX Park: Identify potential locations, costs, and funding sources for a skateboard park and a recreational bicycle/ BMX park.

These are envisioned as two separate facilities. A skatepark has been built at Sportsfield Park. The location for the a bicycle skills/BMX park is recommended for Birch Grove Park would need to be Development of a bicycle skills/BMX park is contingent on funding.

Action PR-3.F Birch Grove Lighting: As funding allows, install night lighting at the Birch Grove Park tennis courts.

Action PR-3.G Sportsfield Park Multi-Use Field: Pursue development of lighted multi-purpose all weather turf field at Sportsfield Park.

This has been implemented by the city.

Action PR-3.H Dog Park: Recognize the growing demand for dog play areas in the city, and pursue development of a designated dog park within the Dumbarton TOD area.

This has been implemented by the city at Newark Community Park

Action PR-3.I ADA Compliance: Make continued efforts to comply with all provisions of the Americans with Disabilities Act (ADA) in the design and renovation of recreational facilities.

This should be implemented with the renovation any park and especially for children's play areas. An all-inclusive playground should be considered at Newark Community Park.

NON-CITY RECREATION FACILITIES

Goal PR-4: Maximize the benefits of non-city operated recreational facilities for Newark residents.

Policy PR-4.1 School Facility Access: Continue working with the Newark Unified School District to develop and maintain athletic fields and recreational facilities such as pools, playgrounds, and tennis courts. Support broader public access to these facilities when school is not in session.

Policy PR-4.2 Surplus School Sites: In the event a school site is declared surplus in an area deficient in park land, work with the School District to retain a portion of the school's existing open space, playground, or athletic field area as neighborhood parkland.

Policy PR-4.3 Ohlone College Partnerships: Explore potential partnerships with Ohlone College to develop recreational facilities or programs on the Newark campus which may be accessed by Newark residents.

Policy PR-4.4 Regional Parks: Support the continued acquisition and improvement of open space in southwest Alameda County by the East Bay Regional Park District to ensure that Newark residents have access to an array of natural open spaces, including hillside parks, wilderness areas, and shoreline trails.

The city supports continued enhancement of Coyote Hills Regional Park, Ardenwood Farm Agricultural Preserve, and Quarry Lakes, and access improvements which make it easier to reach these parks on foot or by bicycle.

Policy PR-4.5 Residential Development Recreation Facilities: Encourage private residential developments to include private recreational facilities serving that development.

This could include community rooms, clubhouses, swimming pools, and other facilities intended for use by residents. Such facilities would supplement the contributions these developments are required to make to improve public parkland serving residents and the city at large.

Policy PR-4.7 Plazas and Pocket Parks: In parts of Newark planned for more urban land uses and pedestrian-oriented development, provide for small pocket parks, plazas, and courtyards where residents, workers, shoppers, and visitors can congregate.

Such spaces could include amenities such as outdoor seating and dining areas, water features, and landscaping. Pocket parks and plazas should be designed to allow for interaction among community members and should be considered for programming with activities such as farmer's markets, lunchtime concerts, and mobile vending.

Policy PR-4.8 Temporary Uses: Allow for the temporary use of vacant developable land for recreational purposes such as community gardens, art installations, and other interim activities.

Policy PR-4.9 Commercial Recreation: Encourage the development of private commercial recreational facilities such as bowling alleys and health clubs which complement and enhance the facilities provided by the city.

Action PR-4.A Joint Use Agreements: Develop joint use agreements and other appropriate mechanisms to facilitate public access to school playgrounds and athletic fields, and reciprocal school access to City recreation areas.

The city will make a concerted effort to improve access to school recreational facilities in the coming years. Currently, use of school grounds for recreational uses requires a specific agreement with the NUSD for access to that facility. Many facilities are off-limits or difficult to access, even during non-school hours. The city will work with NUSD in the coming years to enhance joint use, and provide greater recreational opportunities and open space access for all Newark residents.

Action PR-4.B Modernization of School Facilities: Support implementation of School District capital projects which modernize or improve recreation and athletic facilities.

Action PR-4.C Expanded Public Access: Work with the Newark Unified School District to determine the feasibility of expanded public access to recreational facilities on school property such as the High School swimming pool and the tennis courts at the High School and Junior High.

TRAILS

Goal PR-5: Improve Newark's trail system, with a focus on access to the Newark shoreline, and access between the shoreline and Newark neighborhoods.

Action PR-5.D Cedar Boulevard Extension Linear Park: As funds allow, construct a linear park and trail on the Cedar Boulevard Extension. Crossing of the Union Pacific Railroad should be grade separated to minimize risk and noise.

HEALTH AND WELLNESS

The purpose of the General Plan's Health and Wellness element is to promote and sustain the health of Newark's community. Goals of this element include improving air quality, promoting physical fitness, ensuring access to healthy foods, expanding local health care facilities, protecting residents from environmental hazards, reducing crime, and enhancing a sense of civic engagement and well-being.

The following goals, policies and actions relate to the city's park network and Newark's *Citywide Parks Master Plan Update*.

FITNESS THROUGH DESIGN

Goal HW-2: A community in which physical fitness is supported and encouraged.

Policy HW-2.4 Access to Active Recreation: Maintain and develop facilities for active recreation and physical fitness in Newark, such as recreation centers, exercise circuits, and athletic fields.

Policy HW-2.5 Access to Parks: Ensure that parks and recreation centers can be easily reached on foot or by bicycle.

FOOD ACCESS

Goal HW-3: Access to healthy, affordable food for all Newark residents.

Policy HW-3.4 Community Gardens: Encourage community gardens where appropriate.

Action HW-3.B New Community Garden: Identify potential sites for new community gardens, including parks and schools.

SOCIAL CAPITAL

Goal HW-6: A civic culture that promotes meaningful engagement in public affairs and that creates a sense of pride in Newark among all city residents and businesses.

Policy HW-6.3 Public Space: Support the use of existing public spaces and create new public spaces where residents can gather for outdoor events (concerts, art fairs, etc.) or to meet and congregate.

Action HW-6.B Temporary Uses of Unimproved Land: Allow the interim or temporary use of unimproved land such as parking lots or vacant sites for public events, such as community festivals and farmers markets, provided that potential effects on nearby properties and roadways can be mitigated.

SAFETY THROUGH DESIGN

Goal HW-7: Safe and secure neighborhoods and public spaces.

Policy HW-7.3 Sidewalk and Pedestrian Lighting: Improve lighting of sidewalks, pedestrian areas, parks, and public gathering places where safety is a concern.

Action HW-7.A Development Review for Safety: Incorporate Crime Prevention Through Environmental Design principles into project review procedures for new development and major renovation projects. These principles are aimed at improving the safety of building occupants by designing for natural surveillance (windows oriented to the street and entryways), access control (hedges and landscaping to direct movement), territorial reinforcement, graffiti resistance, vandal-proof exterior elements, and shared facilities that provide "eyes on the street" during extended hours of the day.

COMMUNITY SERVICES AND FACILITIES

Community services in Newark include law enforcement, fire protection, medical response, childcare and other administrative services provided by the city. Community facilities include buildings and infrastructure used to deliver community services such as schools, libraries and municipal buildings. The Community Services and Facilities element outlines Newark's policies for continued, high standard, community service throughout the city.

The following goals and policies relate to the *Citywide Parks Master Plan*.

COMMUNITY SERVICES

Goal CSF-1: Maintain community services and civic facilities that are readily accessible and respond to the needs of all Newark residents.

Policy CSF-1.1 Planning for Public Facilities: Plan for adequate public facilities to meet Newark's current and future needs, based on demographic forecasts, fiscal and budgetary conditions, and adopted standards for municipal facilities and services.

Policy CSF-1.3 Responding to Changing Needs: Ensure that community services respond to the changing demographics of Newark residents and businesses.

Policy CSF-1.4 Preventive Maintenance: Utilize and promote preventive maintenance practices which enhance the useful life of public facilities.

Policy CSF-1.7 Arts and Culture: Recognize the value of arts and culture to Newark's identity, economic development, and quality of life. The city supports the development of facilities for live performances, culture, and recreation.

Goal CSF-2: Provide excellent schools that deliver high-quality educational services to Newark students while serving as neighborhood centers and fostering civic pride.

Policy CSF-2.5 Joint Use of Parks and Schools: Locate public schools and neighborhood parks adjacent to each other, so that recreational facilities may serve student and non-student residents to the greatest extent possible. Joint Use Agreements can allow city parks to be available to schools during school hours and school facilities to be available to the public in non-school hours.

Goal CSF-3: Expand services for Newark residents with special needs, especially children and seniors.

Policy CSF-3.5 Youth Services: Create a safe, positive environment for youth in Newark by providing recreation programs and facilities oriented to teens and pre-teens, encouraging internship and mentorship programs, and soliciting youth involvement and input in civic affairs.

Policy CSF-3.7 Disabled Services: Provide services which meet the needs of Newark residents with disabilities. Ensure compliance with the Americans with Disabilities Act and ensure that reasonable accommodation is provided to recognize the special needs of disabled residents.

B. City of Newark Pedestrian & Bicycle Master Plan

Document(s)
City of Newark Pedestrian & Bicycle Master Plan, 2017

Newark's first bike and pedestrian transportation plan, the City of Newark Pedestrian & Bicycle Master Plan, is a long-range planning document that serves as the outline for Newark's future pedestrian and bicycle improvement projects. The Plan identifies needs in the city's existing pedestrian and cycling networks and presents potential upgrades and repairs to facilitate enhanced use of the network. The Plan's proposed projects provide access to the Bay Area water front, local parks and trails, and regional open spaces for recreation. The vision proposed in this plan is to:

Make the City of Newark as walking and bicycling friendly as possible to encourage people of all ages, abilities, and means to walk and bike.

Newark will be a community that provides its residents, employees, and visitors with viable walking and biking facilities. These facilities will meet the community's travel needs, to improve health and recreation opportunities, and to provide economic benefit to those traveling via cost savings and to local businesses through the creation of vibrant, walkable neighborhoods. The city will have a complete, well-integrated system of bicycle and pedestrian networks and support facilities that encourage walking and biking as active transportation modes.

The Plan's 5 overarching goals are to:

- Create a connected bicycle and pedestrian network
- Increase the number of people walking and bicycling
- Improve safety for pedestrians and bicyclists
- Develop a comprehensive Safe Routes to School program and supporting infrastructure
- Establish citywide design guidelines for bicycle and pedestrian facilities

In relation to Newark's *Citywide Parks Master Plan Update*, the City of Newark Pedestrian & Bicycle Master Plan delineates the importance of pedestrian-scale connectivity to the City's park and open space resources as an important component of network circulation.

In the creation of the proposed bikeway network, the Plan identifies connections to parks and open spaces as a key element of the planning criteria, and suggests the completion of the Cedar Boulevard Extension Linear Park to aid in bike network connectivity. At this extension of Cedar Boulevard, the Plan suggests the creation of a Class I bicycle path for dedicated pedestrian and bicycle travel.

In the creation of the proposed pedestrian network, the City of Newark Pedestrian & Bicycle Master Plan further supports the importance of pedestrian-scale access and connectivity to parks and open spaces as a valuable transportation amenity. Valuable open space-related amenities here include the maintenance and extension of sidewalks, street furniture, and street trees and planting for shade and buffering. The proposed pedestrian network also recommends better connectivity between existing parks and schools, specifically between Mayhews Landing Park and Graham Elementary School, and Mirabeau Park and Snow Elementary School.

The Citywide Parks Master Plan will consider the priorities defined in the City of Newark Pedestrian & Bicycle Master Plan throughout the planning process to ensure enhanced connectivity between the city's park and pedestrian circulation systems.

C. City of Newark Greater NewPark Masterplan

Document(s):
City of Newark Greater NewPark Masterplan, 2015

The *City of Newark Greater NewPark Masterplan* is a guiding document for the Greater NewPark Project, a major redevelopment site for the City of Newark. Centered on renovations to the NewPark Mall, a regional-serving shopping center opened in 1980, the Greater NewPark Project consists of approximately 125 acres of property planned for major enhancements to increase the use and value of the currently underutilized site. Along with the Dumbarton TOD Specific Plan and the Southwest Newark Residential and Recreational Project, the Greater NewPark Project is one of three sites in the City envisioned for new residential, workplace, and open space development. The *City of Newark Greater NewPark Masterplan* document sets forth overall goals for the project as well as a series of development concepts to illustrate the site's future opportunities. The following are goals defined in the Masterplan:

- Support the ongoing renovation and repositioning of NewPark Mall.
- Maximize economic development and long term revenue throughout Greater NewPark.
- Attract revenue-generating commercial, lodging, and entertainment uses that complement existing and desired retail and entertainment anchors.
- Permit office, residential, live-work, civic, and quasi-public uses only so far as they support the overall success of revenue-generating commercial uses.

Residential development should complement and support existing and future commercial development. Residential projects should be exclusively rental housing and be constructed at densities that support transit and contribute to an overall intensification of development throughout the Master Plan Area.

The NewPark Masterplan proposes redevelopment concepts for Shirley Sisk Grove, a public open space parcel within the project boundary. Currently, Shirley Sisk Grove is an undeveloped park space used seasonally for public events such as concerts and festivals. The NewPark Masterplan envisions a repurposing of the Grove to better support the goals of the overall NewPark redevelopment. Repurposing the Grove, and adjacent underused land within the project's scope, would aid the Greater NewPark's vision in becoming a vibrant regional commercial center. According to the NewPark Masterplan, repurposing the Grove could generate revenue while increasing safety and the value of adjacent properties and additionally reduce areas of disinvestment that may detract from the Greater NewPark's overall character.

To repurpose the site, the Masterplan proposes that the NewPark development:

- Explore a possible long-term lease structure that would allow development of hotel, office, entertainment and mixed-use land uses.
- Consider public/private partnership opportunities to ensure that publicly accessible community amenities are part of any planned development until the Grove events are permanently programmed elsewhere within the Greater NewPark.
- Prioritize building frontage along NewPark Boulevard, the major road adjacent to the Grove.

D. Dumbarton Transit Oriented Development Specific Plan

Document(s):
Dumbarton TOD Specific Plan, 2010

The Dumbarton Transit Oriented Development (TOD) project consists of approximately 200 acres of industrial land on the west side of Newark. The project site is bordered by the Union Pacific Railroad track to the north, Willow Street and existing industrial and residential uses to the east, the Alameda County Flood Control (ACFC) Canal to the south and existing, on-going salt production facilities to the west. Formerly an active site for industrial use, much of the property has been vacant since the 1990's. Recently, however, the railroad right-of-way on the northern edge of the project has been selected as the alignment for a potential new transit line to link southern Alameda County with the Peninsula. Plans for a future Dumbarton transit station at Willow Street create the opportunity to capitalize on this public investment through adjacent development with high-density, residential, retail, and office uses and enhanced pedestrian circulation. The site's location is additionally ideal for Transit Oriented Development as it is in close proximity to major transportation routes for regional circulation, such as Highway 84, and its place in the greater East Bay and Silicon Valley region allows it to serve a larger area for transit ridership. The 2010 ***Dumbarton TOD Specific Plan*** provides a guiding framework for this development project. As a comprehensive planning document, this Specific Plan's objectives and goals will support and control the development of the Dumbarton TOD project.

Dictated by the planning principles of smart growth, sustainable community design, green building and sustainable landscaping, the Dumbarton Transit Oriented Development project aims to create a community where "housing, recreation, a neighborhood retail center and employment opportunities are integrated" and "the automobile can be replaced by walking and biking". Plan elements are to include a Transit Center, Neighborhood Center, Commercial and Retail uses, and the necessary infrastructure and utilities needed to support the development. Along with the proposed 2,500 housing units the project will also incorporate an extensive park and recreational trail network providing 16.3 acres of parkland, allowing 2 acres of park per 1,000 people.

The Specific Plan designates three park areas: a neighborhood park, a linear park and/or trail that connects to the Bay Trail, and a park adjacent to the Transit Station. Within these parks, one will provide an outdoor amphitheater and restroom facilities while another will host a dog park. These parks are to include a variety of recreational amenities, such as picnic areas and tot lots, to best serve their intended program. According to the parks and open space goals of the ***Dumbarton TOD Specific Plan***,

the project parks and open space will:

- Enhance the natural qualities of the area
- Draw from the region's climate and native plants
- Convey the identity of the community and neighborhoods
- Create flexibility for community needs, and provide
- Landscaping safety and security

With regard to the *Citywide Parks Master Plan Update*, the proposal of this park, open space, and linked pedestrian connectivity provides collaboration opportunity. The *Master Plan Update* can inform the impending development so that resulting recreational design serves the current and future needs of the city.

E. Southwest Newark Residential & Recreational Project

Document(s):
Newark Specific Plan: Area 3 & 4 of the General Plan, 2009

In the *Newark California General Plan*, the city identifies several Focus Areas where major land use change is anticipated. The Southwest Newark Residential and Recreational Project, formerly identified as Area 3 and 4 of the General Plan, is an identified Focus Area for which a Specific Plan was created: the *Newark Specific Plan: Area 3 & 4 of the General Plan*. The Specific Plan defines parameters for the transition of this largely undeveloped area into a low-density residential development of up to 1,260 housing units, with a major recreational facility and the dedication of conservation open space on some of the low-lying land south of the railroad tracks.

The Southwest Newark Residential and Recreational Project is comprised of 636 acres in the area of Newark bordered by Mowry Avenue to the west, Stevenson Boulevard on the east, Cherry Street to the north, and Mowry Slough to the south. Bisecting the project is the Union Pacific Railroad. The area north of the Union Pacific railway, formerly identified as Area 3, originally hosted 298 acres but 221 acres of that were dedicated to land uses for Ohlone College, Sportsfield Park, and the Stevenson Point Technology business park. Only the remaining 77 acres, formerly designated Sub Area A of Area 3, will be developed in accordance with the *Newark Specific Plan: Area 3 & 4 of the General Plan.* According to this Specific Plan, development here will include the creation of a 600-student elementary school, a new neighborhood park, as well as a pedestrian trail along the adjacent Flood Control Channel. This portion of the Southwest Newark Residential and Recreation Project is currently vacant and undeveloped.

The area south of the railroad, formerly identified as Area 4, hosts 559 acres of undeveloped land with a history of past and present agricultural land use. The *Newark Specific Plan: Area 3 & 4 of the General Plan* divides this portion into 4 areas, each with unique parameters for development. To the south, Sub Area B is envisioned to transition from agricultural land to single-family housing with a small "nature park". North of Sub Area B, Sub Area C may transition to either single-family housing or a recreational space, or both. To the north, Sub Area D may be used as a golf course or similar recreational amenity. Sub Area E will be retained for open space conservation as it lays adjacent to valued wetland habitat to the east.

The Southwest Newark Residential and Recreational Project provides opportunity to expand the city's public open space. With the Specific Plan's proposed addition of neighborhood parks, connective trails, and the dedication of a major recreation facility such as a golf course or similar recreation, the *Master Plan Update* can inform the impending development so that resulting recreational enhancement serves the current and future needs of the Newark community.

A. Joint Use

Document(s):
MacGregor Playfields Agreement

The City of Newark and the Newark Unified School District maintain a long-term joint use agreement for the MacGregor Playfields, located at MacGregor School. The land is owned by the School District and leased to the City under a 1987 arrangement. Under the terms of the agreement, the City constructed the playfields, parking lot, and structures, and performs ongoing maintenance. The School District pays water costs to a specified limit and the city pays costs more than that limit. The city is responsible for scheduling the playfields during non-school use time.

Joint use of school fields and amenities is a standard practice for many communities to address recreational need. The *Master Plan Update* considers the city's current and future joint use opportunities to efficiently meet the community's open space and recreation needs.

B. Recreational Services & Programming

Document(s):
General Plan: Parks, Recreation & Open Space Element

The City of Newark's Recreation and Community Services Department provides an array of programs and activities to serve the recreational, educational, and fitness needs and interests of the community. The Department provides recreational programs which include traditional and non-traditional offerings. A sampling of traditional programs offered by the city include gymnastics, soccer, aquatic camps, licensed preschool, karate, softball, lacrosse, and aerobics. Non-traditionally, the city supports culturally diverse activities evident in the offering of programs such as Bombay Jam fitness workouts, Kundalini yoga, and mahjong. Programs are designed to be age-inclusive and serve infants, youth, adults, seniors, and all abilities.

Regarding recreational space, the Department manages the Community Center, Senior Center, and Silliman Activity and Family Aquatic Center. An important recreational node, the Silliman Center includes three indoor pools, activity rooms, gymnasium, an aerobic and dance studio, fitness center, teen center and childcare spaces. Three community parks and two special use parks provide the setting for recreation in a natural environment. Activities here include fishing and boating in 16 acres of water area and a grove for outdoor concerts. The Department also manages playfields, tennis courts, basketball courts, picnic sites, and trails throughout the city.

In addition to recreational program offerings, the City of Newark's Recreation and Community Services Department also designs and promotes community events that serve to create a connected and enriched community environment. The Department's community events range from Mariachi Festivals, Friday Night Concerts On-the-Green, Family Day at the Park, and a Senior Health and Resource Faire. Below is a list of the city's regular community events, inclusive of the event's local community partners.

- Music at the Grove Summer Concert Series
- Family Day at the Park
- Youth Fishing Day
- Newark Days (Newark Days Inc.)
- Sunday Afternoon Concerts (Love Newark/Newark Arts Council)
- Symphony Performances (Newark Symphonic Winds)
- Community Theater (Stage One Productions)
- Farmers Market (Local Farmers and NewPark Mall)

Community engagement activities include volunteer opportunities, leader in training programs, and group volunteering activities.

Supplementing program offerings, the City also partners with and acknowledges an extensive list of community organizations that provide services and programs to support community connection. These include:

- Afro-American Cultural & Historical Society
- Newark Chamber of Commerce
- CYO Basketball
- CYO Track and Field
- Fremont/Newark Jaycees
- Fremont/Newark YMCA
- Kidango
- League of Volunteers
- Life Eldercare
- Alameda County Library Services
- Newark Girls Softball League
- Newark/Fremont Football League
- Newark American Little League
- Newark National Little League
- Newark Health Center
- Newark Optimist Club
- Newark Rotary Club
- Newark Soccer Club
- North Fremont National Junior Basketball
- Ohlone College – Newark Campus
- Salvation Army
- Second Chance
- South Fremont/Newark NJB Basketball
- Stage 1 Theater
- Viola Blythe Community Services Center

Newark's Recreation and Community Services Department strives to support a connected community, with program offerings intended to be opportunities to interact, explore, and to enrich the lives of all community members.

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Newark Citywide Parks Master Plan Update

PARK SYSTEM INVENTORY & ASSESSMENT

rhaa Landscape Architecture & Planning

NEWARK california

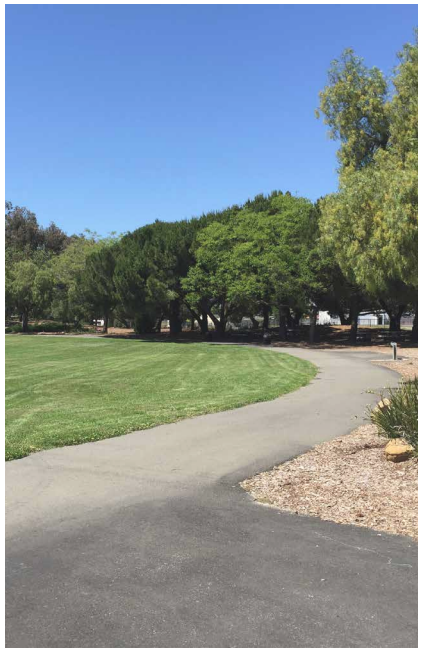
To create a strategic plan for the future of Newark's park system a detailed inventory of the city's existing park facilities was conducted. On a tour of Newark each city-owned, or programmed, park was visited with the assistance of city staff and members of the Consultant team. Parks were inventoried to assess how each asset currently serves the community and where they hold potential to expand and improve upon recreational opportunities.

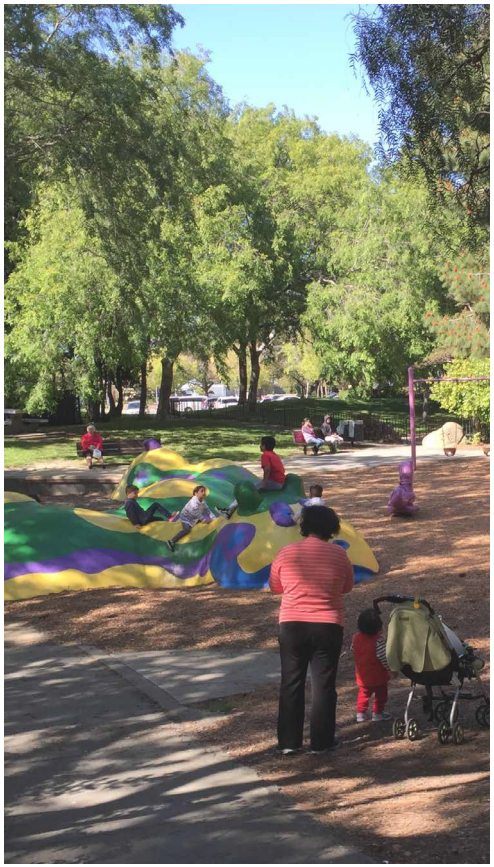
According to the *Newark California General Plan*, the city's park facilities are comprised of Neighborhood, Community, and Special Use parks which provide Newark's community with recreational amenities unique to each. A Neighborhood park ranges from 5-10 acres, serves immediate residents within a ½ mile radius, and hosts simple amenities such as lawn, walking loops and playgrounds. Community parks are typically 20, or more, acres, serving residents within a 2 mile radius, and have facilities that attract community members throughout the city such as sport courts, lit fields and open space for unstructured activity. The City's Special Use parks provide the community with a unique function or facility, with service area and acreage dependent on the park's function. Newark's existing park system hosts 8 Neighborhood parks, 3 Community parks and 2 Special Use parks.

The following information was collected regarding each park:

Location: Intersection
Size: Park acreage
Use: Serving Neighborhood, Community, or Special Use
Current Condition: Description of current conditions
Facilities and Amenities: List of facilities and amenities present
Recreation Provided: City-supported recreation provided
Constraints: Features that compromise the site's full potential
Opportunities: Preliminary ideas regarding opportunities to expand or enhance the site's recreation

The information collected in this inventory informs the Consultant's evaluation of the city's existing park system. This assessment aids in determining the level of recreational need currently being met while identifying those recreational wants that are lacking or not being served in the city of Newark.





In this park system inventory and assessment several recurring issues and opportunities were identified that apply universally across the Newark park system.

ADA COMPLIANCE

Throughout the Newark park system compliance to standards of accessibility can be enhanced, especially in the city's playground design. To improve accessibility, while decreasing maintenance requirements, the city should consider replacing engineered wood fibar ("tambark") with resilient rubber matting surfaces. The short-term cost of rubber matting may be desirable compared to the long-term maintenance cost of wood fibar. In lieu of replacing existing fibar, the city should ensure that accessible ramps lead into each play area.

In playground accessibility, the city should also consider providing universal play equipment and transfer stations. Transfer stations allow users to access elevated play structures without use of a wheelchair or mobility tool. Additionally, play structures should encourage interactive play for children of all abilities; installing more universal play equipment, such as spinners and saucer swings, can aid in providing recreation options to a diversity of users.

To ensure recreational accessibility the City of Newark should pursue an overall ADA assessment of its existing park facilities.

MAINTENANCE

In the inventory of Newark's parks, it was noted that overall park facility maintenance can be improved. As is common in public open space, graffiti, vandalism and litter are unwanted companions to many of the city's open space assets. To enhance community pride and investment in the daily upkeep of shared green space, the city should prioritize park maintenance.

STRUCTURES & FACILITIES

Newark's park system incorporates a variety of essential recreation elements such as playgrounds, picnic tables, and walking paths, and lighting. Though these elements support the existing parks, the city should consider their update as part of the *Newark Citywide Parks Master Plan.*

Newark's playgrounds and play structures can attract a wider range of users through updated design and program. Thematic design, nature play, and the addition of interactive elements should be considered to create a varied and creative experience for young users.

Picnic and seating options also provide opportunity for improvement and diversity. The city should consider replacing or enhancing these structures to continue accommodating community members for current and future enjoyment. Focusing on variety in aesthetic character, while improving functionality through additional shade structures, is suggested.

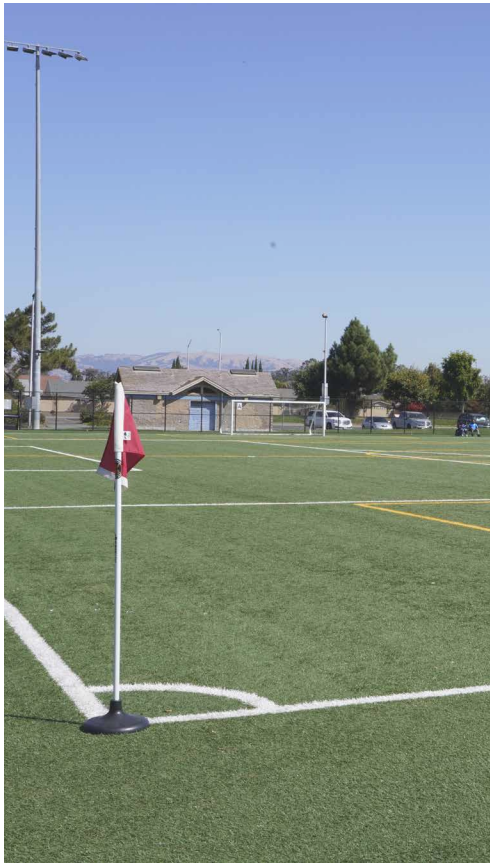
The majority of Newark's parks maintain asphalt walking paths that are frequently in use. As popular modes of pedestrian circulation, the city should consider replacing asphalt walkways, which need regular resurfacing, with concrete paths which require less long-term maintenance. Additionally, the city may consider providing more all-weather pathways along park perimeters to further support walking and jogging in the community. Improved, or added, lighting through park paths will also improve user experience.

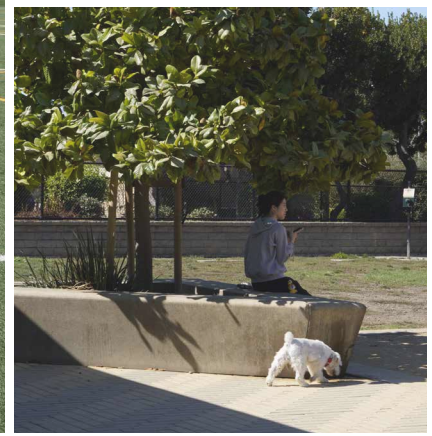
ACTIVATION

Though Newark has a variety of open space assets, this inventory and assessment finds that the majority of the city's parks are currently underused. The city should consider activating use through programming considerations and supporting alternate use through creating dog parks or skate parks where there is opportunity to do so.

NewBark
Dog Park

PETTING ZOO





Birch Grove Park....9
Byington Park....11
Civic Center Park....13
Jerry Raber Ash Street Park....15
Lakeshore Park....17
MacGregor Fields....19
Mayhews Landing Park....21
Mirabeau Park....23
Musick Park....25
Newark Community Park....27
Shirley Sisk Grove....29
Sportsfield Park....31
Susan Johnson Bridgepointe Park....33

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BIRCH GROVE PARK

Location:	Birch Street at Robertson Avenue
Size:	15 acres
Use:	Community Park
Current Condition:	Well-maintained park with light community use, that can benefit from structural/facility updates and increased maintenance
Facilities and Amenities:	Barbecue Pits, Basketball Court, Benches, Tennis Courts, Open Field/Lawn, Picnic Tables, Playground, Restroom, Softball Playing Field, Tot Lot, Walking Paths, Water Play (not in use)
Recreation Provided:	City tennis lessons; League softball play; Passive recreation and gathering
Constraints:	Parking can become limited
Opportunities:	Potential bike skills park site; Structural updates to facilities (basketball court, playgrounds, picnic tables, water feature); Potential reservable group picnic facility site; Enhance turf fields for sport use; Remove walls surrounding picnic tables for safety and visibility; Provide shade for play/group areas; Softball field lights to be replaced; Potential for volleyball and bocce ball courts; Addition of splash pad
Additional Observations:	Vandalism and graffiti are a maintenance challenge

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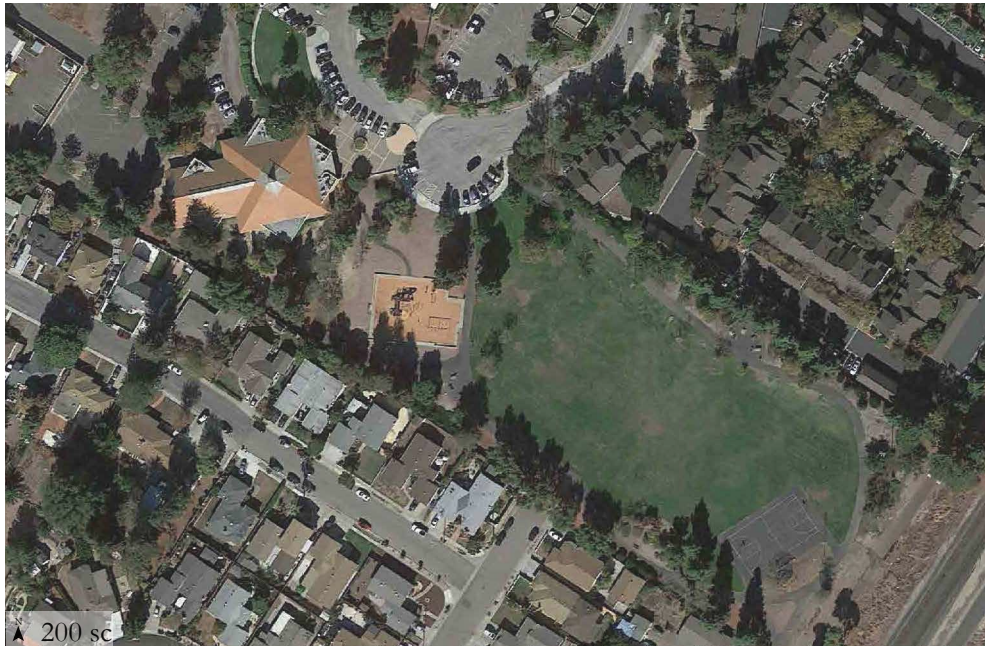
BYINGTON PARK

Location:	Central Avenue at Byington Drive
Size:	3 acres
Use:	Neighborhood Park
Current Condition:	Well-maintained, relatively new developer-constructed neighborhood park with large grass area and picnic gathering sites
Facilities and Amenities:	Barbecue Pits; Basketball Court; Benches; Open Field/ Lawn; Picnic Tables; Playground; Walking Paths; Water Play (not in use)
Recreation Provided:	Passive recreation
Constraints:	Proximity to neighboring homes
Opportunities:	Enhance water play area or replace with alternative use; Update existing playground
Additional Observations:	Park could benefit from increased activation and community use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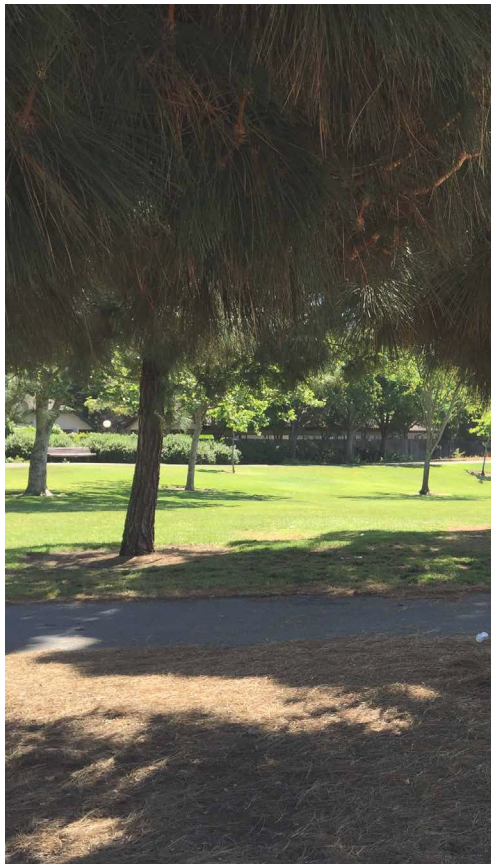

CIVIC CENTER PARK

Location:	Civic Terrace Avenue at Newark Boulevard
Size:	5 acres
Use:	Neighborhood Park
Current Condition:	A neighborhood park with maintenance issues for the children' play area and open grass play field. The future use of the old library will have an impact on the future use of the park
Facilities and Amenities:	Barbecue Pits; Basketball Court; Benches; Open Field/ Lawn; Picnic Tables; Playground; Walking Paths
Recreation Provided:	Passive recreation; Practice site for under-6 soccer
Constraints:	Active railway at Eastern edge of park
Opportunities:	Structural updates to facilities (basketball court, playground); Additional play area; Formalize perimeter path; Provide shade structures for group/play areas; Potential site for reservable picnic facility; Locate new restroom here if Newark Library is relocated; Enhance turf field for sport use
Additional Observations:	Graffiti can be an issue for maintenance; Periodically update tambark at playground

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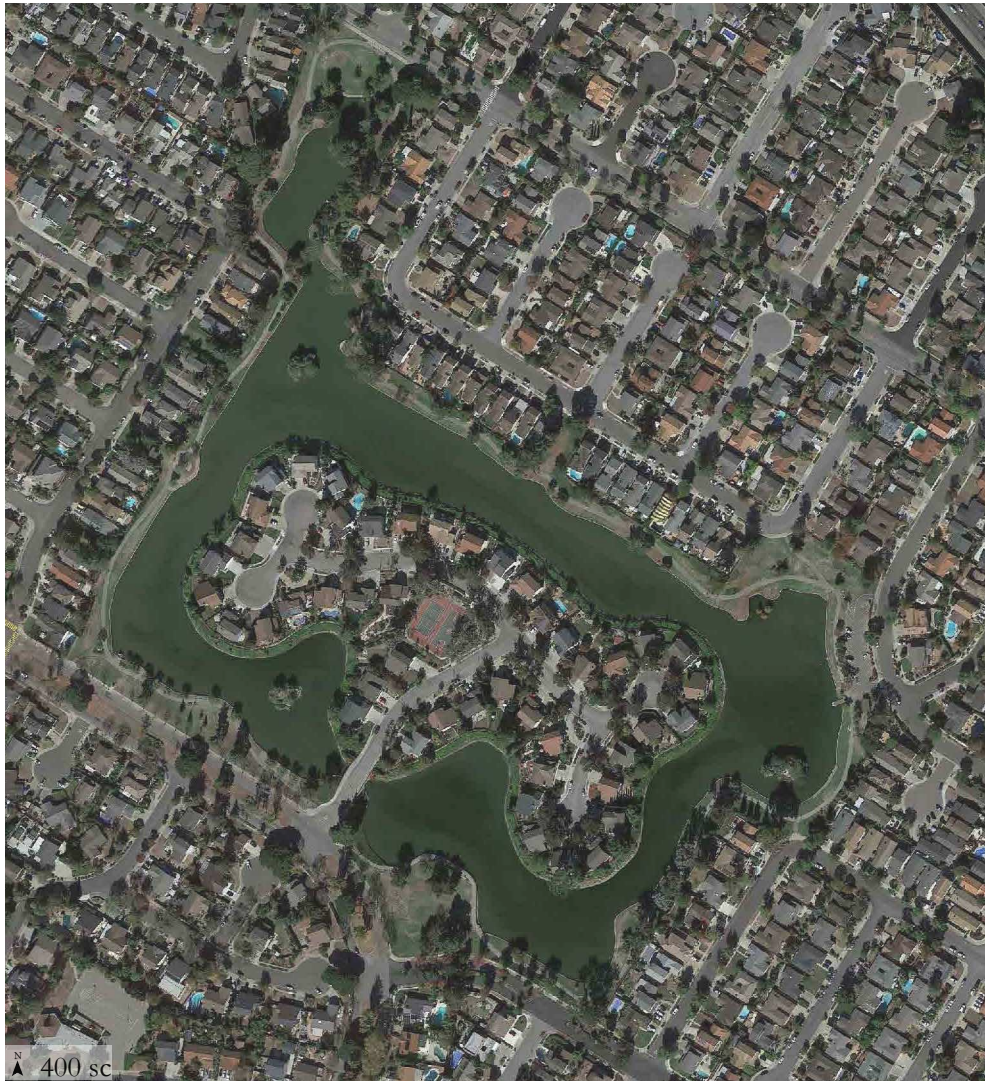
City of Newark
JERRY RABER
ASH STREET PARK

PARKING ONLY
DONACIONES ACEPTADAS SOLAMENTE LUN-MIER
DONATIONS ONLY ACCEPTED MON-WED
THANK YOU
NO TRASH
PUSH
CLOTHES
SHOES
DONATE • RECYCLE • SAVE • HELP
TexGreen
408 628 2594

JERRY RABER ASH STREET PARK

Location:	Enterprise Drive at Filbert Street
Size:	6 acres
Use:	Neighborhood Park
Current Condition:	A highly used neighborhood park that serves as a community park for active and passive recreation as well as picnicking and social gatherings. The children's play area equipment is in poor condition. With high use, other amenities in the park need additional maintenance or replacement
Facilities and Amenities:	Barbecue Pits; Basketball Courts; Benches; Newark Resource Center; Horseshoe Pit; Open Field/Lawn; Picnic Tables (shaded); Playground; Restroom; Softball Practice Fields; Tot Lot; Walking Paths; Viola Blythe Community Center; Volleyball Pit
Recreation Provided:	Youth Soccer practice field; Softball/Little League practice field; Passive recreation
Constraints:	Proximity to Hetch Hetchy Right-Of-Way (jurisdiction of San Francisco Public Utilities Commission)
Opportunities:	Structural updates to facilities (playgrounds, picnic shelters, volleyball pit) ; Potential site for reservable picnic facility; Potential site for community demonstration or decorative garden; Close proximity to Newark Senior Center use (bocce ball, gardens, etc.) Full size softball field.
Additional Observations:	Though park is assigned as practice field for Softball/Little League and Youth Soccer, it is not usually used due to poor quality of fields; Park needs improved maintenance (trash management, graffiti and vandalism); Park has history of gang use and public safety challenges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LAKESHORE PARK

