Citywide
Facility Condition Assessment

Report of

Facility Condition Assessment

For
City of Manhattan Beach
Joslyn Community Center
1601 North Valley Drive, Manhattan Beach, CA

August 23, 2013
(Rev A)

Provided By:

Faithful+Gould, Inc.

Provided For:

CITY OF MANHATTAN BEACH
3621 BELL AVENUE, MANHATTAN BEACH, CA 90266
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SECTION 1 - EXECUTIVE SUMMARY

INTRODUCTION

In accordance with the agreement held between City of Manhattan Beach, dated May 9, 2013 and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Joslyn Community Center and Scout House located at 1601 North Valley Drive, Manhattan Beach, CA (The Facility). The facility consisted of the Joslyn Community Center building and the Scout House.

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of the Property and an expenditure forecast of expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical planned maintenance items such as changing filters to fan coil units and only considers deficiencies above a $500 aggregated value.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be undertaken by either in-house or by direct sub-contract labor. Identified recommended works that are required during the ten-year study period have been included with an allowance of 25% for professional fees and general contractor overhead/profit and management costs (where applicable).

Charts EX-1 through EX-3 provides a summary of the anticipated primary expenditures over the 10 year study period. Further details of these expenditures are included within each respective report section and within the 10 year expenditure forecast, in Appendix A.

The report also calculates the Facility Condition Index (FCI) of each building based upon the calculated FCI. Further discussion of the Facility Condition Index is detailed in the sections below. The FCI does not include the general site systems, however we have still included repair and replacement costs so that they can be represented in the study.

This report was completed in general accordance with the ASTM E2018-08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

PROJECT DETAILS

On May 15, 2013, Mr. Jeffrey Dillon of Faithful+Gould visited the facility to observe and document the condition of the building and the site components. During our site visit, Faithful+Gould was assisted by Mr. Doug Foster, Senior Facilities Maintenance Technician for the City of Manhattan Beach.

Overview of the Buildings at the Facility

Assumed site boundary

BUILDING SUMMARY

Table EX-1 Facility Details

BUILDING NAME:	Joslyn Community Center Community Center		**LAT/LONG:**	33°.88'89"N / -118°.41'08"W	
ADDRESS:	1601 North Valley Drive Manhattan Beach, CA 90266		**OCCUPANCY STATUS:** **OCCUPIED** ☒ **VACANT** ☐ **PARTIALLY** ☐		
HISTORIC DISTRICT:	**YES** ☐	**NO** ☒	**HISTORIC BUILDING:**	**YES** ☐	**NO** ☒
GROSS SQUARE FOOTAGE OF BUILDING:	12,520		**GROSS SQUARE FOOTAGE OF LAND:**	45,375 (estimated) Entire Facility	
CURRENT REPLACEMENT VALUE:	$3,355,400		**YEAR OF CONSTRUCTION:**	1964	
			BUILDING EUL:	60 Years	
			BUILDING RUL:	11 Years	
BUILDING USE:	Recreation		**NUMBER OF STORIES:**	1	

BUILDING DESCRIPTION

The Joslyn Community Center is located at 1601 Valley Drive and was constructed in circa 1964 and was renovated in 2012.

The building has a wood joist roof construction which is supported via concrete masonry units and wood framed walls which are encapsulated with cementitious stucco, wood siding or stone veneer. The low-sloped roof areas contained a BUR roof covering. The floor consisted of a cast-in-place reinforced slab-on-grade concrete slab. Windows consisted of a mixture of wood framed single pane units, double pane vinyl and double pane aluminum units; and doors consisted of storefront entrance doors, sliding aluminum doors and steel service doors.

The interior finishes of the building contained vinyl and carpet sheet floor coverings, painted and ceramic tiled walls and painted or suspended ceilings.

The heating and cooling for the building is provided via rooftop mounted packaged units with gas heat. Each unit is controlled via individual thermostats. Conditioned air is distributed throughout the building via metal ductwork. Hot water is provided by a domestic water heater with a capacity of 30 US gallons. The Main Distribution Panel is a Federal Pacific unit that is rated at 120/240 volts at 600-amps. The connection for the emergency generator is at the main electric room.

The interior lighting is generally provided by recessed and surface mounted 2'

x 4' and fluorescent fixtures with T8 watt bulbs and electronic ballasts, compact fluorescents and wall mounted fixtures.

The building contains a wet-pipe sprinkler system, fire alarm system, an ANSUL fire suppression system at the kitchen and an intruder security alarm.

Table EX-2 Facility Details

BUILDING NAME:	Scout House		**LAT/LONG:**	33°.88'89"N / -118°.41'08"W	
ADDRESS:	1601 North Valley Drive Manhattan Beach, CA 90266		**OCCUPANCY STATUS:** **OCCUPIED** ☒ **VACANT** ☐ **PARTIALLY** ☐		
HISTORIC DISTRICT:	**YES** ☐	**NO** ☒	**HISTORIC BUILDING:**	**YES** ☒	**NO** ☐
GROSS SQUARE FOOTAGE OF BUILDING:	3,061		**GROSS SQUARE FOOTAGE OF LAND:**	45,375 (estimated) Entire Facility	
CURRENT REPLACEMENT VALUE:	$486,000		**YEAR OF CONSTRUCTION:**	1930	
			BUILDING EUL:	60 Years	
			BUILDING RUL:	0 Years	
BUILDING USE:	Recreation		**NUMBER OF STORIES:**	1	

BUILDING DESCRIPTION

The Scout House is located at the rear of Joslyn Community Center at 1601 Valley Drive and was constructed in circa 1930.

The building has a wood joist roof construction which is supported via wood framed walls which are encapsulated with cementitious stucco with localized areas of stone veneer. The steep-sloped roof contained an asphalt shingle roof covering. The floor consisted of a concrete slab-on-grade. Windows consisted of wood single pane units and doors consisted of single wood personnel doors.

The interior finishes of the building contained vinyl and carpet sheet floor coverings, painted walls and ceilings.

The heating for the building is provided via two natural gas fired unit heaters suspended from the ceilings. Each unit is controlled via individual thermostats. Hot water is provided by a domestic water heater with a capacity of 30 US gallons. The Main Distribution Panel is a Federal Pacific unit that is rated at 120/240 volts at 100-amps. The interior lighting is generally provided by surface mounted 2' x 4' and fluorescent fixtures with T8 watt bulbs and electronic ballasts.

The building does not contain a wet-pipe sprinkler system, fire alarm system, intruder security alarm or emergency generator.

ENVIRONMENTAL REVIEW

During the assessment period an inspection and survey to ascertain if Asbestos Containing Materials (ACM) and Lead-Based Paint (LBP) are present at the interior and exteriors of the building. The assessment was undertaken by Andersen Environmental and their full report can be reviewed Appendix E. A summary of results indicate the following:

The following materials were found to contain asbestos and considered ACM:

Table EX-2 Summary of Asbestos Results

Material Description	Material Location	Condition	Asbestos Percentage	Estimated Quantity*
Drywall & Joint Compound	Throughout	Good	>1% Chrysotile	820
Spray-On Acoustic Surfacing	Throughout	Good	6% Chrysotile	2,600
Stucco	Annex	Good	>1% Chrysotile	2,600
9" White Floor Tiles & Mastic	Throughout	Good	2% Chrysotile	2,600
Roofing Materials	Roof	Good	Presumed	2,600

* These quantities are only approximations

Expenditure relating to the removal of the ACM has not been provided within this report. We recommend that the abatement contractor is selected through a bidding process.

Lead-Based Paint was also identified at the building. Through sampling of several paint components the presence of LBP was indicated at or above the action level at the following locations:

- (Exterior) Wood Window Frame & Sill – 1.6 – 2.5 mg/cm^2
- Men's Restroom Wall Tile Ceramic – 11.4mg/cm^2

The areas where LBP was found, it was observed to be intact (good condition). LBP components in good condition may remain in place subsequent to renovation/demolition or they may be removed intact by lead trained personnel in accordance with all applicable federal, state and local regulations. Expenditure relating to the removal of the LBP has not been provided within this report.

SEISMIC STRUCTURAL ASSESSMENT

During the assessment period a seismic/structural condition assessment of the building was also conducted. The assessment was undertaken by Atkins and their full report can be reviewed Appendix E. Signs of distress or damages to the structural and non-structural components of the building were visible during the on-site observation. Numerous cracks in the stucco finish and along the base of the exterior stud and masonry walls were also observed. Judging by the extent of the cracking and deformation, the effect on the building's existing structural/seismic life safety capacity is minor.

Cracking was noted in the exterior slab on grade. The extent of the cracking varies from minor to moderate, and is an indication of soil and foundation movement, but poses no direct impact on the existing structure's life safety capacity

Compared with buildings of similar vintage and type of construction, the overall condition of the Community Center appears to be obvious. Other than cracking mentioned here and in the report and localized damage, there is no obvious outstanding structural issue that requires immediate mitigation.

Expenditure relating to the structural issues mentioned above has been included within this report.

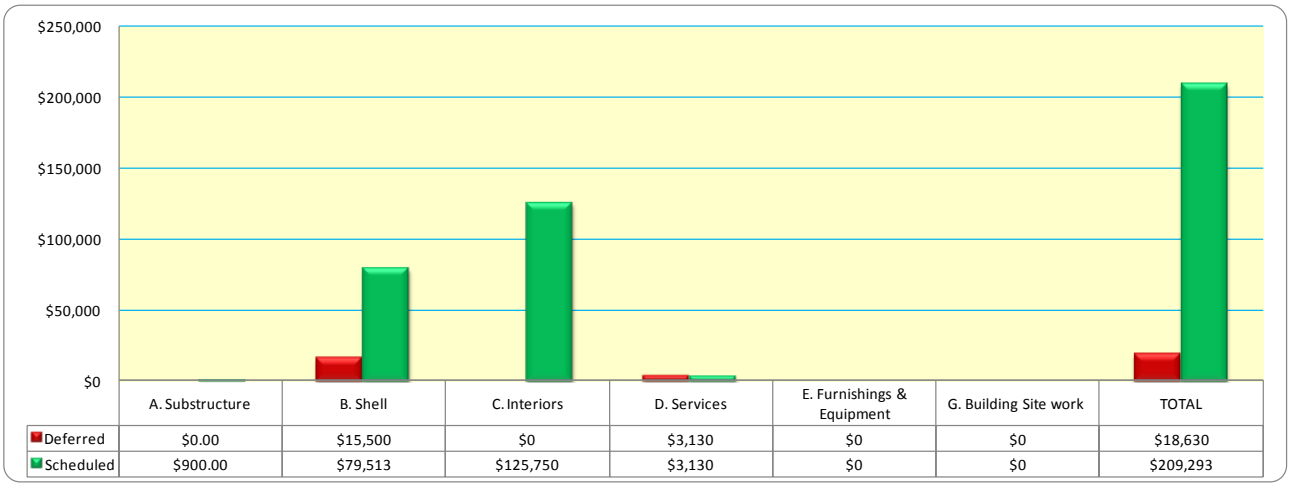
BUILDING EXPENDITURE SUMMARY

The building expenditure summary section provides an executive overview of the findings from the assessments. Charts EX-1 and EX-2 provide summary of anticipated expenditures over the study period. In addition, we have scheduled key findings highlighting key items of significance and their anticipated failure year. Chart EX-3 provides a cursory review and assessment of the major site assets to further assist the City in understanding the condition of the park over all. In addition, we have scheduled key findings highlighting key items of significance and their anticipated failure year. Further details of these expenditures and others are included within each respective report section and within the expenditure forecast, in Appendix A of this report.