Location:	Lake Boulevard at Parkshore Drive
Size:	26 acres (10 acres turf, 16 acres water)
Use:	Neighborhood Park
Current Condition:	Lake-side community park used for passive recreation related to walking and fishing
Facilities and Amenities:	Benches; Fish-stocked water body; Lawn; Parcourse; Walking Paths
Recreation Provided:	Fishing; Youth Fishing Day
Constraints:	Limited parking access; narrow park band adjacent to the water that limits additional park amenities; restroom and boat house is in poor condition; many Canada Geese in the park
Opportunities:	Potential site for new playground or tot lot; Enhance and update parcourse; Potential for new restroom and group picnic tables; Additional lighting for pathway
Additional Observations:	Geese and wildlife present throughout site; Basic maintenance

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MACGREGOR FIELDS

Location:	Cedar Boulevard at Lake Boulevard
Size:	10 acres
Use:	Special Use Park
Current Condition:	Large sports field shared between the City of Newark and the Newark Unified School District for sport league access and community events
Facilities and Amenities:	(4)Baseball backstops; Open Field/Lawn; (4)Soccer Fields
Recreation Provided:	Youth Soccer; Youth Baseball; Newark Days (hosts up to 80,000 people over 4 days)
Constraints:	Proximity to neighboring homes during Newark Days/ festival events
Opportunities:	Enhance opportunity as a carnival space; Potential for dedicated cricket pitch with field lighting or additional dedicated softball/baseball fields
Additional Observations:	Owned by Newark Unified School District but maintained and programmed by City through a lease agreement; Newark Days carnival creates challenge for grass maintenance

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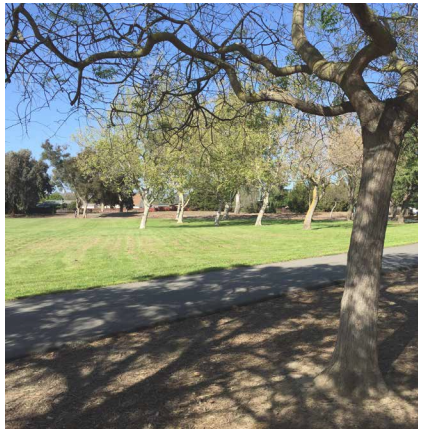
MAYHEWS LANDING
PARK



MAYHEWS LANDING PARK

Location:	Cherry Street at Montcalm Avenue
Size:	8 acres
Use:	Neighborhood Park
Current Condition:	Large neighborhood park with opportunities for passive recreation
Facilities and Amenities:	Barbecue Pits; Basketball Court; Benches; Open Field/ Lawn; Picnic Tables; Playground; Walking Paths
Recreation Provided:	Passive recreation
Constraints:	NA
Opportunities:	Structural updates to facilities (basketball court, playgrounds, picnic area); Potential for additional facilities such as outdoor fitness equipment
Additional Observations:	During site visits, park was in use through passive recreation (people sitting on lawn, playing basketball, flying kites)

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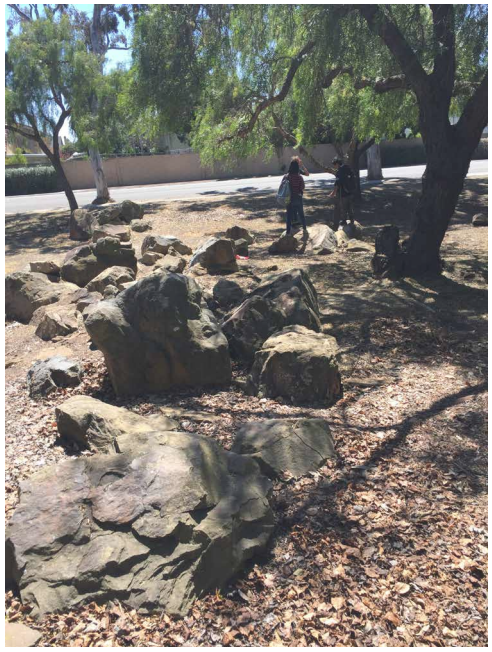

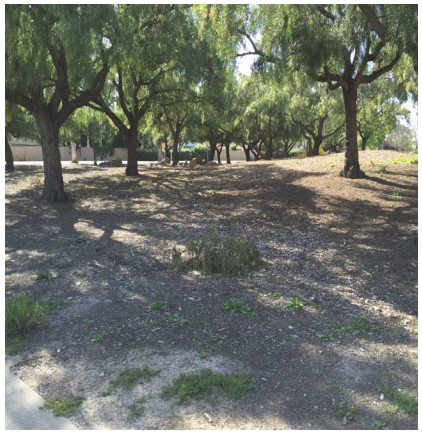

MIRABEAU PARK

Location:	Haley Street at Mirabeau Drive
Size:	6 acres
Use:	Neighborhood Park
Current Condition:	Lightly-used neighborhood park with play structure, large field and perimeter path
Facilities and Amenities:	Benches; Open Field/Lawn; Playground; Tot Lot; Walking Paths
Recreation Provided:	Passive recreation
Constraints:	NA
Opportunities:	Update existing playground and adjacent seating; Potential site for additional recreation facilities such as climbing wall and half-court basketball
Additional Observations:	Improved maintenance needed at park; During the site visit, several young teenagers were using the play structures

N
200 sc

Due to the drought and AGWD's water conservation requirements, all city parks are currently using limited irrigation, all turf areas will be much dryer than normal.
MUSICK
PARK

MUSICK PARK

Location:	Musick Avenue at Cedar Boulevard
Size:	1 acre
Use:	Neighborhood Park
Current Condition:	Simple neighborhood pocket park
Facilities and Amenities:	Benches; Open Field/Lawn; Playground; Walking Paths
Recreation Provided:	Passive recreation
Constraints:	Park is very small
Opportunities:	Update play structure and site amenities; Provide additional seating; Provide perimeter fence for safety
Additional Observations:	Minimal community use; Underused pocket park

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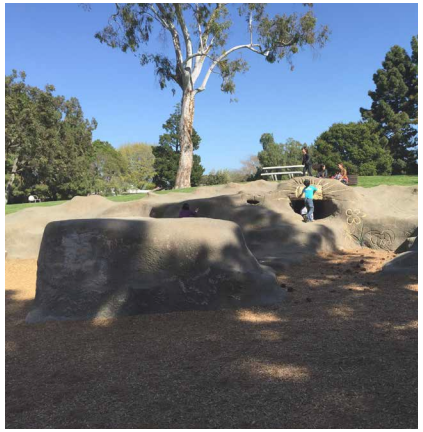
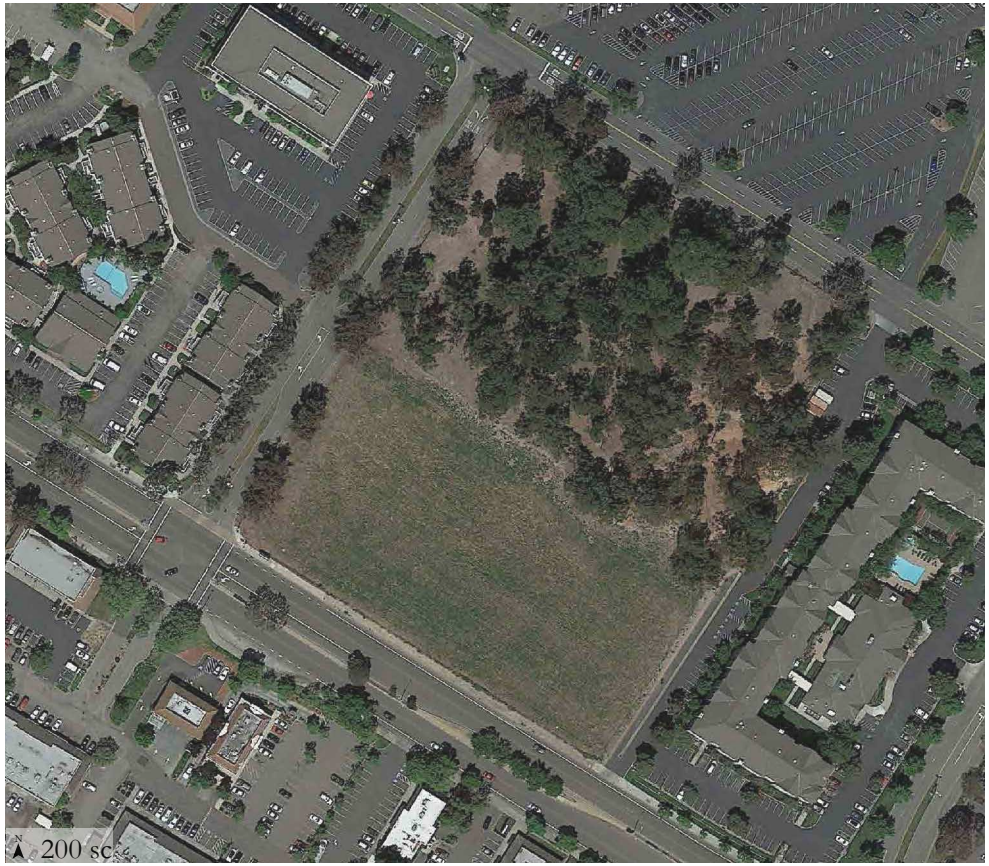


NEWARK COMMUNITY PARK

Location:	Cedar Boulevard at Chapman Drive
Size:	16 acres
Use:	Community Park
Current Condition:	Well-maintained and well-used community park actively accessed by community for passive recreation and festival/ community events
Facilities and Amenities:	Barbecue Pits; Basketball/Wall Ball Court; Community Center (hosts Newark Chamber of Commerce, event facility rental, licensed child care center for ages 3-5); Benches; Lit Tennis Courts; Open Field/Lawn; Picnic Tables; Playground; Restroom; Tot Lot; Walking Paths; Water Play (not in use)
Recreation Provided:	Passive recreation; Newark Days (hosts up to 80,000 people over 4 days); Family Day at the Park
Constraints:	Proximity to residential homes
Opportunities:	Structural updates to facilities (basketball court, playgrounds, picnic areas) ; Potential site for all-abilities play area for both school and tot age; Potential site for reservable picnic facilities; Update existing restroom
Additional Observations:	Additional space at northern tip, where former petting zoo was removed; Restroom maintenance is a challenge due to unwanted activity; Vandalism and graffiti can be an issue for maintenance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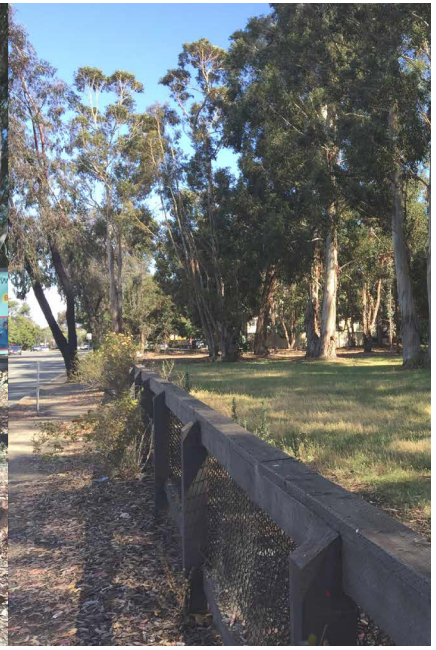
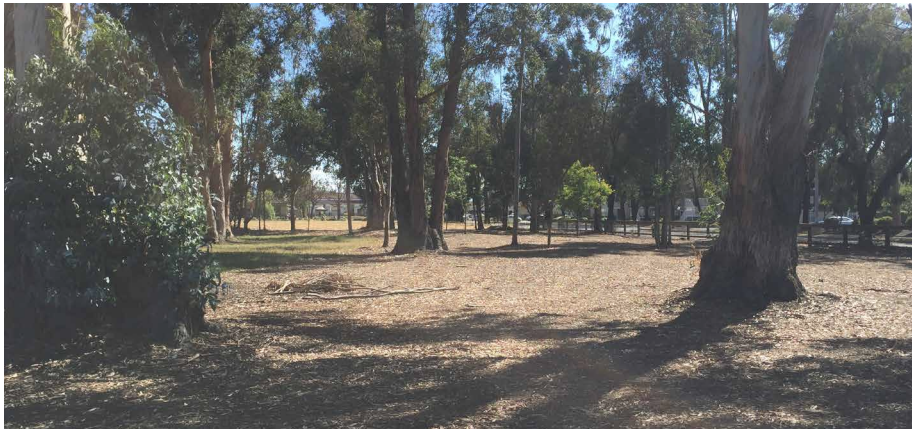
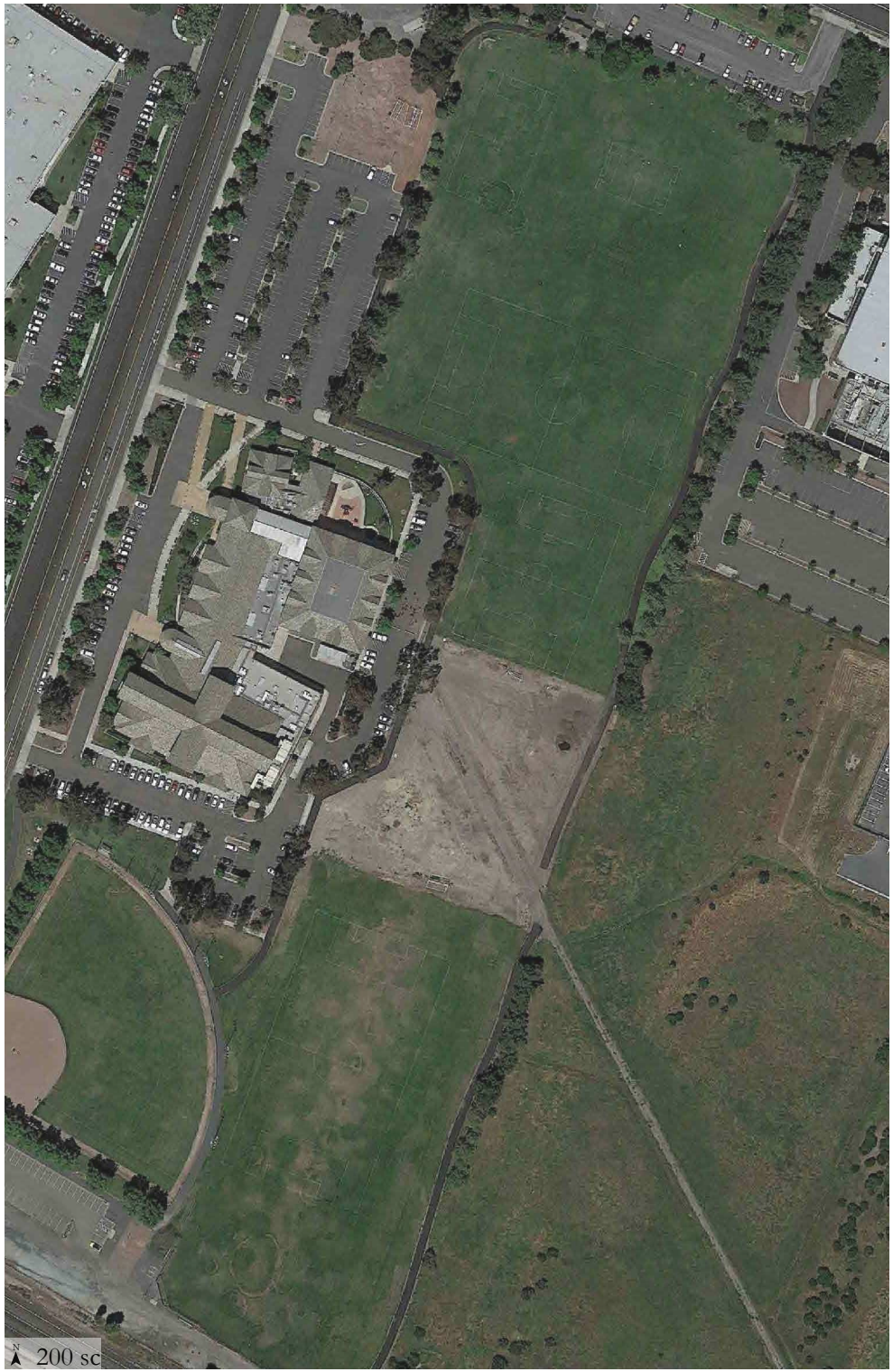
City of Newark
SHIRLEY SISK GROVE
MUSIC AT THE GROVE
FREE!!
FRIDAY NIGHTS
6:30 - 8:00pm





SHIRLEY SISK GROVE

Location:	Cedar Boulevard at North Magazine
Size:	2 acres
Use:	Special Use Park
Current Condition:	Unimproved open space with minimal maintenance and seasonal use; No facilities
Facilities and Amenities:	Temporary stage for seasonal music performances, Wooded Lawn
Recreation Provided:	Newark Mariachi Festival; Music at the Grove Summer Concert Series; Sunday Afternoon Concert Series
Constraints:	Heavily forested Eucalyptus trees block clear views to stage; Site purchased through State grant means limited opportunity to change site use
Opportunities:	Create permanent outdoor performance space with stage, utilities, and parking; Potential for school age play area
Additional Observations:	No parking at site requires use of NewPark Mall parking ; Sight lines/visibility should be improved for safety; Located in a part of the City that is not pedestrian-friendly; Eucalyptus trees require pruning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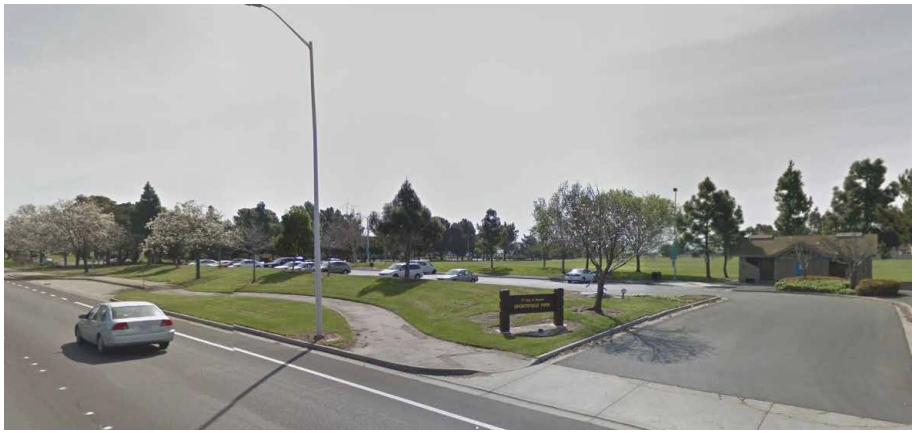

SPORTSFIELD PARK

Location:	Mowry Boulevard at Cherry Street
Size:	30 acres
Use:	Community Park
Current Condition:	Actively-used sports fields for organized and recreational play
Facilities and Amenities:	Open Field/Lawn; Restroom; Soccer Fields; Softball Playing Field; Walking Path
Recreation Provided:	Youth Soccer; Youth Baseball/Softball
Constraints:	City has outgrown the site's field capacity; Limited parking during peak periods
Opportunities:	Potential restroom and concession stand; Group picnic areas; Potential location for multi-sport, baseball and soccer field; Addition of playgrounds; Expand existing parking lot; Update existing pedestrian pathway
Additional Observations:	Site is also popular for pick-up games during the day (local professionals, etc.); Restroom is only open during league/practice times due to unwanted activity; Located next to Ohlone College

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City of Newark
SUSAN JOHNSON
BRIDGEPOINTE PARK

BE KIND & DON'T BE FINED!
City of Newark

No Smoking

SUSAN JOHNSON BRIDGEPOINTE PARK

Location:	Spruce Street at Bridgepointe Drive
Size:	4 acres
Use:	Neighborhood Park
Current Condition:	Well-maintained neighborhood park that is currently underutilized by the community
Facilities and Amenities:	Barbecue Pits, Benches, Open Field/Lawn, Picnic Tables, Playground, Walking Paths
Recreation Provided:	Passive recreation
Constraints:	Proximity to flood channel on Eastern edge of park; Close to residential homes/neighborhood
Opportunities:	Landscape maintenance can improve; Structural updates to facilities (playground and picnic areas); Potential site for additional recreation facilities such as climbing wall and half court basketball
Additional Observations:	Popular park for off-leash dog play, although not officially allowed

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Newark Citywide Parks Master Plan Update

DEMOGRAPHIC AND RECREATIONAL TRENDS

rhaa Landscape Architecture & Planning

NEWARK california

BOSA
97
TRUCK ROUTE

INTRODUCTION

Demographic analysis is an effective tool for identifying the characteristics of Newark's population that impact the demand for services. Demographic characteristics can be predictive of how segments of the population are likely to use the city's parks, programs, and facilities. Population interests vary based on differences in age, household composition, income, education, race/ethnicity, and other demographic measures. Population changes and patterns can also be identified and compared to the State and County. Conclusions can be made about community preferences and needs based on these patterns. These conclusions impact the recommended steps and goals of Newark's *Citywide Parks Master Plan Update*.

State, regional, and national social, economic, environmental, and recreational trends will impact the demand and the delivery of recreation services in the City of Newark. Trends analysis identifies changing social patterns that shape societal characteristics, preferences, and interests. As a forecasting tool, it can be used to predict potential demand for amenities and services for recreation, leisure, and park pursuits. Assessing demographic and recreation trends provides useful planning data to anticipate changing interests and needs and to create spaces and programs to serve those anticipated needs.

The following section assesses and discusses demographic and recreational trends identified in the City of Newark.

Section I – Demographics

The following is a summary of the demographic characteristics within areas identified as the City of Newark. The City residents are the primary users of City parks and recreation facilities. However, the City should anticipate use from non-City residents as well.

B*K accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2020 Census data and their demographers for 2023-2028 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities.

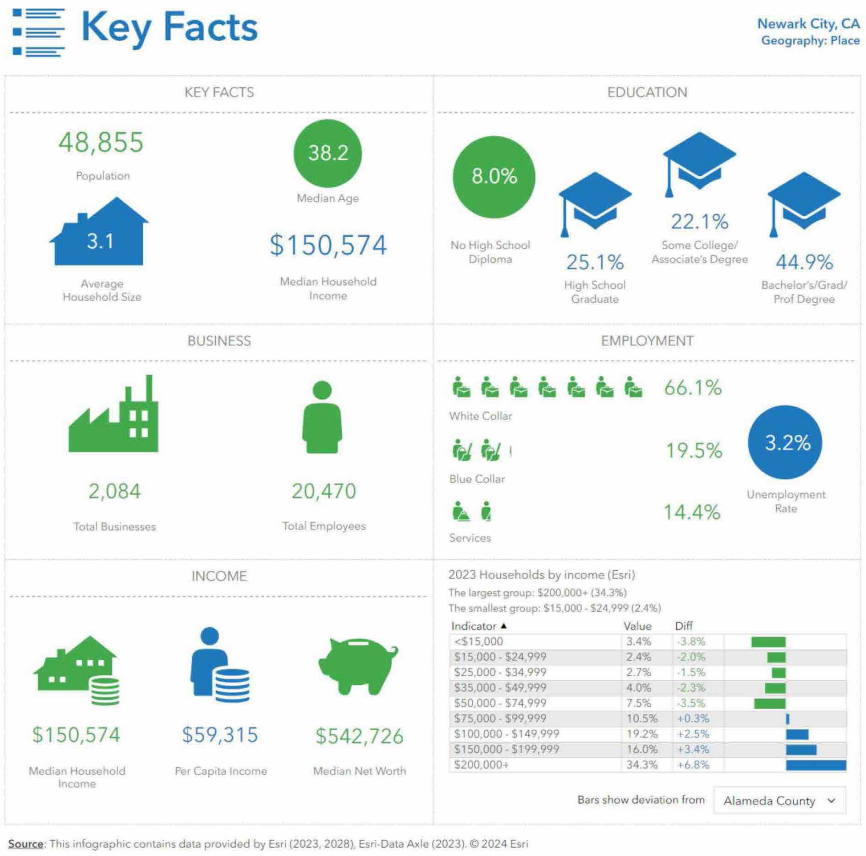
Service Areas: The information provided includes the basic demographics and data for the Primary Service Area with comparison data for the State of California and the United States.

Primary Service Areas are defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and will focus more on special activities or events.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services.

Service areas can vary in size with the types of components in the facility.

Infographic – using 2023 Projections



Demographic Summary

	City of Newark
Population:	
2020 Census	47,529[1]
2023 Estimate	48,885
2028 Estimate	48,479
Households:	
2020 Census	14,946
2023 Estimate	15,509
2028 Estimate	15,459
Families:	
2020 Census	11,705
2023 Estimate	12,329
2028 Estimate	12,313
Average Household Size:	
2020 Census	3.16
2023 Estimate	3.13
2028 Estimate	3.12
Ethnicity (2023 Estimate):	
Hispanic	30.1%
White	20.6%
Black	3.3%
American Indian	1.2%
Asian	44.0%
Pacific Islander	1.4%
Other	17.5%
Multiple	12.1%
Median Age:	
2020 Census	35.4
2023 Estimate	38.2
2028 Estimate	39.1
Median Income:	
2023 Estimate	$150,574
2028 Estimate	$167,640

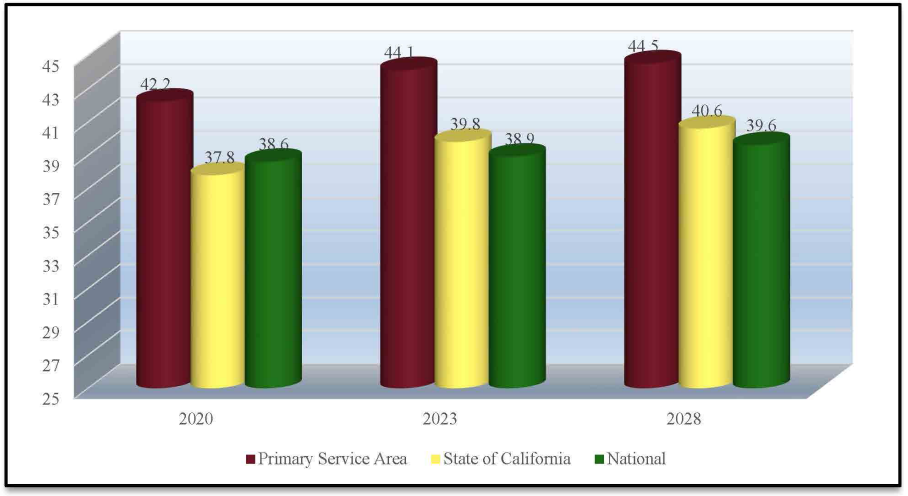
[1] From the 2010-2020 Census, the Primary Service Area experienced a 9.9% increase in population.

Age and Income: The median age and household income levels are compared with the national number as both of these factors are secondary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table A – Median Age:

	2020 Census	2023 Projection	2028 Projection
City of Newark	35.4	38.2	39.1
State of California	35.2	37.0	37.9
Nationally	38.6	38.9	39.6

Chart A – Median Age:



The median age in the City of Newark is slightly greater than the State of California and the National number. The type of indoor facility that is being considered can be considered multi-generational in nature. Families with younger children will be significant users of programs and drop-in use of the facility. The older population will also be key participants in activities and drop-in users. The interesting part is that the user groups will distribute themselves through the operational day.

The following chart provides the number of households and percentage of households in the Primary and Secondary Service Area with children.

Table B – Households w/ Children

	Number of Households w/ Children	Percentage of Households w/ Children
City of Newark	5,444	37.9%
State of California	4,462,011	33.8%

The information contained in Table-B helps further outline the presence of families with children. As a point of comparison in the 2020 Census, 30.7% of households nationally had children present. So while the median age in the City of Newark is greater, the percentage of households with children is equal to the State of California and greater than the national figure.

Map A – Median Age by Census Block Group

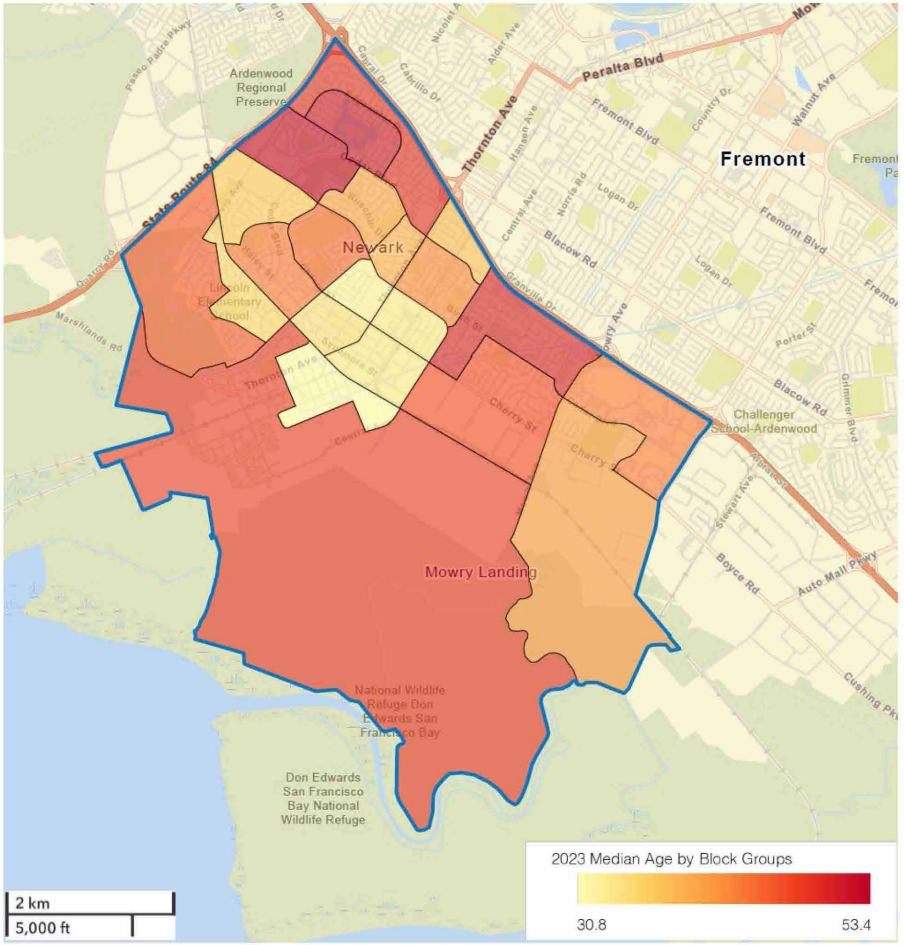
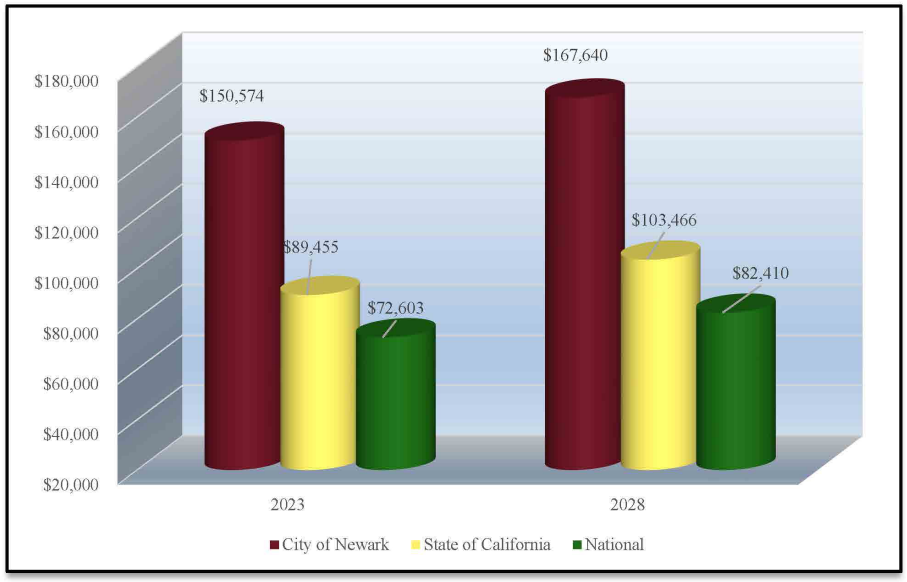


Table C – Median Household Income:

	2023 Projection	2028 Projection
City of Newark	$150,574	$167,640
State of California	$89,455	$103,466
Nationally	$72,603	$82,410

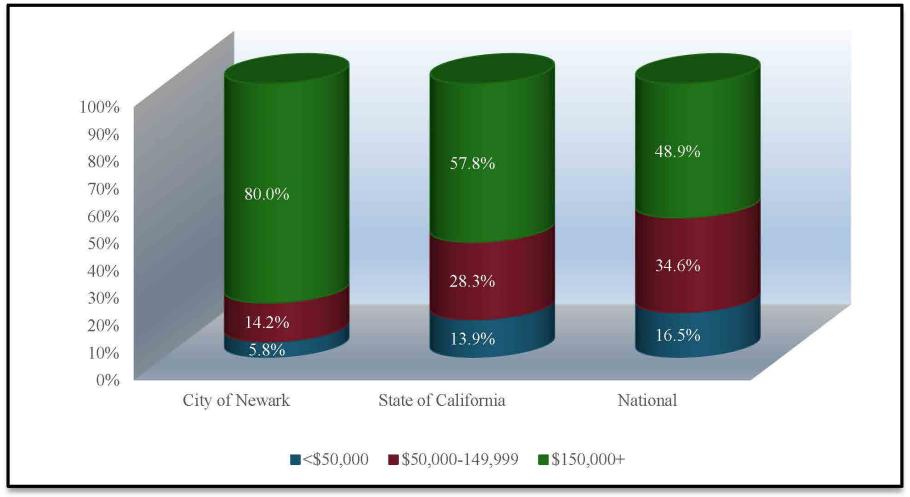
Chart C (1) – Median Household Income:



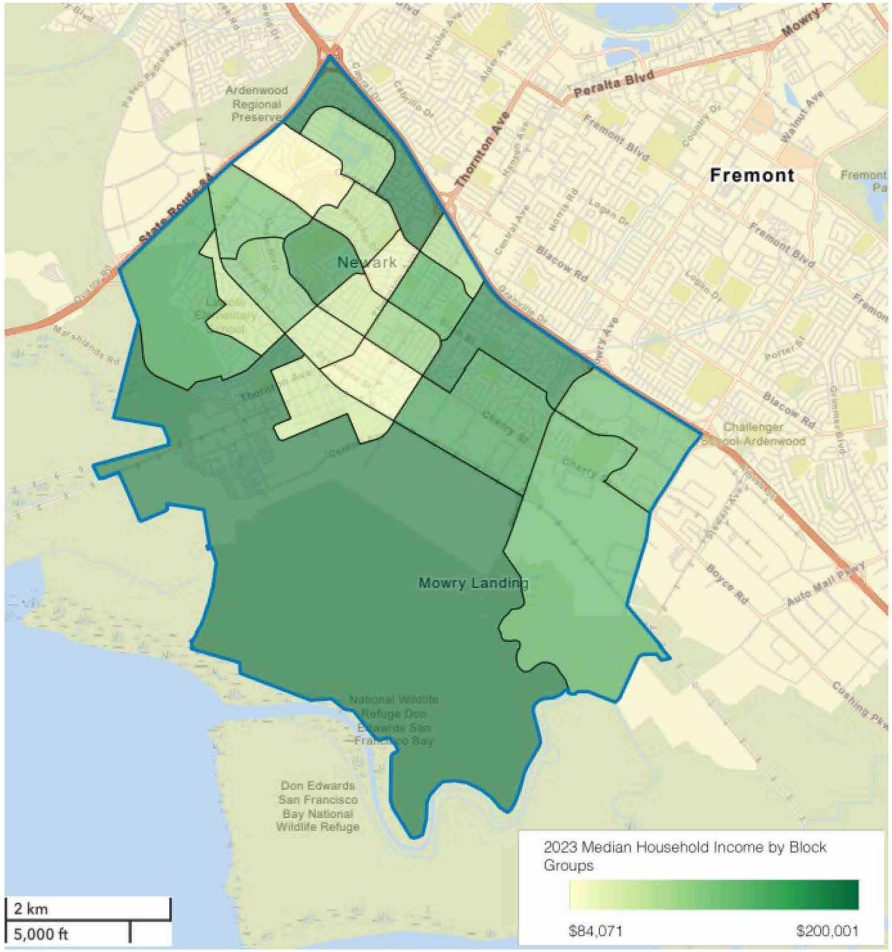
Based on 2023 projections for median household income the following narrative describes the service areas:

In the City of Newark, the percentage of households with a median income over $75,000 per year is 80.0% compared to 48.9% on a national level. Furthermore, the percentage of households in the service area with median income less than $50,000 per year is 5.8% compared to a level of 16.5% nationally.

Chart C (2) – Median Household Income Distribution



Map B – Median Household Income by Census Block Group



In addition to looking at the Median Age and Median Income, it is important to examine Household Budget Expenditures. Reviewing housing information; shelter, utilities, fuel, and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table D – Household Budget Expenditures[2]:

City of Newark	SPI	Average Amount Spent	Percent
Housing	178	$54,547.64	34.9%
Shelter	*184*	*$45,539.95*	*29.1%*
Utilities, Fuel, Public Service	*155*	*$9,007.68*	*5.8%*
Entertainment & Recreation	167	$6,302.93	4.0%

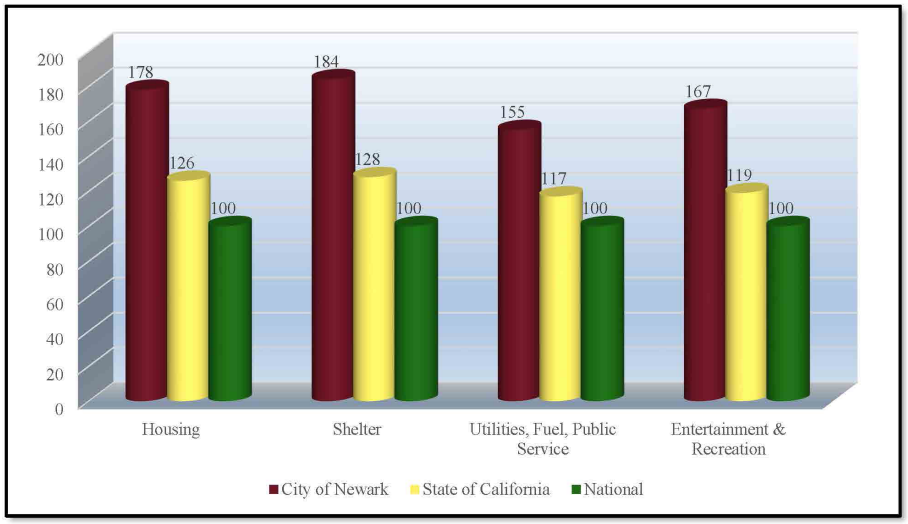
State of California	SPI	Average Amount Spent	Percent
Housing	126	$38,492.23	34.2%
Shelter	*128*	*$31,719.54*	*28.2%*
Utilities, Fuel, Public Service	*117*	*$6,772.70*	*6.0%*
Entertainment & Recreation	119	$4,509.62	4.0%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: *Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.*

[2] Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2023 and 2028.

Chart D – Household Budget Expenditures Spending Potential Index:



The consistency between the median household income and the household budget expenditures is important. It also points to the fact that compared to a National level the dollars available, the money being spent in the Primary & Secondary Service Areas is greater than the State and National figures. This could point to the ability to pay for programs and services offered at a recreation facility of any variety.

The total number of housing units in the City of Newark is 102,783 and 95.0% are occupied, or 97,621 housing units. The total vacancy rate for the service area is 5.0%. As a comparison, the vacancy rate nationally was 11.6%.

Recreation Expenditures Spending Potential Index: Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table E – Recreation Expenditures Spending Potential Index[3]:

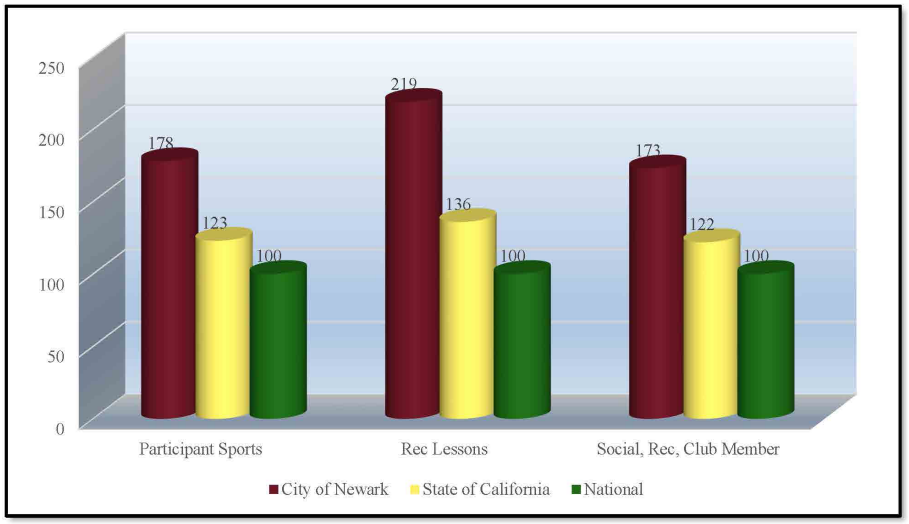
City of Newark	SPI	Average Spent
Fees for Participant Sports	178	$213.39
Fees for Recreational Lessons	219	$317.49
Social, Recreation, Club Membership	173	$481.48

State of California	SPI	Average Spent
Fees for Participant Sports	123	$146.85
Fees for Recreational Lessons	136	$197.29
Social, Recreation, Club Membership	122	$377.92

Average Amount Spent: The average amount spent for the service or item in a year.
SPI: Spending potential index as compared to the national number of 100.

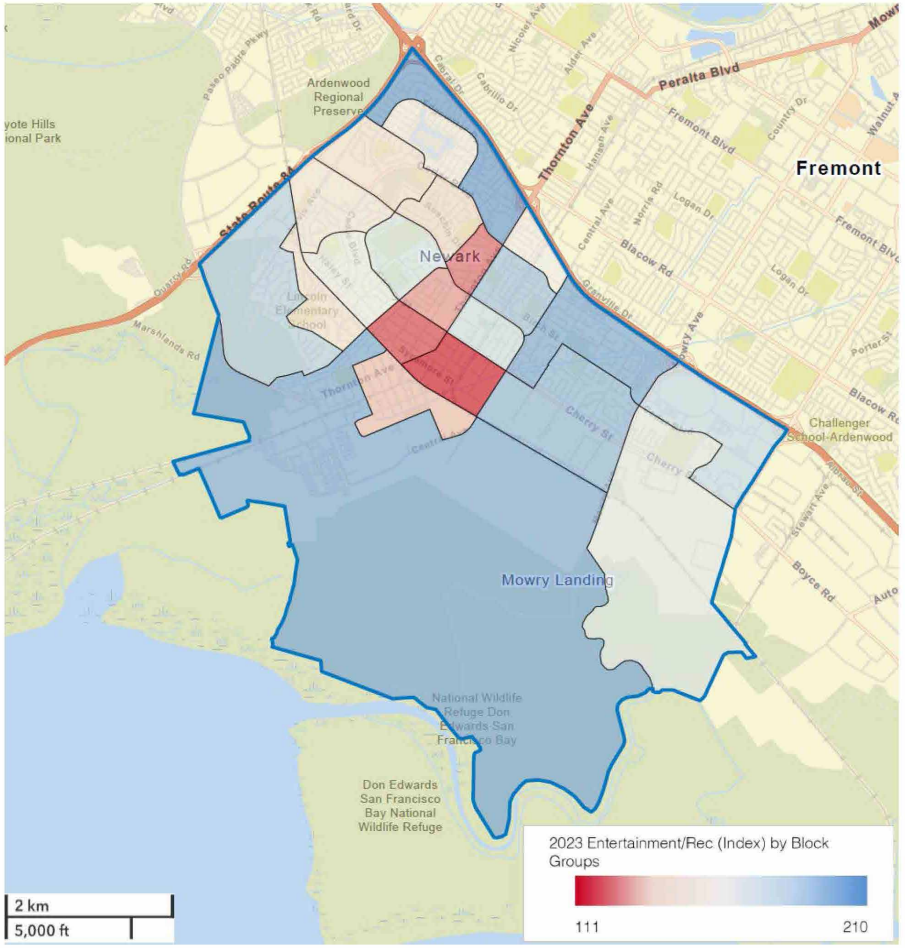
[3] Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Chart E – Recreation Spending Potential Index:

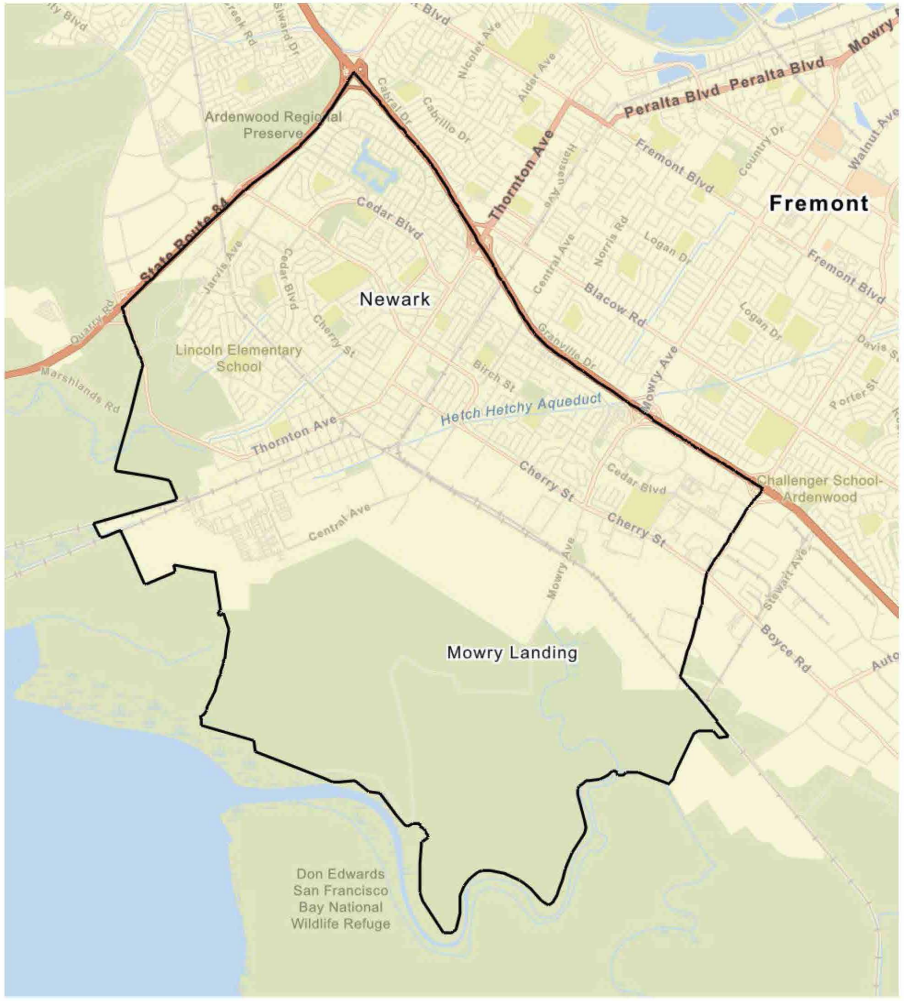


Again, there is a great deal of consistency between median household income, household budget expenditures and now recreation and spending potential.

Map C – Entertainment & Recreation Spending by Census Block Group



Map D – City of Newark



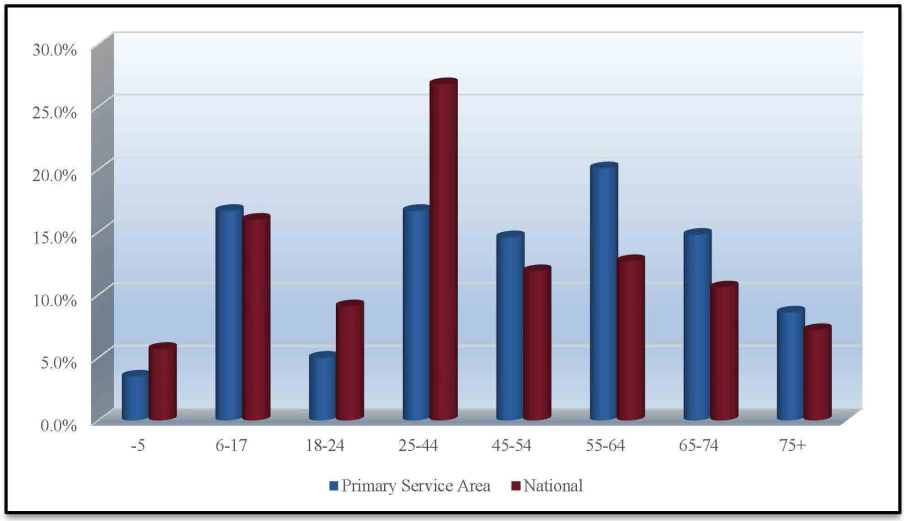
Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table F – 2023 Primary Service Area Age Distribution
(ESRI estimates)

Ages	Population	% Total	Nat. Population	Difference
0-5	2,982	6.1%	5.7%	+0.4%
5-17	8,409	17.2%	16.0%	+1.2%
18-24	3,916	8.0%	9.1%	-1.1%
25-44	13,895	28.4%	26.8%	+1.6%
45-54	6,148	12.6%	11.9%	+0.7%
55-64	5,917	12.1%	12.7%	-0.6%
65-74	4,444	9.1%	10.6%	-1.5%
75+	3,144	6.4%	7.2%	-0.8%

Population: 2023 census estimates in the different age groups in the Primary Service Area.
% Total: Percentage of the Primary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area population and the national population.

Chart F – 2023 Primary Service Area Age Group Distribution



The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with a larger population in the 0

-5, 5-17, 25-44 and 45-54 age groups. A smaller population in the age groups of under 18-24, 55-64, 65-74 and 75+. The greatest positive variance is in the 25-44 age group with +1.6%, while the greatest negative variance is in the 65-74 age group with -1.5%.

Population Distribution Comparison by Age: Utilizing census information from the Primary Service Area, the following comparisons are possible.

Table G – 2023 Primary Service Area Population Estimates
(U.S. Census Information and ESRI)

Ages	2020 Census	2023 Projection	2028 Projection	Percent Change	Percent Change Nat'l
-5	3,506	2,982	2,977	-15.1%	-8.3%
5-17	8,550	8,409	7,810	-8.7%	-8.5%
18-24	4,268	3,916	3,893	-8.8%	-8.9%
25-44	14,177	13,895	13,625	-3.9%	+3.3%
45-54	7,006	6,148	6,277	-10.4%	-17.8%
55-64	4,972	5,917	5,536	+11.3%	+2.5%
65-74	2,994	4,444	4,675	+56.1%	+58.2%
75+	2,054	3,144	3,686	+79.5%	+46.3%

Chart G – Primary Service Area Population Growth

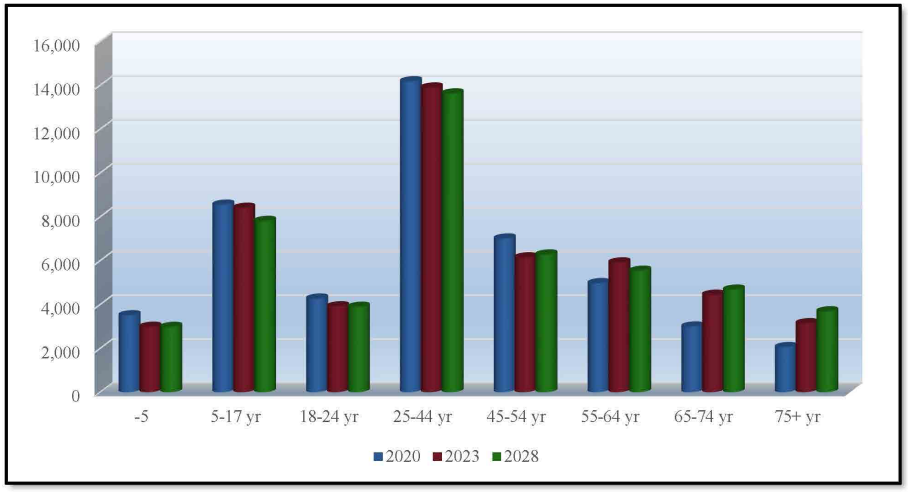


Table-G illustrates the growth or decline in age group numbers from the 2020 census until the year 2028. It is projected that the age categories of 55-64, 65-74, and 75+ will see a decrease in population. The population of the United States is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Labor Profile: ESRI provides data and information related to a person's employment status, age groups, and specific industry and occupation.

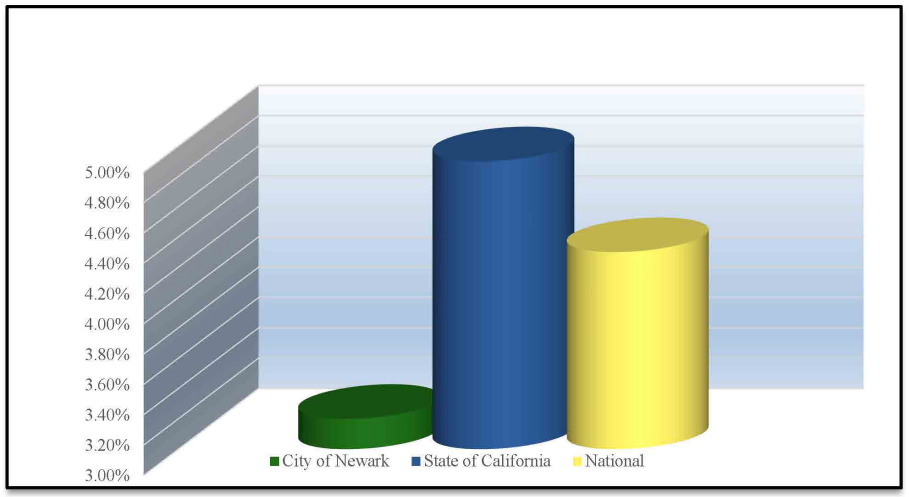
An area's labor force is comprised of two components, the employed and unemployed. Employed is defined as working as a paid employee, working in their own business or farm, or those that did not work because of a temporary absence (illness, bad weather, etc.). Unemployed are those not at work, actively looking for work, and available to start a job.

Table H – City of Newark Labor Force
(Source – U.S. Census Bureau and ESRI)

Overall, the City of Newark has a population 16 years and older of 38,736. Of this population, 71.4% participate in the labor force and 26,753 are employed. The unemployment rate[4] is 3.2% or 893.

Age Group	Population	Employed	Unemployed	Unemployment %	Labor Force Participation%
16-24	5,118	3,191	140	4.2%	61.5%
25-54	20,043	17,659	553	3.0%	88.1%
55-64	5,917	4,357	185	4.1%	73.6%
65+	7,588	1,546	15	1.0%	20.4%

Chart I – Unemployment



[4] As determined by a point-in-time estimate as of July 1, 2023.

Table I – City of Newark Industry

The labor force can be viewed by 20 industry sectors based on the North American Industry Classification System (NAICS).

Industry	Employed	% of Newark	% of CA	% of US
Agriculture	21	0.1%	1.8%	1.1%
Mining	50	0.2%	0.1%	0.4%
Construction	1,853	6.9%	6.9%	7.0%
Manufacturing	4,323	16.2%	9.0%	10.0%
Wholesale Trade	679	2.5%	2.1%	1.9%
Retail Trade	2,381	8.9%	9.5%	10.4%
Transportation	1,238	4.6%	5.9%	5.5%
Utilities	181	0.7%	0.8%	0.8%
Information	942	3.5%	3.1%	1.9%
Finance	954	3.6%	3.8%	5.0%
Real Estate	317	1.2%	1.9%	1.8%
Science & Tech	3,905	14.6%	10.0%	8.6%
Management	17	0.1%	0.1%	0.1%
Admin & Support	1,345	5.0%	4.8%	4.4%
Education	1,639	6.1%	8.5%	9.2%
Health Care	3,746	14.0%	12.9%	13.6%
Arts & Entertain.	341	1.3%	2.5%	2.2%
Lodging & Food	1,318	4.9%	6.8%	6.7%
Other	769	2.9%	4.6%	4.7%
Public Admin	734	2.7%	4.8%	4.8%

The sectors with the highest rate of employment in the City of Newark are:

- Manufacturing – 16.2%
- Science & Tech – 14.6%
- Health Care – 14.0%

Table J – City of Newark Education Attainment
(Source – U.S. Census Bureau and ESRI)

Below is the educational attainment of the population aged 25 and above.

	City of Newark	California	USA
Less than 9th Grade	3%	8.0%	4.0%
9-12th Grade (no diploma)	5%	6.0%	6.0%
High School Diploma	23%	19.0%	23.0%
GED/Alternative	2%	3.0%	4.0%
Some College (no degree)	16%	18.0%	18.0%
Associate's Degree	7%	9.0%	10.0%
Bachelor's Degree	25%	24.0%	22.0%
Graduate/Professional	20%	14.0%	14.0%

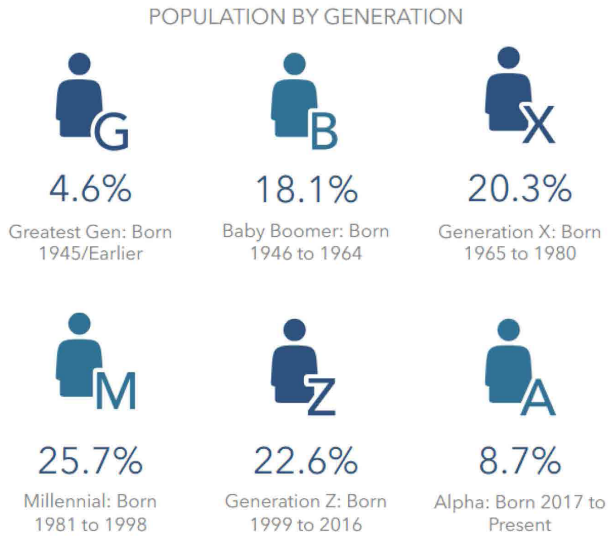
In the City of Newark, 23% have a high school diploma and 25% have a bachelor's degree.

Sex: Below is listed the distribution of the population by sex for the City of Newark for 2023 population projections. These numbers were developed from 2020 Census Data.

Table K – City of Newark Population by Sex 2023
(Source – U.S. Census Bureau and ESRI)

Sex	Total Population	% of Population
Male Population	24,457	50.04%
Female Population	24,398	49.96%

Infographic – City of Newark Population By Generation
(Source – U.S. Census Bureau and ESRI)



Property Values: Below is listed the owner-occupied housing unit by value for the City of Newark for 2023 population projections. These numbers were developed from 2020 Census Data.

Table L – City of Newark Household Income Value
(Source – U.S. Census Bureau and ESRI)

Owner Occupied Housing Unit By Value	Number	Percentage
<$50,000	218	2.0%
$50,000-$99,999	12	0.1%
$100,000-$149,999	69	0.6%
$150,000-$199,999	9	0.1%
$200,000-$249,999	3	0.0%
$250,000-$299,999	19	0.2%
$300,000-$399,999	28	0.3%
$400,000-$499,999	111	1.0%
$500,000-$749,999	1,134	10.1%
$750,000-$999,999	3,828	34.3%
$1,000,000-$1,499,999	4,410	39.5%
$1,500,000-$1,999,999	800	7.2%
$2,000,000+	535	4.8%
	2023	2028
Median Value	$1,017,800	$1,088,522
Average Value	$1,096,698	$1,165,014

Infographic - City of Newark Household Income Value
(Source – U.S. Census Bureau and ESRI)

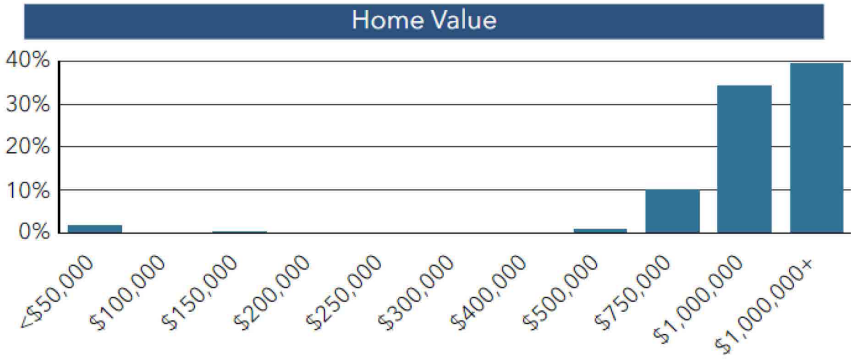
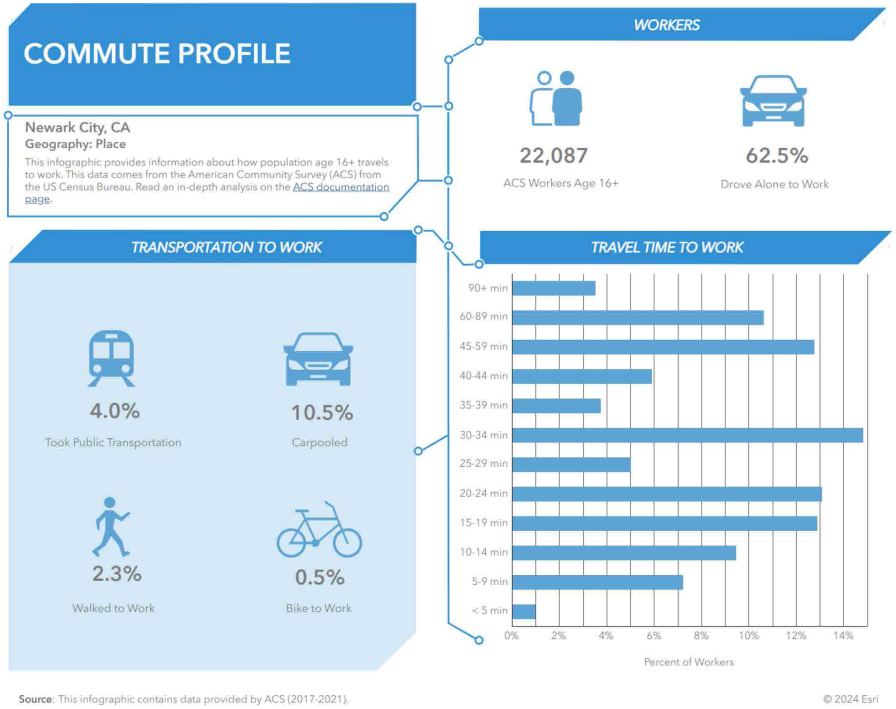


Chart L - City of Newark Park Commute to Work Profile
(Source – U.S. Census Bureau, American Community Survey and ESRI)



Below is listed the distribution of the population by race and ethnicity for the Primary Service Area for 2023 population projections. Those numbers were developed from 2020 Census Data.

Table M – Primary Service Area Ethnic Population and Median Age 2023
(Source – U.S. Census Bureau and ESRI)

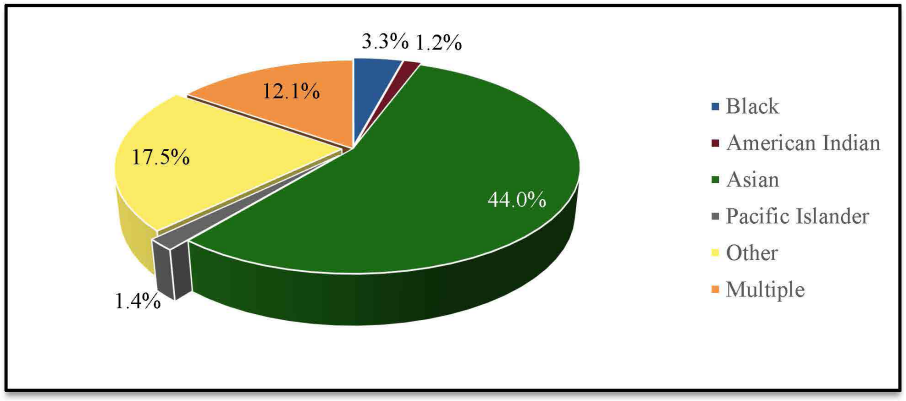
Ethnicity	Total Population	Median Age	% Population	% CA Population
Hispanic	14,712	29.6	30.1%	40.6%

Table N – Primary Service Area by Race and Median Age 2023
(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% Population	% CA Population
White	10,065	47.0	20.6%	39.6%
Black	1,625	35.9	3.3%	5.7%
American Indian	569	45.4	1.2%	1.6%
Asian	21,470	41.8	44.0%	16.0%
Pacific Islander	690	39.0	1.4%	0.4%
Other	8,542	29.4	17.5%	21.8%
Multiple	5,894	24.6	12.1%	14.9%

2023 Primary Service Area Total Population: 48,855 Residents

Chart N – 2023 Primary Service Area Population by Non-White Race



Note: The National Sporting Goods Association tracks participation based on race and ethnicity.

Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

There is value including this information for Newark. The data assists the organization in understanding the consumers/constituents in their service area and supply them with the right products and services.

The Tapestry segmentation system classifies U.S. neighborhoods into 65 unique market segments. Neighborhoods are sorted by more than 60 attributes including income, employment, home value, housing types, education, household composition, age, and other key determinates of consumer behavior.

The following chart highlights the top 5 Tapestry segments which account for 100% of the total population.

Table O – Primary Service Area Tapestry Segment Comparison
(ESRI estimates)

	Primary Service Area		*Demographics*	
	Percent	Cumulative Percent	Median Age	Median HH Income
Pacific Heights (2C)	30.1%	30.1%	42.7	$93,300
Urban Villages (7B)	17.7%	47.8%	34.0	$62,300
Enterprising Professionals (2D)	16.1%	63.9%	35.3	$86,600
Pleasantville (2B)	16.0%	79.9%	42.6	$92,900
City Lights (8A)	8.5%	88.4%	39.3	$69,200

Pacific Heights (2C) – With a high percentage of Asians and multiracial populations, this family market enjoys the latest trends from food to clothing although conservative. They keep up with technology. They visit theme parks. Residents are health conscious, take vitamins and exercise regularly at a health club. Favorite sport to watch is baseball.

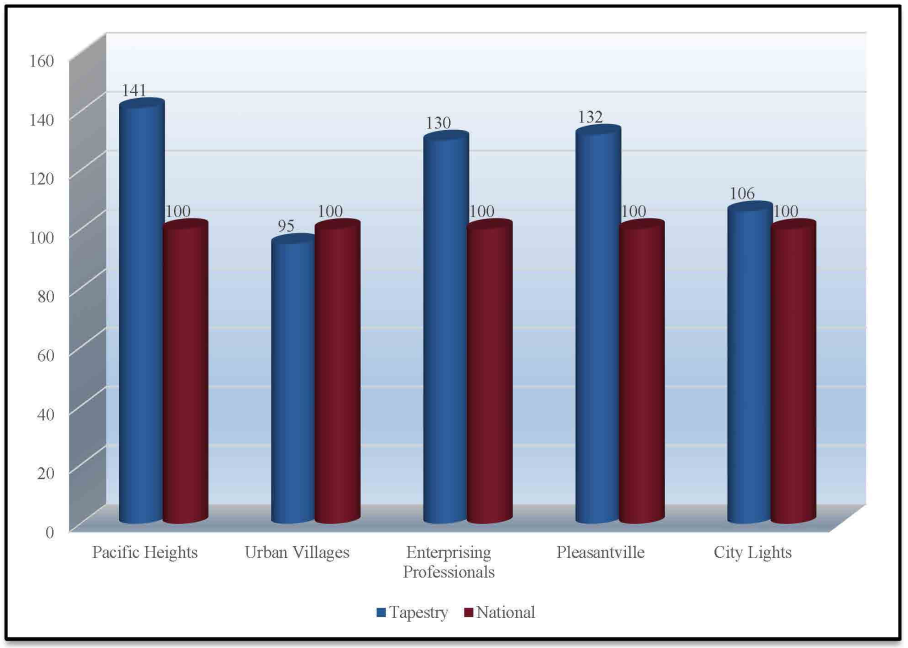
Urban Villages (7B) – Multicultural, multigenerational households. They are conscious of fashion and trends. Leisure time is a family affair. Comfortable with technology and leisure activities include water parks and sports such as soccer and basketball. Open to trying new things.

Enterprising Professionals (2D) – Well educated residents in STEM occupations. Relatively youn market that stays youthful by eating healthy, running and yoga. Buy name brands and technology Work long hours but likes to be active. Enjoy trips to the beach and museums.

Pleasantville (2B) – Transitioning into empty nests, residents spend their spare time with sports and home improvement. Willing to spend money on quality and brands. There is a significant Hispanic (16.4%) population in this segment. This demographic enjoys the outdoors and frequents museums.

City Lights (8A) – A wide range of households, single, married with/without children, homeowners and renters. Support an urban lifestyle, but save for the future. Ethnically diverse. Attuned to nature and the environment. These are health-conscious consumers that are traditional in many ways.

Chart O – Primary Service Area Tapestry Segment Entertainment Spending:



Market Potential Index for Adult Participation: B*K can access information about Sports & Leisure Market Potential. The following information illustrates participation rates for adults in a variety of activities.

Table P – Market Potential Index (MPI) for Sport Part. in Activities in Newark

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobic Exercise	3,662	9.8%	117
Baseball	877	2.3%	91
Basketball	2,352	6.3%	110
Bicycle Riding (mountain)	1,564	4.2%	116
Bicycle Riding (road)	4,934	13.2%	109
Canoe/Kayak	1,907	5.1%	68
Fishing (fresh water)	1,905	5.1%	48
Fishing (salt water)	1,305	3.5%	101
Frisbee	657	1.8%	74
Hiking	1,210	3.2%	94
Jogging/Running	8,103	21.6%	114
Pilates	5,028	13.4%	119
Ping Pong	1,307	3.5%	124
Soccer	1,237	3.3%	96
Softball	1,542	4.1%	131
Swimming	674	1.8%	110
Tennis	4,640	12.4%	82
Volleyball	1,631	4.4%	114
Walking for Exercise	912	2.4%	104
Weightlifting	13,046	34.8%	103
Yoga	6,010	16.0%	114
Zumba	4,788	12.8%	117

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Service Area.
Percent of Population: Percent of the service area that participates in the activity.
MPI: Market potential index as compared to the national number of 100.

This table indicates that the overall propensity for adults to participate in activities is greater than the national number of 100 in 15 of 22 listed activities. This points to an active community that would take advantage of both indoor and outdoor recreation pursuits offered by the City and the surrounding communities.

Section II – City of Newark Facilities

The following is an inventory of the parks that are operated and maintained by the City of Newark.

- Mel Nunes Sportsfield Park & Skate Park
  - The field portion of the park includes two synthetic turf regulation size soccer fields, that can also be used as four U12 soccer fields.
  - There is a large grass area that can accommodate a variety of soccer configurations.
  - There is one fenced softball field with a 300 ft fence.
  - The skate park is 12,000 square feet and a poured concrete surface.
  - Adjacent to this park is the Sillman Activity and Family Aquatic Center that is operated by the City.
- Neighborhood Parks
  - Byington Park
  - Civic Center Park
  - Mayhews Landing Park
  - Mirabeau Park
  - Musick Park
  - Susan Johnson Bridgepoint Park
- Birch Grove Park
  - Approximately 15 acres and includes play structures, a water element, fenced softball field, basketball court, tennis courts, and picnic areas. There are also restrooms and parking.
- Community Center Park
  - Approximately 16 acres and includes play structures, a combined basketball/handball court, tennis courts, and picnic facilities. There are also restrooms and parking.
  - This location also houses the NewBark Dog Park.
- Jerry Raber Ash Street Park
  - Approximately 6 acres and includes play structures, softball practice fields, a basketball court, volleyball court, and picnic facilities.
  - Also at this location is the Viloa Blythe Community Center, which is not operated by the City.
- Lakeshore Park
  - Approximately 10 acres of turf and 16 acres of water. There are not restroom facilities at this location and motorized boats are not allowed.

- MacGregor Playfields
    - Approximately 10 acres of soccer and youth baseball practice fields. The grass area can also accommodate other field sports.

- Shirley Sisk Grove
    - Approximately 2 acres and largely undeveloped.

- Eucalyptus Grove North
    - Approximately 3 acres and largely undeveloped.

Using statistics produced by the National Recreation & Park Association (NRPA) the population of the City of Newark, could support the following number of amenities.

Outdoor:

- 12.9 Playgrounds
- 5.6 Basketball Courts
- 2.1 Multi-Use Courts
- 6.8 Youth Diamonds
- 2.9 Adult Softball Diamonds
- 3.8 Youth Softball Diamonds
- 6.8 Youth Soccer Fields
- 3.7 Multi-Purpose Fields
- 2.8 Adult Soccer Fields
- 1.7 Football Fields
- 0.8 Cricket Fields
- 1.0 Lacrosse Fields
- 1.1 Field Hockey Fields
- 1.4 Synthetic Fields
- 0.9 Dog Parks
- 8.8 Tennis Courts
- 4.4 Pickleball Courts
- 3.0 Multi-Use Courts
- 0.9 Community Gardens
- 1.1 Swimming Pools
- 0.8 Skate Parks

Indoor:

- 1.3 Recreation Centers
- 0.9 Community Centers
- 0.7 Senior Centers
- 0.7 Nature Centers
- 0.8 Aquatic Centers
- 0.8 Teen Centers

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Newark Citywide Parks Master Plan Update

COMMUNITY WORKSHOPS, NOTES, & SUMMARY

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ADMIT ONE
ROCKS
drive

Community Workshop #1 Summary

Exercise 1: Community members identified the park they frequent the most.

Which Park do you Frequent Most?		
Newark Community	57	36%
Lakeshore	29	18%
Birch	19	12%
Mayhews	13	8%
Civic	10	6%
Mirabeau	7	4%
Musick	5	3%
Sportsfield	5	3%
Bridgepointe	4	3%
Shirley	4	3%
Jerry	3	2%
Macgregor	2	1%
Byington	1	1%
Sanctuary	1	1%
Total Responses	160	

Exercise 2: Community members prioritized their top three preferred recreational amenities.

What is your Preferred Recreation Amenity?		
Trails and Pathways	42	11%
Swimming Pools	30	8%
Pump Track	29	8%
Splashpad	25	7%
Interactive Play	23	6%
Community Gardens	22	6%
Golf Course	21	6%
Outdoor Amphitheater	20	5%
Outdoor Fitness	19	5%
Playgrounds	18	5%
Off-lease Dog Park	15	4%
Picnic Area	14	4%
Bocceball	13	4%
Sand Volleyball	12	3%
Pickleball	12	3%
Synthetic Sports Field	9	2%

Soccer	9	2%
All Abilities Playground	9	2%
Baseball	6	2%
Skate Park	6	2%
Disc Golf	6	2%
Softball	4	1%
Cricket	2	1%
Roller Hockey	1	0%
Rugby	0	0%
Futsal	0	0%
Lacrosse	0	0%
Total Reponses	367	

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Exercise 3: Community members shared their thoughts and concerns.

- Tennis courts, BMX track, and Badminton could be preferred recreation amenity options
- Concerns of Newark City Parks being overused.
    - Consider more attention towards park services.
- Suggest more ADA benches
- Suggest remodeling Bridgepoint Park
- Consider updating restrooms at Birch Grove
- Propose an all-inclusive playground designed for children of all abilities, including those with special needs.
- Recommend better lighting at Lakeside Park

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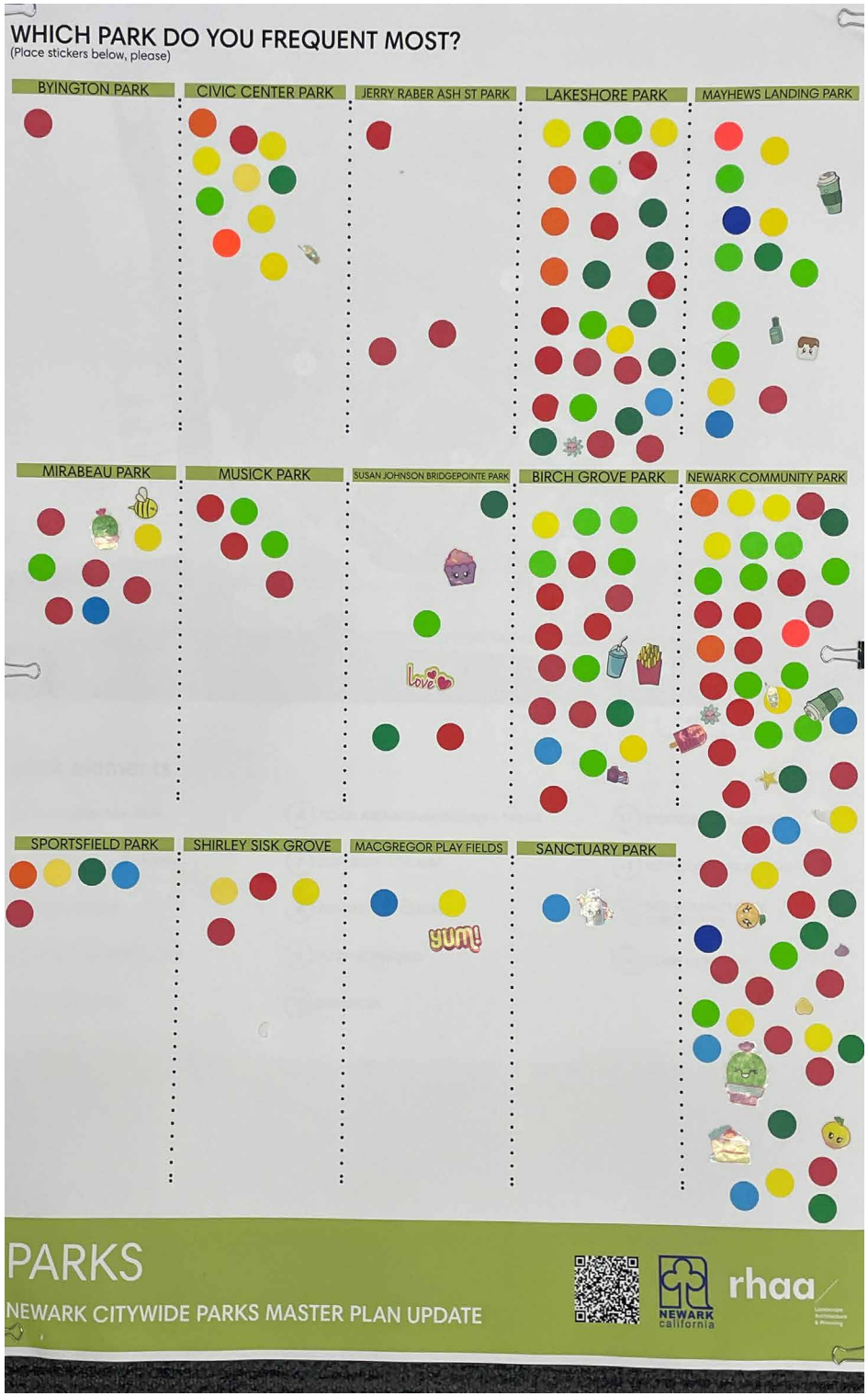
WHICH PARK DO YOU FREQUENT MOST?
(Place stickers below, please)
BYINGTON PARK
CIVIC CENTER PARK
JERRY RABER ASH ST PARK
LAKESHORE PARK
MAYHEWS LANDING PARK
MIRABEAU PARK
MUSICK PARK
SUSAN JOHNSON BRIDGEPOINTE PARK
BIRCH GROVE PARK
NEWARK COMMUNITY PARK
SPORTSFIELD PARK
SHIRLEY SISK GROVE
MACGREGOR PLAY FIELDS
SANCTUARY PARK
love
yum!
PARKS
NEWARK CITYWIDE PARKS MASTER PLAN UPDATE
NEWARK california
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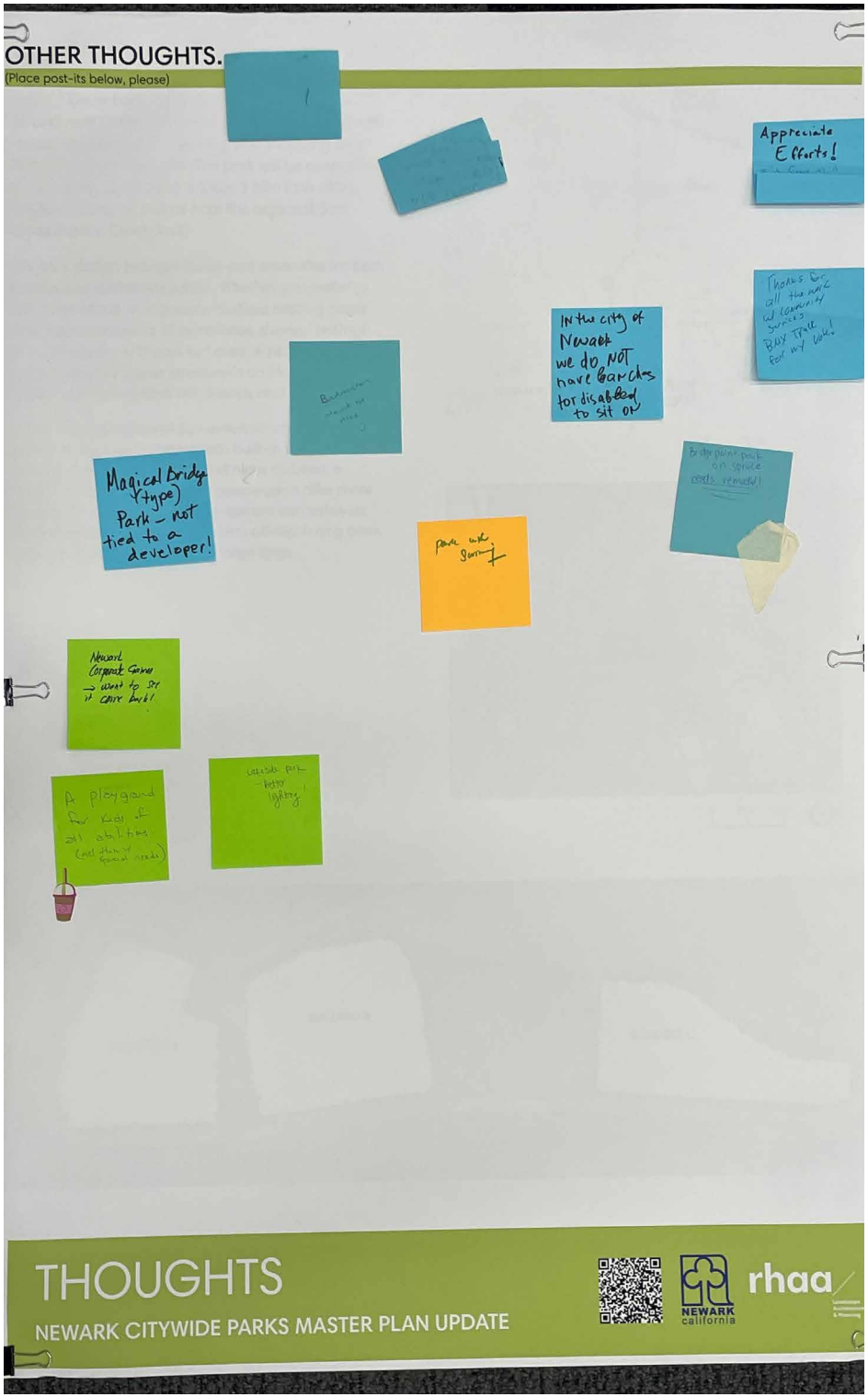
OTHER THOUGHTS.
(Place post-its below, please)
Appreciate Efforts!
In the city of Newark we do NOT have benches for disabled to sit on
Magical Bridge (type) Park - not tied to a developer!
A playground for kids of all abilities
THOUGHTS
NEWARK CITYWIDE PARKS MASTER PLAN UPDATE
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WHAT IS YOUR PREFERRED RECREATION AMENITY?