Joslyn Community Center

The results illustrate a total anticipated expenditure over the study period of circa $227,923.

Chart EX-1 Building Expenditure Summary [1 & 2]



	A. Substructure	B. Shell	C. Interiors	D. Services	E. Furnishings & Equipment	G. Building Site work	TOTAL
Deferred	$0.00	$15,500	$0	$3,130	$0	$0	$18,630
Scheduled	$900.00	$79,513	$125,750	$3,130	$0	$0	$209,293

KEY FINDINGS

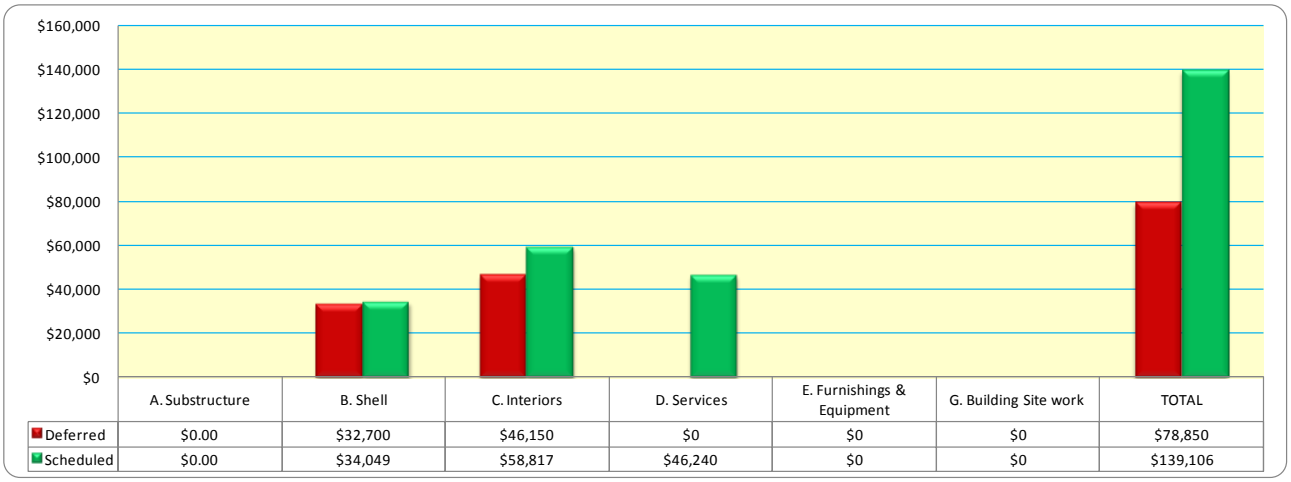
- B Shell: Stucco repairs at an estimated cost of $7,500 in year 2013
- B Shell: Repaint exterior wall surfaces at an estimated cost of $39,000 in years 2015 and 2019
- C Interiors: Repaint interior wall surfaces at an estimated cost of $56,875 in year 2017

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 10 year study period

Scout House

The results illustrate a total anticipated expenditure over the study period of circa $217,956.

Chart EX-2 Building Expenditure Summary [1 & 2]



	A. Substructure	B. Shell	C. Interiors	D. Services	E. Furnishings & Equipment	G. Building Site work	TOTAL
Deferred	$0.00	$32,700	$46,150	$0	$0	$0	$78,850
Scheduled	$0.00	$34,049	$58,817	$46,240	$0	$0	$139,106

KEY FINDINGS

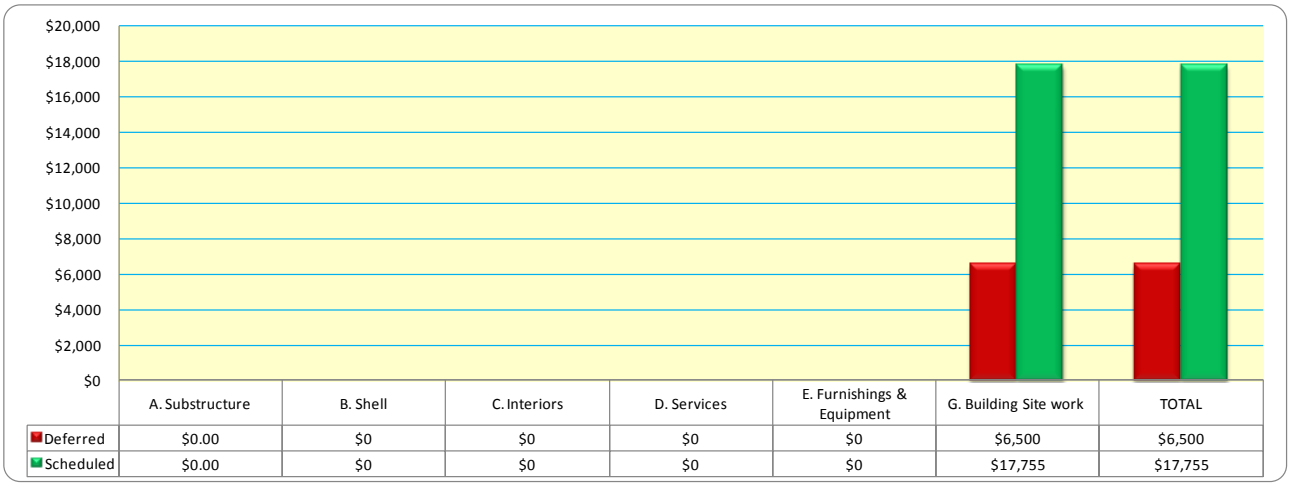
- B Shell: Structural evaluation of the roof framing system at an estimated cost of $7,500 in year 2013
- B Shell: Structural repairs to the roof framing system at an estimated cost of $10,000 in year 2013
- B Shell: Install attic insulation at an estimated cost of $3,749 in year 2014
- B Shell: Stucco and wood trim repairs at an estimated cost of $6,800 in year 2013
- B Shell: Repaint exterior wall surfaces at an estimated cost of $3,900 in years 2013, 2017 and 2021
- B Shell: Exterior door replacement at an estimated cost of $4,500 in year 2013
- B Shell: Replace the asphalt shingle roof at an estimated cost of $22,500 in year 2014
- C Interiors: Repaint interior wall surfaces at an estimated cost of $21,125 in years 2013, 2017 and 2021
- C Interiors: Replace carpeting at an estimated cost of $8,775 in year 2013
- D Services: Modifications to restrooms for ADA at an estimated cost of $30,240 in year 2014

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 10 year study period

Site Systems

The results illustrate a total anticipated expenditure over the study period of circa $24,255.

Chart EX-3 Building Expenditure Summary [1 & 2]



	A. Substructure	B. Shell	C. Interiors	D. Services	E. Furnishings & Equipment	G. Building Site work	TOTAL
Deferred	$0.00	$0	$0	$0	$0	$6,500	$6,500
Scheduled	$0.00	$0	$0	$0	$0	$17,755	$17,755

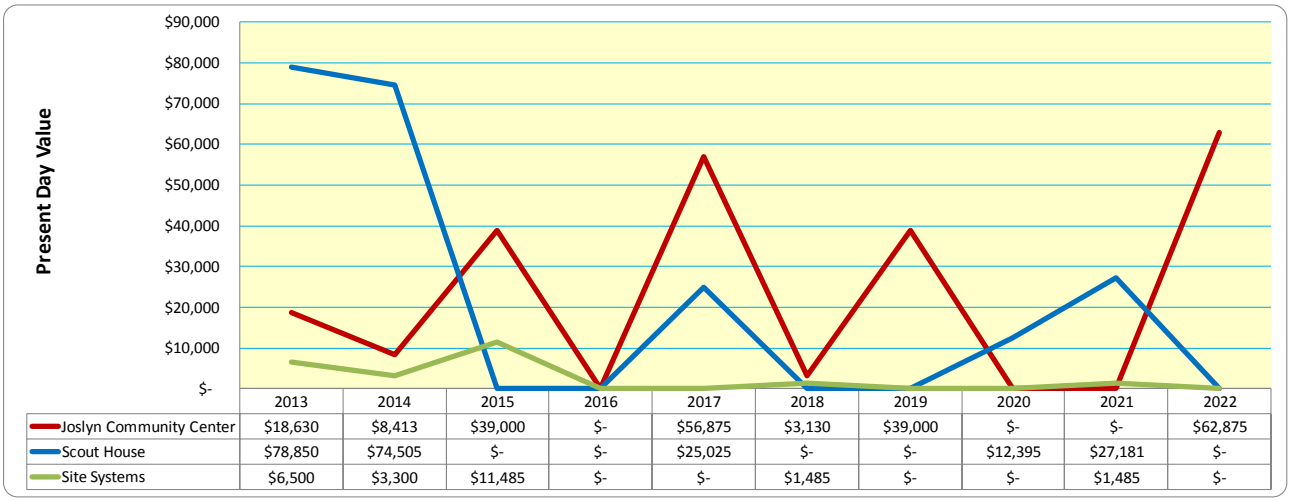
KEY FINDINGS

- G Building Sitework: Repair, seal and stripe the asphalt pavement at an estimated cost of $1,485 in years 2015, 2018 and 2021
- G Building Sitework: Upgrade exterior lighting at an estimated cost of $10,000 in year 2015

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 10 year study period

Chart EX-4 illustrates a summary of yearly anticipated expenditures over the cost study period for the two buildings. A detailed breakdown of anticipated expenditures is contained within Appendix A of this report.

Chart EX-4 Expenditure Forecast [1 & 2]



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Joslyn Community Center	$18,630	$8,413	$39,000	$-	$56,875	$3,130	$39,000	$-	$-	$62,875
Scout House	$78,850	$74,505	$-	$-	$25,025	$-	$-	$12,395	$27,181	$-
Site Systems	$6,500	$3,300	$11,485	$-	$-	$1,485	$-	$-	$1,485	$-

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 10 year study period

This chart highlights expenditure for the buildings within years 2013, 2014, 2015, 2017, 2019 and 2021 due to the following systems which are expected to reach their Estimated Useful Life (EUL) and therefore due for replacement. The line represents the total expenditure for each year and is a useful tool to indicate the magnitude of the impeding issues the building will face.

Joslyn Community Center

Year 2015
- Repaint exterior surfaces

Year 2017
- Repaint interior surfaces

Year 2019
- Repaint exterior surfaces

Year 2022
- Repaint interior surfaces

Scout House

Year 2013
- Structural evaluation and repairs
- Exterior door replacement
- Repaint exterior surfaces
- Repaint interior surfaces

Year 2014
- ADA modifications
- Replacement of space heaters

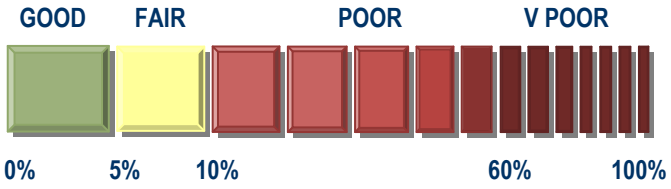
Year 2021
- Ceramic tile replacements

INTERPRETING RESULTS

In this report we have calculated the **Facility Condition Index** (FCI) for the facility; illustrating the likely condition of the systems and equipment should the required funding not be expended over the cost study period. The FCI is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

The FCI is the ratio of accumulated Deferred Maintenance (DM) (total sum of required and recommended works) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing DM by CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a DM value equal to its CRV. Acceptable ranges vary by "Asset Type', but as a general guideline the FCI scoring system is as follows:

$$FCI = \frac{\text{Maintenance, Repair, and Replacement Deficiencies of the Facility(s) (DM)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$



The FCI is a relative indicator of condition, and should be tracked over time to maximize its benefit. It is advantageous to define condition ratings based on ranges of the FCI. There are a set of ratings: GOOD (under 0.05 (under 5%)), FAIR (0.5 to 0.10 (5% to 10%)), POOR (over 0.10 (over 10%)) and V-POOR (over 0.60 (over 60%)) based on evaluating data from various clients at the time of the publication. Table EX-3 will help interpret the results:

Table EX-3 FCI Scoring System

Condition	Definition	Score	Percentage Value
GOOD	In a new or well maintained condition, with no visual evidence of wear, soiling or other deficiencies	0.00 to 0.05	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	0.05 to 0.10	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 0.10	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary	Greater than 0.60	Greater than 60%

If the FCI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Table EX-4 provides a calculation of the FCI for the buildings illustrating both the current condition of the buildings and the likely condition should the required funding not be expended over the study period. The results of the study indicate that currently the Community Center contains a GOOD facility condition index rating and the Scout House a POOR rating..

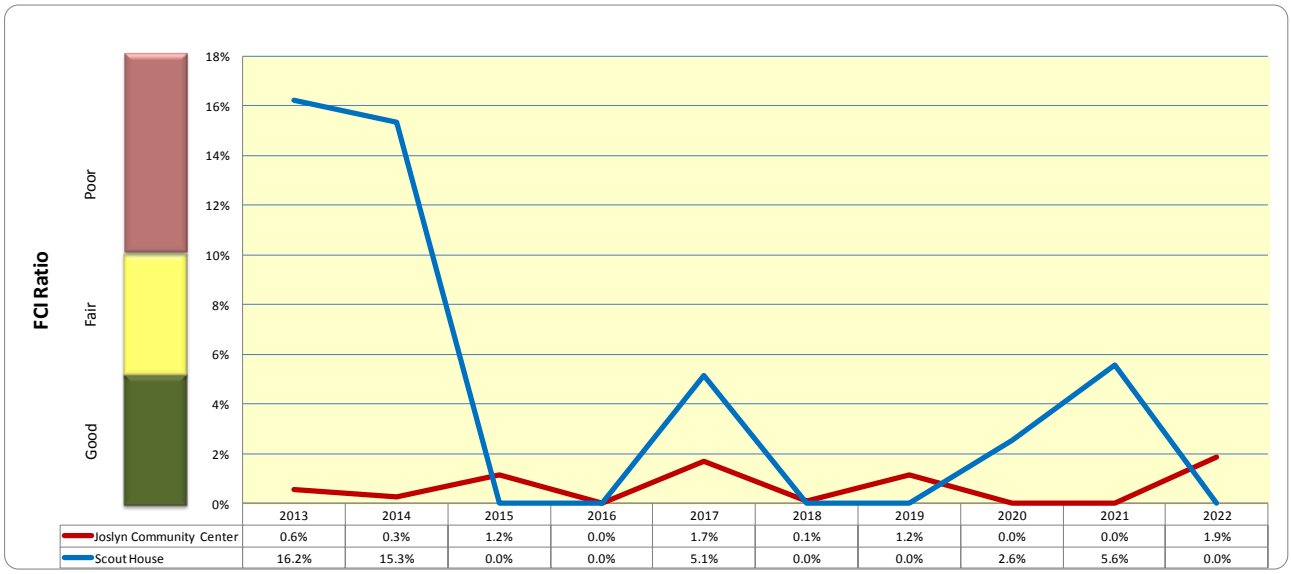
Table EX-4 Facility Condition Index

Building Name	FCI	Gross Square Foot (GSF)	CRV per GSF	Current Replacement Value (CRV)	Deferred Maintenance Value (DM) [1 & 2]	FCI Ratio	Property Condition Rating
Joslyn Community Center	Current FCI Ratio	12,520	$268	$3,355,400	$18,630	0.6%	GOOD
Joslyn Community Center	Year 10 FCI Ratio	12,520	$268	$3,355,400	$227,923	6.8%	FAIR
Scout House	Current FCI Ratio	3,061	$159	$486,000	$78,850	16.2%	POOR
Scout House	Year 10 FCI Ratio	3,061	$159	$486,000	$217,956	44.8%	POOR

[1] All costs presented in present day values
[2] Costs represent total anticipated values over the 10 year study period

Chart EX-5 indicates the affects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified works each year. As explained, the buildings have both a GOOD and POOR condition rating at the start of the study period and will both return to a GOOD condition rating by the end of the study period.

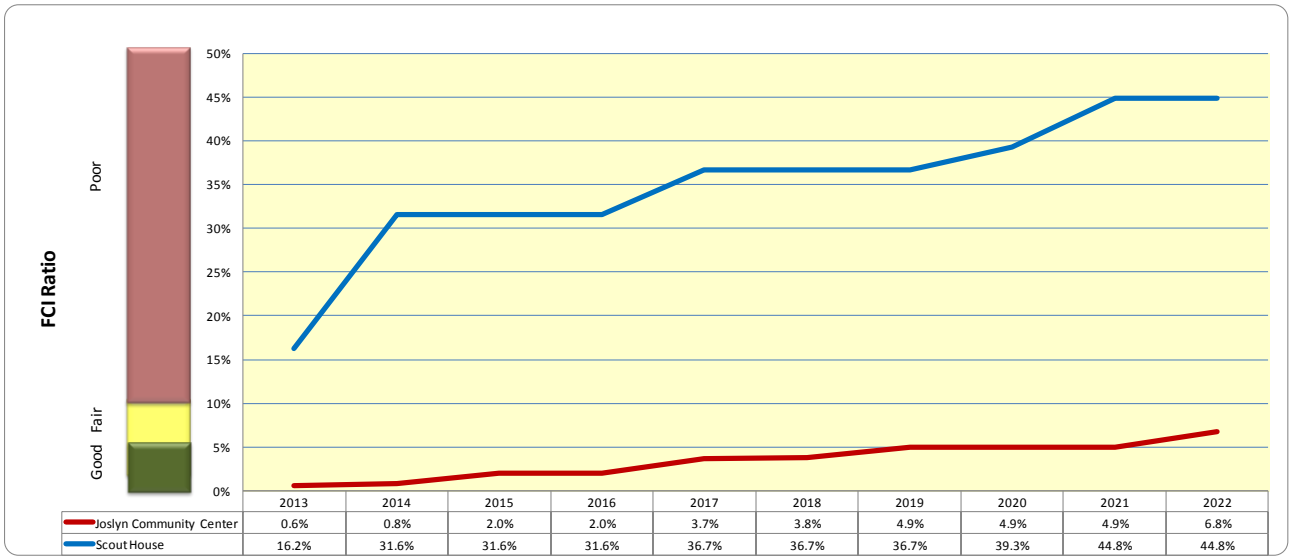
Chart EX-5 Year by Year Effects of FCI over the Study Period



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Joslyn Community Center	0.6%	0.3%	1.2%	0.0%	1.7%	0.1%	1.2%	0.0%	0.0%	1.9%
Scout House	16.2%	15.3%	0.0%	0.0%	5.1%	0.0%	0.0%	2.6%	5.6%	0.0%

Chart EX-6 indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified works and deferred maintenance each year. The results of the study indicate at this current time the Community Center is maintained with a facility condition index rating within the GOOD condition; however the Scout House is currently in a FAIR condition and will fall into the POOR condition rating in 2014.

Chart EX-6 Cumulative Effects of FCI over the Study Period



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Joslyn Community Center	0.6%	0.8%	2.0%	2.0%	3.7%	3.8%	4.9%	4.9%	4.9%	6.8%
Scout House	16.2%	31.6%	31.6%	31.6%	36.7%	36.7%	36.7%	39.3%	44.8%	44.8%

PRIORITIZATION OF WORK

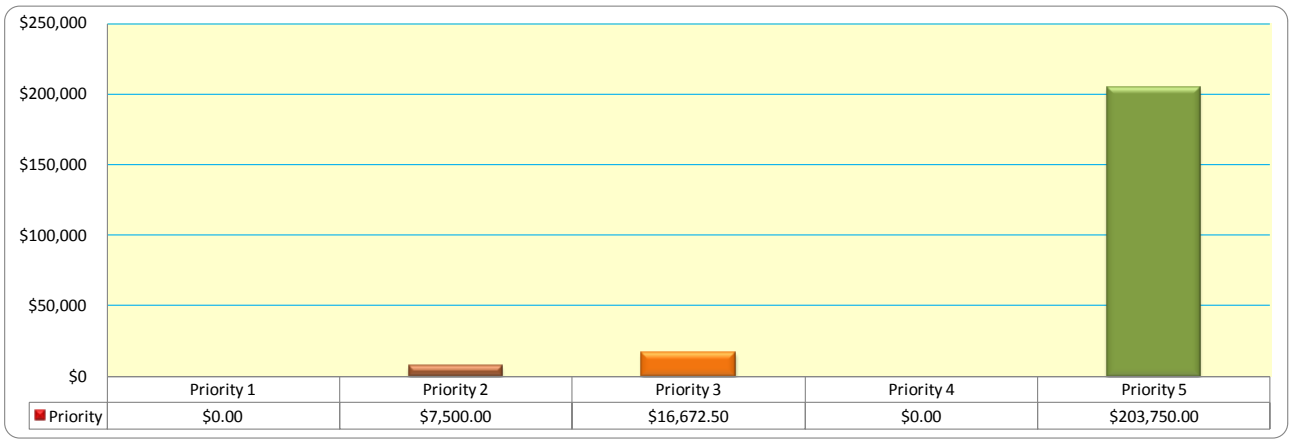
Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessments. The following Priorities are shown below:

Priority 1 - Life Safety/ Code Compliance/ADA:	•Compromises staff or public safety or when a system requires to be upgraded to comply with current codes and standards.
Priority 2 – Currently Critical:	•A system or component is inoperable or compromised and requires immediate action
Priority 3 – Necessary / Not Critical:	•Maintain the integrity of the facility or component and replace those items, which have exceeded their expected useful life
Priority 4 – Recommended:	•Necessary for optimal performance of the facility or component
Priority 5 – Appearance:	•Used when a system has degraded and requires refurbishment

Chart EX-7 through EX-9 illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Joslyn Community Center

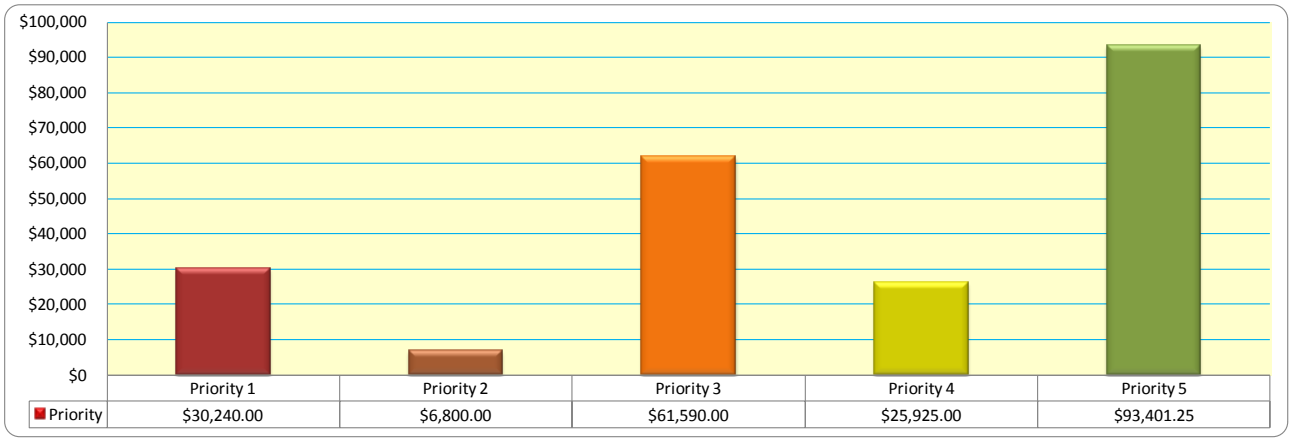
Chart EX-7 Cumulative Prioritization of Work



Priority 5 appears to require the most amount of expenditure in this study. This category illustrates that the work which needs to be undertaken is associated with necessary works to maintain the appearance of the building and replace equipment that has exceeded their EUL.