(Place stickers below, please)

CRICKET

LACROSSE

RUGBY

BASEBALL

SOFTBALL

SOCCER

PUMP TRACK (BMX/MOUNTAIN BIKE)

FUTSAL

PICKLEBALL

ROLLER HOCKEY

SKATE PARK

BMX track Like the one approved in Morgan Hill

+ BMX

SNACK ATTACK!

GOLF COURSE

DISC GOLF

SYNTHETIC SPORT FIELDS

BOCCE BALL

SAND VOLLEYBALL

AMENITIES

NEWARK CITYWIDE PARKS MASTER PLAN UPDATE

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WHAT IS YOUR PREFERRED RECREATION AMENITY?

(Place stickers below, please)

PLAYGROUNDS

INTERACTIVE PLAY ELEMENTS

ALL ABILITIES PLAYGROUND

TRAILS AND PATHWAYS

Walking, biking, hiking

OFF-LEASH DOG PARK/AREAS

SPLASH PAD

SWIMMING POOLS

OUTDOOR FITNESS AND AEROBICS

OUTDOOR AMPHITHEATER

PICNIC AREA

COMMUNITY GARDENS

AMENITIES

NEWARK CITYWIDE PARKS MASTER PLAN UPDATE

NEWARK california

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Newark Day Event

What is your preferred recreation amenity?	Adult
Trails and Pathways	42
Swimming Pool	30
Pump Track	30
Splash Pad	25
Interactive Play Elements	23
Community Garden	22
Golf Course	21
Outdoor Amphitheater	20
Outdoor Fitness and Aerobics	19
Playgrounds	18
Off-Leash Dog Parks/Areas	15
Picnic Area	14
Bocce Ball	13
Pickleball	12
Sand Volleyball	12
Soccer	9
Synthetic Sports Field	9
All Abilities Playground	9
Baseball	6
Skate Park	6
Disc Golf	6
Softball	4
Cricket	2
Roller Hockey	1
Lacrosse	0
Rugby	0
Futsal	0
Total	368

What is your preferred recreation amenity?	Child
Swimming Pool	17
Splash Pad	15
Pump Track	12
Synthetic Sports Field	12
Off-Leash Dog Parks/Areas	12
Interactive Play Elements	9
Golf Course	8
Sand Volleyball	8
Playgrounds	8
All Abilities Playground	5
Outdoor Fitness and Aerobics	5
Soccer	4
Disc Golf	3
Trails and Pathways	3
Picnic Area	3
Community Garden	3
Baseball	2
Softball	2
Pickleball	2
Rugby	1
Roller Hockey	1
Skate Park	1
Bocce Ball	1
Cricket	0
Lacrosse	0
Futsal	0
Outdoor Amphitheater	0
Total	137

Newark Day Event

Which Park do you frequent most?	Adult
Newark Community Park	57
Lakeshore Park	28
Birch Grove Park	19
Mayhews Landing Park	13
Civic Center Park	10
Mirabeau Park	7
Musick Park	5
Sportsfield Park	5
Susan Johnson Bridgepointe Park	4
Shirley Sisk Grove	4
Jerry Raber Ash St Park	3
MacGregor Play Fields	2
Byington Park	1
Sanctuary Park	1
Total	159

Which Park do you frequent most?	Child
Newark Community Park	11
Mayhews Landing Park	3
Birch Grove Park	3
Mirabeau Park	2
Susan Johnson Bridgepointe Park	2
Civic Center Park	1
Lakeshore Park	1
MacGregor Play Fields	1
Sanctuary Park	1
Byington Park	0
Jerry Raber Ash St Park	0
Musick Park	0
Sportsfield Park	0
Shirley Sisk Grove	0
Total	25

Other thoughts…	
Tennis	
Newark city parks are being over used! More attention to park services.	
Badminton would be nice.	
In the city of Newark we do not have benches for disabled to sit on.	
Bridgepoint park on spruce needs remodel.	
Thanks for all the work with community services. BMX track for my vote.	
Appreciate efforts! Birch grove as is with updated restrooms. Dirt space used with regrade to immediate neighborhood desires.	
Newark corporate games. Want to see it come back.	
Magical bridge type park - not tied to a developer.	
A playground for kids of all abilities. Include those with special needs.	
Lakeside park - better lighting.	
BMX Track like one approved in Morgan Hill	

Community Workshop #2 Summary

Exercise #1: The study teams identified sports and recreation facilities needed to better serve the current and future needs of the community. As a group, review the lists compiled by each team.

- Group 1
  - Cricket Pitch
  - Soccer
  - Amphitheater
  - BMX/Pump Track
  - Magical Bridge Playground
  - Swimming/Lap Pool/Recreational
  - Interactive Play Structures for Kids
- Group 2
  - Softball/Baseball
  - Flat Open Multi-purpose Field for Soccer and Other Sports
  - Swimming Pool/Aqua Area

Exercise #2: As a group, prioritize the group's top three projects/amenities, and then a second tier of the next three projects/amenities.

- Group 1

Project	Priority	
	First	Second
Interactive Park Features/Magical Bridge	1	
Greenspace to hold Cricket & Other Sports	2	
BMX Pump Track	3	
BBQ Areas w/ Shade Structures/Reservations All Amenities		1
Additional Pool/Water Feature Type Area (Splash Pad, etc.)		2
Bathrooms at Both New and Existing Parks		3

- Group 2

Project	Priority	
	First	Second
Bathrooms	1	
Drinking Fountains	2	
Upgrade/Update Playgrounds	3	
Splash Pads		1
Trees/Green Areas/Community Gardens		2
Lights		3

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Additional Comments and Suggestions for Newark's Parks by Community

- Consider using alternative materials to mulch in playgrounds to reduce the risks of splinters and issues with animals.
    - Options such as rubber was opposed to due to its tendency to become hot and may emit unpleasant odors.
- Evaluate the need for additional restrooms, as the current number discourages children from fully enjoying the park
    - As neighborhoods grow, families find it increasingly challenging to access restrooms in their households.
- Suggest establishing dedicated areas for children's sports leagues, as the existing softball fields, for example, are mainly occupied by adult sports leagues.
- Consider other methods of sharing the survey, such as Nextdoor

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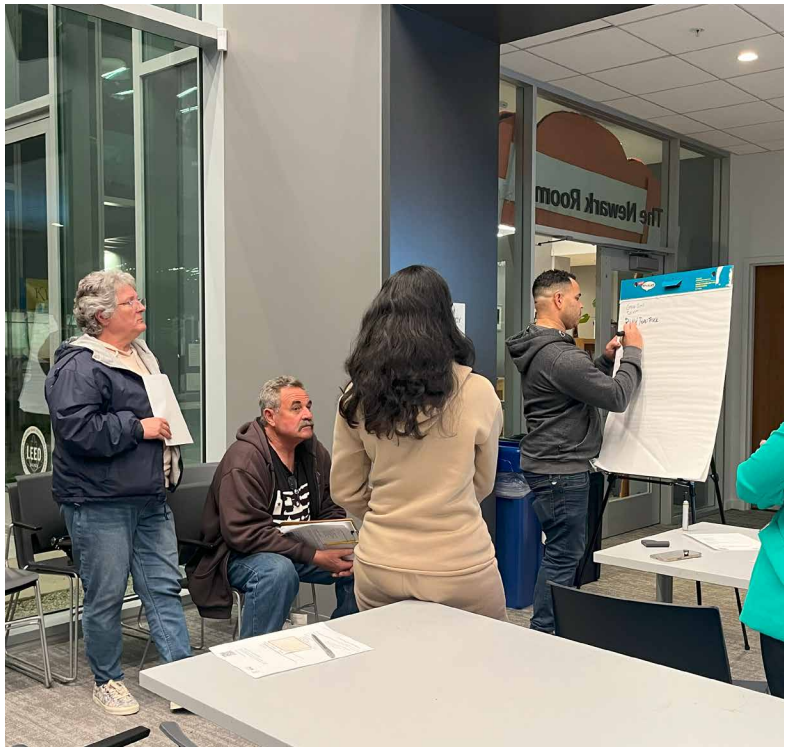

#1

Cricket Pitch
Soccer
Amphitheater
BMX Pump Track
Special ~~Rainbow~~ Magical Bridge
Swimming Lappool/Recreational
Interactive play structures for kids

#1 Interactive park features/Magical #2 Bridge

#2 GreenSpace to hold Cricket & other sports

#3 BMX pump track

#1 BBQ areas w/ structured shade /reservations all amenities

#2 Additional Pool /water feature type area.
splash pad etc.

#3 Bathrooms @ new & existing parks.

Question 1

1. Softball / Baseball
2. Flat open Multi-Purpose field (Soccer / other sports)
3. Swimming Pool / Aqua area.

Question 2

1. Bathrooms
2. Drinking fountains
3. Upgrade/Update Playgrounds

2nd Options
1. Splash Pads
2. Trees | Green areas
   Community gardens
3. Lights

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Community Outreach Event #3 Summary

Additional Comments and Suggestions for Newark's Parks by Community

- Picnic Area at Birch Grove
  - Need for additional trash cans or more frequent waste collection
  - Excess trash has been a persistent problem
- Regular maintenance of sand boxes
- Consider Addressing Climate Change
  - Consider converting turf into habitat areas with trees and native plants to help reduce the current amount of turf
  - Remove permanent irrigation
  - Consider the addition of efficient lighting and trees
  - Consider minimizing herbicides and pesticides
- Recommend installing more dog bag dispensers and signage to encourage park cleanliness
- Provide signage that is accessible and inclusive, featuring multiple languages.

Exercise #1: Each participant will receive 10 "Newark Dollar Bills", each equaling $100. Spend your "Newark Dollars" as you wish and allocate funds towards these specific projects you would like to see in the City.

Project	Newark Dollars
Softball Field	$1,800
Restrooms – Update/Additional	$1,300
Play Structures – Update/Additional	$1,200
Trails – Hiking/Walking	$1,200
Additional Lighting	$1,100
Shade – Structures and Trees	$1,000
Splash Pad	$800
All Abilities Playground	$800
Bike Path and Racks	$700
Picnic Area	$600
Cricket Pitch	$500
ADA Compliant Paths/Surfacing	$500
Grounds and Fields – Update	$400
Early Education Playground	$400
Pickleball	$300
Pump Track	$200
Protective Screening	$200
Football Field	$100
Volleyball	$100
Batting Cages	$100

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COMMENTS

- MORE TRASH BINS
- MP NEEDS TO ADDRESS CLIMATE CHANGE
  - LOW WATER
  - HABITAT ISLANDS/NATIVE PLANTS
  - LESS GRASS
  - TREES - PLANT MORE
- MORE DOG BAGS WITH SIGNS
- SIGNS FOR CLEANLINESS.
- SIGNS IN MULTIPLE LANGUAGES
- MINIMIZE PESTICIDES/HERBICIDES.

(1) SOFTBALL FIELD 1800

(2) RESTROOMS - Update & additional 1300

(3) PLAY STRUCTURES 1200

(#3) HIKING & WALKING TRAILS 1200

(4) ADDITIONAL LIGHTING 1100

(5) SHADE STRUCTURES + TREES 1000

(6) SPLASH PAD 800

(6) ALL ABILITIES PLAY 800

(7) BIKE PATH & RACKS 700

(8) PICNIC AREA 600

(9) CRICKET PITCH
(9) ADA COMPLIANT PATHS
] 500

(10) UPDATE GROUNDS/FIELDS
(10) EARLY CHILDHOOD PLAY
] 400

(11) PICKELBALL 300

(12) ~~BMX~~ PUMP TRACK] 200
(12) PROTECTIVE SCREENING] 200

(13) FOOTBALL FIELD
(13) VOLLEYBALL COURT
(13) BATTING CAGES
] 100

Community Workshop Summary

To date, the Newark Citywide Parks Master Plan outreach process has held three community workshops to gather feedback from the Newark community on preferred recreation amenities and their prioritization within the City's existing park and recreation network.

Community Workshop 1

During the City's annual Newark Day event on September 17, 2023, the first community workshop for the Newark Citywide Parks Master Plan was conducted by the Consultant and City staff. The purpose of this workshop was to introduce community members to the goals and objectives of the Master Plan and serve as a platform to gather input on desired recreational amenities within the City of Newark. Participants were invited to share feedback on which parks they visit most frequently, their preferred recreational amenities, and any additional comments or concerns regarding the Newark Citywide Parks Master Plan. Both adults and children were invited to participate, with adults receiving circular sticky dots and children receiving fun and creative stickers. The distinction in sticker types reflected differences in priorities; adults generally approached park systems from a holistic perspective, focusing on maintenance and the availability of amenities for their families, while children were more interested in features specific to their use, such as playground equipment. The following is a summary of the input collected at the workshop.

To facilitate discussion, a board displaying the list of Newark's existing parks was presented to attendees, who were then asked to indicate which park they visit most often by placing a sticky dot on the board. The majority of participants noted that Newark Community Park was their most frequented park, followed by Lakeshore Park, with Birch Grove Park ranking third.

Following this, attendees were invited to prioritize their top three recreational amenities. For adults, the top three preferred recreational amenities were trails and pathways, a swimming pool, and a pump track. For children, the top three preferences were a swimming pool, a splash pad, and a pump track.

At the conclusion of the workshop, participants were invited to provide additional feedback or suggestions for the Master Plan. Commonly suggested amenities included the addition of tennis courts, a BMX track, and badminton facilities. Attendees also highlighted several improvements, such as installing more ADA-compliant benches, updating existing restrooms (particularly at Birch Grove Park), enhancing lighting at Lakeshore Park, and developing an all-inclusive playground for children of all abilities, including those with special needs. Additionally, participants emphasized the need to focus on park services due to the overuse of Newark City parks.

Community Workshop 2

The second community workshop for the Newark Citywide Parks Master Plan, facilitated by the Consultant and City staff, was held on January 9, 2024. This community workshop relayed information regarding the Consultant's gap analysis of the City's recreation resources and amenities. This gap analysis was generated from an assessment of the City's existing demographic trends, current trends in recreation management, a review of the City's recreation use and supply of recreation amenities, and the Community's input and expectations gathered from an online questionnaire and previous workshop.

Based on this assessment, the Consultant introduced a range of potential recreation projects that could result from the Newark Citywide Parks Master Plan. These included lighting in all parks, accessible play structures/updates to play structures, outdoor early childhood facilities, additional bathrooms and improved restroom maintenance, a softball field, a cricket pitch, and a pickleball court. Following this presentation, participants engaged in a series of exercises designed to help identify and prioritize recreation projects and amenities for Newark's Park and recreation system. The following is a summary of the input collected during the workshop.

To initiate the exercises, attendees were divided into two groups. In the first exercise, each group was tasked with identifying sports and recreation facilities needed to better serve the current and future needs of the community. As a response to this, the following list summarizes the recreation projects noted by workshop participants:

- Cricket Pitch
- Soccer
- Amphitheater
- BMX/Pump Track
- Magical Bridge Playground
- Swimming/Lap Pool/Recreational
- Interactive Play Structures for Kids
- Softball/Baseball
- Flat Open Multi-purpose Field for Soccer and Other Sports
- Swimming Pool/Aqua Area

In the next exercise, the two participant groups were asked to rank their top three recreation projects and amenities. The results of this exercise identified the following as top-priority projects that should be considered in the Newark Citywide Parks Master Plan:

- Interactive Park Features/Magical Bridge
- Greenspace to hold Cricket & Other Sports
- BMX Pump Track

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NEWARK California

- Bathrooms
- Drinking Fountains
- Upgrade/Update Playgrounds

Participants were then asked to rank their second-tier preferences of the top three identified recreation projects and amenities. The results of this portion revealed the following as an alternative list of top-priority projects that should be considered in the Newark Citywide Parks Master Plan:

- BBQ Areas w/ Shade Structures/Reservations All Amenities
- Additional Pool/Water Feature Type Area (Splash Pad, etc.)
- Bathrooms at Both New and Existing Parks
- Splash Pads
- Trees/Green Areas/Community Gardens
- Lights

The tables below provide detailed rankings of each group's first priority and second priority projects.

- Group 1

Project	Priority	
	First	Second
Interactive Park Features/Magical Bridge	1	
Greenspace to hold Cricket & Other Sports	2	
BMX Pump Track	3	
BBQ Areas w/ Shade Structures/Reservations All Amenities		1
Additional Pool/Water Feature Type Area (Splash Pad, etc.)		2
Bathrooms at Both New and Existing Parks		3

- Group 2

Project	Priority	
	First	Second
Bathrooms	1	
Drinking Fountains	2	
Upgrade/Update Playgrounds	3	
Splash Pads		1
Trees/Green Areas/Community Gardens		2
Lights		3

Concluding the second community workshop, participants were encouraged to share additional comments and suggestions regarding the Newark Citywide Parks Master Plan. Several recurring themes emerged from these discussions. One significant suggestion was to explore alternative materials for playground surfaces, as mulch was noted for causing splinters and attracting animals. While rubber surfaces were considered, they were met with resistance due to concerns about heat retention and unpleasant odors.

Another prominent theme was the need for additional restrooms, as the current lack of facilities was seen as a barrier to children fully enjoying the parks. This issue was particularly pressing given the growing size of neighborhoods, making it difficult for families to return home for restroom access. Additionally, participants emphasized the need for dedicated spaces for children's sports leagues, as existing fields, such as the softball fields, are largely used by adult leagues. Finally, workshop attendees suggested expanding outreach efforts by utilizing platforms like Nextdoor to distribute surveys more effectively to the community.

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Community Workshop 3

The third community workshop for the Newark Citywide Parks Master Plan, led by the Consultant and City staff, took place on February 27, 2024. The workshop provided an overview of the Consultant's gap analysis, which assessed the City's recreation resources and amenities. This analysis was informed by a community survey, stakeholder meetings, and input gathered at previous community events. It also identified emerging trends and community values, while highlighting ongoing City parks projects that have already been funded.

The Consultant's presentation outlined several potential project recommendations based on the gap analysis. Key findings revealed that Newark places a strong emphasis on safety and security, prioritizing projects like improved park lighting, protective screening, and ADA-compliant paths and surfacing. Additionally, the community values enhanced restroom facilities, play structures, park fields, and grounds maintenance. Newark also highlighted the importance of inclusive and diverse play opportunities, expressing interest in all-abilities playgrounds, splash pads, and early childhood play areas. There was a clear focus on outdoor recreation, with priorities including batting cages, a softball field, and a cricket pitch. Furthermore, the community emphasized the importance of fostering connections to parks through the addition of shade structures, trees, picnic areas, trails, bike paths, and racks.

Following the presentation, attendees participated in a series of interactive exercises to further refine the list of recreation projects and amenities for the City's park and recreation system. Below is a summary of the input collected during the third workshop.

To initiate the discussion, participants took part in an activity to individually prioritize recreation projects. Each attendee was given $500 in "Newark Dollar Bills" and asked to allocate their funds toward the specific projects they wished to see developed in the City. Images of various proposed projects were displayed, each accompanied by a collection bag for participants to deposit their funds. The following recreation projects were available for funding:

- Softball Field
- Restrooms – Update/Additional
- Play Structures – Update/Additional
- Trails – Hiking/Walking
- Additional Lighting
- Shade – Structures and Trees
- Splash Pad
- All Abilities Playground
- Bike Path and Racks
- Picnic Area
- Cricket Pitch
- ADA Compliant Paths/Surfacing
- Grounds and Fields – Update
- Early Education Playground
- Pickleball
- Pump Track
- Protective Screening
- Football Field
- Volleyball
- Batting Cages

The results from this activity revealed that the following recreation projects received the highest prioritization from workshop participants:

- Softball Field
- Restrooms – Update/Additional
- Play Structures – Update/Additional
- Trails – Hiking/Walking
- Additional Lighting
- Shade – Structure and Trees

The table below provides a detailed breakdown of how the "Newark Dollars" were allocated across the various proposed recreation projects at the third community workshop:

Project	Newark Dollars
Softball Field	$1,800
Restrooms – Update / Additional	$1,300
Play Structures – Update / Additional	$1,200
Trails – Hiking / Walking	$1,200
Additional Lighting	$1,100
Shade – Structures and Trees	$1,000
Splash Pad	$800
All Abilities Playground	$800
Bike Path and Racks	$700
Picnic Area	$600
Cricket Pitch	$500
ADA Compliant Paths / Surfacing	$500
Grounds and Fields – Update	$400
Early Education Playground	$400
Pickleball	$300
Pump Track	$200
Protective Screening	$200
Football Field	$100
Volleyball	$100
Batting Cages	$100

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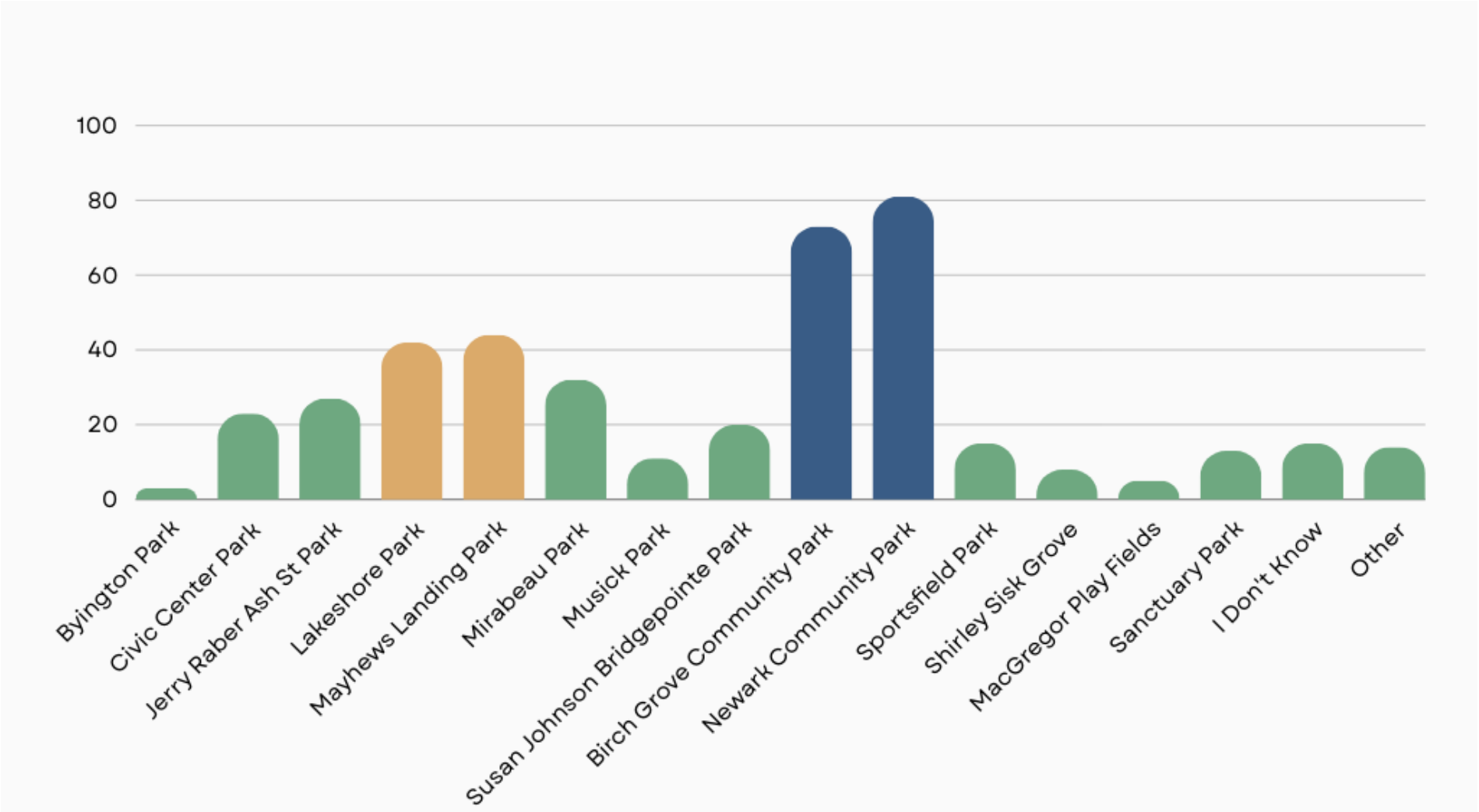
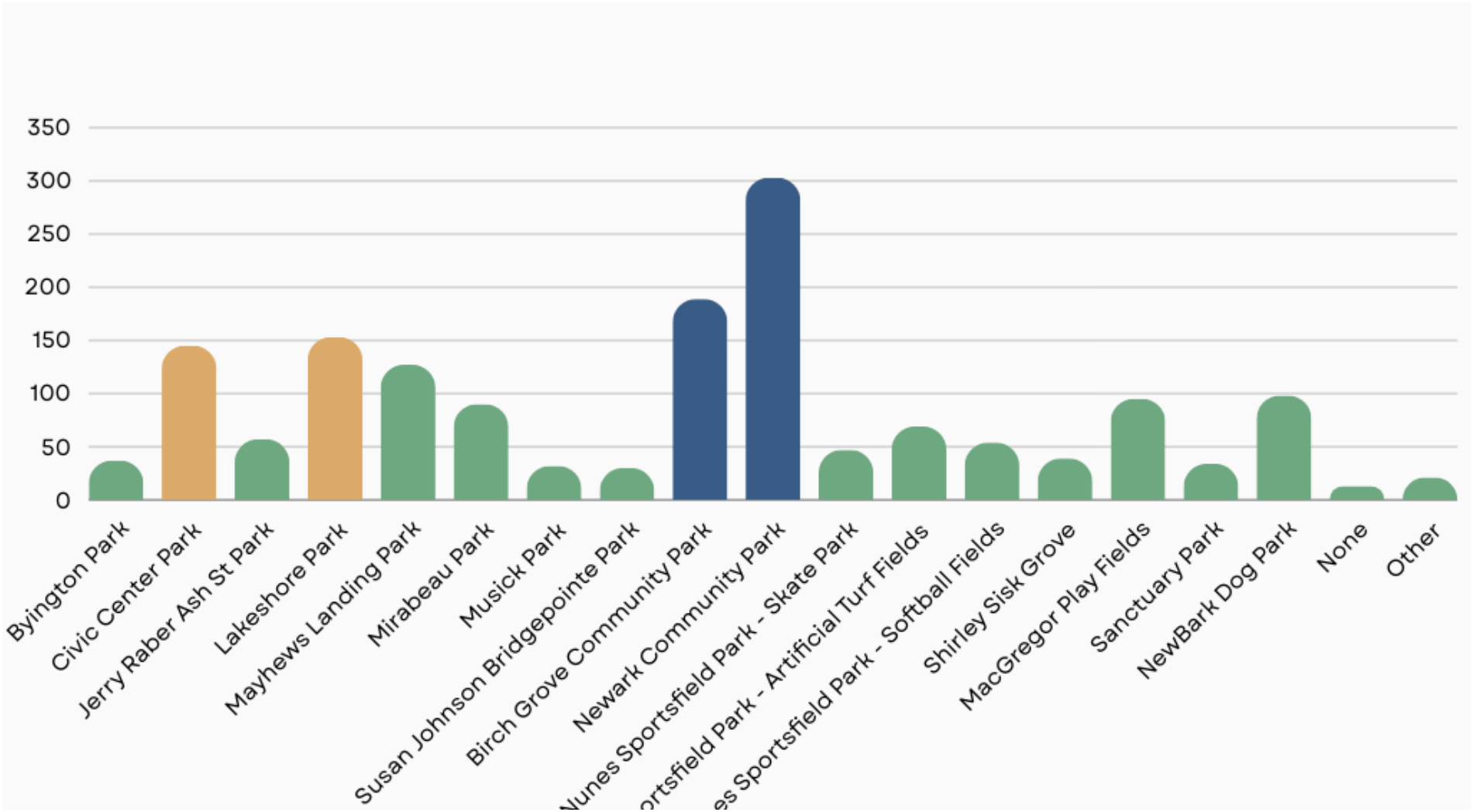
QUESTION 1

WHICH CITY PARK IS CLOSEST TO YOU WHERE YOU LIVE?



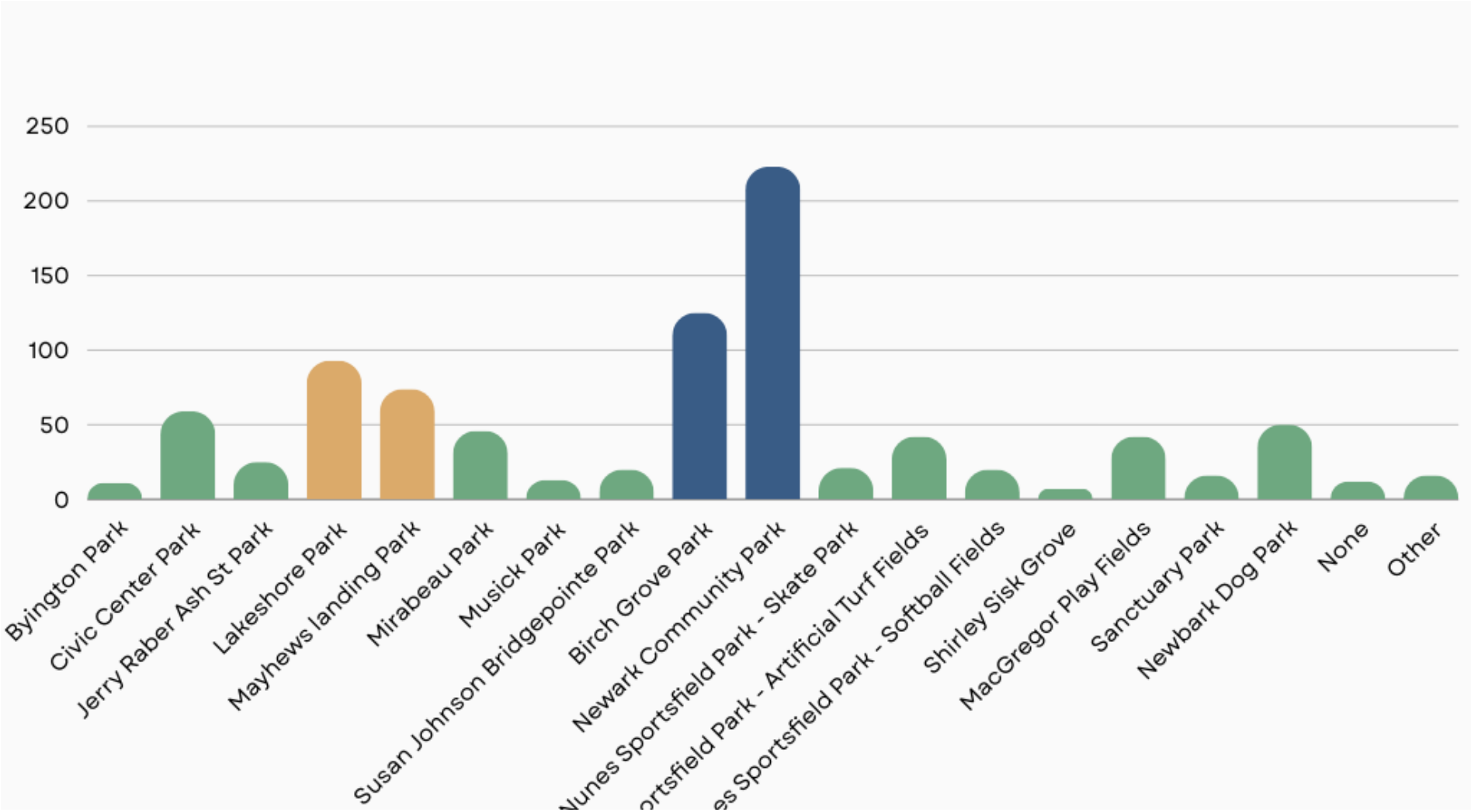
QUESTION 2

IN THE LAST YEAR, WHICH OF THE FOLLOWING CITY PARKS HAVE YOU, OR THOSE IN YOUR HOUSEHOLD, VISITED? SELECT ALL THAT APPLY.



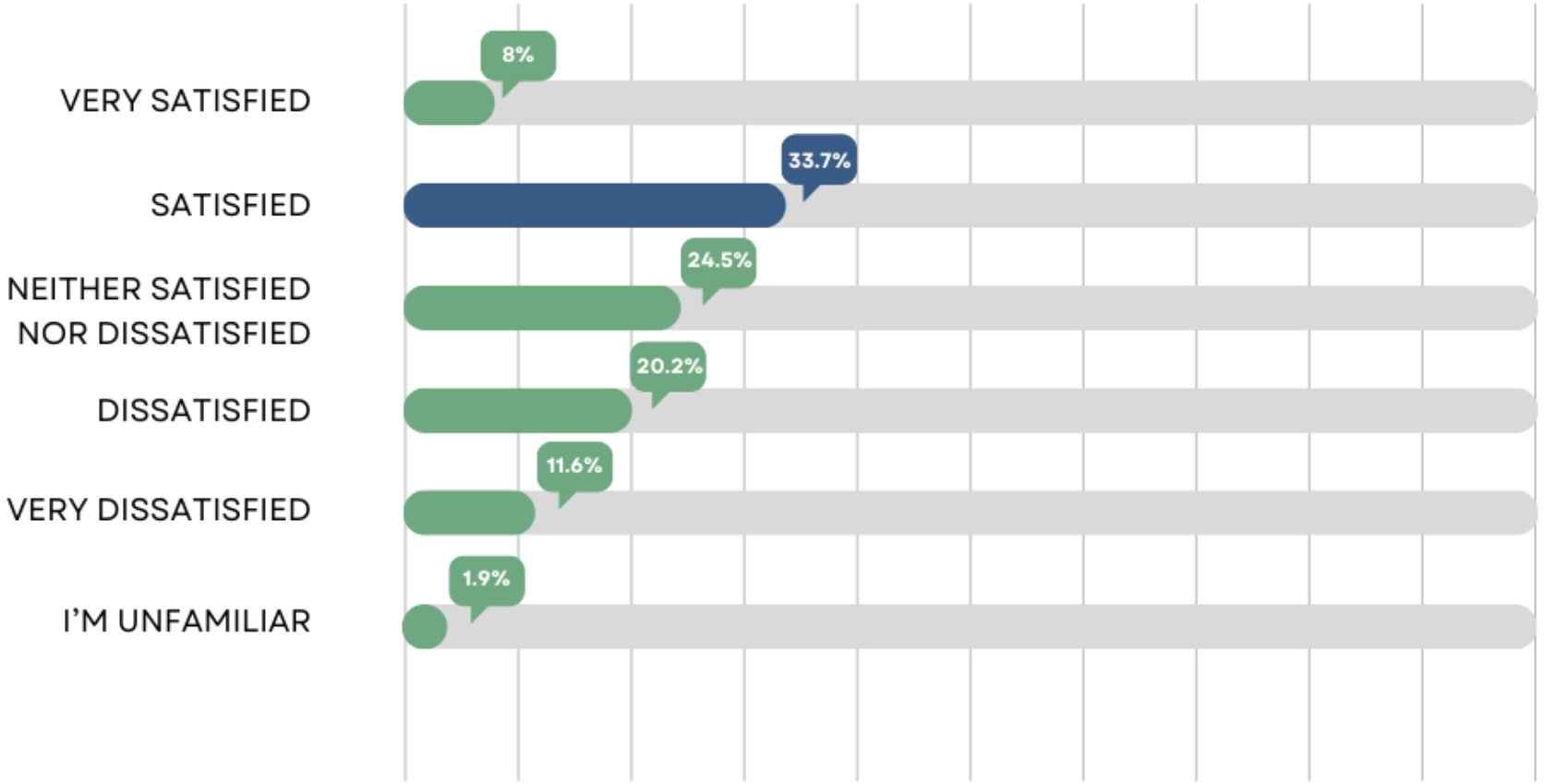
QUESTION 3

IN THE LAST YEAR, WHICH OF THE FOLLOWING CITY PARKS HAVE YOU, OR THOSE IN YOUR HOUSEHOLD, VISITED MOST FREQUENTLY? SELECT UP TO 3.



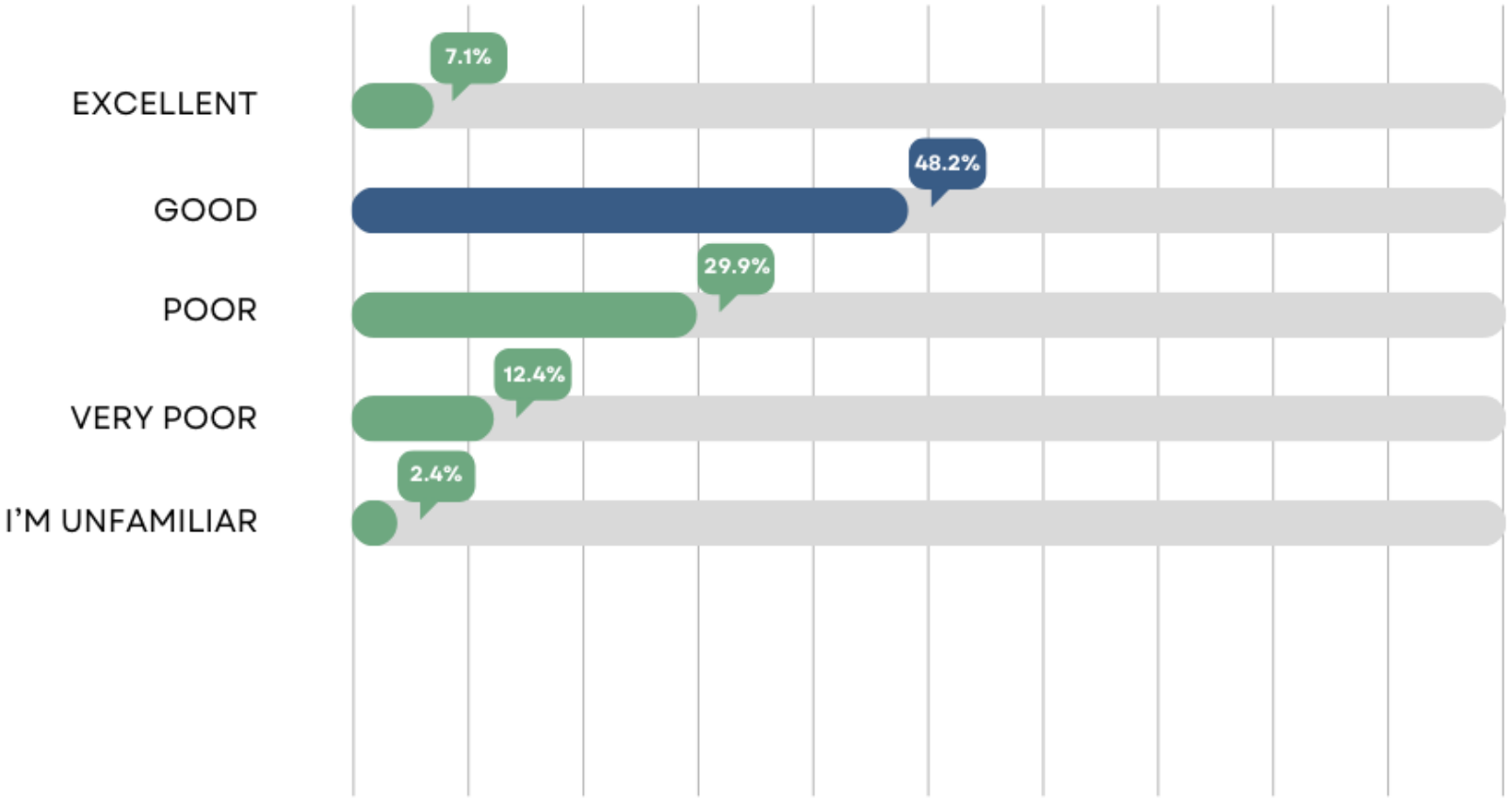
QUESTION 4

IN GENERAL, HOW SATISFIED ARE YOU WITH THE CITY OF NEWARK'S PARKS?