Scout House

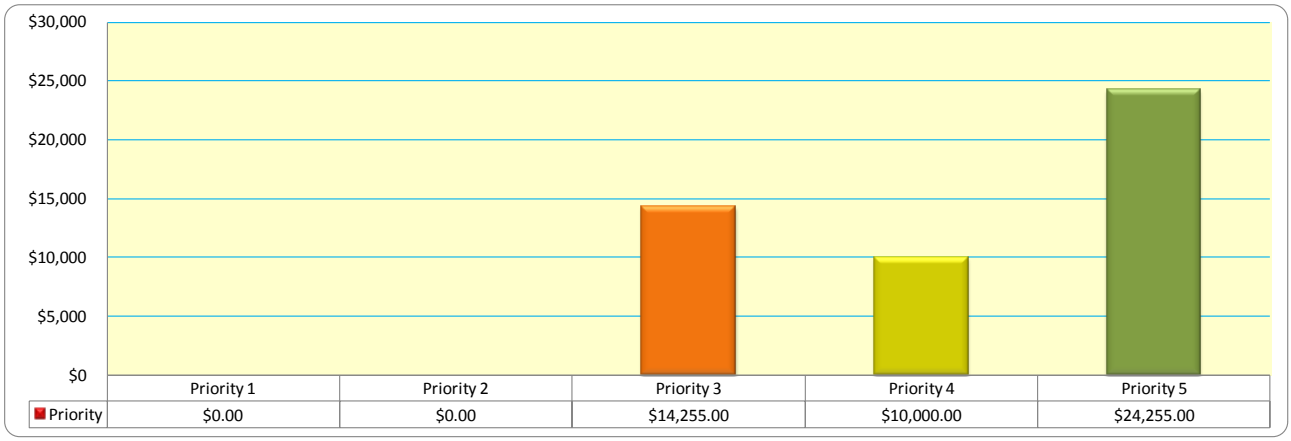
Chart EX-8 Cumulative Prioritization of Work



Priority 5 appears to require the most amount of expenditure in this study. This category illustrates that the majority of the work which needs to be undertaken is associated with the appearance of the building.

Site Systems

Chart EX-9 Cumulative Prioritization of Work



Priority 5 appears to require the most amount of expenditure in this study. This category illustrates that the majority of the work which needs to be undertaken is associated with the appearance of the building.

Chart EX-10 through to EX-9 illustrates the expenditure per priority code, per each year within the 10 year study period.

Joslyn Community Center

Chart EX-10 Year by Year Cumulative Prioritization of Work

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Priority 1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 2	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 3	$11,130	$2,413	$0	$0	$0	$3,130	$0	$0	$0	$0
Priority 4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 5	$0	$6,000	$39,000	$0	$56,875	$0	$39,000	$0	$0	$62,875

Chart EX-10 illustrates that there is one key year for Priority 2 in 2013: four key years for Priority 3 within 2014, 2015, 2018 and 2021; and three key years for Priority 5, these are within years 2015, 2017, and 2019.

Scout House

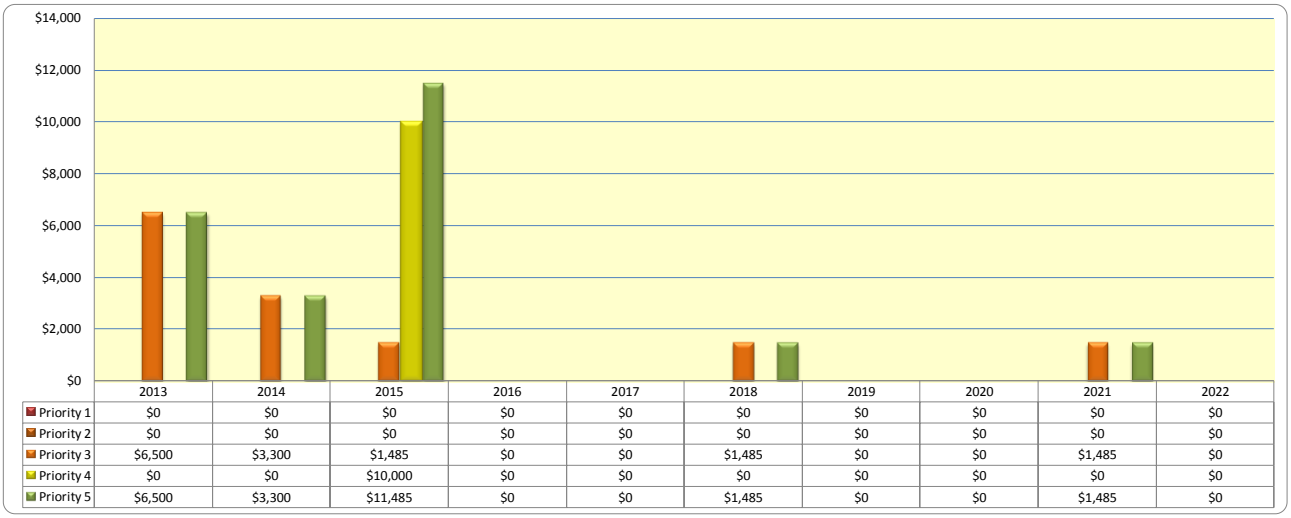
Chart EX-11 Year by Year Cumulative Prioritization of Work

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Priority 1	$0	$30,240	$0	$0	$0	$0	$0	$0	$0	$0
Priority 2	$6,800	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 3	$16,250	$40,340	$0	$0	$0	$0	$0	$5,000	$0	$0
Priority 4	$22,000	$3,925	$0	$0	$0	$0	$0	$0	$0	$0
Priority 5	$33,800	$0	$0	$0	$25,025	$0	$0	$7,395	$27,181	$0

Chart EX-11 illustrates that there is one key year for Priority 1 in 2013: one key year for Priority 2 in year 2014: one key year for Priority 4 in year 2014: and four key years for Priority 5 within 2013, 2019, 2020 and 2021.

Site Systems

Chart EX-12 Year by Year Cumulative Prioritization of Work



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Priority 1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Priority 3	$6,500	$3,300	$1,485	$0	$0	$1,485	$0	$0	$1,485	$0
Priority 4	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0
Priority 5	$6,500	$3,300	$11,485	$0	$0	$1,485	$0	$0	$1,485	$0

Chart EX-12 illustrates that there is one key year for both Priority 3 and 4 in 2015.

PLAN TYPES

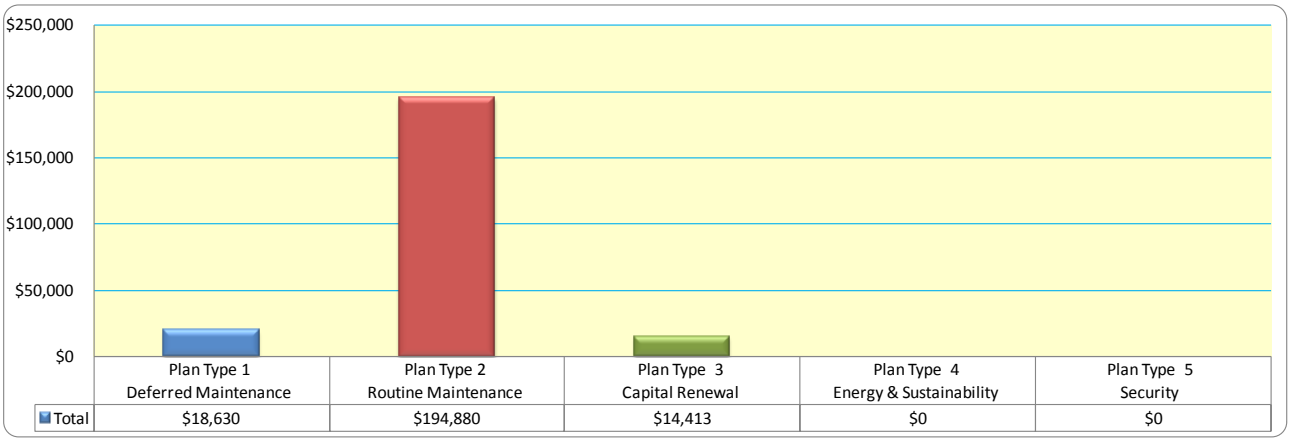
Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessments. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	•Maintenance that was not performed when it was scheduled or past its useful life resulting in immediate repair or replacement
Plan Type 2 Routine Maintenance	•Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Plan Type 3 Capital Renewal	•Planned replacement of building systems that have reached the end of their useful life
Plan Type 4 Energy & Sustainability	•When the repair or replace of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 5 Security	•When a system requires replacement due to a security risk or requirement

Chart EX-13 and EX-11 illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Joslyn Community Center

Chart EX-13 Cumulative Expenditure by Plan Type

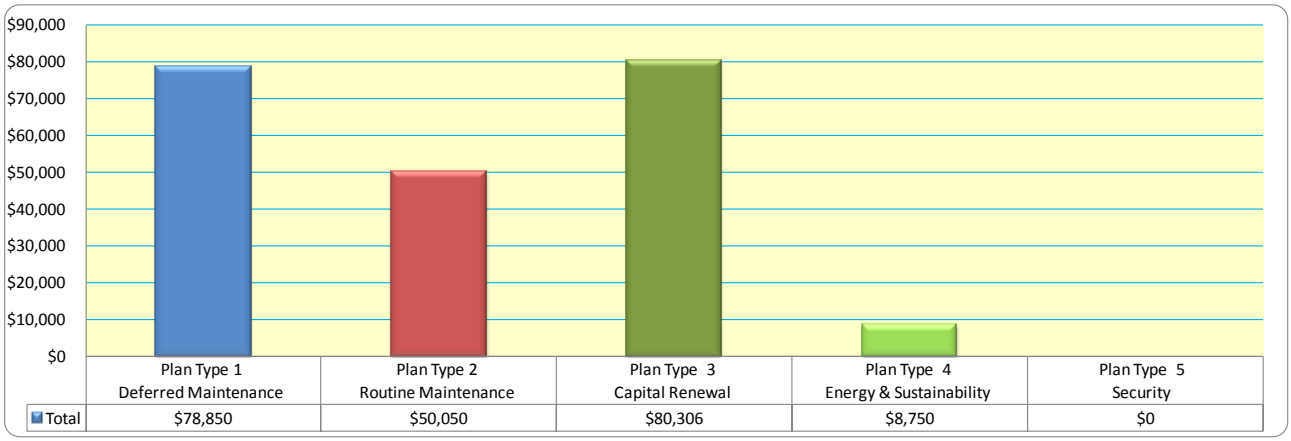


	Plan Type 1 Deferred Maintenance	Plan Type 2 Routine Maintenance	Plan Type 3 Capital Renewal	Plan Type 4 Energy & Sustainability	Plan Type 5 Security
Total	$18,630	$194,880	$14,413	$0	$0

Plan Type 2 – Routine Maintenance appears to require the most expenditure in this study.