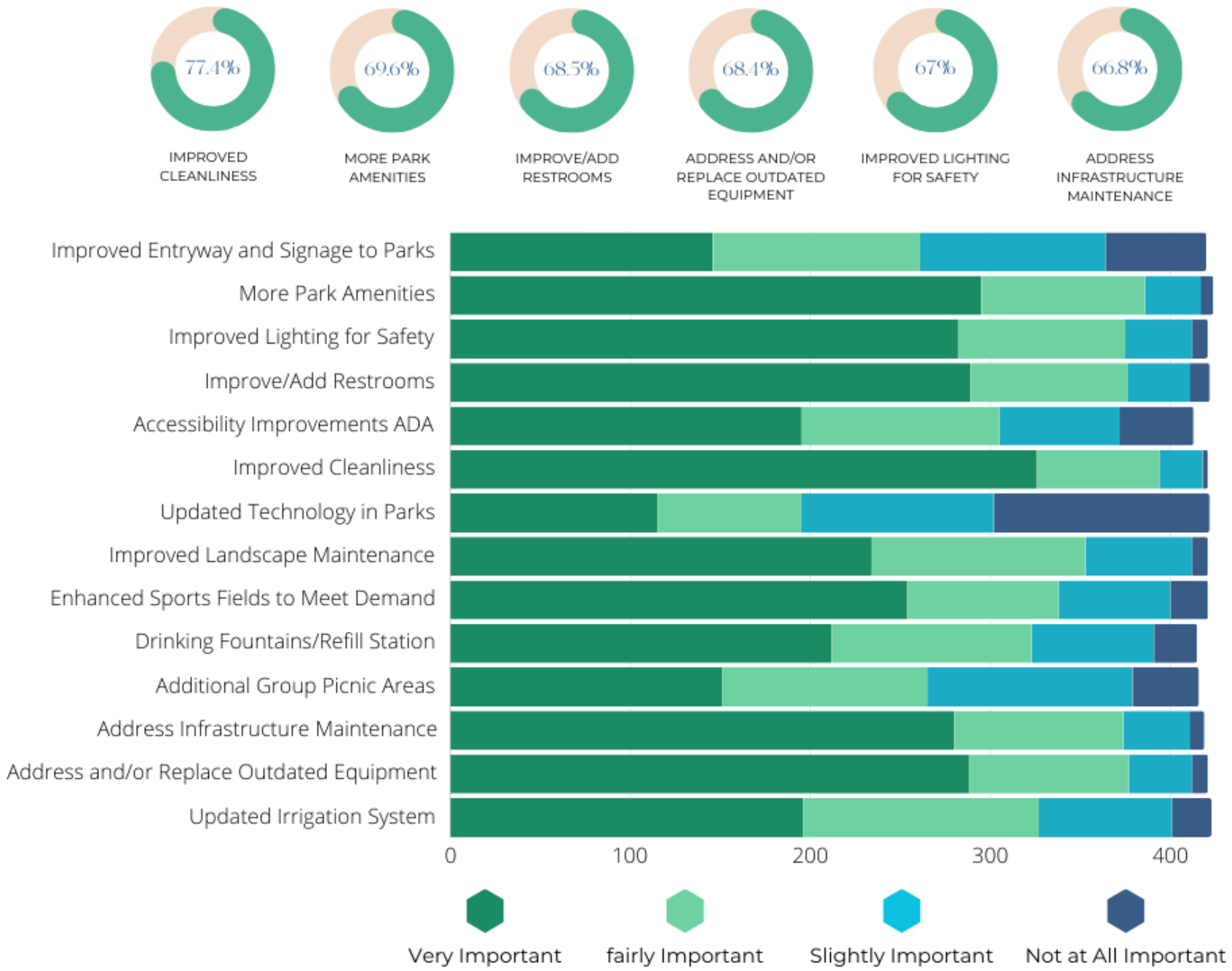
QUESTION 5

IN GENERAL, WHAT CONDITION WOULD YOU SAY THE CITY OF NEWARK'S PARKS ARE IN?



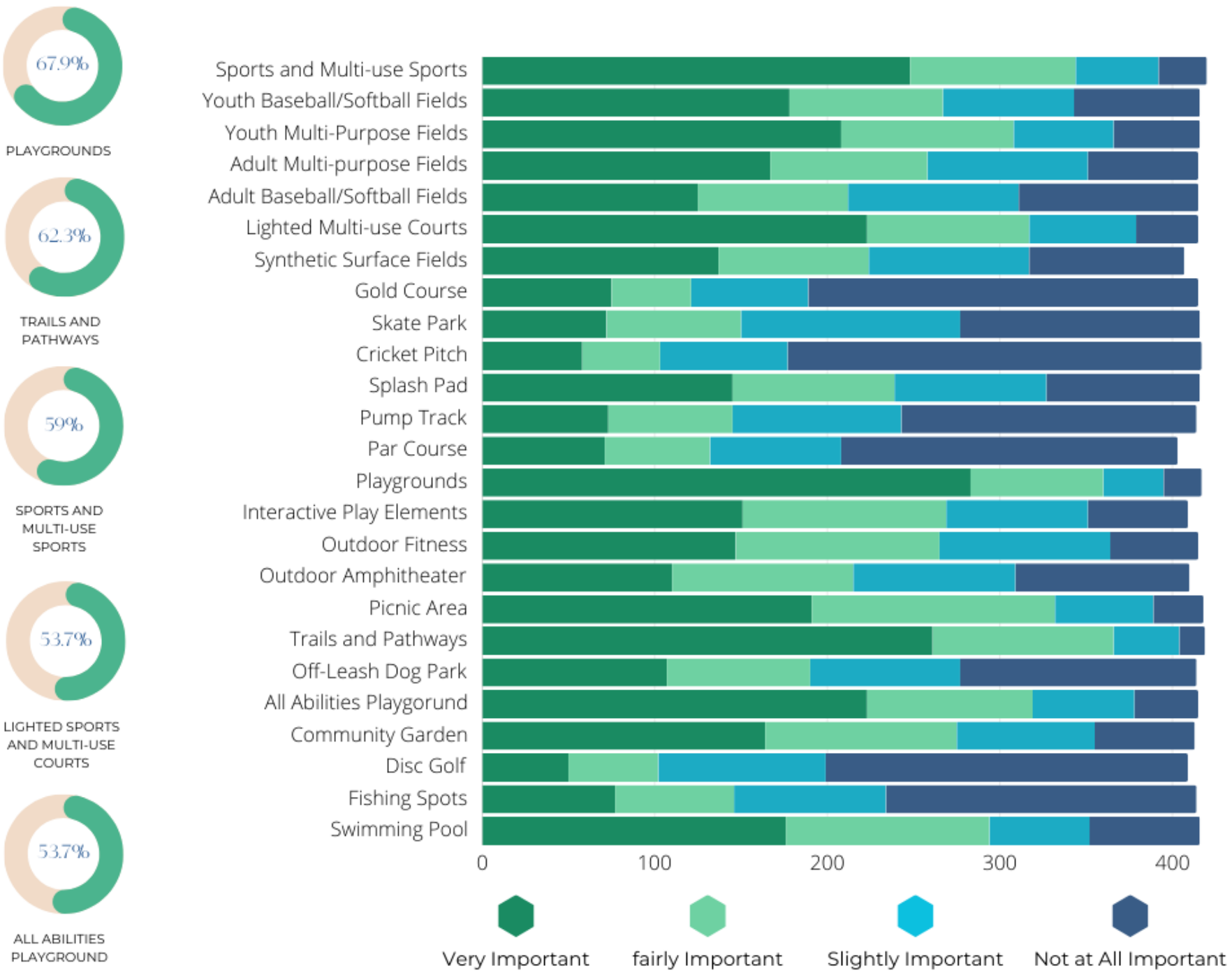
QUESTION 6

HOW IMPORTANT ARE THE FOLLOWING PARK IMPROVEMENTS IN THE CITY?



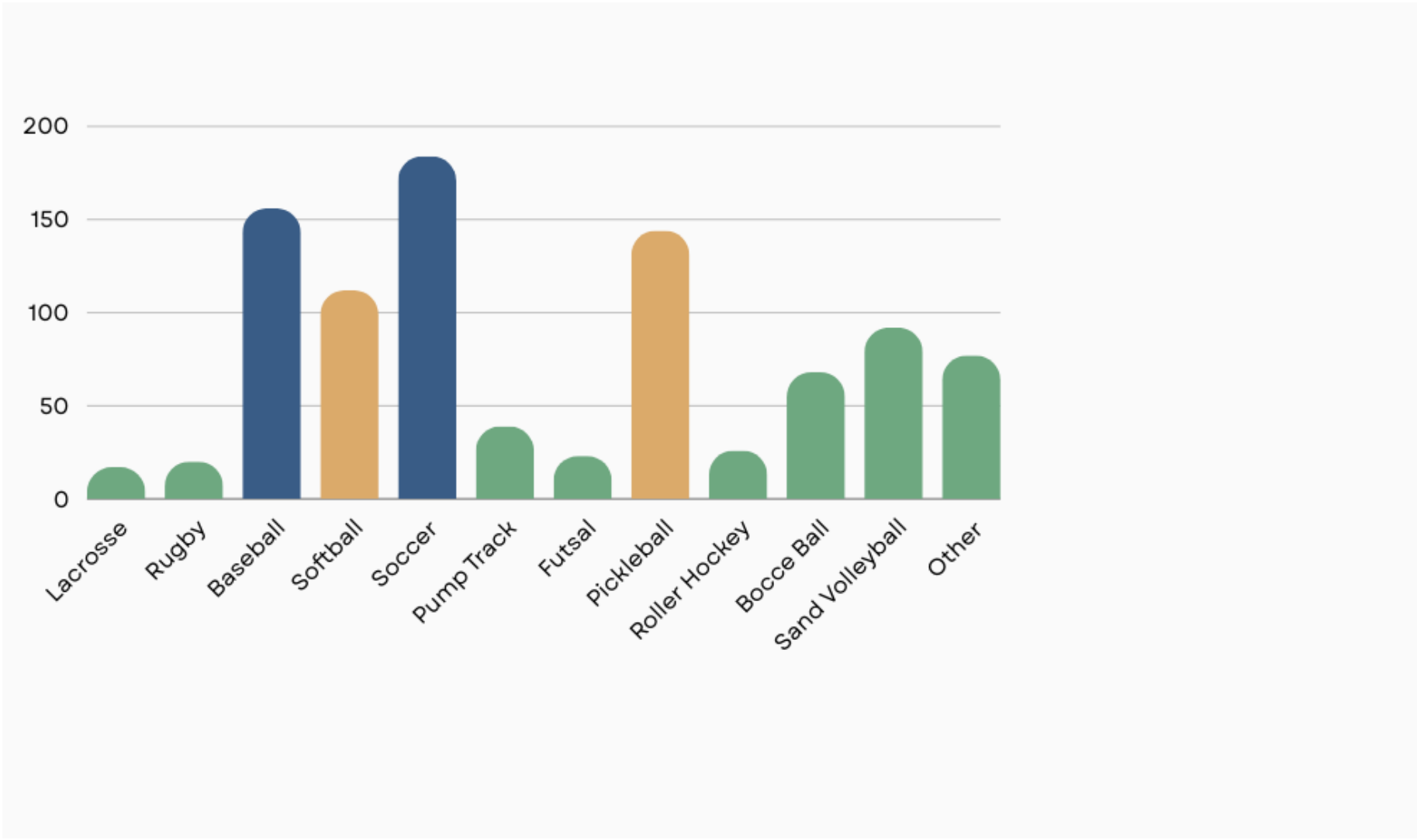
QUESTION 7

HOW IMPORTANT ARE THE FOLLOWING RECREATION AMENITIES TO YOU, OR YOUR HOUSEHOLD?



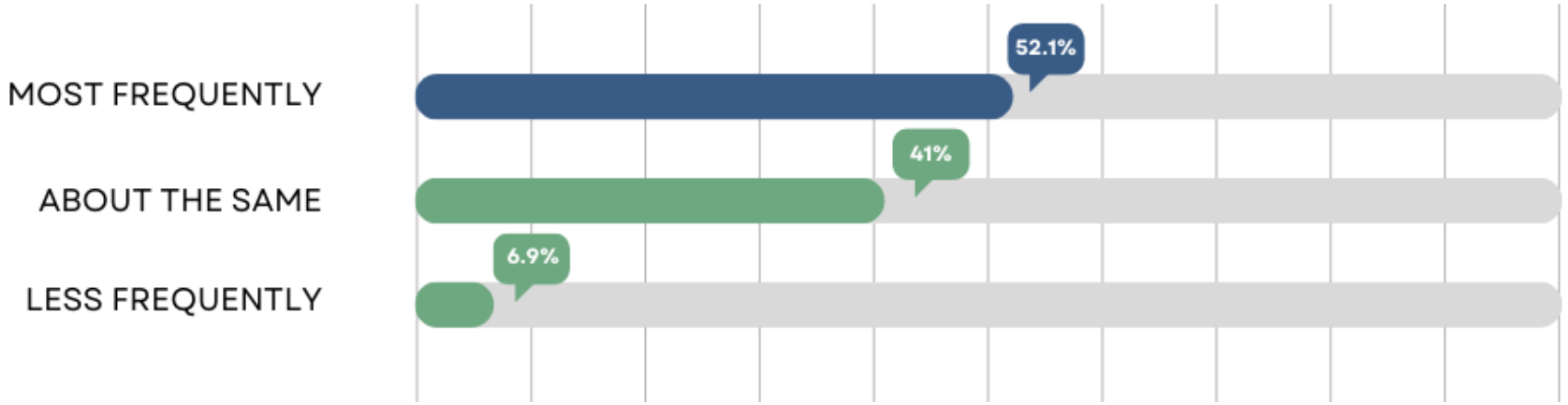
QUESTION 8

WHICH SPORT AND MULTI-USE FIELD/COURT WOULD YOU PREFER? (SELECT ALL THAT APPLY)



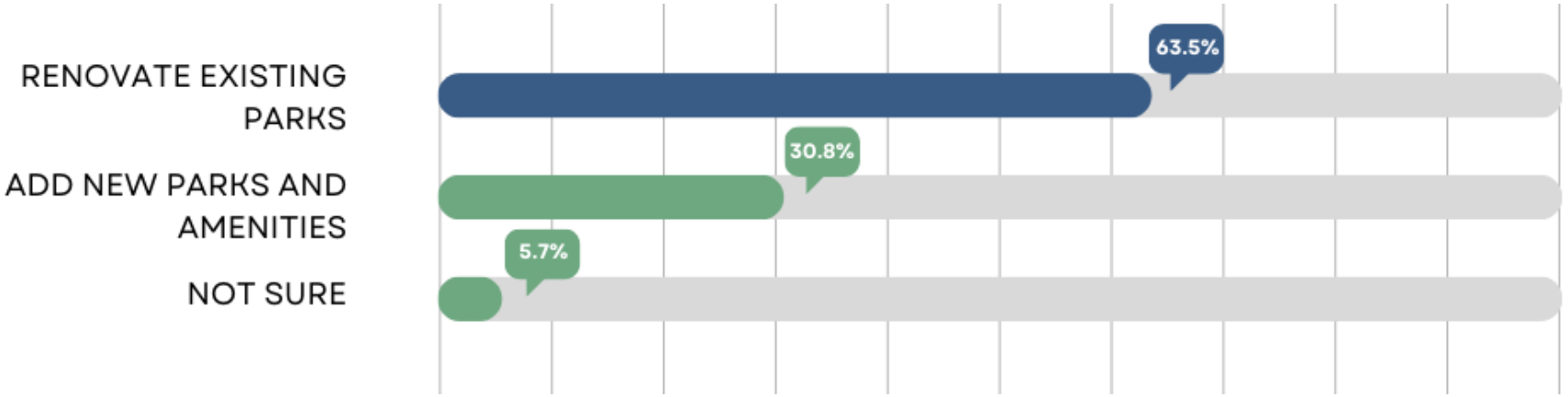
QUESTION 9

ARE YOU USING NEWARK PARKS AND RECREATION FACILITIES MORE FREQUENTLY, ABOUT THE SAME, OR LESS FREQUENTLY THAN BEFORE THE COVID CRISIS?



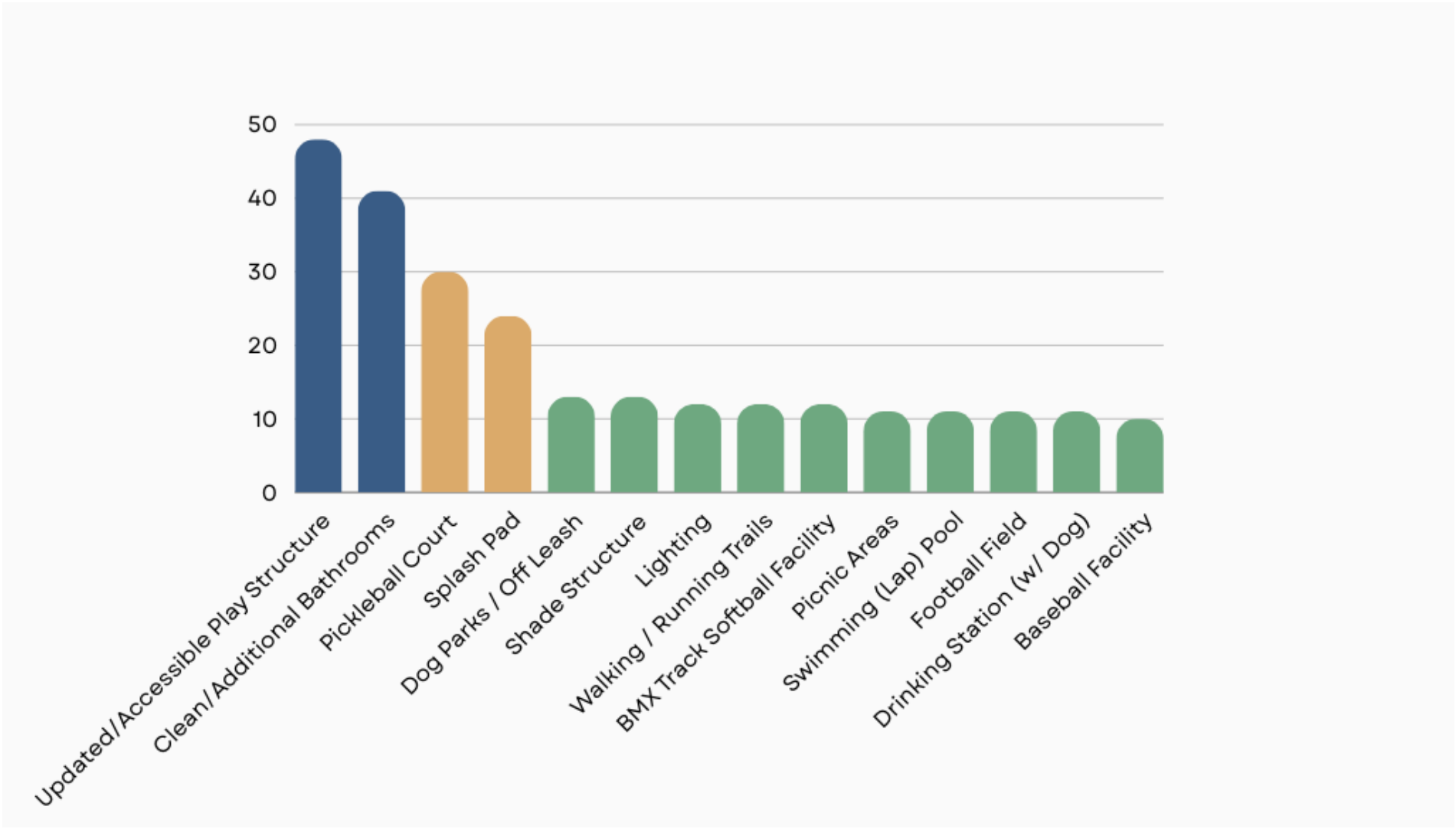
QUESTION 10

IS IT MORE IMPORTANT TO RENOVATE EXISTING PARKS TO KEEP CURRENT (SUCH AS REPLACING DEGRADED PLAYGROUNDS, SPORT COURTS, FIELDS, ETC.) OR ADD NEW AMENITIES (SUCH AS DOG PARKS, AN ALL-INCLUSIVE PLAYGROUND, PICKLEBALL COURTS, OR A SKATE PARK)?



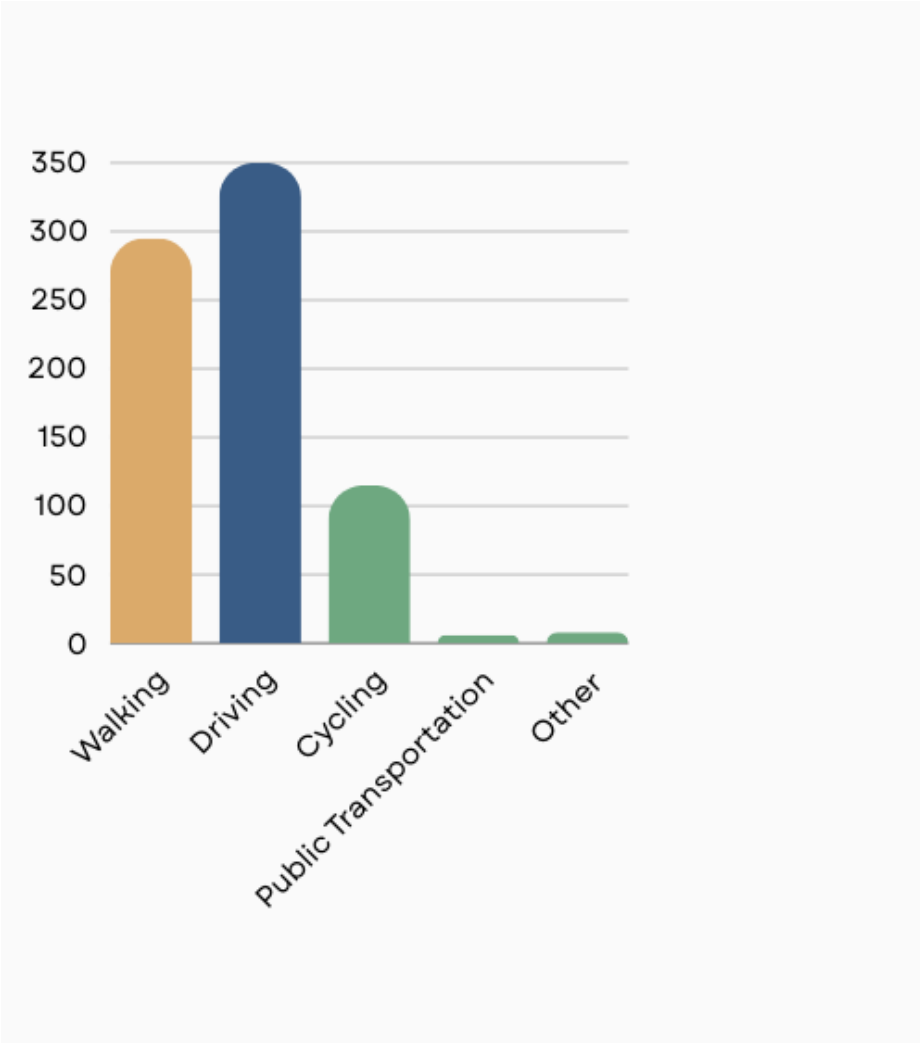
QUESTION 11

WHAT TYPE OF AMENITY OR RECREATIONAL SERVICE WOULD YOU ADD TO NEWARK PARKS?



QUESTION 12

HOW ARE YOU TRAVELING TO THE CITY'S PARKS AND/OR RECREATION FACILITIES? SELECT ALL THAT APPLY.



QUESTION 13

IS THERE ANYTHING ELSE YOU WOULD LIKE US TO KNOW ABOUT CITY PARKS?

Compliment

You guys are doing an amazing job. There's def room for improvement. As our city grows and the dynamics of the population changes (younger, more affluent families moving in) we need to plan for future.

Lighting

Lightning is really bad. Parks can be really dangerous for kids specially from November to February

Playground

All Playgrounds are old & need to upgrade for younger generations can enjoy it. More than 40 years here & sadly all the playgrounds are the same.

Mulch

It would be really nice to replace the tan barks with rubber mulch so my children stop getting hurt. Also adding restrooms will be appreciated

Softball

Our local Softball league is left without a permanent home due to renting space from Snow Elementary, which has a nebulous future. I recommend helping shore up that space permanently through infrastructure improvements, or possibly connecting it to Mirabeau Park, to guarantee it can thrive for decades to come.

Football

We need a football field as it would help shape the minds of our youth. They need an outlet where they can express themselves and learn the importance of being on a team player. Having a football field would help generate revenue for the city as we would be able to rent it out to different organizations within the tri city.

Maintenance

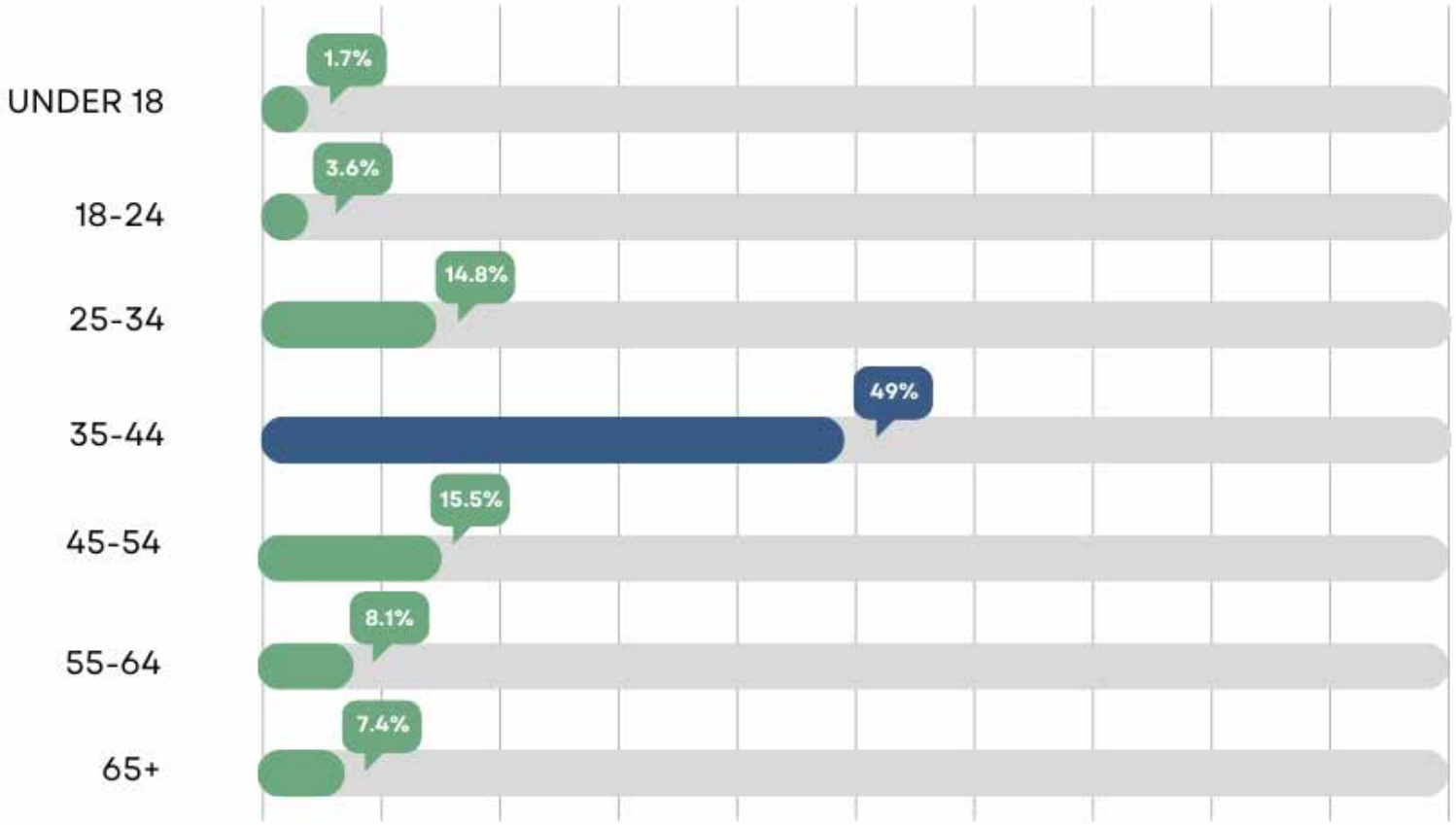
Keep the parks and restrooms clean and keep the homeless out of them to help keep them clean. Don't add more parks if you can't keep the existing ones properly maintained and clean.

Inclusivity

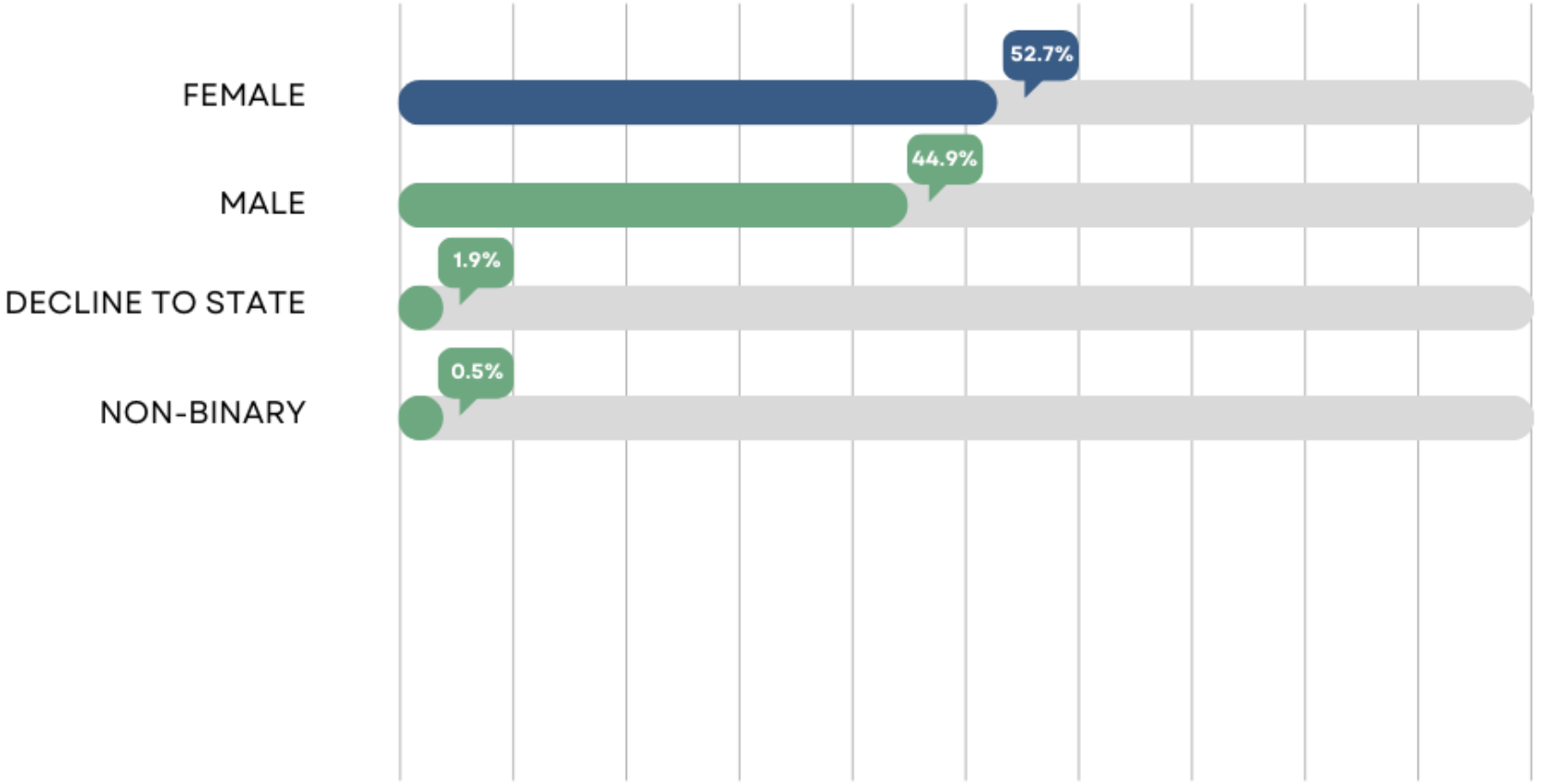
All Inclusive play ground for special needs.

QUESTION 14

WHAT IS YOUR AGE?



QUESTION 15
WHAT IS YOUR GENDER?



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Newark Citywide Parks Master Plan Update

OPINION OF PROBABLE COST

rhaa Landscape Architecture & Planning

NEWARK california

City of Newark
SHIRLEY SISK GROVE
MUSIC AT THE GROVE
FRIDAY NIGHTS
6:30-8:00pm
FREE!!
3rd Annual NEWARK
MARIACHI FESTIVAL

Summary

NEWARK PARKS MASTER PLANS

RHAA Opinion of Probable Costs

20-Sep-2024

	Amenity	2024 Total Cost
	Birch Grove Park	
1.0	GROUP PICNIC AREAS W/ SHELTER 1	$ 298,849.50
2.0	GROUP PICNIC AREAS W/ SHELTER 2	$ 42,953.63
3.0	UPDATED PLAYGROUNDS	$ 2,316,217.95
4.0	SPLASH PAD	$ 540,000.00
5.0	SEATING AREAS	$ 97,659.00
6.0	SPORT FACILITIES	$ 177,924.60
7.0	BIKE SKILLS PARK	$ 520,695.00
8.0	PLANTING AND IRRIGATION	$ 40,095.00
9.0	GENERAL AMENITIES	$ 35,316.00
	Total	**$ 4,069,711.35**
	Byington Park	
1.0	UPDATED PLAYGROUND	$ 675,999.00
2.0	UPDATED SPLASH PAD	$ 540,000.00
3.0	PLANTING AND IRRIGATION	$ 54,675.00
4.0	GENERAL AMENITIES	$ 16,510.50
5.0	PEDESTRIAN PATHWAY	$ 64,226.25
	Total	**$ 1,351,410.75**
	Cedar Boulevard Linear Park	
1.0	PLAYGROUND 1	$ 661,054.50
2.0	PLAYGROUND 2	$ 541,363.50
3.0	PLAYGROUND 3	$ 794,299.50
4.0	DECORATIVE GARDEN 1	$ 104,824.80
5.0	DECORATIVE GARDEN 2	$ 43,394.40
6.0	COMMUNITY GARDEN	$ 611,752.50
7.0	OUTDOOR FITNESS AREA 1	$ 63,801.00
8.0	OUTDOOR FITNESS AREA 2	$ 171,801.00
9.0	OUTDOOR FITNESS AREA 3	$ 225,801.00
10.0	OUTDOOR FITNESS AREA 4	$ 117,801.00
11.0	PEDESTRIAN PATHWAY	$ 449,955.00
12.0	BIKE PATHWAY	$ 486,793.80
13.0	PEDESTRIAN OVERPASS	$ 675,000.00
14.0	PATHWAY POLE LIGHT	$ 114,750.00
15.0	PICNIC TABLES AND BENCHES	$ 482,355.00
16.0	PLANTING AND IRRIGATION	$ 54,675.00
17.0	GENERAL AMENITIES	$ 23,044.50
	Total	**$ 5,622,466.50**
	Civic Center Park	
1.0	GROUP PICNIC AREA	$ 222,966.00
2.0	UPDATED PLAYGROUND 1	$ 835,528.50
3.0	UPDATED PLAYGROUND 2	$ 510,462.00
4.0	SPORT FACILITIES	$ 60,480.00
5.0	FENCE	$ 36,720.00
6.0	RESTROOM	$ 405,000.00
7.0	PLANTING AND IRRIGATION	$ 4,556.25
8.0	GENERAL AMENITIES	$ 16,510.50
	Total	**$ 2,092,223.25**
	Jerry Raber Ash Street Park	
1.0	GROUP PICNIC AREA	$ 66,441.60
2.0	UPDATED PLAYGROUND	$ 823,878.00
3.0	SPORT FACILITIES	$ 264,330.00
4.0	DECORATIVE GARDEN	$ 325,603.80
5.0	PLANTING AND IRRIGATION	$ 19,136.25
6.0	GENERAL AMENITIES	$ 11,772.00
	Total	**$ 1,499,389.65**
	Lakeshore Park	
1.0	PLAYGROUND	$ 1,396,348.20
2.0	OUTDOOR FITNESS AREA 1	$ 65,627.55
3.0	OUTDOOR FITNESS AREA 2	$ 288,666.45
4.0	OUTDOOR FITNESS AREA 3	$ 118,172.25
5.0	OUTDOOR FITNESS AREA 4	$ 226,008.90
6.0	PICNIC TABLES AND BENCHES	$ 495,855.00
7.0	PATHWAY POLE LIGHT	$ 121,500.00
8.0	NEW RESTROOM	$ 382,833.00
9.0	PLANTING AND IRRIGATION	$ 4,556.25
10.0	GENERAL AMENITIES	$ 11,772.00
	Total	**$ 3,111,339.60**
	MacGregor Playfields	
1.0	LIGHTING	$ 337,500.00
2.0	GRADING	$ 202,500.00
3.0	GENERAL AMENITIES	$ 11,772.00
	Total	**$ 551,772.00**
	Mayhews Landing Park	
1.0	PLAYGROUND	$ 1,398,775.50
2.0	OUTDOOR FITNESS AREA	$ 306,294.75
3.0	UPDATED GROUP PICNIC AREA	$ 127,075.50
4.0	GENERAL AMENITIES	$ 11,772.00
	Total	**$ 1,843,917.75**
	Mirabeau Park	
1.0	UPDATED PLAYGROUND	$ 560,104.20
2.0	PLAYGROUND 2	$ 58,417.20
3.0	SPORT FACILITIES	$ 56,700.00
4.0	GENERAL AMENITIES	$ 14,215.50
	Total	**$ 689,436.90**
	Musick Park	
1.0	UPDATED PLAYGROUND	$ 921,099.60
2.0	BENCHES	$ 8,100.00
3.0	FENCE	$ 33,264.00
4.0	GENERAL AMENITIES	$ 10,624.50
	Total	**$ 962,463.60**
	Newark Community Park	
1.0	GROUP PICNIC AREA 1	$ 208,710.00

2.0	GROUP PICNIC AREA 2	$	121,269.15
3.0	GROUP PICNIC AREA 3	$	299,652.75
4.0	GROUP PICNIC AREA 4	$	182,736.00
5.0	ALL ABILITIES PLAY AREA	$	2,615,368.50
6.0	SPORT FACILITIES	$	132,840.00
7.0	NEW RESTROOM	$	381,867.75
8.0	PATHWAY POLE LIGHT	$	202,500.00
9.0	PLANTING AND IRRIGATION	$	10,935.00
10.0	GENERAL AMENITIES	$	37,098.00
	Total	**$**	**4,192,977.15**
	Sanctuary Park		
1.0	GROUP PICNIC AREA 1	$	29,025.00
2.0	GROUP PICNIC AREA 2	$	23,625.00
3.0	PLAYGROUND 1	$	604,503.00
4.0	PLAYGROUND 2	$	638,887.50
5.0	PEDESTRIAN PATHWAY	$	143,094.60
6.0	SPORT FACILITIES	$	181,980.00
7.0	GENERAL AMENITIES	$	15,363.00
	Total	**$**	**1,636,478.10**
	Shirley Sisk Grove		
1.0	PLAYGROUND	$	893,922.75
2.0	AMPHITHEATER	$	783,540.00
3.0	NEW RESTROOM	$	381,867.75
4.0	STORAGE	$	13,500.00
5.0	PEDESRIAN PATHWAY	$	265,963.50
6.0	PARKING	$	526,866.19
7.0	VEHICULAR PARKING LIGHTING	$	87,750.00
8.0	PLANTING AND IRRIGATION	$	123,255.54
9.0	GENERAL AMENITIES	$	15,363.00
	Total	**$**	**3,092,029.20**
	Sportsfield Park		
1.0	GROUP PICNIC AREA 1	$	279,292.05
2.0	GROUP PICNIC AREA 2	$	31,305.15
3.0	PLAYGROUND 1	$	987,673.50
4.0	PLAYGROUND 2	$	500,134.50
5.0	OUTDOOR FITNESS AREA	$	298,335.15
6.0	SPORT FACILITIES	$	1,442,448.00
7.0	NEW RESTROOM AND CONCESSION STAND	$	675,000.00
8.0	PLANTING AND IRRIGATION	$	17,313.75
9.0	UPDATED PEDESTRIAN PATHWAY	$	527,145.30
10.0	PARKING	$	635,347.13
11.0	GENERAL AMENITIES	$	15,363.00
	Total	**$**	**5,409,358.20**
	Susan Johnson Bridgepoint Park		
1.0	PLAYGROUND 1	$	1,168,357.50
2.0	PLAYGROUND 2	$	58,417.20
3.0	SPORT FACILITIES	$	40,500.00
4.0	GENERAL AMENITIES	$	9,477.00
	Total	**$**	**1,276,751.70**
	GRAND TOTAL ALL PARKS	**$**	**37,401,725.70**