Scout House

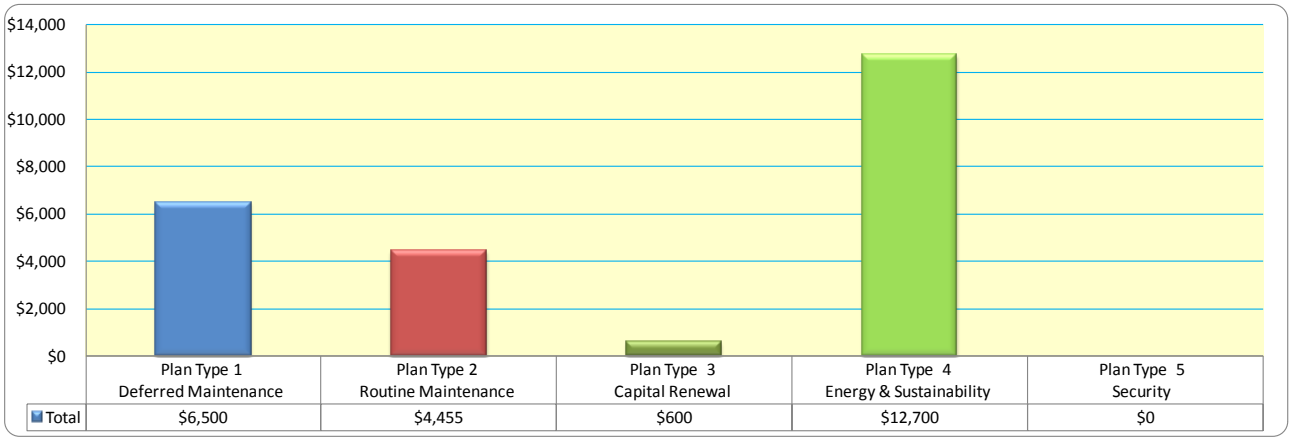
Chart EX-14 Cumulative Expenditure by Plan Type



Plan Type 1 – Deferred Maintenance appears to require the most expenditure in this study.

Site Systems

Chart EX-15 Cumulative Expenditure by Plan Type

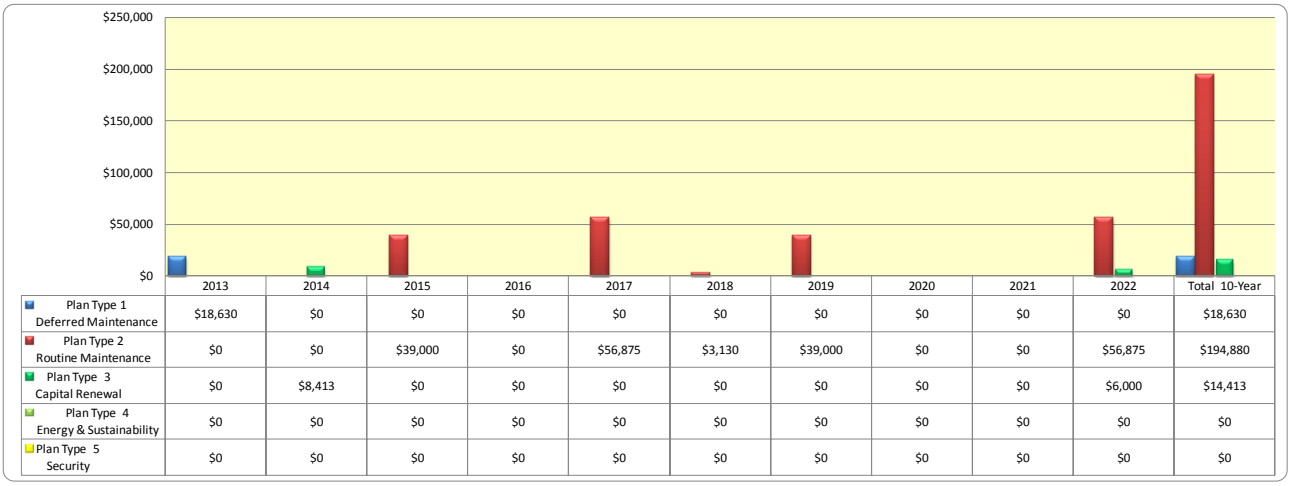


Plan Type 4 – Energy & Sustainability appears to require the most expenditure in this study.

Chart EX-16 and EX-13 illustrates the breakdown of expenditure per each year within the 10 year study period according to the Plan Type or deficiency categories.

Joslyn Community Center

Chart EX-16 Yearly Expenditure by Plan Type

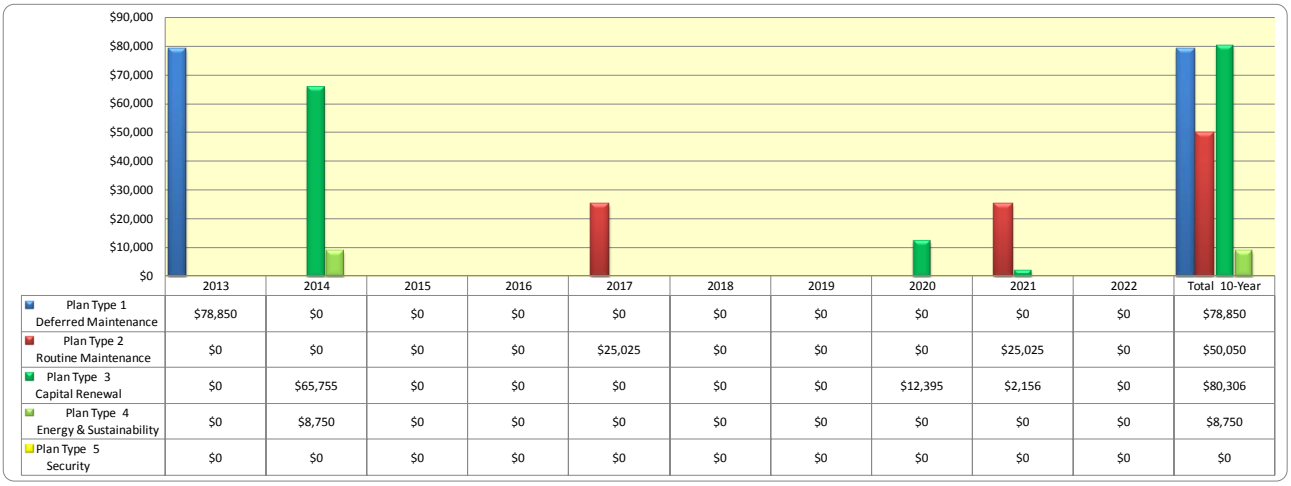


	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total 10-Year
Plan Type 1 Deferred Maintenance	$18,630	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,630
Plan Type 2 Routine Maintenance	$0	$0	$39,000	$0	$56,875	$3,130	$39,000	$0	$0	$56,875	$194,880
Plan Type 3 Capital Renewal	$0	$8,413	$0	$0	$0	$0	$0	$0	$0	$6,000	$14,413
Plan Type 4 Energy & Sustainability	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Plan Type 5 Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Chart EX-16 illustrates that there is one key year for Plan Type 1 in 2013: three key years for Plan Type 2 in years 2015, 2017 and 2019.

Scout House

Chart EX-17 Yearly Expenditure by Plan Type

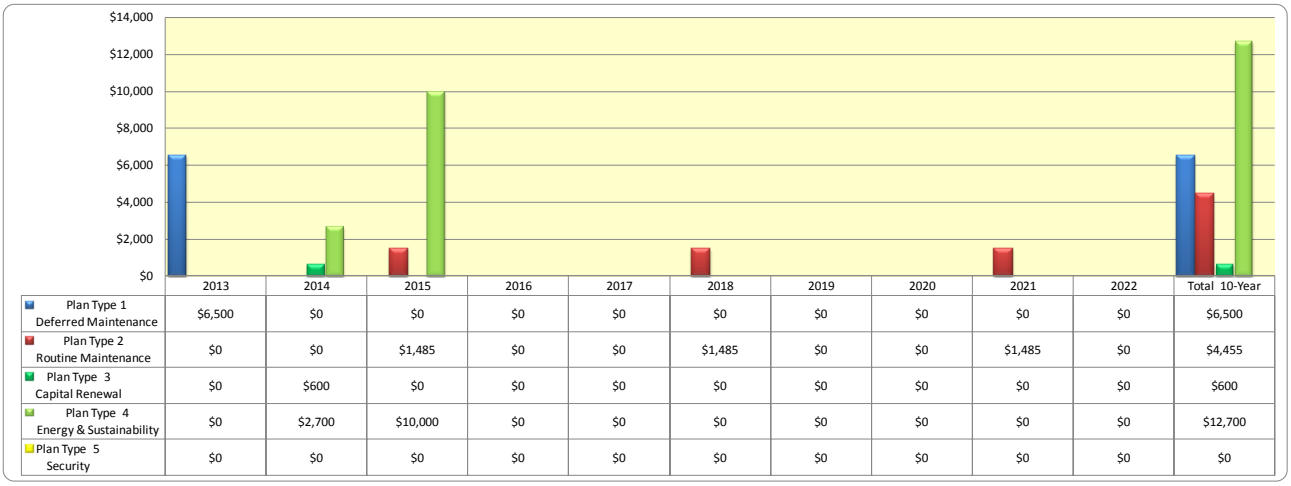


	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total 10-Year
Plan Type 1 Deferred Maintenance	$78,850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$78,850
Plan Type 2 Routine Maintenance	$0	$0	$0	$0	$25,025	$0	$0	$0	$25,025	$0	$50,050
Plan Type 3 Capital Renewal	$0	$65,755	$0	$0	$0	$0	$0	$12,395	$2,156	$0	$80,306
Plan Type 4 Energy & Sustainability	$0	$8,750	$0	$0	$0	$0	$0	$0	$0	$0	$8,750
Plan Type 5 Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Chart EX-17 illustrates that there is one key year for Plan Type 1 in 2013: four key years for Plan Type 3 in years 2014, 2020 and 2021: one key year for Plan Type 4 in year 2014.

Site Systems

Chart EX-18 Yearly Expenditure by Plan Type



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total 10-Year
Plan Type 1 Deferred Maintenance	$6,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,500
Plan Type 2 Routine Maintenance	$0	$0	$1,485	$0	$0	$1,485	$0	$0	$1,485	$0	$4,455
Plan Type 3 Capital Renewal	$0	$600	$0	$0	$0	$0	$0	$0	$0	$0	$600
Plan Type 4 Energy & Sustainability	$0	$2,700	$10,000	$0	$0	$0	$0	$0	$0	$0	$12,700
Plan Type 5 Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Chart EX-18 illustrates that there is one key year for Plan Type 4 in 2015.

SECTION 2 - A SUBSTRUCTURE

A10 FOUNDATIONS

DESCRIPTION

The description of the respective structural systems for the building is based upon our observation of exposed portions of the building structure. There were no structural drawings available to review.

A1010 STANDARD FOUNDATIONS

Joslyn Community Center and Scout House

A1011 Wall Foundations

The exterior walls are supported by reinforced concrete spread footings. We are unaware of the designed compressive strength of the concrete.

A1030 SLABS-ON-GRADE

Joslyn Community Center and Scout House

A1031 Standard Slab on Grade

The first floor level of the buildings consisted of cast-in-place concrete slab-on-grade, reinforced with welded wire fabric. We assume that the floor slabs are 4" thick over an aggregate base. The slabs are assumed to contain a thickened edge at their perimeter. We are unaware of the designed compressive strength of the concrete.

CONDITION

A1010 STANDARD FOUNDATIONS

Joslyn Community Center and Scout House

A1011 Wall Foundations

The walls structures appeared to be in good condition therefore we assume that the foundation systems they are supporting are also in good condition. We do not anticipate that any actions will be generated during the study period.

A1030 SLABS-ON-GRADE

Joslyn Community Center and Scout House

A1031 Standard Slab on Grade

The cast-in-place concrete slabs at each of the buildings appeared to be generally in fair condition. We do not anticipate any expenditure during the cost study period, which relates to their replacement. However, the Community Center was observed to have cracking present in various locations. This has been detailed in the structural report in Appendix E. The necessary repair expenditure has been included in the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Joslyn Community Center

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
A1031	Standard Slab on Grade	Undertake crack repairs within slab	30	LF	$30	$900*	2014	3
		Total Anticipated Expenditure for A Substructure				$900		

* As detailed in structural report

SECTION 3 - B SHELL

B10 SUPERSTRUCTURE

DESCRIPTION

The description of the respective structural systems for the buildings is based upon our observation of exposed portions of the building structure. There were no structural drawings available to review.

B1020 ROOF CONSTRUCTION

Joslyn Community Center

B1021 Flat Roof Construction

The low-sloped roof sections consist of 2" x 6" and 2" x 8" wood joists which are also supported via the perimeter and interior load bearing walls and in turn support the plywood deck and roof covering (reference Photograph 4 in Appendix B). The wood joists at the roof level generally span east to west and are spaced at 16" and 24" centers. The wood roof framing at the central auditorium area of the building has secondary support provided by open web steel joists. The roof covering can be viewed in the roof covering section of this report.

Scout House

B1022 Pitched Roof Construction

This building contained a pitched steep-sloped roof, with 2" x 4" wood rafter construction supported via the light wood frame construction and in turn supports the 1" x 6" wood plank deck and roof covering (reference Photograph 5 in Appendix B). The wood rafters are spaced at 16" centers. Additional support is provided along the front elevation by a 4" x 8" wood header that is supported 4" x 4" wood posts along the front porch. The roof covering can be viewed in the roof covering section of this report.

Scout House

B1023 Canopies

The building has an exterior timber framed canopy at the porch/entrance to the Scout House.

B1030 STRUCTURAL FRAME

Joslyn Community Center and Scout House

B1033 Wood Frame Structure

The buildings have a wood frame construction consisting of wood stud walls and wood joists.

CONDITION

B1020 ROOF CONSTRUCTION

Joslyn Community Center

B1021 Flat Roof Construction

The flat roof construction at the building appeared to be in good condition. There were no visible signs of failure noted. We do not anticipate any expenditure during the cost study period which relates to replacement of the roof structure. It is recommended to install roof walking pads to the flat roof with stile ladders. These are required to access HVAC equipment, and progress safely across the roof surface.

Scout House

B1022 Pitched Roof Construction

The pitched roof construction at the Scout House building appeared to be in poor condition. Evidence of past repairs and rafter replacement was observed in the attic space. We observed rot and deterioration at many of the exposed wood framing members including the exposed rafter ends at the front and rear elevations, the 4" x 8" header and the 4" x 4" posts at the front porch (reference Photographs 6 and 7 in Appendix B). To maintain the structural integrity of the building we recommend that the wood roof framing system be assessed in more detail to establish the degree of the deterioration. This will require removal of the ceiling systems at various locations to expose the wood framing for further inspection. It is likely that the damage will be far more extensive than can currently be observed. We have also included an allowance for any repairs required following the structural evaluation. Additionally, the attic space is not insulated which causes temperature fluctuation, increased rate of deterioration to the framing system as well as difficulty in obtaining comfortable interior temperatures. Therefore we recommend the installation of insulation in the attic. A feasibility study is recommended "Repair v Replace" to determine the cost benefit of one over the other – this has not been included in this study.

Scout House

B1023 Canopies

The timber columns are in poor condition. They columns are affected by termites and do not have a secure contact with their concrete pads. They should be replaced early in the study period, and treated to limit further attack. A further investigation into termite damage should be explored, as in the roof sections.

B1030 STRUCTURAL FRAME

B1033 Wood Frame Structure

Joslyn Community Center

The wood framed structure appeared to be in fair condition. We do not anticipate the replacement of the wood structural elements during the cost study period.

Scout House

The wood framed structure appeared to be in fair condition. The structural assessment recommended above may reveal damage to the wood frame structure that was not readily observable.

B20 EXTERIOR ENCLOSURES

DESCRIPTION

The description of the respective exterior enclosures structural systems for the building is based upon our review of available drawings, and our observation of exposed portions of the building structure. There were no drawings available to review.

B2010 EXTERIOR WALLS

B2011 Exterior Wall Construction

Joslyn Community Center

The building is predominantly enclosed with painted cementitious stucco and wood trim (reference Photographs 1 and 2 in Appendix B). Portions of the front elevation adjacent to the entrance are accented with stone veneer. The stucco and wood trim contained a painted finish. There are wood framed wind screens finished with painted cementitious stucco and T1-11 type wood siding along the roof level of the building (reference Photograph 5 in Appendix B).

Scout House

The building is predominantly enclosed with painted cementitious stucco and wood trim (reference Photograph 3 in Appendix B). Portions of the front elevation at the storage closets are accented with stone veneer along the lower portion. The stucco and wood trim contained a painted finish.

B2020 EXTERIOR WINDOWS

B2021 Windows

Joslyn Community Center

The windows at the building consist of double glazed units (reference Photograph 8 in Appendix B). The single panes exist on the automatic doors. Several vinyl framed double glazed sliding windows are installed along the rear elevation (reference Photograph 9 in Appendix B).

Scout House

The windows at the building consist of single glazed wood units. The wood windows consist of fixed windows along the front elevation and operable single hung units at the rear of the building (reference Photograph 10 in Appendix B).

B2023 Storefronts

Joslyn Community Center

The building contains aluminum glazed storefront consisting of dual glazed panels and glazed entrance doors. The doors consist of the pair of swinging doors and the automatic sliding door at the main entrance and the four manual sliding doors located at the left and rear elevations of the building (reference Photograph 11 in Appendix B). The main entrance automatic sliding door provided unrestricted access to disabled individuals.

B2030 EXTERIOR DOORS

B2039 Other Doors & Entrances

Joslyn Community Center

The building contained single and double hollow metal doors and frames at the service entrances and the entrances to the mechanical rooms and receiving. Door hardware consisted of a knob or level handles.

Scout House

The building contained single solid wood and hollow metal doors and frames at the entrances, storage closets and rear exits (reference Photograph 12 in Appendix B). Door hardware consisted of a knob or level handles.

CONDITION

B2010 EXTERIOR WALLS

B2011 Exterior Wall Construction

Joslyn Community Center

The exterior wall systems at the building appeared to be in fair condition with generally no major signs of deterioration, water ingress or general failure noted. However, we observed localized areas of stucco damage along the base of the walls and cracks in the stucco along the rear elevation of the building and we recommend near term repair of the damages stucco to deter further deterioration. Based on the EUL of 4 years for exterior paint at this building, as well as current observed conditions, re-painting will be necessary early and mid-to-late in the study period to maintain the appearance and protect the exterior walls.

The stone veneer along the front elevation appeared to be in fair to good condition. There were signs of deterioration present. Stone veneer has a typical EUL of 75-years; therefore we do not anticipate the replacement of the stone veneer during the cost study period. However the Community Center was observed to have minor cracking present in various locations in the window walls. This has been detailed in the structural report in Appendix E. The necessary repair expenditure has been included in the study period.

Scout House

The exterior wall systems at the building appeared to be in fair condition. However, in addition to the damaged wood framing described above we observed localized areas of stucco damage along the base of the walls and localized areas of damaged wood trim. The exterior painted surfaces appear to not have been recently painted and therefore based on the EUL of 4 years for exterior paint at the building, as well as current observed conditions, we recommend near-term repair and repainting near-term and mid in the study period to maintain the appearance and protect the exterior walls.

B2020 EXTERIOR WINDOWS

B2021 Windows

Joslyn Community Center

The exterior window units appeared to be in fair condition and there were no major deficiencies observed. We do not anticipate any actions for their replacement as they will last beyond the study period.

The caulking at the perimeter of the window units was generally in poor condition (reference Photograph 13 in Appendix B). We recommend that the caulking at the window perimeters is replaced near-term in the study period.

Scout House

The exterior window units appeared to be in fair condition and there were no major deficiencies observed. We do not anticipate any actions for their replacement as they will last beyond the study period.

The caulking at the perimeter of the window units was generally in fair condition. We recommend that the caulking at the window perimeters is replaced concurrent with exterior painting of the building.

B2023 Storefronts

The storefront system appeared to be in good condition. We do not anticipate any replacement during the study period. Additionally, the automatic entrance doors appear to be compliant with the ADA.

B2030 EXTERIOR DOORS

B2031 Glazed Doors & Entrances

Joslyn Community Center

The exterior doors appeared to be in good condition and replacement will not be required during the study period.

The metal doors appeared to be in fair condition and there were no observed issues. In general the operation of the doors was satisfactory and operated without any difficulty. Re-painting concurrent with the building exterior will be necessary to maintain the doors.

Scout House

The main entrance door and the storage room doors appeared to be in fair condition and there were no observed issues. However, the wood doors at the rear of the building are in poor condition with deterioration prevalent and replacement of the three rear wood doors is recommended (reference Photograph 14 in Appendix B). We would recommend the use of hollow metal types as the replacement door systems. Re-painting concurrent with the building exterior will be necessary to maintain the doors.

B30 ROOFING

DESCRIPTION

B3010 ROOF COVERINGS

B3011 Roof Finishes

The facility contained six low-sloped roof areas and one pitched roof; these roof areas are shown on the following aerial plan:

Overview of Roof Locations & Configurations

Joslyn Community Center

The majority of the low-sloped roof areas 1 through 6 contained asphaltic Built-Up Roof (BUR) with a mineral cap sheet surface with loose granules applied to the surface (reference Photograph 15 in Appendix B). The roof coverings are approximately 5 years of age. Roof drainage is predominantly through roof surface mounted drains with interior leaders with two scuppers and downspout leaders provided at the rear of the building. The roof above the main entrance (Roof 6) consists of a fiberglass membrane roof with a white reflective coating (reference Photograph 16 in Appendix B). The roof drains to the surrounding low-sloped roofs.

Scout House

The steep-sloped roof area 6 at the Scout House contained asphalt shingles with mineral surface granules (reference Photographs 1 and 17 in Appendix B). We understand that roof area 6 was installed sometime in the 1980's.