Birch Grove Park

RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**GROUP PICNIC AREA 1**					
1.1	Shelter (2,898 SF)		1	EA	$90,000.00	$121,500.00
1.3	Picnic Table (5' x 7')		9	EA	$2,000.00	$24,300.00
1.4	BBQ and Counter - Podium (20' x 6')		1	EA	$10,000.00	$13,500.00
1.6	Decomposed Granite		20,674	SF	$5.00	$139,549.50
					Subtotal	**$298,849.50**
2.0	**GROUP PICNIC AREA 2**					
2.1	Shelter (200 SF)		1	EA	$15,000.00	$20,250.00
2.2	Picnic Table (5' x 7')		5	EA	$2,000.00	$13,500.00
2.3	Decomposed Granite (West Area)		1,364	SF	$5.00	$9,203.63
					Subtotal	**$42,953.63**
3.0	**UPDATED PLAYGROUNDS**					
3.1	Updated Play Equipment - School Age		5	EA	$100,000.00	$675,000.00
3.2	Updated Play Equipment - Tot Age		7	EA	$100,000.00	$945,000.00
3.3	Updated Resilient Paving - School Age		5,114	SF	$30.00	$207,117.00
3.4	Updated Resilient Paving - Tot Age		6,106	SF	$30.00	$247,293.00
3.5	Shelter (1,136 SF)		1	EA	$50,000.00	$67,500.00
3.6	Bench (5.5' x 2')		8	EA	$1,500.00	$16,200.00
3.7	Concrete Paving		10,647	SF	$11.00	$158,107.95
					Subtotal	**$2,316,217.95**
4.0	**SPLASH PAD**					
4.1	Splash Pad	481 SF	1	LS	$400,000.00	$540,000.00
					Subtotal	**$540,000.00**
5.0	**SEATING AREA**					
5.1	Concrete Paving		240	SF	$11.00	$3,564.00
5.2	Bench (5.5' x 2')		11	EA	$1,500.00	$22,275.00
5.3	Water Fountain Fixture		2	EA	$4,500.00	$12,150.00
	a. Storm drain line 6"		520	LF	$40.00	$28,080.00
	b. Water line 1-1/2"		520	LF	$45.00	$31,590.00
					Subtotal	**$97,659.00**
6.0	**SPORT FACILITIES**					
6.1	Volleyball Court (59' x 29.5')	Sand 30x60x2 x $150/CY, inc net	1	EA	$22,000.00	$29,700.00
6.2	Bocce Ball Court (60' x 12')	$10/SF	2	EA	$7,200.00	$19,440.00
6.3	Multi-Sport Field (140' x 200') - Turf	2 x Fields	1	LS		$120,960.00
	a. Turf		56,000	SF	$0.60	$45,360.00
	b. Irrigation		56,000	SF	$1.00	$75,600.00
6.4	Bleachers	3 Rows - 15ft long	1	EA	$1,932.00	$2,608.20
					Subtotal	**$177,924.60**

7.0	**BIKE SKILLS PARK**					
7.1	Bike Pump Track	"Speed Ring" 54' x 21' - Lumber Jack	2	LS	$42,000.00	$113,400.00
7.2	Bike Pump Track	"Sidewinder" 54' x 54'- Lumber Jack	2	LS	$53,000.00	$143,100.00
7.3	Bike Pump Track	"Mach 6" 72' x 76' - Lumber Jack	1	LS	$75,000.00	$101,250.00
7.4	Bench (5.5' x 2')		12	EA	$1,500.00	$24,300.00
7.5	Fence - 6' High		630	LF	$90.00	$76,545.00
7.6	Shelter (628 SF)		1	EA	$40,000.00	$54,000.00
7.7	Picnic Table (5' x 7')		3	EA	$2,000.00	$8,100.00
					Subtotal	**$520,695.00**
8.0	**PLANTING AND IRRIGATION**					
8.1	Tree - 15 gal		44	EA	$475.00	$28,215.00
8.2	Tree Bubblers		44	EA	$200.00	$11,880.00
					Subtotal	**$40,095.00**
9.0	**GENERAL AMENITIES**					
9.1	Bike Racks	Arc Bike Racks	12	EA	$1,000.00	$16,200.00
9.2	Trash Receptacles		12	EA	$850.00	$13,770.00
9.3	Concrete Paving		360	SF	$11.00	$5,346.00
					Subtotal	**$35,316.00**
	Total					**$4,069,711.35**

Byington Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**UPDATED PLAYGROUND**					
1.1	Updated Play Equipment - School Age		4	SF	$100,000.00	$540,000.00
1.2	Updated Resilient Paving - School Age		3,358	EA	$30.00	$135,999.00
					Subtotal	**$675,999.00**
2.0	**UPDATED SPLASH PAD**					
2.1	Updated Splash Pad	1,252 SF	1	EA	$400,000.00	$540,000.00
					Subtotal	**$540,000.00**
3.0	**PLANTING AND IRRIGATION**					
3.1	Tree - 15 gal		60	EA	$475.00	$38,475.00
3.2	Tree Bubbler		60	EA	$200.00	$16,200.00
					Subtotal	**$54,675.00**
4.0	**GENERAL AMENITIES**					
4.1	Bike Racks	Arc Bike Racks	6	EA	$1,000.00	$8,100.00
4.2	Trash Receptacles		5	EA	$850.00	$5,737.50
4.3	Concrete Paving		180	SF	$11.00	$2,673.00
					Subtotal	**$16,510.50**
5.0	**PEDESTRIAN PATHWAY**					
5.1	Concrete Paving		4,325	SF	$11.00	$64,226.25
					Subtotal	**$64,226.25**
	Total					**$1,351,410.75**

Cedar Boulevard Linear Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**PLAYGROUND 1**					
1.1	Play Equipment - School Age		4	SF	$100,000.00	$540,000.00
1.2	Resilient Paving - School Age		2,789	SF	$30.00	$112,954.50
1.3	Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
					Subtotal	**$661,054.50**
2.0	**PLAYGROUND 2**					
2.1	Play Equipment - Tot Age		3	SF	$100,000.00	$405,000.00
2.2	Resilient Paving - Tot Age		3,167	SF	$30.00	$128,263.50
2.3	Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
					Subtotal	**$541,363.50**
3.0	**PLAYGROUND 3**					
3.1	Play Equipment - School Age		4	SF	$100,000.00	$540,000.00
3.2	Resilient Paving - School Age		5,879	SF	$30.00	$238,099.50
3.3	Bench (5.5' x 2')		8	EA	$1,500.00	$16,200.00
					Subtotal	**$794,299.50**
4.0	**DECORATIVE GARDEN 1**					
4.1	Planting		8,956	SF	$5.00	$60,453.00
4.2	Irrigation		8,956	SF	$3.00	$36,271.80
4.3	Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
					Subtotal	**$104,824.80**
5.0	**DECORATIVE GARDEN 2**					
5.1	Planting		3,268	SF	$5.00	$22,059.00
5.2	Irrigation		3,268	SF	$3.00	$13,235.40
5.3	Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
					Subtotal	**$43,394.40**
6.0	**COMMUNITY GARDEN**					
6.1	Raised Bed - Amended Soil	29,000 SF x 2.5' H = 2,690 CY	2690	CY	$60.00	$217,890.00
6.2	Fence		787	LF	$50.00	$53,122.50
6.3	Irrigation		29,050	SF	$3.00	$117,652.50
6.4	Decomposed Granite		29,050	SF	$5.00	$196,087.50
6.5	Storage Building (175 SF)		4	EA	$5,000.00	$27,000.00
					Subtotal	**$611,752.50**
7.0	**OUTDOOR FITNESS AREA 1**					
7.1	Outdoor Fitness Equipment		1	EA	$40,000.00	$54,000.00
7.2	Concrete Paving		660	SF	$11.00	$9,801.00
					Subtotal	**$63,801.00**

8.0	**OUTDOOR FITNESS AREA 2**					
8.1	Outdoor Fitness Equipment		3	EA	$40,000.00	$162,000.00
8.2	Concrete Paving		660	SF	$11.00	$9,801.00
					Subtotal	**$171,801.00**
9.0	**OUTDOOR FITNESS AREA 3**					
9.1	Outdoor Fitness Equipment		4	EA	$40,000.00	$216,000.00
9.2	Concrete Paving		660	SF	$11.00	$9,801.00
					Subtotal	**$225,801.00**
10.0	**OUTDOOR FITNESS AREA 4**					
10.1	Outdoor Fitness Equipment		2	EA	$40,000.00	$108,000.00
10.2	Concrete Paving		660	SF	$11.00	$9,801.00
					Subtotal	**$117,801.00**
11.0	**PEDESTRIAN PATHWAY**					
11.1	Concrete Paving		30,300	SF	$11.00	$449,955.00
					Subtotal	**$449,955.00**
12.0	**BIKE PATHWAY**					
12.1	Bike Path Paving - Concrete		30,049	SF	$12.00	$486,793.80
					Subtotal	**$486,793.80**
13.0	**PEDESTRIAN OVERPASS**					
13.1	Pedestrian Overpass	330 LF	1	LS	$500,000.00	$675,000.00
					Subtotal	**$675,000.00**
14.0	**PATHWAY POLE LIGHT**					
14.1	Pole Light		17	EA	$5,000.00	$114,750.00
					Subtotal	**$114,750.00**
15.0	**PICNIC TABLES AND BENCHES**					
15.1	Concrete Paving		30,300	SF	$11.00	$449,955.00
15.2	Bench (5.5' x 2')		12	EA	$1,500.00	$24,300.00
15.3	Picnic Table (5' x 7')		3	EA	$2,000.00	$8,100.00
					Subtotal	**$482,355.00**
16.0	**PLANTING AND IRRIGATION**					
16.1	Tree - 15 gal		60	EA	$475.00	$38,475.00
16.2	Tree Bubbler		60	EA	$200.00	$16,200.00
					Subtotal	**$54,675.00**
17.0	**GENERAL AMENITIES**					
17.1	Bike Racks	Arc Bike Racks	9	EA	$1,000.00	$12,150.00
17.2	Trash Receptacles		6	EA	$850.00	$6,885.00
17.3	Concrete Paving		270	SF	$11.00	$4,009.50
					Subtotal	**$23,044.50**
	Total					**$5,622,466.50**

Civic Center Park

RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**GROUP PICNIC AREA**					
1.1	Shelter (446 SF)		2	EA	$30,000.00	$81,000.00
1.2	Picnic Table (5' x 7')		7	EA	$2,000.00	$18,900.00
1.3	BBQ and Counter - Podium (20' x 6')		1	EA	$10,000.00	$13,500.00
1.4	Decomposed Granite		16,232	SF	$5.00	$109,566.00
					Subtotal	**$222,966.00**
2.0	**PLAYGROUND 1**					
2.1	Updated Play Equipment - School Age		4	EA	$100,000.00	$540,000.00
2.2	Updated Resilient Paving - School Age		6,997	SF	$30.00	$283,378.50
2.3	Bench (5.5' x 2')		6	EA	$1,500.00	$12,150.00
					Subtotal	**$835,528.50**
3.0	**PLAYGROUND 2**					
3.1	Play Equipment - Tot Age		3	EA	$100,000.00	$405,000.00
3.2	Resilient Paving - Tot Age		2,504	SF	$30.00	$101,412.00
3.3	Bench (5.5' x 2')		2	EA	$1,500.00	$4,050.00
					Subtotal	**$510,462.00**
4.0	**SPORT FACILITIES**					
4.1	Multi-Sport Field (140' x 200') - Turf	1 x Field	1	LS		$60,480.00
	a. Turf		28,000	SF	$0.60	
	b. Irrigation		28,000	SF	$1.00	
					Subtotal	**$60,480.00**
5.0	**FENCE**					
5.1	Fence - 4' High	Chain link fence with concrete band and vinyl coating	340	LF	$80.00	$36,720.00
					Subtotal	**$36,720.00**
6.0	**RESTROOM**					
6.1	Restroom (600 SF)		600	SF	$500.00	$405,000.00
					Subtotal	**$405,000.00**
7.0	**PLANTING AND IRRIGATION**					
7.1	Tree - 15 gal		5	EA	$475.00	$3,206.25
7.2	Tree Bubblers		5	EA	$200.00	$1,350.00
					Subtotal	**$4,556.25**
8.0	**GENERAL AMENITIES**					
8.1	Bike Racks	Arc Bike Racks	6	EA	$1,000.00	$8,100.00
8.2	Trash Receptacles		5	EA	$850.00	$5,737.50
6.3	Concrete Paving		180	SF	$11.00	$2,673.00
					Subtotal	**$16,510.50**
	Total					**$2,092,223.25**

Jerry Raber Ash Street Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**GROUP PICNIC AREA**					
1.1	Picnic Table (5' x 7')		10	EA	$2,000.00	$27,000.00
1.2	Concrete Paving		2,656	SF	$11.00	$39,441.60
					Subtotal	**$66,441.60**
2.0	**UPDATED PLAYGROUND**					
2.1	Updated Play Equipment - School Age		3	EA	$100,000.00	$405,000.00
2.2	Updated Play Equipment - Tot Age		2	EA	$100,000.00	$270,000.00
2.3	Updated Resilient Paving - School Age		2,143	SF	$30.00	$86,791.50
2.4	Updated Resilient Paving - Tot Age		1,533	SF	$30.00	$62,086.50
					Subtotal	**$823,878.00**
3.0	**SPORT FACILITIES**					
3.1	Updated Volleyball Court (59' x 29.5')	Sand 30x60x2 x $150/CY, inc net	1	EA	$22,000.00	$29,700.00
3.2	Bocce Ball Court (60' x 12')	$10/SF	4	EA	$7,200.00	$38,880.00
3.3	Multi-Sport Field (140' x 200') - Turf	1 x Field	1	LS		
	a. Turf		28,000	SF	$0.60	$22,680.00
	b. Irrigation		28,000	SF	$1.00	$37,800.00
6.1	Dedicated Softball Field	1 x Fields	1	LS		$135,270.00
	a. Turf		40,000	SF	$0.60	$32,400.00
	b. Irrigation		40,000	SF	$1.00	$54,000.00
	d. Backstop		1	EA	$33,600.00	$45,360.00
	e. Softball Bases and Home Plate (set)		1	EA	$2,600.00	$3,510.00
					Subtotal	**$264,330.00**
4.0	**DECORATIVE GARDEN**					
4.1	Planting		20,518	SF	$5.00	$138,496.50
4.2	Irrigation		20,518	SF	$3.00	$83,097.90
4.3	Concrete Paving		7,004	SF	$11.00	$104,009.40
					Subtotal	**$325,603.80**
5.0	**PLANTING AND IRRIGATION**					
5.1	Tree - 15 gal		21	EA	$475.00	$13,466.25
5.2	Tree Bubblers		21	EA	$200.00	$5,670.00
					Subtotal	**$19,136.25**
6.0	**GENERAL AMENITIES**					
6.1	Bike Racks	Arc Bike Racks	4	EA	$1,000.00	$5,400.00
6.2	Trash Receptacles		4	EA	$850.00	$4,590.00
6.3	Concrete Paving		120	SF	$11.00	$1,782.00
					Subtotal	**$11,772.00**
	Total					**$1,499,389.65**

Lakeshore Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**PLAYGROUND**					
1.1	Play Equipment - School Age		8	SF	$100,000.00	$1,080,000.00
1.2	Resilient Paving - School Age		7,199	SF	$30.00	$291,559.50
1.3	Picnic Table (5' x 7')		4	EA	$2,000.00	$10,800.00
1.4	Concrete Paving		942	SF	$11.00	$13,988.70
					Subtotal	**$1,396,348.20**
2.0	**OUTDOOR FITNESS AREA 1**					
2.1	Outdoor Fitness Equipment		1	EA	$40,000.00	$54,000.00
2.2	Concrete Paving		783	SF	$11.00	$11,627.55
					Subtotal	**$65,627.55**
3.0	**OUTDOOR FITNESS AREA 2**					
3.1	Outdoor Fitness Equipment		5	EA	$40,000.00	$270,000.00
3.2	Concrete Paving		1,257	SF	$11.00	$18,666.45
					Subtotal	**$288,666.45**
4.0	**OUTDOOR FITNESS AREA 3**					
4.1	Outdoor Fitness Equipment		2	EA	$40,000.00	$108,000.00
4.2	Concrete Paving		685	SF	$11.00	$10,172.25
					Subtotal	**$118,172.25**
5.0	**OUTDOOR FITNESS AREA 4**					
5.1	Outdoor Fitness Equipment		4	EA	$40,000.00	$216,000.00
5.2	Concrete Paving		674	SF	$11.00	$10,008.90
					Subtotal	**$226,008.90**
6.0	**PICNIC TABLES AND BENCHES**					
6.1	Concrete Paving		30,300	SF	$11.00	$449,955.00
6.2	Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
6.3	Picnic Table (5' x 7')		14	EA	$2,000.00	$37,800.00
					Subtotal	**$495,855.00**
7.0	**PATHWAY POLE LIGHT**					
7.1	Pole Light		18	EA	$5,000.00	$121,500.00
					Subtotal	**$121,500.00**
8.0	**NEW RESTROOM**					
8.1	Prefabricate 4 Stall Restroom		1	EA	$275,000.00	$371,250.00
8.2	Concrete Paving		715	SF	$12.00	$11,583.00
					Subtotal	**$382,833.00**
9.0	**PLANTING AND IRRIGATION**					

9.1	Tree - 15 gal		5	EA	$475.00	$3,206.25
9.2	Tree Bubbler		5	EA	$200.00	$1,350.00
					Subtotal	**$4,556.25**
10.0	**GENERAL AMENITIES**					
10.1	Bike Racks	Arc Bike Racks	4	EA	$1,000.00	$5,400.00
10.2	Trash Receptacles		4	EA	$850.00	$4,590.00
10.4	Concrete Paving		120	SF	$11.00	$1,782.00
					Subtotal	**$11,772.00**
	Total					**$3,111,339.60**

MacGregor Playfields

RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**LIGHTING**					
1.1	Field Lighting	Per Field	1	EA	$250,000.00	$337,500.00
					Subtotal	**$337,500.00**
2.0	**GRADING**					
2.1	SITE GRADING	Per Field	1	EA	$150,000.00	$202,500.00
					Subtotal	**$202,500.00**
3.0	**GENERAL AMENITIES**					
3.1	Bike Racks	Arc Bike Racks	4	EA	$1,000.00	$5,400.00
3.2	Trash Receptacles		4	EA	$850.00	$4,590.00
3.3	Concrete Paving		120	SF	$11.00	$1,782.00
					Subtotal	**$11,772.00**
	Total					**$551,772.00**

Mayhews Landing Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**PLAYGROUND**					
1.1	Updated Play Equipment - School Age		8	EA	$100,000.00	$1,080,000.00
1.2	Updated Resilient Paving - School Age		7,871	SF	$30.00	$318,775.50
					Subtotal	**$1,398,775.50**
2.0	**OUTDOOR FITNESS AREA**					
2.1	Outdoor Fitness Equipment		5	EA	$40,000.00	$270,000.00
2.2	Bench (5.5' x 2')		3	EA	$1,500.00	$6,075.00
2.3	Concrete Paving		2,035	SF	$11.00	$30,219.75
					Subtotal	**$306,294.75**
3.0	**UDPATED GROUP PICNIC AREA**					
3.1	Picnic Table (5' x 7')		11	EA	$2,000.00	$29,700.00
3.2	BBQ and Counter - Podium (20' x 6')		3	EA	$10,000.00	$40,500.00
3.3	Concrete Paving		3,830	SF	$11.00	$56,875.50
					Subtotal	**$127,075.50**
4.0	**GENERAL AMENITIES**					
4.1	Bike Racks	Arc Bike Racks	4	EA	$1,000.00	$5,400.00
4.2	Trash Receptacles		4	EA	$850.00	$4,590.00
4.3	Concrete Paving		120	SF	$11.00	$1,782.00
					Subtotal	**$11,772.00**
	Total					**$1,843,917.75**

Mirabeau Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**UPDATED PLAYGROUND**					
1.1	Updated Play Equipment - School Age		4	EA	$100,000.00	$540,000.00
1.2	Updated Resilient Paving - School Age		4,441	SF	$30.00	$540.00
1.3	Picnic Table (5' x 7')		3	EA	$2,000.00	$8,100.00
1.4	Concrete Paving		772	SF	$11.00	$11,464.20
					Subtotal	**$560,104.20**
2.0	**PLAYGROUND 2**					
2.1	Climbing Wall		2	EA	$21,636.00	$58,417.20
2.2	Updated Resilient Paving - Climbing Wall		1,055	SF	$30.00	$42,727.50
					Subtotal	**$58,417.20**
3.0	**SPORT FACILITIES**					
3.1	Half Court Basketball		1	EA	$30,000.00	$40,500.00
3.2	Wood Bench (5.5' x 2')		8	EA	$1,500.00	$16,200.00
					Subtotal	**$56,700.00**
4.0	**GENERAL AMENITIES**					
4.1	Bike Racks	Arc Bike Racks	6	EA	$1,000.00	$8,100.00
4.2	Trash Receptacles		3	EA	$850.00	$3,442.50
4.3	Concrete Paving		180	SF	$11.00	$2,673.00
					Subtotal	**$14,215.50**
	Total					**$689,436.90**

Musick Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**UPDATED PLAYGROUND**					
1.1	Updated Play Equipment - School Age		5	EA	$100,000.00	$675,000.00
1.2	Updated Resilient Paving - School Age		5,481	SF	$30.00	$221,980.50
1.3	Wood Bench (5.5' x 2')		6	EA	$1,500.00	$12,150.00
1.4	Concrete Paving		806	SF	$11.00	$11,969.10
					Subtotal	**$921,099.60**
2.0	**BENCHES**					
2.1	Wood Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
					Subtotal	**$8,100.00**
3.0	**FENCE**					
3.1	Fence - 4' High	Chain link fence with concrete band and vinyl coating	308	LF	$80.00	$33,264.00
					Subtotal	**$33,264.00**
4.0	**GENERAL AMENITIES**					
4.1	Bike Racks	Arc Bike Racks	4	EA	$1,000.00	$5,400.00
4.2	Trash Receptacles		3	EA	$850.00	$3,442.50
4.3	Concrete Paving		120	SF	$11.00	$1,782.00
					Subtotal	**$10,624.50**
	Total					**$962,463.60**

Newark Community Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**GROUP PICNIC AREA 1**					
1.1	Shelter (1,136 SF)		1	EA	$50,000.00	$67,500.00
1.2	Picnic Table (5' x 7')		5	EA	$2,000.00	$13,500.00
1.3	BBQ and Counter - Podium (20' x 6')		1	EA	$10,000.00	$13,500.00
1.4	Decomposed Granite		16,920	SF	$5.00	$114,210.00
					Subtotal	**$208,710.00**
2.0	**GROUP PICNIC AREA 2**					
2.1	Shelter (628 SF)		1	EA	$40,000.00	$54,000.00
2.2	Picnic Table (5' x 7')		6	EA	$2,000.00	$16,200.00
2.3	Concrete Paving		3,439	SF	$11.00	$51,069.15
					Subtotal	**$121,269.15**
3.0	**GROUP PICNIC AREA 3**					
3.1	Shelter (1,136 SF)		1	EA	$50,000.00	$67,500.00
3.2	Picnic Table (5' x 7')		5	EA	$2,000.00	$13,500.00
3.3	BBQ and Counter - Podium (20' x 6')		1	EA	$10,000.00	$13,500.00
3.4	Concrete Paving		13,815	SF	$11.00	$205,152.75
					Subtotal	**$299,652.75**
4.0	**GROUP PICNIC AREA 4**					
4.1	Shelter (2,898 SF)		1	EA	$60,000.00	$81,000.00
4.2	Picnic Table (5' x 7')		7	EA	$2,000.00	$18,900.00
4.3	BBQ and Counter - Podium (20' x 6')		1	EA	$10,000.00	$13,500.00
4.4	Decomposed Granite		10,272	SF	$5.00	$69,336.00
					Subtotal	**$182,736.00**
5.0	**ALL INCLUSIVE PLAYGROUND**					
5.1	Resilient Paving - School Age		24,577	SF	$30.00	$995,368.50
5.2	Accessible Play Equipment - School Age		12	EA	$100,000.00	$1,620,000.00
					Subtotal	**$2,615,368.50**
6.0	**SPORT FACILITIES**					
6.1	Bocce Ball Court (60' x 12')	$10/SF	2	EA	$7,200.00	$19,440.00
6.2	Volleyball Court (59' x 29.5')	Sand 30x60x2 x $150/CY, inc net	2	EA	$22,000.00	$59,400.00
6.3	Full Court Basketball		1	EA	$40,000.00	$54,000.00
					Subtotal	**$132,840.00**
7.0	**NEW RESTROOM**					
7.1	Prefabricate 4 Stall Restroom		1	EA	$275,000.00	$371,250.00
7.2	Concrete Paving		715	SF	$11.00	$10,617.75

					Subtotal	**$381,867.75**
8.0	**PATHWAY POLE LIGHT**					
8.1	Pole Light		30	EA	$5,000.00	$202,500.00
					Subtotal	**$202,500.00**
9.0	**PLANTING AND IRRIGATION**					
9.1	Tree - 15 gal		12	EA	$475.00	$7,695.00
9.2	Tree Bubblers		12	EA	$200.00	$3,240.00
					Subtotal	**$10,935.00**
10.0	**GENERAL AMENITIES**					
10.1	Bike Racks	Arc Bike Racks	12	EA	$1,000.00	$16,200.00
10.2	Trash Receptacles		12	EA	$850.00	$13,770.00
10.3	Concrete Paving		480	SF	$11.00	$7,128.00
					Subtotal	**$37,098.00**
	Total					**$4,192,977.15**

Sanctuary Park

RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**GROUP PICNIC AREA 1**					
1.1	Picnic Table (5' x 7')		6	EA	$2,000.00	$16,200.00
1.2	Decomposed Granite		1,900	SF	$5.00	$12,825.00
					Subtotal	**$29,025.00**
2.0	**GROUP PICNIC AREA 2**					
2.1	Picnic Table (5' x 7')		5	EA	$2,000.00	$13,500.00
2.2	Decomposed Granite		1,500	SF	$5.00	$10,125.00
					Subtotal	**$23,625.00**
3.0	**PLAYGROUND 1**					
3.1	Play Equipment - School Age		3	EA	$100,000.00	$405,000.00
3.2	Resilient Paving - School Age		4,726	SF	$30.00	$191,403.00
3.3	Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
					Subtotal	**$604,503.00**
4.0	**PLAYGROUND 2**					
4.1	Play Equipment - Tot Age		3	SF	$100,000.00	$405,000.00
4.2	Resilient Paving - Tot Age		5,575	SF	$30.00	$225,787.50
4.3	Bench (5.5' x 2')		4	EA	$1,500.00	$8,100.00
					Subtotal	**$638,887.50**
5.0	**PEDESTRIAN PATHWAY**					
5.1	Concrete Paving		9,636	SF	$11.00	$143,094.60
					Subtotal	**$143,094.60**
6.0	**SPORT FACILITIES**					
6.1	Multi-Sport Field (140' x 200') - Turf	1 x Field	1	LS		$141,480.00
	a. Turf		28,000	SF	$0.60	$22,680.00
	b. Irrigation		28,000	SF	$1.00	$37,800.00
6.2	Half Court Basketball		1	EA	$30,000.00	$40,500.00
					Subtotal	**$181,980.00**
7.0	**GENERAL AMENITIES**					
7.1	Bike Racks	Arc Bike Racks	6	EA	$1,000.00	$8,100.00
7.2	Trash Receptacles		4	EA	$850.00	$4,590.00
7.3	Concrete Paving		180	SF	$11.00	$2,673.00
					Subtotal	**$15,363.00**
	Total					**$1,636,478.10**

Shirley Sisk Grove

RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**PLAYGROUND**					
1.1	Play Equipment - School Age		5	EA	$100,000.00	$675,000.00
1.2	Resilient Paving - School Age		4,836	SF	$30.00	$195,858.00
1.3	Bench (5.5' x 2')		6	EA	$1,500.00	$12,150.00
1.4	Concrete Paving		735	SF	$11.00	$10,914.75
					Subtotal	**$893,922.75**
2.0	**AMPHITHEATER**					
2.1	Outdoor Stage	2,716 SF, 4' High	402	CY	$1,200.00	$651,240.00
2.2	Stage shelter (1,825 SF)		1	EA	$50,000.00	$67,500.00
2.3	Electrical Costs		12	Month	$4,000.00	$64,800.00
					Subtotal	**$783,540.00**
3.0	**RESTROOM**					
3.1	Prefabricate 4 Stall Restroom	w/ Water Fountain	1	EA	$275,000.00	$371,250.00
3.2	Concrete Paving		715	SF	$11.00	$10,617.75
					Subtotal	**$381,867.75**
4.0	**STORAGE**					
4.1	Storage Building (410 SF)		1	EA	$5,000.00	$6,750.00
					Subtotal	**$6,750.00**
5.0	**PEDESRIAN PATHWAY**					
5.1	Concrete Paving		17,910	SF	$11.00	$265,963.50
					Subtotal	**$265,963.50**
6.0	**PARKING**					
6.1	Asphaltic Paving	Including curb and loading zone	39,022	SF	$10.00	$526,797.00
6.2	Crosswalk Striping		41	LF	$1.25	$69.19
					Subtotal	**$526,866.19**
7.0	**POLE LIGHT**					
7.1	Pole Light		13	EA	$5,000.00	$87,750.00
					Subtotal	**$87,750.00**
8.0	**PLANTING AND IRRIGATION**					
8.1	Tree - 15 gal		26	EA	$475.00	$16,672.50
8.2	Tree Bubblers		26	EA	$200.00	$7,020.00
8.3	Turf		46,094	SF	$0.60	$37,336.14
8.4	Irrigation		46,094	SF	$1.00	$62,226.90
					Subtotal	**$123,255.54**

9.0	**GENERAL AMENITIES**					
9.1	Bike Racks	Arc Bike Racks	6	EA	$1,000.00	$8,100.00
9.2	Trash Receptacles		4	EA	$850.00	$4,590.00
9.3	Concrete Paving		180	SF	$11.00	$2,673.00
					Subtotal	**$15,363.00**
	Total					**$3,085,279.20**

Sportsfield Park

RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**GROUP PICNIC AREA 1**					
1.1	Shelter (1,120 SF)		1	EA	$40,000.00	$54,000.00
1.2	Picnic Table (5' x 7')		5	EA	$2,000.00	$13,500.00
1.3	BBQ and Counter - Podium (20' x 6')		1	EA	$10,000.00	$13,500.00
1.4	Concrete Paving		13,353	SF	$11.00	$198,292.05
					Subtotal	**$279,292.05**
2.0	**GROUP PICNIC AREA 2**					
2.1	Picnic Table (5' x 7')		5	EA	$2,000.00	$13,500.00
2.2	Concrete Paving		1,199	SF	$11.00	$17,805.15
					Subtotal	**$31,305.15**
3.0	**PLAYGROUND 1**					
3.1	Play Equipment - School Age		6	EA	$100,000.00	$810,000.00
3.2	Resilient Paving - School Age		3,987	SF	$30.00	$161,473.50
3.3	Bench (5.5' x 2')		8	EA	$1,500.00	$16,200.00
					Subtotal	**$987,673.50**
4.0	**PLAYGROUND 2**					
4.1	Play Equipment - Tot Age		3	EA	$100,000.00	$405,000.00
4.2	Resilient Paving - Tot Age		2,249	SF	$30.00	$91,084.50
4.3	Bench (5.5' x 2')		2	EA	$1,500.00	$4,050.00
					Subtotal	**$500,134.50**
5.0	**OUTDOOR FITNESS AREA**					
5.1	Outdoor Fitness Equipment		5	EA	$40,000.00	$270,000.00
5.2	Concrete Paving		1499	SF	$11.00	$22,260.15
5.3	Bench (5.5' x 2')		3	EA	$1,500.00	$6,075.00
					Subtotal	**$298,335.15**
6.0	**SPORT FACILITIES**					
6.1	Dedicated Baseball Field	1 x Fields	1	LS		$626,130.00
	a. Turf		111,000	SF	$0.60	$89,910.00
	b. Irrigation		111,000	SF	$1.00	$149,850.00
	c. Backstop		1	EA	$33,600.00	$45,360.00
	d. Baseball Bases and Home Plate (set)		1	EA	$2,600.00	$3,510.00
	e. Lighting	Per Field	1	EA	$250,000.00	$337,500.00
6.2	Multi-Sport turf field (200' x 140')	3 x Fields	1	LS		$181,440.00
	a. Turf		84,000	SF	$0.60	$68,040.00
	b. Irrigation		84,000	SF	$1.00	$113,400.00
6.3	Multi-Sport turf field (300' x 200')	1 x Fields	1	LS		$129,600.00
	a. Turf		60,000	SF	$0.60	$48,600.00
	b. Irrigation		60,000	SF	$1.00	$81,000.00
6.4	Regulation Soccer Field (330' x 210')	1 x Fields	1	LS		$495,828.00
	a. Turf		69,300	SF	$0.60	$56,133.00

	b. Irrigation		69,300	SF	$1.00	$93,555.00
	c. Soccer Goal (Nets, Wheels - 1 Pair)		2	EA	$3,200.00	$8,640.00
	d. Lighting	Per Field	1	EA	$250,000.00	$337,500.00
6.5	Batting Cage		2	EA	$3,500.00	$9,450.00
					Subtotal	**$1,442,448.00**
7.0	**RESTROOM AND CONCESSION STAND**					
7.1	Restroom and Concession Stand	(1,000 SF)	1,000	SF	$500.00	$675,000.00
					Subtotal	**$675,000.00**
8.0	**PLANTING AND IRRIGATION**					
8.1	Tree - 15 gal		19	EA	$475.00	$12,183.75
8.2	Tree Bubblers		19	EA	$200.00	$5,130.00
					Subtotal	**$17,313.75**
9.0	**UPDATED PEDESTRIAN PATHWAY**					
9.1	Concrete Paving		35,498	SF	$11.00	$527,145.30
					Subtotal	**$527,145.30**
10.0	**PARKING**					
10.1	Asphaltic Paving	inc curb	47,055	SF	$10.00	$635,242.50
10.2	Striping		62	LF	$1.25	$104.63
					Subtotal	**$635,347.13**
11.0	**GENERAL AMENITIES**					
11.1	Bike Racks	Arc Bike Racks	6	EA	$1,000.00	$8,100.00
11.2	Trash Receptacles		4	EA	$850.00	$4,590.00
11.3	Concrete Paving		180	SF	$11.00	$2,673.00
					Subtotal	**$15,363.00**
	Total					**$5,409,358.20**

Susan Johnson Bridgepointe Park
RHAA Opinion of Probable Costs

	ITEM	DESCRIPTION	QTY	UNIT	$/UNIT	2024 Cost
1.0	**PLAYGROUND 1**					
1.1	Updated Play Equipment - School Age		7	EA	$100,000.00	$945,000.00
1.2	Updated Resilient Paving - School Age		5,515	SF	$30.00	$223,357.50
					Subtotal	**$1,168,357.50**
2.0	**PLAYGROUND 2**					
2.1	Climbing Wall		2	EA	$21,636.00	$58,417.20
2.2	Updated Resilient Paving - Climbing Wall		615	SF	$30.00	$24,907.50
					Subtotal	**$58,417.20**
3.0	**SPORT FACILITIES**					
3.1	Half Court Basketball		1	EA	$30,000.00	$40,500.00
					Subtotal	**$40,500.00**
4.0	**GENERAL AMENITIES**					
4.1	Bike Racks	Arc Bike Racks	4	EA	$1,000.00	$5,400.00
4.2	Trash Receptacles		2	EA	$850.00	$2,295.00
4.3	Concrete Paving		120	SF	$11.00	$1,782.00
					Subtotal	**$9,477.00**
	Total					**$1,276,751.70**

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Newark Citywide Parks Master Plan Update

PROJECTS BY PRIORITY

rhaa Landscape Architecture & Planning

NEWARK california

Project Priority List

Amenity	Cost	Priority Group
Ash Street Park - GENERAL AMENITIES	$ 11,772.00	1
Ash Street Park - SPORT FACILITIES	$ 264,330.00	1
Ash Street Park - UPDATED PLAYGROUND	$ 823,878.00	1
Birch Grove - UPDATED PLAYGROUNDS	$ 2,316,218.00	1
Community Park - ALL ABILITIES PLAY AREA	$ 2,615,368.50	1
Community Park - NEW RESTROOM	$ 381,868.00	1
Mirabeau Park - PLAYGROUND 2	$ 58,417.20	1
Mirabeau Park - UPDATED PLAYGROUND	$ 560,104.20	1
Sportsfield Park - GENERAL AMENITIES	$ 15,363.00	1
Sportsfield Park - NEW RESTROOM AND CONCESSION STAND	$ 675,000.00	1
Sportsfield Park - PLANTING AND IRRIGATION	$ 17,313.75	1
Sportsfield Park - SPORT FACILITIES	$ 1,442,448.00	1
Sportsfield Park - UPDATED PEDESTRIAN PATHWAY	$ 527,145.30	1
Bridgepoint Park - PLAYGROUND 1	$ 1,168,357.50	2
Bridgepoint Park - PLAYGROUND 2	$ 58,417.20	2
Civic Center Park - SPORT FACILITIES	$ 60,480.00	2
Civic Center Park - UPDATED PLAYGROUND 1	$ 835,528.50	2
Civic Center Park - UPDATED PLAYGROUND 2	$ 510,462.00	2
Community Park - PATHWAY POLE LIGHT	$ 202,500.00	2
Lakeshore Park - NEW RESTROOM	$ 382,833.00	2
Lakeshore Park - PATHWAY POLE LIGHT	$ 121,500.00	2
MacGregor - GENERAL AMENITIES	$ 11,772.00	2
MacGregor Playfields - GRADING	$ 202,500.00	2
Mayhews Park - PLAYGROUND	$ 1,398,775.50	2
Byington Park - GENERAL AMENITIES	$ 16,510.50	3
Byington Park - PEDESTRIAN PATHWAY	$ 64,226.00	3
Byington Park - UPDATED PLAYGROUND	$ 675,999.00	3
Civic Center Park - FENCE	$ 36,720.00	3
Linear Park - GENERAL AMENITIES	$ 23,044.50	3
Linear Park - OUTDOOR FITNESS AREA 1	$ 63,801.00	3
Linear Park - PATHWAY POLE LIGHT	$ 114,750.00	3
Linear Park - PEDESTRIAN PATHWAY	$ 449,955.00	3
Linear Park - PICNIC TABLES AND BENCHES	$ 482,355.00	3
Linear Park - PLANTING AND IRRIGATION	$ 54,675.00	3
Linear Park - PLAYGROUND 1	$ 661,054.50	3
Sportsfield Park - PLAYGROUND 1	$ 987,673.50	3
Sportsfield Park - PLAYGROUND 2	$ 500,134.50	3
Birch Grove - GENERAL AMENITIES	$ 35,316.00	4
Birch Grove - SEATING AREAS	$ 97,659.00	4
Birch Grove - SPORT FACILITIES	$ 177,924.60	4
Community Park - GENERAL AMENITIES	$ 37,098.00	4
Community Park - GROUP PICNIC AREA 1	$ 208,710.00	4
Community Park - GROUP PICNIC AREA 2	$ 121,269.15	4
Community Park - PLANTING AND IRRIGATION	$ 10,935.00	4
Community Park - SPORT FACILITIES	$ 132,840.00	4

Project Priority List

MacGregor - LIGHTING	$	337,500.00	4
Sportsfield Park - GROUP PICNIC AREA 1	$	279,292.05	4
Sportsfield Park - GROUP PICNIC AREA 2	$	31,305.15	4
Ash Street Park - GROUP PICNIC AREA	$	66,441.60	5
Birch Grove - GROUP PICNIC AREAS W/ SHELTER 1	$	298,849.50	5
Birch Grove - GROUP PICNIC AREAS W/ SHELTER 2	$	42,953.63	5
Lakeshore Park - GENERAL AMENITIES	$	11,772.00	5
Lakeshore Park - OUTDOOR FITNESS AREA 1	$	65,627.55	5
Lakeshore Park - OUTDOOR FITNESS AREA 2	$	288,666.45	5
Lakeshore Park - PICNIC TABLES AND BENCHES	$	495,855.00	5
Lakeshore Park - PLANTING AND IRRIGATION	$	4,556.25	5
Lakeshore Park - PLAYGROUND	$	1,396,348.20	5
Musick Park - FENCE	$	33,264.00	5
Musick Park - UPDATED PLAYGROUND	$	921,099.60	5
Sportsfield Park - OUTDOOR FITNESS AREA	$	298,335.15	5
Birch Grove - BIKE SKILLS PARK	$	520,695.00	6
Civic Center Park - GENERAL AMENITIES	$	16,510.50	6
Civic Center Park - GROUP PICNIC AREA	$	222,966.00	6
Civic Center Park - PLANTING AND IRRIGATION	$	4,556.25	6
Civic Center Park - RESTROOM	$	405,000.00	6
Community Park - GROUP PICNIC AREA 3	$	299,652.75	6
Community Park - GROUP PICNIC AREA 4	$	182,736.00	6
Lakeshore Park - OUTDOOR FITNESS AREA 3	$	118,172.25	6
Lakeshore Park - OUTDOOR FITNESS AREA 4	$	226,008.90	6
Mayhews Park - GENERAL AMENITIES	$	11,772.00	6
Mayhews Park - OUTDOOR FITNESS AREA	$	306,294.75	6
Mayhews Park - UPDATED GROUP PICNIC AREA	$	127,075.50	6
Ash Street Park - DECORATIVE GARDEN	$	325,603.80	7
Ash Street Park - PLANTING AND IRRIGATION	$	19,136.25	7
Birch Grove - PLANTING AND IRRIGATION	$	40,095.00	7
Birch Grove - SPLASH PAD	$	540,000.00	7
Bridgepoint Park - GENERAL AMENITIES	$	9,477.00	7
Bridgepoint Park - SPORT FACILITIES	$	40,500.00	7
Musick Park - BENCHES	$	8,100.00	7
Musick Park - GENERAL AMENITIES	$	10,624.50	7
Sanctuary Park - GENERAL AMENITIES	$	15,363.00	7
Sanctuary Park - GROUP PICNIC AREA 1	$	29,025.00	7
Sanctuary Park - PEDESTRIAN PATHWAY	$	143,094.60	7
Sanctuary Park - PLAYGROUND 1	$	604,503.00	7
Sanctuary Park - PLAYGROUND 2	$	638,887.50	7
Sisk Grove - GENERAL AMENITIES	$	15,363.00	7
Sisk Grove - PEDESTRIAN PATHWAY	$	265,963.50	7
Sisk Grove - PLANTING AND IRRIGATION	$	123,255.54	7
Sisk Grove - PLAYGROUND	$	893,922.75	7
Sportsfield Park - PARKING	$	635,347.13	7
Byington Park - PLANTING AND IRRIGATION	$	54,675.00	8
Byington Park - UPDATED SPLASH PAD	$	540,000.00	8

Project Priority List

Linear Park - BIKE PATHWAY	$	486,793.80	8
Linear Park - COMMUNITY GARDEN	$	611,752.50	8
Linear Park - DECORATIVE GARDEN 1	$	104,824.80	8
Linear Park - DECORATIVE GARDEN 2	$	43,394.40	8
Linear Park - OUTDOOR FITNESS AREA 2	$	171,801.00	8
Linear Park - OUTDOOR FITNESS AREA 3	$	225,801.00	8
Linear Park - OUTDOOR FITNESS AREA 4	$	117,801.00	8
Linear Park - PEDESTRIAN OVERPASS	$	675,000.00	8
Linear Park - PLAYGROUND 2	$	541,363.50	8
Linear Park - PLAYGROUND 3	$	794,299.50	8
Mirabeau Park - GENERAL AMENITIES	$	14,215.50	8
Mirabeau Park - SPORT FACILITIES	$	56,700.00	8
Sanctuary Park - GROUP PICNIC AREA 2	$	23,625.00	8
Sanctuary Park - SPORT FACILITIES	$	181,980.00	8
Sisk Grove - AMPHITHEATER	$	783,540.00	8
Sisk Grove - NEW RESTROOM	$	381,867.75	8
Sisk Grove - PARKING	$	526,866.19	8
Sisk Grove - STORAGE	$	13,500.00	8
Sisk Grove - VEHICULAR PARKING LIGHTING	$	87,750.00	8

Project Priority List

Priortiy Group Totals

Group 1	$	9,709,225.95
Group 2	$	4,953,125.70
Group 3	$	4,130,898.50
Group 4	$	1,469,848.95
Group 5	$	3,923,768.93
Group 6	$	2,441,439.90
Group 7	$	4,358,261.57
Group 8	$	6,437,550.94
TOTAL:	$	37,424,121.00

THE CITY OF NEWARK CITYWIDE PARKS AND RECREATION MASTER PLAN UDPATE

PRIORITIZATION CRITERIA

Each park was evaluated based on the categories listed below to determine the ranking of recommendations. For each category, the park was allocated points which were then totaled to determine an overall score. These overall scores guided the prioritization of the recommendations, with higher scores indicating a greater priority.

The City will continue to operate its facilities (recreation and otherwise) in a manner that prioritizes the health and safety of the Newark community. As such any projects that address immediate significant risks to public safety will be prioritized above all else.

Criteria	Description	Point Allocation
Code and Regulation Compliance (5)	*This category relates to existing park/recreation facility elements and amenities. This category recognizes issues listed below. The presence of a score indicates that the issue(s) (i.e. public health, physical safety, urgency) is non-compliant with city, state, and national codes, including but not limited to the Americans with Disabilities Act, and should be addressed.* *Public health – Sanitation* *Physical safety – End of amenity service-life and addressing potential physical hazards* *Urgency – continued repair deferral will lead to amenity closure or hinders public access to facilities and structures*	Maximum of 5 points: - 2 points for public health - 2 points for physical safety - 1 point for urgency
High Priority of the Community (4) <u>Priority Park Improvements</u> • Improved cleanliness including litter maintenance, restroom maintenance, refuse pick-up, playground maintenance, etc. (77%) • More park amenities such as drinking fountains, shade structures, bike racks, and benches (69%) • Improved lighting for safety and pathways (68%) • Additional restrooms in City parks & Updating exiting (67%) • Address and/or replace outdated equipment such as benches, playgrounds, barbecues, picnic tables, etc. (67%) • Address infrastructure maintenance i.e., surface improvements (sport courts, picnic areas, pathways, and parking lots, etc.) (66%) • Improved landscape maintenance and irrigation system (59%) • Enhanced sports fields to meet demand i.e., lighting, artificial turf, improved maintenance (52%) <u>Priority Park Amenities/Activities</u> • Trails and pathways / walking, hiking jogging (64%) • Multi-use sport courts (59%) • Lighted dedicated sports court/fields (53%) • Playgrounds (52%) • Aquatic Activities – Swimming Pools, Splash Pad • Additional picnic areas • Restrooms • Community events • Nature and environmental programming i.e., camping, hiking • Self-directed activities i.e. outdoor fitness courses, active play areas, and pathways with distance markers • Sport courts • Walking or exercising a dog at a dog park area	*This category highlights the high priorities expressed by the Community.* *Park and Recreation Community Questionnaire – Priority park improvements (items voted 50% or more)* *Stakeholder Meetings – Specified as items of importance* *Community Meetings – Comments from meetings as items to be addressed.* *Park and Recreation Community Questionnaire – Priority Amenities (the top 5)* *Stakeholder Meetings – Specified as items of importance* *Community Meetings – Comments from meetings as items to be addressed.*	Maximum of 4 points: - 2 points for Improvements - 2 points for Amenity
Fulfills Unmet Needs (3) • Improve Connectivity to/around parks • Adapting to the Future (Environmental Programming, Educational Opportunities) • Improved Safety and Inclusion	*A score in this category indicates that the recommendation is for a new element, amenity, or policy, that directly addresses an unmet need. Unmet needs are those that have been identified in the gap analysis, by the City of Newark, or within the inventory and assessment phase of the Parks and Recreation Master Planning process.* *City of Newark General Plan 2013, City of Newark Citywide Parks Master Plan 2017, Park and Recreation Questionnaire, Community Stakeholder Meetings*	Maximum of 3 points: 1 point per principle

Service Area (3)	*This category recognizes the parks that were determined to be of high, medium, and low use through community feedback. Recommendations were scored based on the density/use of the park that they are recommended for.* *Park and Recreation Questionnaire (PRQ), Stakeholder Meetings and Community Meetings – Community providing information on high use and high density parks.*	Maximum of 3 points: - 3 points for high density/use - 2 points for medium density/use - 1 point for low density/use
Potential Revenue Generation (2) • Opportunity for revenue sources to maintain the parks or fund projects.	*This category indicates that the recommendation has potential for long-term funding (such as field rentals) or short-term funding (one-time picnic rentals, etc.)* *Opportunities highlighted by Stakeholder meetings, City resources, and EPS.*	Maximum of 2: - 2 points for long term revenue - 1 point for short term revenue
Included in Previous Planning (2) • City of Newark General Plan • Citywide Parks Master Plan • Pedestrian and Bicycle Master Plan • City of Newark Greater NewPark Masterplan • NewPark Place Specific Plan • Bayside Newark Specific Plan • Old Town Specific Plan • Housing Element HDC Review Draft • FMC Willow and Grand Park Plan • Dumbarton Transit Oriented Development Specific Plan • Southwest Newark Residential & Recreational Project • City of Newark Climate Action Plan	*This category recognizes that the recommendation has been identified as a goal, priority, or action within an existing planning effort/report for the City of Newark.*	Maximum 2 point: - 2 point for inclusion in previous planning
Operational efficiency (1)	*This category indicates that addressing the project will lead to significant savings in staff time and City resources.*	Maximum of 1 point: - 1 point if it will lead to significant savings in staff time and City resources

Prioritization of Recommendation Matrix

Recommendations	Code and Regulation Compliance (5)	High Priority of the Community (4)	Fulfills Unmet Needs (3)	Service Area (3)	Potential Revenue Generation (2)	Included in Pervious Planning Efforts (2)	Operational Efficiency (1)	Total
Improved/More Frequent cleaning in parks/grounds	5	2	1	3		2	1	14
Bathrooms - Improved maintenance	5	2	1	3		2	1	14
Lighted Courts/Fields	3	4	1	3		2	1	14
Replace Outdated Equipment	5	4	1	2		2		14
ADA Facilities and Path Maintenance	5	2	1	2		2	1	13
Infrastructure Maintenance	5	2	1	2		2	1	13
Playground - Improved maintenance	5	2	1	2		2	1	13
Field - Maintenance to fix the current ground issues that create safety and playing hazards	4	2	1	2		2	1	12
Bathrooms - New	4	4		1		2		11
All Abilities Playground		4	2	2		2		10
Trails and Pathways		4	2	2		2		10
Additional Lighting		4	1	3		2		10
Irrigation - New or improved maintenance	2	2	1	1		2	1	9
Playgrounds - Additional		4	1	2		2		9
Early Education Childhood Facilities/Playgrounds		4	2	1		2		9
Picnic Area		4		2	1	2		9
Drinking Fountains	2	4		1		2		9
Community Garden		2	1	1	2	2		8
Reservation for Amenities			1	1	2	2	1	7
Forest Management Plan			1	1	2	2	1	7
Soccer Field		2		2	1	2		7
Baseball Field		2		2	1	2		7
Cricket Pitch		2		2	1	2		7
Interactive Play Structures		2	2	1		2		7
Splash Pad		2		3		2		7
Multi-Purpose Fields		4		1		2		7
Softball Field		2		2		2		6
Basketball Courts		2		2		2		6
Trails - Bike		2	1	1		2		6
Shade Structure		2		2		2		6
Tree Replacement Program		2	1	1	1		1	6
Address Mosquito Problem	2	2	1	1				6
Amphitheater			1	1	1	2		5
Volleyball Court		2		1		2		5
Tennis Courts		2		1		2		5
Swimming Pool		2		1		2		5
BBQ Area		2		1		2		5
Seating Area - Shaded Lawn Area		2		1		2		5
Seating Area - Bleachers		2		1		2		5
Bike Racks		2		1		2		5
Football Field		2		2				4
Futsal Field		2		1	1			4
Off-Leash Dog Park				1		2		3
Bike Pump Track				1		2		3
Convenience Stand				1	2			3
Pickleball Court		2		1				3
Batting Cages for Baseball and Cricket				1				1

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Newark Citywide Parks Master Plan Update

PLAYGROUND SAFETY AUDIT

rhaa Landscape Architecture & Planning

NEWARK california

PLAYGROUND SAFETY AUDIT

PREPARED FOR CITY OF NEWARK

Provided by Sedgwick Risk Control Services
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Sr. Consultant
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Sacramento, CA 95833
901.483.7726
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March 2024

Executive Summary

A certified playground safety inspection and audit of the City of Newark playgrounds was conducted by certified playground safety inspector Iris Penales, CPSI #60001-0227, of Sedgwick Risk Control Services on March 19 and 20, 2024. The following parks were inspected:

- Birch Grove Park
- Byington Park
- Civic Center Park
- Community Center Park
- Jerry Raber Ash Street Park
- Mayhews Landing Park
- Mirabeau Park
- Musick Park
- Silliman Preschool Playground
- Susan Johnson Bridgepointe Park

This report contains findings and recommendations for Birch Grove Park.

The conditions of the playgrounds observed were measured against the standards established by the American Society for Testing and Materials (ASTM) Standard F1487-21 and the guidelines established by Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, Publication # 325 (2015). A copy of ASTM F1487-21 and other ASTM standards may be purchased at http://www.astm.org. The CPSC Handbook for Public Playground Safety, Publication # 325, is a public document that may be downloaded at no charge from http://www.cpsc.gov.

The state of California does not require the certified playground safety inspectors establish the critical height value of the protective surfacing while conducting playground audits. It is the responsibility of the playground owner/operator to install and maintain protective surface material to the appropriate critical height value. This report does contain observation statements regarding the condition of the protective surfacing observed at the time of the site visit. The entity is encouraged to review its playground installation records, the manufacturer's instructions, and the vendor recommendations to ensure the protective surface material at its playgrounds is being maintained to the critical height value necessary for each of its playgrounds.

Disclaimer

The inspector and Sedgwick have made a sincere effort to conduct a thorough survey, but there is no guarantee that all existing or potential hazards have been identified and documented. This report is based on conditions at the time of the survey, information provided by the entity, and conditions apparent during the survey. The information in this report does not guarantee operations noted are in compliance with federal, state, or local laws or regulations. Further, the absence of comment or recommendation on a given area does not mean the area is in compliance with all acceptable codes and statutes, conforms to good practices and procedures, or is without a loss potential. The entity's compliance with these

recommendations is not a guarantee that losses will be prevented or reduced. These recommendations are not a substitute for the entity's responsibility to administer its safety and risk control programs.

Introduction

On January 1, 2000, California's playground regulation went into effect. This regulation adopted by reference certain sections of the CPSC Handbook for Public Playground Safety and certain sections of the ASTM Standard F 1487-98. The other source document used is the California Code of Regulations (Title 22, Division 4, and Chapter 22). In September of 2005, the state of California passed AB 1144, which rescinded the specifics of the playground regulations specified in Chapter 22 and directed the State Department of Health Services to adopt and amend, as necessary, its playground safety standards in order to meet current ASTM standards for playground safety. AB 1144 still requires all public playgrounds be inspected by a certified playground safety inspector (CPSI) for all new playground installations and renovations. The terms "toddler," "preschool," and "school age" are used to reference the user age group for whom the playground structures were designed. "Toddler" is defined to mean users under the age of 2 years. "Preschool" is defined to mean users aged 2 to 5 years old. "School age" is defined to mean users aged 5 to 12 years old.

Hazard Priority Ratings

To facilitate the timely correction of hazards, hazards identified during a playground or park inspection are prioritized based on the following factors:

Possibility – the likelihood that users would come into contact with the hazard
Probability – the probability that users could have an accident as a result of the hazard
Consequences – the most likely level of injury that may result

Priority	Severity of Injury	Owner/Operator Response
1	Permanent disability, loss of life or body part	Condition should be corrected immediately
2	Serious injury resulting in temporary disability	Condition should be corrected as soon as possible
3	Minor (non-disabling) injury	Condition should be corrected very soon
4	Potential for injury very minimal	Condition should be corrected if it worsens
5	Existing condition does not present a hazard at this time, or the condition is non-compliant without posing a risk of injury	Action determined by the entity based on its priorities

As CPSIs, we prioritized the hazards we observed during the audit; however, the responsibility to prioritize and to address them lies with the entity as the owner and operator of the playgrounds.

City of Newark
Playground Safety Audit

Playground Standards and Resources

American Society for Testing & Materials (ASTM)
100 Barr Harbor Drive
West Conshohocken, PA 19428-2959
610-832-9585
http://www.astm.org/index.html

Visit the ASTM website for all technical documents. ASTM requires a licensing agreement for access to all Standard documents.

U.S. Consumer Product Safety Commission (CPSC)
Washington, DC 20207
800-638-2772
http://www.cpsc.gov

Visit the CPSC website for free access to Publication Number 325 – Public Playground Safety Handbook, other playground safety related publications, or to report a product hazard or product-related injury.

United States Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
800-872-2253
http://www.access-board.gov

Visit the U.S. Access Board website for the latest information on the proposed Federal ADA Playground Design Regulations and available accessibility guidelines.

Birch Grove Park

38080 Birch St, Newark, CA 94560

The park consists of two playgrounds designated for ages 2-12. Each playground has a composite play structure. One of the playgrounds has a belt swing set and an enclosed swing set. The other playground has surrounding rock structures designed as slides, tunnels, and caves.

Signage: The commercial play structures have sticker labels indicating the intended user age groups (2 to 5 years old and 5 to 12 years), manufacturer information, recommendation for adult supervision, and applicable warnings. Consider removing the sticker labels on the enclosed swing set indicating ages 5-12. It is unclear what age group the rock structures are intended for.

Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. The surfacing seems slightly low, particularly underneath the slides (see observation BGPP-2024-05).

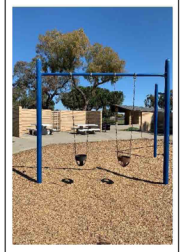
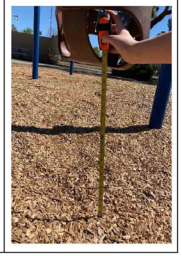
Composite Play Structure 1 (Ages 2-5 & 5-12)	Belt Swing Set (Ages 5-12)	Enclosed Swing Set (Ages 2-5)
Manufacturer: GameTime	**Manufacturer: GameTime**	**Manufacturer: GameTime**

Composite Play Structure 2 (Ages 2-5 & 5-12)	Rock Structures
Manufacturer: GameTime	**Manufacturer: Unknown**

City of Newark
Playground Safety Audit

Playground Findings

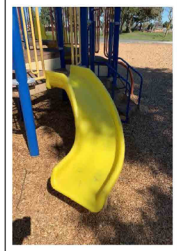
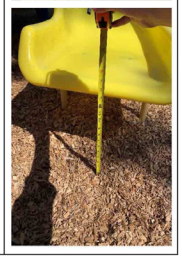
Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-01	1	6.4.1.2 6.4.4	3.2 5.3.6.7	Composite Play Structure 2 Blue wave slide	Gaps between the slide chute and the transition platform and slide sections are likely to catch clothing, especially strings or cords that children may have around their necks.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazard.	

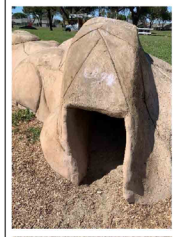
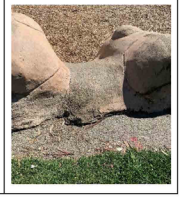
Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-02	1	8.6.5.1 (5)	5.3.8 Figure 23 (Table 7) Minimum Clearances for Single-Axis Swings	Enclosed Seat Swings	The vertical distance between the underside of the enclosed swing seat and the surfacing material should be no less than 24 inches. The distance between the swing seats and the surfacing material is approximately 20 inches.	To prevent the risk of a tip over and fall hazard, raise the enclosed swing seat by at least 4 inches.	 

Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-03	2	13	4	Belt and Enclosed Seat Swings	Pivot hardware and chain links wear rapidly at the point where they contact other hardware.	Pivot hardware should be inspected frequently and replaced when the wear reaches 50% of the original hardware diameter.	

Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-04	2	6.4.5	2.5.2 3.2 5.3.8.1	Belt and Enclosed Seat Swings	Open S-hooks can catch a child's clothing and present an entanglement hazard. The opening between the end of the S-hook and the body of the S-hook should not be greater than 0.04 inches, about the thickness of a dime.	S-hooks should be pinched closed. Refer to the playground standards for instructions on how to properly close a S-hook.	

Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-06	4	4.1.1	2.5.4	All Play Structures	There are signs of worn, chipping, or peeling paint or protective coating. Having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions.	The manufacturer should be contacted to determine what steps should be taken to repaint exposed areas.	

Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-05	4	8.5.5.3	5.3.6.4	Composite Play Structure 2 Yellow Curved Slide	The height of the chute exit end should be at a maximum of 11 inches above the protective surfacing material for slides at a height at or less than 48 inches. The height of the slide is 34.5 inches, and the chute exit is greater than 11 inches (13 inches).	Surfacing material should be added or re-distributed in this area to improve conditions and reduce the risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	 

Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-07	5	9.1 9.2 7.5	5.1.2 5.1.3 5.3.10	Rock structures surrounding playground	Given the slide and tunnel structures, it should be treated as play structures. There needs to be a proper use zone of at least six feet of surfacing material surrounding the play structures.	The use zone should extend a minimum of 6 feet in all directions from the perimeter of the equipment. The stairs and handrails should be compliant per ASTM and CPSC playground standards.	 

Susan Johnson Bridgepointe Park

36111 Spruce St, Newark, CA 94560

The park has one playground containing a composite play structure and a swing set.

Signage: The composite play structure has sticker labels indicating the intended user age group (ages 2-5and 5-12), manufacturer information, recommendation for adult supervision, and applicable warnings. The same sticker labels should be placed on the swing set (see observation SJBP-2024-05).

Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. The loose-fill surfacing seems inadequate around both rock structures and underneath slides (see observation SJBP-2024-04).

Composite Play Structure (ages 2 to 5 and 5-12)	Belt and Enclosed Seat Swing Set
Manufacturer: GameTime	Manufacturer: GameTime

City of Newark
Playground Safety Audit

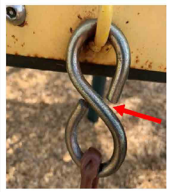
Playground Findings

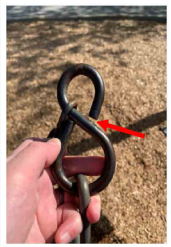
Susan Johnson Bridgepointe Playground

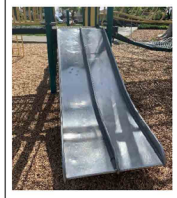
Rec No.	Priority	Reference ASTM	Reference CPSC	Equipment	Observation	Recommendation	Photos
SJBP-2024-01	1	6.4.1.2 6.4.1	3.2 5.3.6.7	Composite Play Structure Metal Spiral Slide	In between the support post and slide, there are multiple openings or gaps where clothing can get caught or entangled and possibly lead to a strangulation hazard. Note: The thickness of the gauge is 0.12 inches.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazards.	

Susan Johnson Bridgepointe Playground

Rec No.	Priority	Reference ASTM	Reference CPSC	Equipment	Observation	Recommendation	Photos
SJBP-2024-02	2	6.4.5	2.5.2 3.2 5.3.8.1	Composite Play Structure Overhead rings Chain climber Swing Set	Open S-hooks can catch a child's clothing and present an entanglement hazard. The opening between the end of the S-hook and the body of the S-hook should not be greater than 0.04 inches, about the thickness of a dime.	S-hooks should be pinched closed. Refer to the playground standards for instructions on how to properly close a S-hook.	

Susan Johnson Bridgepointe Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SJBP-2024-02 Cont.	2	6.4.5	2.5.2 3.2 5.3.8.1	Composite Play Structure Overhead rings Chain climber Swing Set	Open S-hooks can catch a child's clothing and present an entanglement hazard. The opening between the end of the S-hook and the body of the S-hook should not be greater than 0.04 inches, about the thickness of a dime.	S-hooks should be pinched closed. Refer to the playground standards for instructions on how to properly close a S-hook.	 

Susan Johnson Bridgepointe Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SJBP-2024-02 Cont.	2	6.4.5	2.5.2 3.2 5.3.8.1	Composite Play Structure Overhead rings Chain climber Swing Set	Open S-hooks can catch a child's clothing and present an entanglement hazard. The opening between the end of the S-hook and the body of the S-hook should not be greater than 0.04 inches, about the thickness of a dime.	S-hooks should be pinched closed. Refer to the playground standards for instructions on how to properly close a S-hook.	 

Susan Johnson Bridgepointe Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SJBP-2024-03	3	4.1.1	2.1 2.1.1 2.5.3 2.5.4 5.3.6	Composite Play Structure Metal Slides	Un-shaded metal slides can get extremely hot when exposed to direct sunlight. This presents an elevated risk of burns to users. There are signs of worn, chipping, or peeling paint or protective coating on the rest of the play structures. Having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions.	The manufacturer should be contacted to determine what steps should be taken to repaint exposed areas. Metal slides should be in a shaded area or provided with a means of shading to reduce this hazard.	

Susan Johnson Bridgepointe Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SJBP-2024-04	4	8.5.5.3	5.3.6.4	Composite Play Structure Metal Spiral Slide	The height of the chute exit end should be between 7 and 15 inches above the protective surfacing material for slides at a height greater than 48 inches. The exit height for the metal spiral slide is 20 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce this risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	
SJBP-2024-05	5	14 15	2.2.6	Swing Set	The required signage or sticker labels are missing on the swing set. All play structures should be equipped with signage indicating the user age group, along with supervision requirements, and any relevant warning statements.	The manufacturer should be contacted to obtain the required labeling. Once the labels are obtained, they should be installed and maintained.	

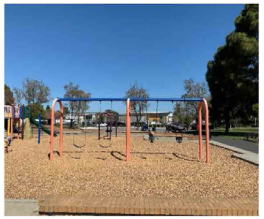
Civic Center Park

6300 Civic Terrace Ave, Newark, CA 94560

The park consists of one playground with a composite play structure designed for ages 5-12, a swing set containing both belt and enclosed swing seats, a tire swing, and two spring rockers.

Signage: The composite play structure has sticker labels indicating the intended user age group of 5 to 12 years, manufacturer information, recommendation for adult supervision, and applicable warnings. The stickers are slightly torn and should be replaced (see observation CCP-2024-11). The other play structures such as the swing set and tire swing need sticker labels.

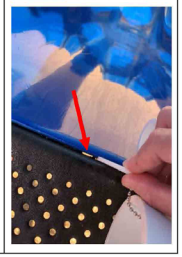
Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. The surfacing seems slightly low, particularly around the spring rockers and underneath slides (see observations CCP-2024-02 and CCP-2024-10).

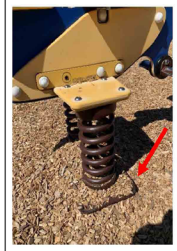
Composite play structure (Ages 5-12)	Swing Set	Spring rockers
		
Manufacturer: Landscape Structures	Manufacturer: Landscape Structures	Manufacturer: Tuff Riders

Tire Swing	Spring rockers
Manufacturer: Landscape Structures	Manufacturer: Tuff Riders

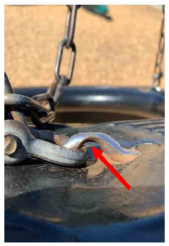
City of Newark
Playground Safety Audit

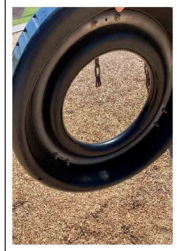
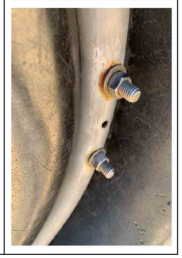
Playground Findings

Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-01	1	6.4.1.2 6.4.4	3.2 5.3.6.7	Composite play structure Blue dual slide	Gaps between the slide chute and the transition platform and slide sections are likely to catch clothing, especially strings or cords that children may have around their necks.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazard.	 

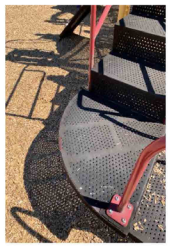
Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-02	2	13.2	2.4	Spring rockers	The footings under the rocker were exposed. A serious or life-threatening injury could occur if a child were to fall and strike his or her head on the footing. Surfacing material appears to be low in other areas such as the slides.	The depth of the surfacing material should be checked to ensure the depth adequately covers the footing of the spring rockers. The footings on structures should be checked regularly to ensure the footings are not exposed.	

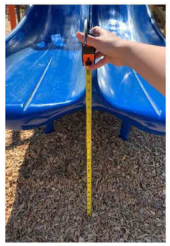
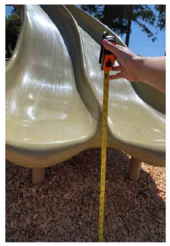
Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-03	2	6.4.5	2.5.2 3.2 5.3.8.1	Enclosed seat swings	Open S-hooks can catch a child's clothing and present an entanglement hazard. The opening between the end of the S-hook and the body of the S-hook should not be greater than 0.04 inches, about the thickness of a dime.	S-hooks should be pinched closed. Refer to the playground standards for instructions on how to properly close a S-hook.	

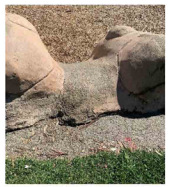
Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-04	2	13	4	Tire swing	Pivot hardware and chain links wear rapidly at the point where they contact other hardware.	Pivot hardware should be inspected frequently and replaced when the wear reaches 50% of the original hardware diameter.	
CCP-2024-05	3	13	4	Composite Play Structure Bridge	The exposed metal cables may present a laceration and/or crush and shear hazard. In addition, having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions.	The manufacturer should be contacted to determine what steps should be taken to cover or modify the cables.	

Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-06	3	13	3.2 4	Tire swing	There are multiple protruding bolts underneath the tire swing. Bolts should not expose more than two threads beyond the end of the nut, which forms a protrusion/laceration hazard.	Trim exposed threading on bolts to reduce the risk of accidental contact and injury.	 

Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-07	3	6.5.1.1 3.1.50 13	3.1 3.6 4	Composite Play Structure Horizontal bars	One of the horizontal bars was removed leaving behind the support pole attachment brackets. The bottom bracket presents a trip hazard. The rung holes on the top brackets are large enough to fit a child's finger.	Remove the brackets per manufacturer's recommendations for correction. Contact the manufacturer to provide recommendations on replacement parts.	

Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-08	3	13	3.2 4	Spring rockers	There are multiple protruding bolts underneath the tire swing. Bolts should not expose more than two threads beyond the end of the nut, which forms a protrusion/laceration hazard. There are also several missing bolts. In spite of this, there are no loose components on the spring rockers.	Trim exposed threading on bolts to reduce the risk of accidental contact and injury.	
CCP-2024-09	4	4.1.1	2.5.4	Composite Play Structure Spring rockers	There are signs of worn, chipping, or peeling paint or protective coating. Having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions.	The manufacturer should be contacted to determine what steps should be taken to repaint exposed areas.	

Civic Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCP-2024-10	4	8.5.5.3	5.3.6.4	Composite Play Structure Slides	The height of the chute exit end should be between 7 and 15 inches above the protective surfacing material for slides at a height greater than 48 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce this risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	 

Birch Grove Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
BGPP-2024-07	5	9.1 9.2 7.5	5.1.2 5.1.3 5.3.10	Rock structures surrounding playground	Given the slide and tunnel structures, it should be treated as play structures. There needs to be a proper use zone of at least six feet of surfacing material surrounding the play structures.	The use zone should extend a minimum of 6 feet in all directions from the perimeter of the equipment. The stairs and handrails should be compliant per ASTM and CPSC playground standards.	 

Community Center Park

35501 Cedar Blvd, Newark, CA 94560

The park consists of two playgrounds with a composite play structure, a swing set, and rock structures intended for play. One of the playgrounds has a spring rocker.

Signage: Composite Play Structure 2 has sticker labels indicating the intended user age groups (2 to 5 years old and 5 to 12 years), manufacturer information, recommendation for adult supervision, and applicable warnings. The rest of the play structures do not have required signage or sticker labels (see observation CCPP-2024-07).

Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. There is poured-in-placed rugger surfacing in some areas around the Rock Structures. There are no obvious issues with the rubber surfacing. The loose-fill surfacing seems inadequate around both rock structures and underneath slides (see observations CCPP-2024-02 and CCPP-2024-06).

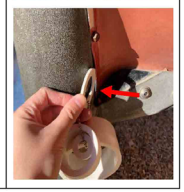
Composite Play Structure 1	Swing Set	Spring Rocker	Rock Structures 1
Manufacturer: GameTime	**Manufacturer: GameTime**	**Manufacturer: GameTime**	**Manufacturer: Unknown**

Composite Play Structure 2 (Ages 2-5 & 5-12)	Swing Set	Rock Structures 2
Manufacturer: GameTime	**Manufacturer: GameTime**	**Manufacturer: Unknown**

City of Newark
Playground Safety Audit

Playground Findings

Community Center Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-01	1	6.4.1.2 6.4.1	3.2 5.3.6.7	Composite Play Structure 2 Metal Spiral Slide	In between the support post and slide, there are multiple openings or gaps where clothing can get caught or entangled and possibly lead to a strangulation hazard. There are bolts on the outside of the slide where clothing could get caught or entangled. Note: The thickness of the gauge is 0.12 inches.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazards.	 

Community Center Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-01 Cont.	1	6.4.1.2 6.4.1	3.2 5.3.6.7	Composite Play Structure 2 Metal Spiral Slide	In between the support post and slide, there are multiple openings or gaps where clothing can get caught or entangled and possibly lead to a strangulation hazard. There are bolts on the outside of the slide where clothing could get caught or entangled. Note: The thickness of the gauge is 0.12 inches.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazards.	

Community Center Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-02	1	9.2.1	5.3.10	Rock Structures 1 & 2	Every play structure requires at least 6 feet of clearance/use zone and fall protection surfacing. There is loose-fill surfacing provided for the rock structures on the side facing the playground. However, asphalt or concrete sidewalk is on the other side of the rock structures. The loose-fill surfacing surrounding Rock Strucures 1 is adequate and has grass growing on it, indicating that the surfacing is not being properly maintained as the rest of the playground.	The manufacturer should be contacted to determine what steps should be taken to eliminate the fall hazard. The use zone should extend a minimum of 6 feet from all sides of the play structure.	

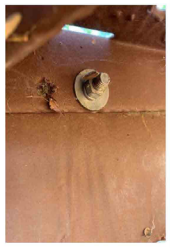
Community Center Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-04	3	4.1.1	2.1 2.1.1 2.5.3 2.5.4 5.3.6	Composite Play Structures 2 Metal Slides	Un-shaded metal slides can get extremely hot when exposed to direct sunlight. This presents an elevated risk of burns to users. There are signs of worn, chipping, or peeling paint or protective coating on the rest of the play structures. Having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions.	The manufacturer should be contacted to determine what steps should be taken to repaint exposed areas. Metal slides should be in a shaded area or provided with a means of shading to reduce this hazard.	

Community Center Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-03	1	8.6.5.1 (5)	5.3.8 Figure 23 (Table 7) Minimum Clearances for Single-Axis Swings	Enclosed Seat Swings	The vertical distance between the underside of the enclosed swing seat and the surfacing material should be no less than 24 inches. The distance between the swing seats and the surfacing material is between 20 and 23 inches.	To prevent the risk of a tip over and fall hazard, raise the enclosed swing seats to 24 inches.	

Community Center Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-05	3	13	3.2 4	Composite Play Structures 1 & 2	There are multiple protruding bolts underneath the platforms of both composite play structures. Bolts should not expose more than two threads beyond the end of the nut, which forms a protrusion/laceration hazard.	Trim exposed threading on bolts to reduce the risk of accidental contact and injury.	 

Community Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-06	4	8.5.5.3	5.3.6.4	Composite Play Structure 2 Metal Spiral Slide Plastic Tunnel Slide	The height of the chute exit end should be between 7 and 15 inches above the protective surfacing material for slides at a height greater than 48 inches. The exit height for the metal spiral slide is 20 inches. The exit height for the tunnel slide is 19 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce this risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	

Community Center Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
CCPP-2024-07	5	14 15	2.2.6	Composite Play Structure 1 Swing Sets Spring rocker Rock structures	Only Composite Play Structure 2 has the required sticker labels (see photo). Intended age group stickers are missing on Composite Play Structure 1, the swing sets, the spring rocker, and the rock structures. Faded or defaced warning labels on the composite play structure should be replaced. All play structures should be equipped with signage indicating the user age group, along with supervision requirements, and any relevant warning statements.	The manufacturer should be contacted to obtain the required labeling. Once the labels are obtained, they should be installed and maintained.	

Jerry Raber Ash Street Park

37365 Ash St, Newark, CA 94560

The park consists of two playgrounds separated by a sidewalk. Each playground contains a composite play structure. One of the playgrounds has a belt swing set and a spring rocker.

Signage: Both composite play structures have sticker labels indicating the intended user age groups (2 to 5 years old and 5 to 12 years), manufacturer information, recommendation for adult supervision, and applicable warnings. The rest of the play structures do not have required signage or sticker labels (see observation JRASP-2024-13).

Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. The loose-fill surfacing seems inadequate underneath slides (see observations JRASP-2024-11 and JRASP-2024-12).

Composite Play Structure 1 (Ages 2-5)	Belt Swing Set	Spring Rocker
Manufacturer: GameTime	Manufacturer: GameTime	Manufacturer: GameTime

Composite Play Structure 2 (Ages 5-12)
Manufacturer: GameTime

City of Newark
Playground Safety Audit

Playground Findings

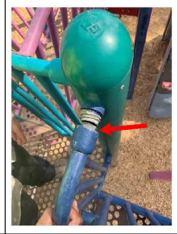
Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-01	1	6.4.1.2 6.4.4	3.2 5.3.6.7	Composite Play Structure 2 Gray spiral slide	Gaps between the slide chute and the transition platform and slide sections are likely to catch clothing, especially strings or cords that children may have around their necks.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazard.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-02	1	6.4.1.2 6.4.4	3.2 5.3.6.7	Composite Play Structure 1 Blue wave slide	Gaps between the slide chute and the transition platform and slide sections are likely to catch clothing, especially strings or cords that children may have around their necks.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazard.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-03	1	6.1	3.3	Composite Play Structure 2 Staircase to Structure	The opening between the support post and guardrail is greater than 3.5 inches and less than 9 inches, which poses a head entrapment. The opening allows the torso probe to pass through but not the head probe. There is potential for the smallest user to slip through the opening and become entrapped at the neck or head.	The manufacturer or playground installer should be contacted to determine what steps can be taken to eliminate the hazard. The openings should be reduced in accordance with manufacturer specification.	

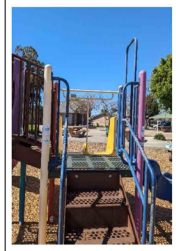
Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-04	2	12	2.5 4	Composite Play Structure 2 Purple Dual Slide	Cracked or damaged slide beds present an elevated risk of entanglement and laceration.	The cracked or defective slide bed should be repaired or replaced to reduce this hazard.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-05	2	13	4	Swing Set	Pivot hardware and chain links wear rapidly at the point where they contact other hardware.	Pivot hardware should be inspected frequently and replaced when the wear reaches 50% of the original hardware diameter.	

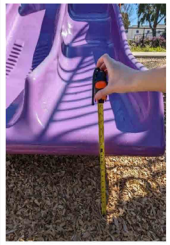
Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-06	2	4.2.2	2.5.2 4.2	Composite Play Structure 2 Handrail on the top level	The handrail is secured; however, the cover is loose and can be easily unscrewed. With enough force, the handrail moves slightly and could eventually lead to falls if left unaddressed.	The manufacturer should be contacted to determine what steps should be taken to secure the handrails.	 
JRASP-2024-07	2	4.2.2	2.5.2 4.2	Spring rocker	The spring rocker is secured; however, with enough force, the spring rocker moves.	The manufacturer should be contacted to determine what steps should be taken to repair the spring rocker.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-08	3	6.2 13	3.4 4	Composite Play Structure 2 Climber	Holes and sharp edges on the support post may pose a laceration hazard.	Damaged play equipment should be repaired or replaced.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-09	4	8.5.6.2 Fig. A1.27		Composite Play Structure 2 Spiral Slide	Spiral slides should have 21 inches of clearance along the slide chute. The support post is less than 21 inches (15 inches) from the edge of the slide chute.	The manufacturer should be contacted to determine what steps should be taken to address this non-compliance.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-10	4	4.1.1	2.5.4	Composite Play Structures Spring rocker	There are signs of worn, chipping, or peeling paint or protective coating. Having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions.	The manufacturer should be contacted to determine what steps should be taken to repaint exposed areas.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-11	4	8.5.5.3	5.3.6.4	Composite Play Structure 1 Purple Straight Slide Composite Play Structure 2 Gray Spiral Slide	The surfacing material appears low or displaced underneath the slide exits. The height of the chute exit end should be between 7 and 15 inches above the protective surfacing material for slides at a height greater than 48 inches. The purple slide is 17 inches, and the gray slide is 22 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce this risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-12	4	8.5.5.3	5.3.6.4	Composite Play Structure 1 Yellow Dual Slide Composite Play Structure 2 Purple Dual Slide	The surfacing material appears low or displaced underneath the slide exits. The height of the chute exit end should be up to 11 inches above the protective surfacing material for slides at a height no greater than 48 inches. The yellow dual slide is 17 inches, and the purple dual slide is 13 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce this risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	 

Jerry Raber Ash Street Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
JRASP-2024-13	5	14 15	2.2.6	Throughout playground	Intended age group stickers are missing on the swing set and the spring rocker. Faded or defaced warning labels on the composite play structure should be replaced. All play structures should be equipped with signage indicating the user age group, along with supervision requirements, and any relevant warning statements.	The manufacturer should be contacted to obtain the required labeling. Once the labels are obtained, they should be installed and maintained.	

Mayhews Landing Park

36380 Cherry St, Newark, CA 94560

The park consists of a gated one playground with two composite play structures, two swing sets, and a spring rocker.

Signage: The composite play structures have sticker labels indicating manufacturer information, recommendation for adult supervision, and applicable warnings, but there are no sticker labels stating the intended user age groups. The rest of the play structures do not have required signage or sticker labels (see observation MLP-2024-06).

Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. The loose-fill surfacing is slightly low underneath the slides (see observations MLP-2024-03 and MLP-2024-04).

Composite Play Structures

Manufacturer: GameTime

Belt Seat Swing Set	Enclosed Seat Swing Set	Spring Rocker
Manufacturer: GameTime	**Manufacturer: GameTime**	**Manufacturer: GameTime**

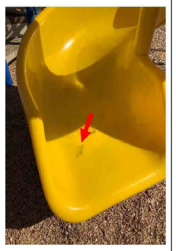
City of Newark
Playground Safety Audit

Playground Findings

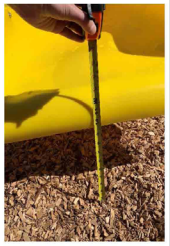
Mayhews Landing Park Playground

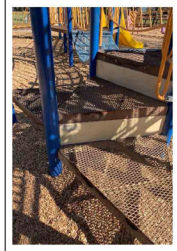
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MLP-2024-01	2	13	4	Belt and enclosed seat swing sets	Pivot hardware and chain links wear rapidly at the point where they contact other hardware.	Pivot hardware should be inspected frequently and replaced when the wear reaches 50% of the original hardware diameter.	

Mayhews Landing Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MLP-2024-02	3	12	2.5 4	Composite Play Structure 1 Yellow spiral slide Yellow curved slide	Minor cracked or damaged slide beds present an elevated risk of entanglement and laceration.	The cracked or defective slide bed should be repaired or replaced to reduce this hazard.	