Table B30-1 Summary of Roof Coverings

Roof Component	Roofs 1, 2, 3, 4 and 5	Roof 6	Roof 7
Age	2008	2008	Circa 1985*
Roof Area (total / approx. square footage)	10,500 (Combined)	2,200	3,600
Application/ Membrane	BUR	Fiberglass	Asphalt Shingle
Manufacturer / Model	Unknown	Unknown	Unknown
Surface	Mineral Surface Cap Sheet and Loose Granules	Reflective Coating	Mineral Surface Granules
Deck Type	Plywood	Wood	Wood Plank
Insulation	None	None	None
Cover Board	None	None	Unknown
Drainage	Surface Drains	None	Gutters and Downspouts
Overflow Scuppers	Two	None	None
Base Flashings	None	None	None
Cap Flashings	Aluminum	Metal	Metal
Perimeter Enclosure	Parapet	None	None
Warranty (Manufacturer)	Unknown	Unknown	Unknown
Warranty (Contractor)	Unknown	Unknown	Unknown

*Actual install date unknown.

CONDITION

B3010 ROOF COVERINGS

B3011 Roof Finishes

Joslyn Community Center

The BUR and fiberglass roof areas appeared to be in fair to good overall condition. These types of roof covering have a typical EUL of 15 to 20-years and based on observed conditions and roof material ages we anticipate that Roofs 1 through 6 will last beyond the study period without replacement necessary. We are unaware or could not visually see any possible areas of water ingress.

Scout House

The asphalt shingle roof area appeared to be in poor overall condition. The shingles are worn and there are several areas where shingles are missing. This type of roof covering has a typical EUL of 20 years and based on an age of approximately 30 years and the observed conditions we recommend early-term roof replacement of the Scout House roof. We did not observed evidence of water ingress while observing the attic space although evidence of past water damage was observed.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Joslyn Community Center

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B1021	Flat Roof Construction	Install walkway pads at roof level to protect roof	1	LS	$4,500	$4,500	2013	3
B2011	Exterior wall construction	Crack repair in CMU window walls**	10	LF	$20	$200*	2014	3
B2011	Exterior Wall Construction	Repair exterior stucco	150	SF	$50.00	$7,500	2013	2
B2011	Exterior Wall Construction	Repaint exterior painted surfaces	12,000	SF	$3.25	$39,000	2015	5
B2011	Exterior Wall Construction	Repaint exterior painted surfaces	12,000	SF	$3.25	$39,000	2019	5
B2011	Exterior Windows	Replace sealant at perimeter of windows	350	LF	$3.75	$1,313	2014	3
B3011	Roof Finishes	Install roof access ladder	1	LS	$3,500	$3,500	2013	3
		Total Anticipated Expenditure for B Shell				$95,013		

* Below threshold, however undertake works with other structural works

** As detailed in structural report

Scout House

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B1022	Roof Construction	Fees associated with a structural review of the roof framing system	1	EACH	$7,500	$7,500	2013	4
B1022	Roof Construction	Fees associated with repair of the roof framing system	1	LS	$10,000	$10,000	2013	4
B1022	Roof Construction	Install attic space insulation	2,300	SF	$1.63	$3,749	2014	3
B2011	Exterior Wall Construction	Repair stucco and wood trim & porch structure due to termite deterioration	1	LS	$6,800	$6,800	2013	2
B2011	Exterior Wall Construction	Repaint exterior painted surfaces	1,200	SF	$3.25	$3,900	2013	5

B2011	Exterior Wall Construction	Repaint exterior painted surfaces	1,200	SF	$3.25	$3,900	2017	5
B2011	Exterior Wall Construction	Repaint exterior painted surfaces	1,200	SF	$3.25	$3,900	2021	5
B2031	Other Doors & Entrances	Replace the rear exterior doors	3	EACH	$1,500	$4,500	2013	4
B3010	Roof Finishes	Replace the asphalt shingle roof	3,600	SF	$6.25	$22,500	2014	3
		Total Anticipated Expenditure for B Shell				$66,749		

SECTION 4 - C INTERIORS

C10 INTERIOR CONSTRUCTION

DESCRIPTION

C1010 PARTITIONS

Joslyn Community Center and Scout House

C1011 Fixed Partitions

The buildings contained both wood and steel studs with gypsum board partitions at varying thicknesses. The stud partitioning was present to separate the various rooms within the buildings.

Scout House

C1014 Site Built Toilet Partitions

The building's privacy partitions and cubicles within the restrooms are formed from laminated plywood.

C1020 INTERIOR DOORS

Joslyn Community Center and Scout House

C1021 Interior Doors

The buildings generally contained single flush hollow core wood or steel doors which are housed within wood or steel frames. The doors all appeared to be one directional swing operation.

C1023 Interior Door Hardware

Joslyn Community Center

The doors contained aluminum hardware consisting of push / pull or lever door handles. Some of the doors were equipped with mechanical closers.

Scout House

The doors contained metal hardware consisting of knob type handles. Door closers were not observed.

CONDITION

C1010 PARTITIONS

Joslyn Community Center and Scout House

C1011 Fixed Partitions

The stud partitions at the buildings appeared to be generally in good condition. We do not anticipate any expenditure during the cost study period, which relates to their replacement. However cracking was observed present in various locations. This has been detailed in the structural report in Appendix E. The necessary repair expenditure has been included in the study period.

Scout House

C1014 Site Built Toilet Partitions

It is the reported by the local facilities team that the plywood restroom partitions are in poor condition, and may be missing altogether. It is recommended to replace them early in the study period.

C1020 INTERIOR DOORS

Joslyn Community Center and Scout House

C1021 Interior Doors

The interior doors appeared to be in fair to good condition with no deficiencies noted. We do not anticipate any expenditure in relation to the internal doors during the cost study period.

The interior doors to the Scout House are not up to City standards and though in fair condition, should be replaced early in the study period.

C1023 Interior Door Hardware

Joslyn Community Center

The hardware at each of the doors appeared satisfactory with no issues of deterioration or failure noted generally throughout the building. The operation of the door handles, locks and hinged swing were noted to be in fair to good condition. We do not anticipate any expenditure during the study period. The doors appear to be ADA compliant

Scout House

The hardware at each of the doors appeared satisfactory with no issues of deterioration or failure noted generally throughout the building. The operation of the door handles, locks and hinged swing were noted to be in fair condition. It is recommended to replace the hardware as they do not have lever type hardware; we recommend the installation of lever type hardware to comply with ADA recommendations.

C30 INTERIOR FINISHES

DESCRIPTION

C3010 WALL FINISHES

C3012 Wall Finishes to Interior Walls

Interior walls at each of the buildings generally contained painted gypsum wall board (reference Photographs 18, 19, 20 and 21 in Appendix B). Some of the rooms at the Scout House have wood clapboard or pressed board type wall panels. The two restrooms at the Joslyn Community Center contained 3" x 6" ceramic tile wainscot (reference Photograph 22 in Appendix B).

C3020 FLOOR FINISHES

Joslyn Community Center

C3024 Flooring

The majority of the building interior contained 12" x 12" resilient vinyl tile floor coverings (reference Photographs 13 through 15 in Appendix B). The two restrooms have 2" x 2" ceramic tile floor coverings and the kitchen flooring consists of 6" x 6" quarry tile.

Scout House

C3024 Flooring

The majority of the building interiors contained 9" x 9" or 12" x 12" resilient vinyl tile floor coverings (reference Photographs 13 through 15 in Appendix B).

C3025 Carpeting

The building contained sheet carpet within the front classroom area. The sheet carpet is approximately ten-years old.

C3030 CEILING FINISHES

Joslyn Community Center and Scout House

C3031 Ceiling Finishes

There was painted gypsum board ceilings throughout the majority of the buildings. The ceilings were either textured or smooth painted wallboard (reference Photographs 18 through 20 in Appendix B).

Joslyn Community Center

C3032 Suspended Ceilings

The auditorium area contained 2' x 4' suspended acoustical tiled ceilings within a white enameled exposed grid system. The system is supported with wires from the underside of the roof construction above. The ceiling panels are generally 5/8" thick mineral board in fissured pattern. The ceiling system incorporated lighting and air-handling components.

CONDITION

C3010 WALL FINISHES

C3012 Wall Finishes to Interior Walls

Joslyn Community Center

Interior wall finishes appeared to be in fair to good condition generally throughout the building. The building interior was renovated in 2012. The EUL of these interior painted walls is 6 years, and based on our observations we recommend re-painting of all the previously painted walls mid-term in the study period to maintain the appearance of the building and work areas.

The ceramic tiled walls within the restrooms appeared to be in fair condition. The typical EUL for ceramic tile wall coverings is 30-years and therefore with an age of approximately 10-years, replacement is not required.

Scout House

C3012 Wall Finishes to Interior Walls

Interior wall finishes appeared to be in fair condition generally throughout the building, with minor marks and damages observed. The EUL of these interior painted walls is 6 years, and based on our observations we recommend re-painting of all the previously painted walls mid-term in the study period to maintain the appearance of the building and work areas.

C3020 FLOOR FINISHES

Joslyn Community Center

C3024 Flooring

The vinyl and ceramic tile flooring appeared to be in good condition throughout the building. Vinyl flooring has a typical EUL of eighteen-years and therefore based on the RUL and an age of approximately one-year, the vinyl flooring with last beyond the study period. The typical EUL for ceramic tile or quarry tile floor coverings is 30-years and therefore with an age of approximately one-year, replacement will not be required.

Scout House

C3024 Flooring

The vinyl tile flooring appeared to be in fair to poor condition throughout the building. The 12" x 12" flooring in the restrooms appears to be approximately 5 years of age and the 9" x 9" flooring is over 40 years of age. Vinyl flooring has a typical EUL of eighteen-years and therefore based on the RUL and observed conditions we recommend that the 9" x 9" flooring is replaced near-term in the study to maintain the interior appearance.

C3025 Carpeting

The carpet is heavily stained and marked beyond patch repair or cleaning of the affected areas. It is recommended to replace the carpet in the early- to mid-term of the study period.

C3030 CEILING FINISHES

Joslyn Community Center & Scout House

C3031 Ceiling Finishes

The painted gypsum ceilings appeared to be in fair to good condition. Painted surfaces usually have a typical EUL of five-years, however as the surface of the ceilings are not touched and subject to marking, we anticipate that they will not need re-painting during the cost study period.