Mayhews Landing Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MLP-2024-03	4	8.5.5.3	5.3.6.4	Composite Play Structure 1 Yellow spiral slide	The surfacing material appears low or displaced underneath the slide exits. The height of the chute exit end should be between 7 and 15 inches above the protective surfacing material for slides at a height greater than 48 inches. The spiral slide is 17 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce this risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	

Mayhews Landing Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MLP-2024-04	4	8.5.5.3	5.3.6.4	Composite Play Structure 2 Yellow Tube Slide	The surfacing material appears low or displaced underneath the slide exits. The height of the chute exit end should be up to 11 inches above the protective surfacing material for slides at a height no greater than 48 inches. The height of chute exit of the yellow tube slide is 12 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce the risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	 

Mayhews Landing Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MLP-2024-05	4	4.1.1	2.5.4	Composite Play Structures	There are signs of worn, chipping, or peeling paint or protective coating. Having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions.	The manufacturer should be contacted to determine what steps should be taken to repaint exposed areas.	
MLP-2024-06	5	14 15	2.2.6	Throughout playground	Intended age group stickers are missing on the play structures. All play structures should be equipped with signage indicating the user age group, along with supervision requirements, and any relevant warning statements.	The manufacturer should be contacted to obtain the required labeling. Once the labels are obtained, they should be installed and maintained.	

City of Newark
Playground Safety Audit

Mirabeau Park

35820 Haley St, Newark, CA 94560

The park consists of a playground containing two composite play structures and a swing set.

Signage: All play structures have sticker labels indicating manufacturer information, recommendation for adult supervision, and applicable warnings. One of the composite play structures has stickers indicating the intended user age groups (2 to 5 years old and 5 to 12 years), however the rest of the play structures do not have the required signage or stickers (see observation MP-2024-10).

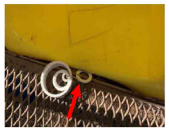
Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. The loose-fill surfacing seems inadequate underneath slides (see observation MP-2024-09).

Composite Play Structure 1 (2 to 5 years old and 5 to 12 years)	Composite Play Structure 2	Swing Set (belt and enclosed seats)
Manufacturer: GameTime	**Manufacturer: GameTime**	**Manufacturer: GameTime**

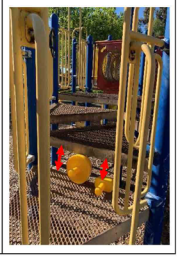
City of Newark
Playground Safety Audit

Playground Findings

Mirabeau Park Playground

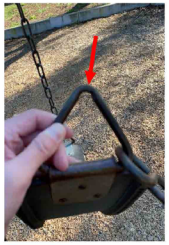
Rec No.	Priority	Reference ASTM	Reference CPSC	Equipment	Observation	Recommendation	Photos
MP-2024-01	1	6.4.1.2 12	2.5 3.2 4 5.3.6.7	Composite Play Structure 1 Yellow wavy slide	Gaps between the slide chute and the transition platform and slide sections are likely to catch clothing, especially strings or cords that children may have around their necks. There are minor cracks on the slide bed. Cracked or damaged slide beds present an elevated risk of entanglement and laceration.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazards.	 

Mirabeau Park Playground

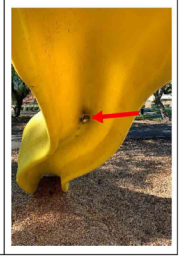
Rec No.	Priority	Reference ASTM	Reference CPSC	Equipment	Observation	Recommendation	Photos
MP-2024-02	1	6.1	3.3	Composite Play Structure 1 Adjacent platform steps	The opening between the support post and guardrail is greater than 3.5 inches and less than 9 inches, which poses a head entrapment. The opening allows the torso probe to pass through but not the head probe. There is potential for the smallest user to slip through the opening and become entrapped at the neck or head.	The manufacturer or playground installer should be contacted to determine what steps can be taken to eliminate the hazard. The openings should be reduced in accordance with manufacturer specification.	 

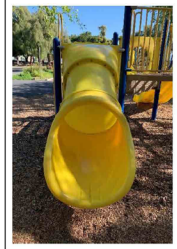
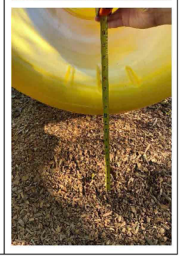
Mirabeau Park Playground

Rec No.	Priority	Reference ASTM	Reference CPSC	Equipment	Observation	Recommendation	Photos
MP-2024-03	1	8.6.5.1 (5)	5.3.8 Figure 23 (Table 7) Minimum Clearances for Single-Axis Swings	Enclosed Seat Swings	The vertical distance between the underside of the enclosed swing seat and the surfacing material should be no less than 24 inches. The distance between the swing seats and the surfacing material is 21.5 and 22 inches.	To prevent the risk of a tip over and fall hazard, raise the enclosed swing seats to 24 inches.	
MP-2024-04	1	8.6.5.1 (3)	5.3.8 Figure 23 (Table 7) Minimum Clearances for Single-Axis Swings	Belt Seat Swings	The horizontal distance between the support post and the swing chain should be no less than 30 inches. The distance between the swings and the support posts is 15 and 17 inches.	To minimize collision between a swing and the adjacent support post, relocate the swing so that it is 30 inches from the support post.	

Mirabeau Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MP-2024-05	1	8.6.5.1	5.3.8 Figure 23 (Table 7) Minimum Clearances for Single-Axis Swings	Enclosed Seat Swings	The horizontal distance between the support post and the swing chain should be no less than 20 inches. The distance between the swings and the support posts is 18 and 19 inches.	To minimize collision between a swing and the adjacent support post, relocate the enclosed seat swing so that it is 20 inches from the support post.	
MP-2024-06	2	13	4	Swing Set	Pivot hardware and chain links wear rapidly at the point where they contact other hardware.	Pivot hardware should be inspected frequently and replaced when the wear reaches 50% of the original hardware diameter.	

Mirabeau Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MP-2024-07	3	4.1.1	2.5.4	Composite Play Structures	There are signs of worn, chipping, or peeling paint or protective coating. Having exposed areas of bare metal may cause increased deterioration in the components because of exposure to weather conditions. The exposed metal could potentially get hot enough to burn users.	The manufacturer should be contacted to determine what steps should be taken to repaint exposed areas.	

Mirabeau Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MP-2024-08	3	6.2 13	3.4 4	Composite Play Structure 1 Underneath wavy slide	Holes and sharp edges underneath the slide may pose a laceration hazard.	Damaged play equipment should be repaired or replaced.	

Mirabeau Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MP-2024-09	4	8.5.5.3	5.3.6.4	Composite Play Structure 2 Yellow tube slide	The surfacing material appears low or displaced underneath the slide exits. The height of the chute exit end should be up to 11 inches above the protective surfacing material for slides at a height no greater than 48 inches. The exit height of the tube slide is 14 inches.	Surfacing material should be added or re-distributed in this area to improve conditions and reduce this risk of head impact injuries. Impact attenuating mats placed in high traffic areas, such as at slide exits, can significantly reduce displacement.	 

Mirabeau Park Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MP-2024-10	5	14 15	2.2.6	Composite Play Structure 2	Composite Play Structure 1 has the required signage (see photo). Intended age group stickers are missing on Composite Play Structure 2 and the swing set. All play structures should be equipped with signage indicating the user age group, along with supervision requirements, and any relevant warning statements.	The manufacturer should be contacted to obtain the required labeling. Once the labels are obtained, they should be installed and maintained.	

Musick Park

5593 Musick Ave, Newark, CA 94560

The park has one playground containing a composite play structure and a swing set.

Signage: The composite play structure and the swing set have sticker labels indicating manufacturer information, recommendation for adult supervision, and applicable warnings. The play structures do not have stickers indicating the intended user age groups (see observation MPP-2024-02).

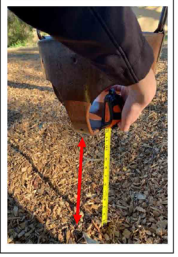
Surfacing Material: The surfacing material underneath the play structures is loose-fill engineered wood fiber. There are no obvious issues with the surfacing material.

Composite Play Structure (2 to 5 years old and 5 to 12 years)	Enclosed Seat Swing Set
Manufacturer: GameTime	**Manufacturer: GameTime**

City of Newark
Playground Safety Audit

Playground Findings

Musick Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MPP-2024-01	1	8.6.5.1 (5)	5.3.8 Figure 23 (Table 7) Minimum Clearances for Single-Axis Swings	Enclosed Seat Swings	The vertical distance between the underside of the enclosed swing seat and the surfacing material should be no less than 24 inches. The distance between the swing seats and the surfacing material is 12 and 16 inches.	To prevent the risk of a tip over and fall hazard, raise the enclosed swing seats to 24 inches above the surfacing material.	 

Musick Park Playground

Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
MPP-2024-02	5	14 15	2.2.6	Throughout the playground	Intended age group stickers are missing on the composite play structure and the swing set. All play structures should be equipped with signage indicating the user age group, along with supervision requirements, and any relevant warning statements.	The manufacturer should be contacted to obtain the required labeling. Once the labels are obtained, they should be installed and maintained.	

Silliman Center Preschool Playground

6800 Mowry Ave, Newark, CA 94560

The preschool has one playground containing a composite play structure and a playhouse.

Signage: The composite play structure has sticker labels indicating the intended user age group (ages 2-5), manufacturer information, recommendation for adult supervision, and applicable warnings. The same sticker labels should be placed on the playhouse. Any torn or faded stickers should be replaced (see observation SCPP-2024-06).

Surfacing Material: The protective surfacing material underneath the play structures is poured-in-place rubber surfacing. There are minor cracks and voids in the surfacing for the composite play structures and should be repaired (see observation SCPP-2023-02).

Composite Play Structure (ages 2 to 5)	Playhouse
Manufacturer: Landscape Structures	Manufacturer: Landscape Structures

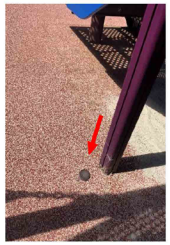
City of Newark
Playground Safety Audit

Playground Findings

Silliman Center Preschool Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SCPP-2024-01	1	6.4.1.2 12	2.5 3.2 4 5.3.6.7	Composite Play Structure All slides	Gaps between the slide chute and the transition platform and slide sections are likely to catch clothing, especially strings or cords that children may have around their necks. Note: The thickness of the gauge is 0.12 inches.	The manufacturer should be contacted to determine what steps should be taken to eliminate the entanglement and strangulation hazards.	

Silliman Center Preschool Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SCPP-2024-02	2	13.2.1	2.4.2.1	Poured-in-Place Surfacing Material Playground Perimeter	There are multiple voids and raised edges in the poured-in-place rubber surfacing material.	Inspect the surfacing material more frequently for conditions that may potentially lead to trip hazards and risk of head impact injuries. Repair voids and raised edges in the surfacing material per manufacturer or installer guidelines. Ensure documentation verifying the impact attenuation of the surfacing material is maintained. Testing should be conducted in accordance with the ASTM F1292 standard.	

Silliman Center Preschool Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SCPP-2024-03	3	3.1.50 13.1	3.6 4.1 4.2	Sand box Poured-in-Place Surfacing Material	Large traces of sand are found on the poured-in-place surfacing material and underneath the composite play structure, which presents an elevated slip hazard.	Any walking surfaces near sand areas should be inspected and swept regularly to reduce the slip hazard.	

Silliman Center Preschool Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SCPP-2024-04	4	8.5.5.3	5.3.6.4	Composite Play Structure Dual Slide	The height of the chute exit end should be between 7 and 15 inches above the protective surfacing material for slides at a height greater than 48 inches. The height of the slide is approximately 49 inches, and the height of the chute exit is less than 7 inches (4 inches).	Consider consulting with the manufacturer before making any modifications to the play structure or surfacing.	
SCPP-2024-05	4	3.1.50	3.6	Composite Play Structure	A part embedded in the poured-in-place rubber protective surfacing presents a trip hazard.	Consider consulting with the manufacturer before making any modifications to the protective surfacing.	

Silliman Center Preschool Playground							
Rec No.	Priority	Reference		Equipment	Observation	Recommendation	Photos
		ASTM	CPSC				
SCPP-2024-06	5	14 15	2.2.6	Composite Play Structure	Faded or defaced warning labels should be replaced. All play structures should be equipped with signage indicating the user age group, along with supervision requirements, and any relevant warning statements.	The manufacturer should be contacted to obtain the required labeling. Once the labels are obtained, they should be installed and maintained.	

City of Newark

CITYWIDE PARKS MASTER PLAN UPDATE

DRAFT October, 2024

NEWARK california

Overview of Capital Improvement Plan Amendment

October 23, 2025

CIP Amendment Overview - Agenda

- Capital Improvement Plan (CIP) Process
- Background of Current CIP
- Summary of Projects and Proposed Amendment
- New Five-Year CIP Process
- Next Steps

CIP Amendment Overview

Capital Improvement Plan Process

CIP Amendment Overview

What is a Capital Improvement Plan (CIP)?

- Long-range planning and budgeting tool used to identify, prioritize, and fund major public infrastructure and facility projects.
- It helps the City:
  - Maintain and improve physical assets
  - Align investments with community goals
  - Ensure responsible financial planning and transparency
- Updated every two years with Biennial Budget

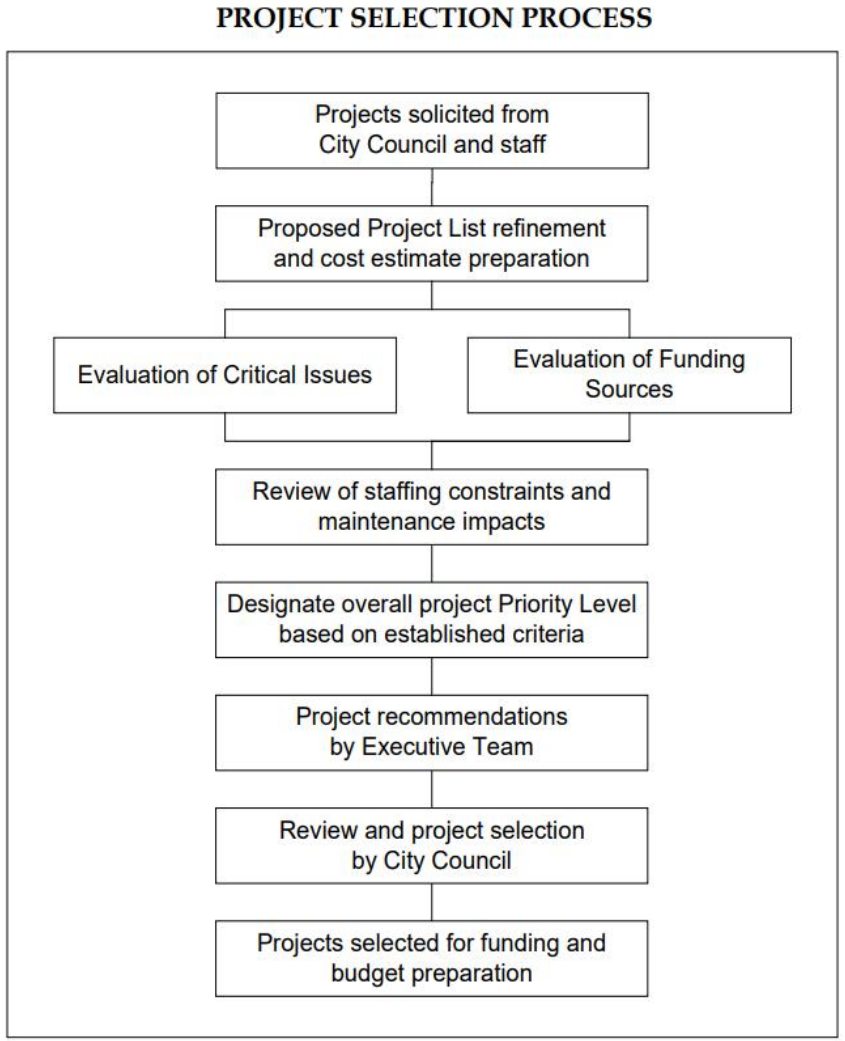
CIP Amendment Overview

What projects are covered in the CIP?

CIP Amendment Overview

How are projects selected?

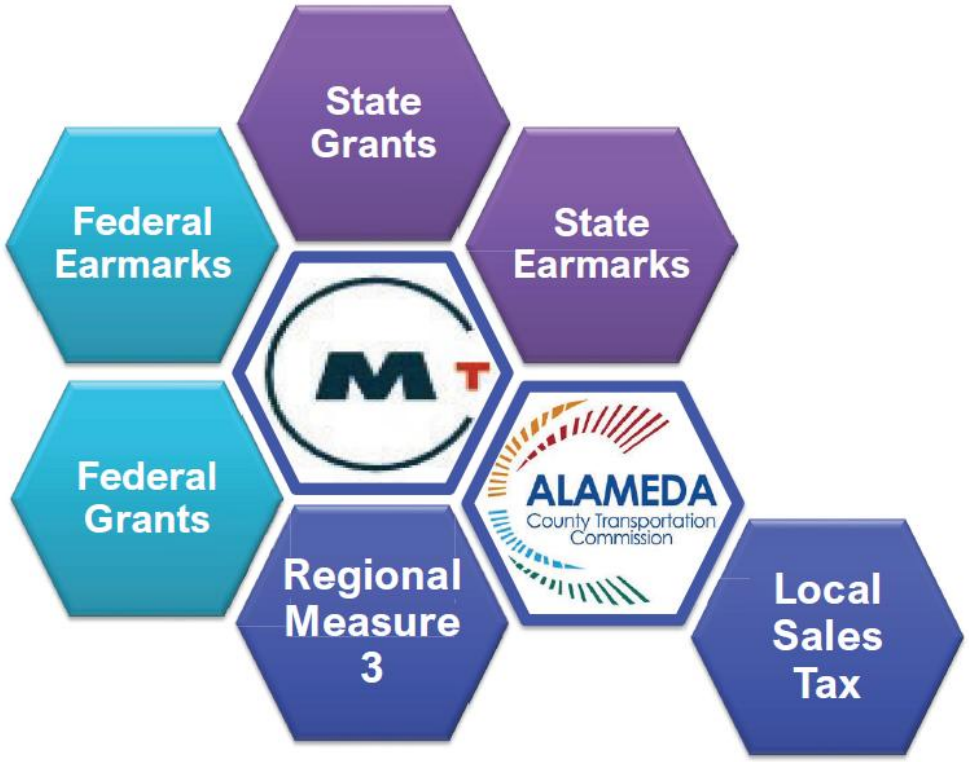
- Guidance from General Plan and strategic planning studies
- Feedback from City Council and staff
- Evaluation of funding and resources
- Prioritization based on legal, regulatory, and safety needs
- Review and approval by City Council



CIP Amendment Overview

How are projects typically funded?

- Gas Tax Funds
- Capital Funds
- Community Development Maintenance Funds
- Development Impact Fees
- Park Impact Fees
- Federal, State, Regional and Local Grants



CIP Amendment Overview

Background of Current Capital Improvement Plan

CIP Amendment Overview – 2024-2026 CIP Process

- January 2024 – Overview of CIP presented to Council
- June 2024 – CIP presented to Council; partial list of projects approved
- October 2024 – Facilities Master Plan approved by City Council
- November 2024 – Parks Master Plan Update approved by City Council
- 2025 – Anticipated CIP Amendment to include master plan recommendations and previously approved projects

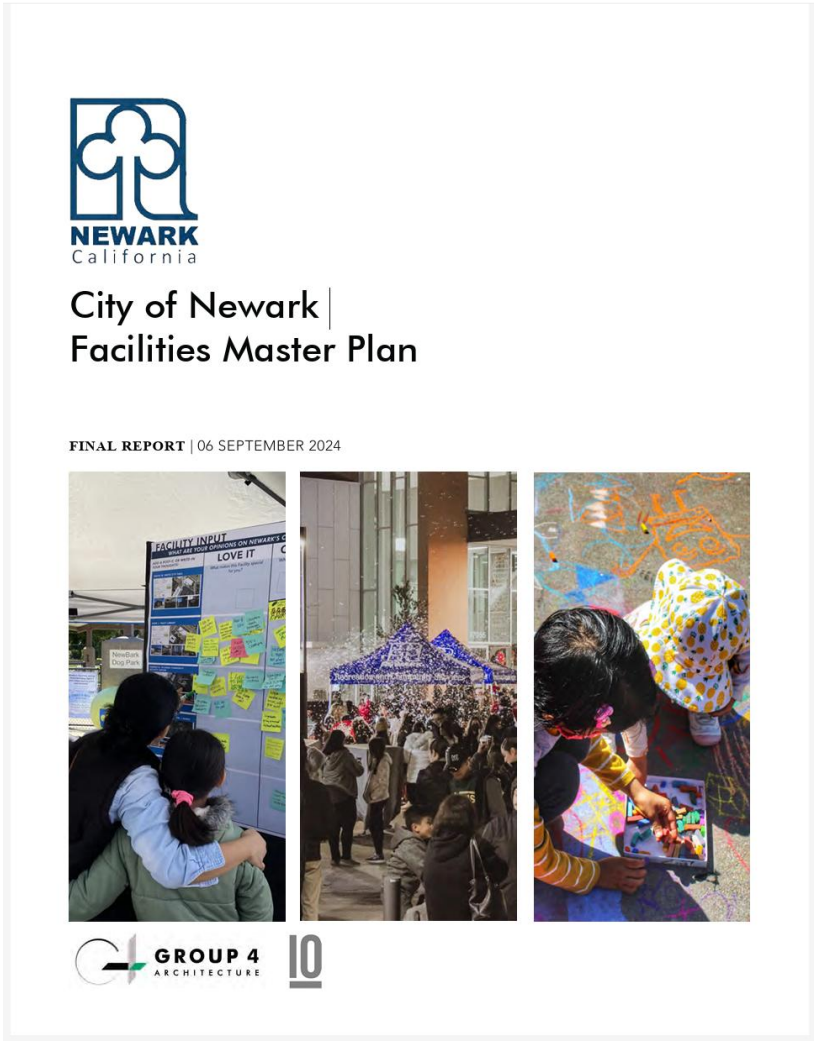
CIP Amendment Overview – 2024-2026 Highlights

- Streets and Traffic
  - Completed 6.5 lane miles of slurry seal
  - Planning for spring pavement project underway
  - Added protected bike safety lanes on Cherry Street and Newark Boulevard
  - Design completed for traffic signal interconnect project

- Sidewalks
  - Replaced 2,600 lineal feet of curb, gutter and sidewalk
  - Current project in process

- Emergency Services
  - Purchase of vehicle pursuit intervention devices, emergency breaching tools, and firearms training system

CIP Amendment Overview – Master Plans



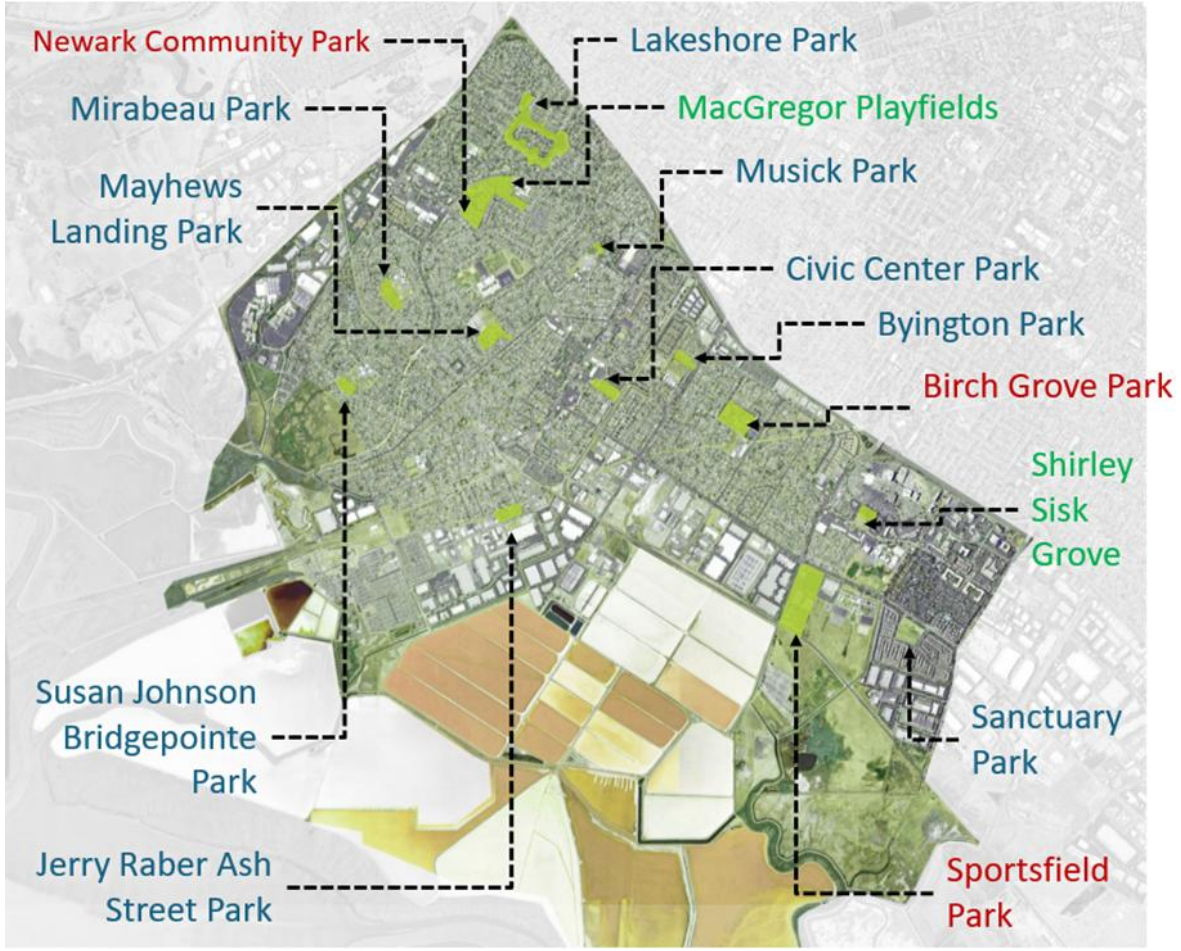
CIP Amendment Overview – Parks Master Plan Update

Parks Master Plan Goals

- Protect and support the existing network
- Accommodate demands in service
- Enhance community identity
- Foster connectivity

Parks Master Plan Priorities

- Children's Play Areas
- Restroom Facilities
- Maintenance and Play Fields
- Trails and Pathways



CIP Amendment Overview – Facilities Master Plan

Facilities Master Plan Goals

- Assess facility needs and conditions
- Determine growth and future needs
- Engage the community about community program and space needs
- Develop recommendations and options with cost estimates
- Create an action plan to guide and improve future decision-making about programs, services, workflow, and facilities

Facilities Master Plan Categories

- Preventative Maintenance
- Renovations / Capital Projects
- New or Replacement Facilities
- Sell / Repurpose / Demolish

CIP Amendment Overview

Summary of Projects and Proposed Amendment

CIP Amendment Overview – Proposed Parks Projects

Citywide Parks Master Plan Update – Priority 1 projects (partial list)

- Birch Grove Park – Updated Playground $2.4 million
- Jerry Raber Ash Street Park – Updated Playground $824,000
- Mirabeau Park – Updated Playground $620,000

Park Impact Fees

- Current Balance: $9.93 million
- Estimated Project Costs: $3.74 million
- Ending Balance: $6.19 million

CIP Amendment Overview – Proposed Facilities Projects

Citywide Facilities Master Plan – Priority replacement projects (partial list)

- Replace Fire Station Number 27 on Cherry Street at Mowry Avenue
- Replace Fire Station Number 29 on Ruschin Drive at Newark Boulevard

Fiscal Year 2026 Phase: Preliminary Planning

- Estimated Cost: $3.5 million
- Funding Source: Measure GG

CIP Amendment Overview – Previously Approved Projects

Projects Previously Approved to be Reinstated into the CIP

- Old Town PDA Streetscape Improvements - Design ($1 million)
- Old Town PDA Streetscape Improvements -Construction ($17.1 million)
- Railroad Quiet Zones Implementation- Design ($915,000)
- Thornton Avenue Pavement Overlay Phase 2, Ash to Spruce ($2.3 million)

CIP Amendment Overview

New Five-Year Capital Improvement Plan

CIP Amendment Overview – Five-Year CIP Overview

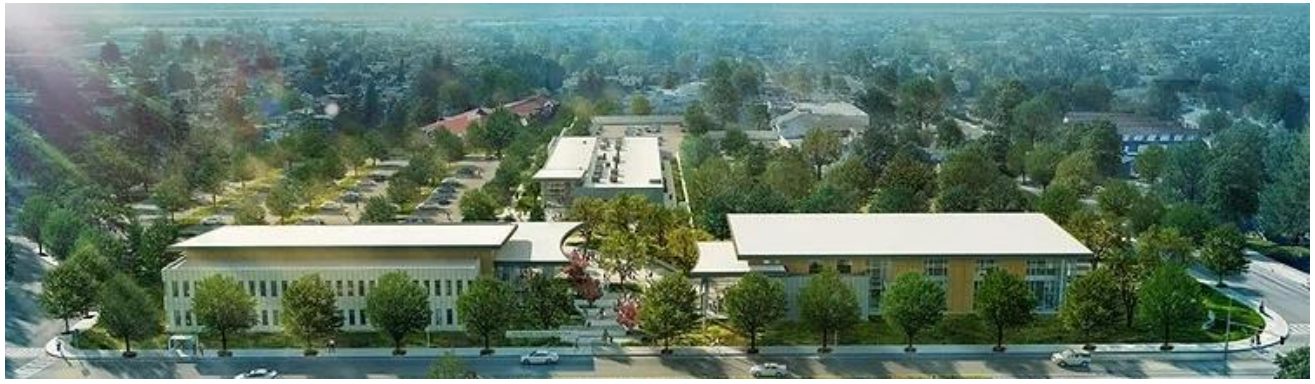
- Benefits of Five-Year CIP
  - More realistic project delivery forecasting
  - Project milestones to ensure long-term accountability and transparency
  - Project updates for long-term grant readiness
  - City Council and community alignment
- Introductory City Council presentation in early 2026
- Prioritization of projects and draft Five-Year CIP review – spring 2026
- First Five-Year CIP would begin July 1, 2026, if approved

CIP Amendment Overview

Next Steps

CIP Amendment Overview – Next Steps

- Incorporate input and feedback received into draft CIP Amendment
- Present draft CIP Amendment to Planning Commission for conformance to General Plan - October/November
- Return to City Council with draft CIP Amendment - November/December



CIP Amendment Overview

Questions and Feedback

STAFF REPORT

Item B. 2.

DATE	10/23/2025
TO	Honorable Mayor and City Council Members
FROM	Miki Tsubota, City Engineer
SUBJECT	Overview of the Thornton Avenue Overlay Phase 1 (Interstate 880 to Olive Street) Project for Proposed Amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan

SUMMARY AND RECOMMENDATION

There are three items on the City Council meeting agenda related to amending the current Capital Improvement Plan (CIP). The first item provides background and considerations regarding a CIP amendment. Next, there are two separate items that consist of presentation on two specific projects in order to address conflicts of interests for Council Members, including a park project and a pavement project. This is the second item consisting of a presentation of the Thornton Avenue Overlay Phase 1 (Interstate 880 to Olive Street) project (one of the two projects in which Council Members have a conflict of interest).

City staff are currently preparing a new rolling five-year Capital Improvement Plan/Program (CIP) to be presented to City Council in early 2026 with a goal of City Council adoption by June 2026. The rolling five-year CIP improves on existing practices by providing more realistic project delivery forecast, providing more long-term accountability and transparency, better preparing projects for long-term grant readiness, and providing better long-term Council and community alignment.

Before the new rolling five-year CIP is effective, staff will be recommending an amendment to the current 2024-2026 Biennial Budget (Budget) and CIP that only included a partial list of projects anticipating the Citywide Parks Master Plan Update and the Citywide Facilities Master Plan (collectively, Master Plans). These documents provide strategic frameworks for the future development of parks and facilities across the City. Staff will present the Thornton Avenue Overlay Phase 1 (Interstate 880 to Olive Street) project for consideration to be reinstated into the current CIP.

No formal action is needed on this item. Based on City Council and public input, a draft final amendment to the Budget and CIP will be presented to City Council for consideration in late 2025

BACKGROUND

The City Council adopted the 2024-2026 Budget and CIP on June 27, 2024. The general purpose of the CIP is to identify and prioritize capital improvement projects for potential funding. Projects typically include pavement preservation, parks, and facilities as well as large maintenance projects or acquisition of new equipment that would fall outside of a department's operating budget. Feasibility studies and master plans to help identify and prioritize projects are also often incorporated into the CIP.

Projects submitted for consideration must satisfy at least one of the City's five strategic areas (Public Safety Services, Education, Quality of Life, Community Development, and City Government Operations). Projects are also categorized into priority levels based on meeting legal, grant matching, or regulatory requirements; satisfying a critical risk management issue to ensure public safety; serving to preserve and protect the City's existing assets and public infrastructure; and community benefit.

After a CIP overview presentation to City Council in January 2024, the City Council encountered unexpected absences of two Council members. As a result of these unexpected absences, combined with Council Member recusals, staff presented a draft CIP to the City Council without a number of previously approved projects that was ultimately adopted in June 2024. Among the projects in the current CIP that City Council did not take action on is the Thornton Avenue Pavement Overlay Phase I (Interstate 880 to Olive Street) project. Staff have been continuing the design progress on this project based on funding that had already been approved, and currently anticipates completing design efforts in early 2026.

DISCUSSION/ANALYSIS

Following the presentation, staff will answer questions. Staff is not seeking final action; only feedback on including the Thornton Avenue Pavement Overlay Phase 1 (Interstate 880 to Olive Street) project in the CIP amendment.

FISCAL IMPACT

There is no fiscal impact associated with this item.

REVIEW AND APPROVAL

Prepared by - Miki Tsubota, City Engineer
Reviewed by - Howard Young, Public Works Director
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

Thornton Avenue Pavement Overlay Phase 1 project presentation

Overview of Capital Improvement Plan Amendment: Thornton Avenue Pavement Overlay Phase 1

October 23, 2025

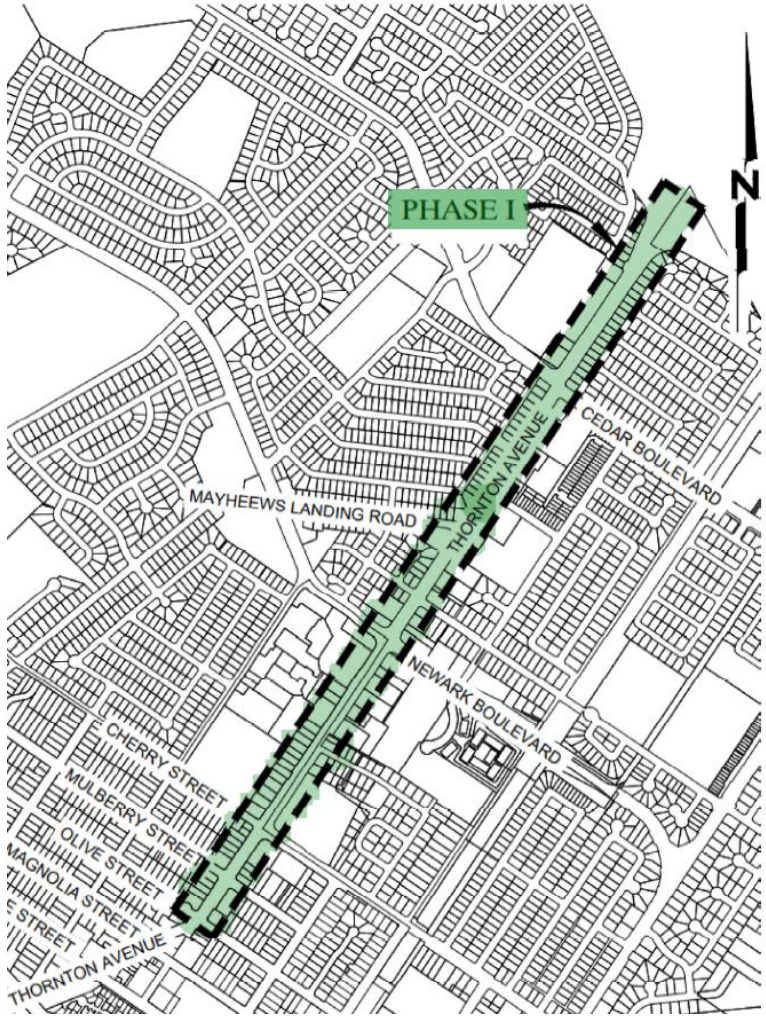
Thornton Avenue Pavement Overlay Phase 1

Thornton Avenue Pavement Overlay Phase 1
Interstate 880 to Olive Street

- Included in the 2022-2024 Capital Improvement Plan
- Design 90% complete
- Estimate $4,070,000

Recommended Funding Sources

- Community Project Funding(federal) $2,000,000
- Regional Measure 3 (bridge toll funds) $2,070,000



Thornton Avenue Pavement Overlay Phase 1

Questions and Feedback

STAFF REPORT

Item B. 3.

DATE	10/23/2025
TO	Honorable Mayor and City Council Members
FROM	Miki Tsubota, City Engineer
SUBJECT	Overview of Community Park - All Abilities Play Area Project for Proposed Amendment to the 2024-2026 Biennial Budget and Capital Improvement Plan

SUMMARY AND RECOMMENDATION

There are three items on the City Council meeting agenda related to amending the current Capital Improvement Plan (CIP). The first item provides background and considerations regarding a CIP amendment. Next, there are two separate items that consist of presentation on two specific projects in order to address conflicts of interests for Council Members, including a park project and a pavement project. This is the third and final item consisting of a presentation of the Newark Community Park All Abilities Playground project (one of the two projects in which Council Members have a conflict of interest).

City staff are currently preparing a new rolling five-year Capital Improvement Plan/Program (CIP) to be presented to City Council in early 2026 with a goal of City Council adoption by June 2026. The rolling five-year CIP improves on existing practices by providing more realistic project delivery forecast, providing more long-term accountability and transparency, better preparing projects for long-term grant readiness, and providing better long-term Council and community alignment.

Before the new rolling five-year CIP is effective, staff will be recommending an amendment to the current 2024-2026 Biennial Budget (Budget) and CIP that only included a partial list of projects anticipating the Citywide Parks Master Plan Update and the Citywide Facilities Master Plan (collectively, Master Plans). These documents provide strategic frameworks for the future development of parks and facilities across the City. Staff have reviewed the recommendations within the Master Plans, and will present the Community Park - All Abilities Play Area project for consideration to be incorporated into the current CIP along with the necessary project budget. Staff recommends that the City Council receive the overview presentation on the proposed amendment to the 2024-2026 Biennial Budget and CIP.

No formal action is needed on this item. Based on City Council and public input, a draft final amendment to the Budget and CIP will be presented to City Council for

consideration in late 2025.

BACKGROUND

The City Council adopted the 2024-2026 Biennial Budget and CIP on June 27, 2024. The general purpose of the CIP is to identify and prioritize capital improvement projects for potential funding. Projects typically include pavement preservation, improvements to streets, parks, and facilities as well as large maintenance projects or acquisition of new equipment that would fall outside of a department's operating budget. Feasibility studies and master plans to help identify and prioritize projects are also often incorporated into the CIP.

Projects submitted for consideration must satisfy at least one of the City's five strategic areas (Public Safety Services, Education, Quality of Life, Community Development, and City Government Operations). Projects are also categorized into priority levels based on meeting legal, grant matching, or regulatory requirements; satisfying a critical risk management issue to ensure public safety; serving to preserve and protect the City's existing assets and public infrastructure; and community benefit.

After a CIP overview presentation to City Council in January 2024, the City Council encountered unexpected absences of two Council Members. As a result of these unexpected absences, combined with Council Member recusals, staff presented a draft CIP to the City Council without a number of previously approved CIP projects that was ultimately adopted in June 2024.

Also, after the CIP was adopted, two studies with significant relevance to the CIP were completed and approved by City Council - the Citywide Parks Master Plan Update and the City's first Citywide Facilities Master Plan. Knowing these plans were in progress when the CIP was adopted, no new parks projects were initially approved nor was there a prioritization discussion of previously submitted (funded and unfunded) parks projects. Staff recommended and City Council agreed that this discussion would be part of the CIP update.

On November 11, 2024, City Council approved the Citywide Parks Master Plan Update (Update) that included 111 projects that modernize or add amenities to the City's 14 parks with an estimated cost of over $37 million. This does not include the developer-funded Grand Park in Sanctuary Village that is currently being designed.

In contrast to the original Parks Master Plan in 2017, the community input in the 2024 Update showed greater interest in upgrading or maintaining current amenities at a higher level, rather than adding new amenities. Areas of interest were categorized into four groups: children's play areas; restrooms; maintenance and playfields; or trails and pathway improvements. Projects in the Update were also categorized into eight groups: safety, community identified priority, fulfillment of unmet needs, service area, operational efficiency, potential revenue generation, legal compliance, and inclusion in previous planning efforts. One of the projects in the highest priority group was an All Abilities Play Area at Newark Community Park.

Staff will present the Newark Community Park All Abilities Playground project as part of the CIP amendment overview separately and apart from the other projects included in the CIP amendment.

DISCUSSION/ANALYSIS

Following the presentation, staff will answer questions. Staff is not seeking final action; only feedback on including the Newark Community Park All Abilities Playground project in the CIP amendment.

FISCAL IMPACT

There is no fiscal impact associated with this item.

REVIEW AND APPROVAL

Prepared by - Miki Tsubota, City Engineer
Reviewed by - Howard Young, Director of Public Works
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

Newark Community Park All Abilities Play Area Project Presentation

Overview of Capital Improvement Plan Amendment: Newark Community Park All Abilities Play Area Project

October 23, 2025

Newark Community Park Project

Newark Community Park All Abilities Play Area

- Replaces the tot lot and children's playgrounds
- Estimate $2,616,000

Park Impact Fees

- Estimated ending balance if all park projects approved: $3.57 million

Newark Community Park Project

Questions and Feedback