Joslyn Community Center

C3032 Suspended Ceilings

The suspended acoustical ceiling systems appeared to be in fair to good condition. We do not anticipate a requirement for replacement during the study period.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Joslyn Community Center

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
C1011	Interior Partitions	Repair work to stud walls	300	LF	$20	$6,000*	2014	5
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceiling surfaces	17,500	SF	$3.25	$56,875	2017	5
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceiling surfaces	17,500	SF	$3.25	$56,875	2022	5
		Total Anticipated Expenditure for C Interiors				$125,750		

* As detailed in structural report

Scout House

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
C1021	Interior Doors	Replace all interior single doors	9	EACH	$1,250	$11,250	2013	3
C1021	Interior Doors	Replace all double doors	2	EACH	$2,500	$5,000	2013	3
C1023	Interior Door Hardware	Install lever type door handles	9	EACH	$224	$2,016	2014	3
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceiling surfaces	6,500	SF	$3.25	$21,125	2013	5
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceiling surfaces	6,500	SF	$3.25	$21,125	2017	5
C3012	Wall Finishes to Interior Walls	Repairs to framing prior to replacing ceramic tile wall surfaces	1	LS	$5,000	$5,000	2020	3
C3012	Wall Finishes to Interior Walls	Replace ceramic tile wall surfaces	325	SF	$15.00	$4,875	2020	5
C3012	Wall Finishes to Interior	Repaint interior wall and ceiling surfaces	6,500	SF	$3.25	$21,125	2021	5

	Walls							
C3024	Flooring	Replace vinyl tile floor covering	575	SF	$3.75	$2,156	2021	5
C3024	Flooring	Replace ceramic tile floor covering	140	SF	$18.00	$2,520	2020	5
C3025	Carpeting	Replace sheet carpet floor covering	195	SY	$45.00	$8,775	2013	5
		Total Anticipated Expenditure for C Interiors				$104,967		

SECTION 5 - D SERVICES

D20 PLUMBING

DESCRIPTION

D2010 PLUMBING FIXTURES

Joslyn Community Center & Scout House

D2011 Water Closets

The buildings contained floor mounted vitreous china tank-less water closets with manual flush valves within the men's and women's restrooms.

D2012 Urinals

The buildings contained waterless vitreous china wall hung urinals within the men's restroom (reference Photograph 22 in Appendix B).

D2013 Lavatories

The buildings contained wall mounted and vanity vitreous china lavatories (reference Photograph 22 in Appendix B). The lavatories generally consisted of single-handle lever type, non-metering faucets. Water is supplied via copper pipe work and drained through cast iron pipe work and fittings.

D2020 DOMESTIC WATER DISTRIBUTION

Joslyn Community Center & Scout House

D2021 Cold Water Service

Cold water piping throughout the buildings consisted of a copper pipe system. We believe the cold water service for the facility is supplied directly from the street pressure. Taps are made to the water line downstream of the meter and routed to plumbing fixtures and equipment via copper pipe work. The water enters the facility at the west elevation.

Joslyn Community Center

D2022 Hot Water Service

Domestic hot water is generated via two natural gas-fired water heaters located in the attic space (reference Photograph 23 in Appendix B).

Table D20-1 Summary of the Joslyn Community Center Domestic Water Heating Equipment

Location	Manufacturer	Model #	Serial #	Fuel/ Rating	Capacity	Year of Installation
Attic	Bradford White	V50T55	JB16257171	Natural Gas	48 US Gallons	2012
Attic	Bradford White	V40T6FRN	JE16699690	Natural Gas	40 US Gallons	2012

Scout House

D2022 Hot Water Service

Domestic hot water is generated via one natural gas-fired water heater located in adjacent to the restrooms (reference Photograph 24 in Appendix B).

Table D20-2 Summary of the Scout House Domestic Water Heating Equipment

Location	Manufacturer	Model #	Serial #	Fuel/ Rating	Capacity	Year of Installation
Adjacent to Restrooms	Rheem	21V30-6N	RHLN1099201303	Natural Gas	30 US Gallons	1999

D2030 SANITARY WASTE

Joslyn Community Center & Scout House

D2031 Waste Piping

Waste piping observed at the building consisted of 2" and 4" diameter cast iron.

CONDITION

D2010 PLUMBING FIXTURES

Joslyn Community Center

D2011 Water Closets

The water closets and flush valves appeared to be in good condition. The water closets flushed properly and did not have any cracks in the china, therefore based upon observed conditions and with a typical EUL of 35 years, we anticipate that

there will be no requirement for their replacement during the study period. The restrooms contained ADA compliant water closets.

Joslyn Community Center

D2012 Urinals

The waterless urinals appeared to be in good condition. The urinals flushed properly and did not have any cracks in the china therefore based upon observed conditions and with a typical EUL of 35 years, we anticipate that there will be no requirement for their replacement during the study period. The restrooms contained ADA compliant urinals closets.

Joslyn Community Center

D2013 Lavatories

The lavatories and faucets at each of the buildings appeared to be in fair to good condition. The sinks drained properly and did not have any cracks in the china, therefore based upon observed conditions and with a typical EUL of 35 years, we anticipate that there will be no requirement for their replacement during the study period. The lavatories appeared to be ADA compliant and have water saving faucets installed.

D2020 DOMESTIC WATER DISTRIBUTION

Joslyn Community Center & Scout House

D2021 Cold Water Service

The domestic water systems appeared to be in good condition. No major problems were observed that could be attributed to age and deferred maintenance.

Joslyn Community Center

D2022 Hot Water Service

The domestic water heaters appeared to be in good condition and were replaced in 2012. Water heaters generally have a typical EUL of 10 to 12-years; therefore with an age of 1 year, replacement will not be necessary during the study period.

Scout House

The domestic water heater appeared to be in fair condition. Water heaters generally have a typical EUL of 10 to 12-years; therefore with an age of over 13-years, replacement will be necessary in the beginning of the study period to maintain efficiency.

D2030 SANITARY WASTE

Joslyn Community Center & Scout House

D2031 Waste Piping

Waste piping is assumed to be in fair to good condition with no issues reported.

D30 HVAC

DESCRIPTION

D3010 FUEL ENERGY SUPPLY SYSTEMS

D3012 Gas Supply System

There is natural gas service to the buildings. The pressure reducing station and gas meter are located at the west side. Gas service is routed to the gas-fired water heaters, the unit heaters, and rooftop packaged units and to the kitchen equipment.

D3010 HEAT GENERATION SYSTEMS

Scout House

D3023 Space Heaters

Heat is generated at the building via two gas-fired space heaters suspended from the ceiling (reference Photograph 25 in Appendix B). The units have capacities of 30,000 and 75,000 BTU each.

D3040 AIR DISTRIBUTION SYSTEMS

Joslyn Community Center

D3041 Air Distribution Systems

The conditioned air is distributed throughout the building via metal ductwork located above the ceilings and through metal flexible duct connections to ceiling diffusers/grills recessed in the ceilings.

D3042 Exhaust Ventilation Systems

The building contained six rooftop centrifugal direct drive exhaust fans which serve the interior spaces throughout the building (reference Photograph 26 in Appendix B).

D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

Joslyn Community Center

D3052 Package Units

The building contained five roof-mounted package units with natural gas heat (reference Photographs 27 and 28 in Appendix B). The rooftop units were manufactured by Trane and Greenheck have 64,000 to 203,000 BTU each. Refer to the following table D30-1 for further details of the package units.

Table D30-1 Summary of the HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity / Rating	Fuel Type	Year
Rooftop	Packaged Unit	Trane	YHC072E	1205119741	64,000 BTU	Natural Gas	2012
Rooftop	Packaged Unit	Trane	YCD301F4	120310526D	203,000 BTU	Natural Gas	2012
Rooftop	Packaged Unit	Trane	YHC120E4 RLA	120511418L	120,000 BTU	Natural Gas	2012
Rooftop	Packaged Unit	Trane	YHC120E4 RLA	120511428L	120,000 BTU	Natural Gas	2012
Rooftop	Packaged Unit	Greenheck	PVF100H	12744463	55,000 BTU	Natural Gas	2012

D3060 HVAC INSTRUMENTATION AND CONTROLS

Joslyn Community Center

D3069 Other Controls & Instrumentation

The building occupants are able to control the room temperature via wall mounted electronic thermostats.

CONDITION

D3010 FUEL ENERGY SUPPLY SYSTEMS

Joslyn Community Center & Scout House

D3012 Gas Supply System

No visually apparent problems with the gas distribution piping were observed at the building. No issues have been reported regarding performance; therefore we believe the supply will be serviceable, through the end of the study period.

D3010 HEAT GENERATION SYSTEMS

Scout House

D3023 Space Heaters

The two gas-fired space heaters appeared to be in fair condition. Space heaters generally have a typical EUL of 20-years; therefore with an age of over 15-years, replacement will be necessary mid-term during the study period.

D3040 AIR DISTRIBUTION SYSTEMS

Joslyn Community Center

D3041 Air Distribution Systems

Only a small proportion of the ducting in the building was reviewed but that portion was noted to be in fair to good condition with no deficiencies. We recommend that the duct work is cleaned every 5 years starting at the start of the study period, as it was unclear when they were last cleaned.

D3042 Exhaust Ventilation Systems

The exhaust fans are assumed to be in fair to good condition with no reported issues. No anticipated expenditure required.

D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

Joslyn Community Center

D3052 Package Units

The roof-mounted package units appeared to be in good condition. The units are approximately one year of age. The typical EUL of equipment such as this is 15 to 20-years and therefore they will last beyond the study period with regular maintenance. No issues concerning operation was observed or mentioned.

D3060 HVAC INSTRUMENTATION AND CONTROLS

D3069 Other Controls & Instrumentation

The thermostat controls appeared to be in fair to good condition and functional. We are unaware of any issues and therefore we do not anticipate their replacement during the cost study period.

D40 FIRE PROTECTION

DESCRIPTION

D4030 FIRE PROTECTION SPECIALTIES

Joslyn Community Center

D4023 Wet Standpipe Riser

There is a standpipe riser and fire hose located in a closet in the main hall area.

D4031 Fire Extinguishers

Multipurpose portable wall mounted handheld fire extinguishers were provided throughout the building (reference Photographs 29 in Appendix B).

D4090 Hood & Duct Fire Protection

The commercial range hood at the kitchen area is equipped with an ANSUL R-102 wet chemical fire suppression system (reference Photograph 30 in Appendix B).

CONDITION

D4030 FIRE PROTECTION SPECIALTIES

Joslyn Community Center

D4023 Wet Standpipe Riser

The riser and fire hose appeared to be in good condition. We understand they are maintained on a yearly basis by DCS Testing & Equipment and last inspected tested in February of 2013. We do not anticipate a requirement to replace the fire hose during the study period.

D4031 Fire Extinguishers

Fire extinguishers appeared to be in good condition. We understand they are maintained on a yearly basis by DCS Testing & Equipment. The fire extinguishers were last tested in February of 2013. We do not anticipate a requirement to replace any fire extinguishers during the study period.

D4090 Hood & Duct Fire Protection

The ANSUL system appeared to be in good condition. We understand it are maintained on a yearly basis by DCS Testing & Equipment and was last tested in February of 2013. We do not anticipate a requirement to replace any fire extinguishers during the study period.

D50 ELECTRICAL

DESCRIPTION

The following information was obtained through our visual observations of each of the building systems. The electrical systems include the service entrance equipment, panel boards, safety switches, motor controls, lighting fixtures, and security systems.

D5010 ELECTRICAL SERVICE & DISTRIBUTION

Joslyn Community Center

D5012 Low Tension Service & Dist.

The facility is serviced by a 600-amp, 120/208-Volt, 3-phase, 4-wire metered panel which is located at the northeast corner of the building, within an exterior mechanical closet (reference Photograph 31 in Appendix B).

Scout House

D5012 Low Tension Service & Dist.

The facility is serviced by a 100-amp, 120/208-Volt, single-phase, 3-wire metered panel which is located at the rear exterior wall of the building.

D5020 LIGHTING & BRANCH WIRING

Joslyn Community Center & Scout House

D5021 Branch Wiring Devices

The branch wiring devices at the buildings included switches, receptacles and other devices that would be generally associated with these types of buildings. Branch wiring was observed to typically be distributed in Electric Metallic Tubing (EMT) and flexible metal conduit.

D5022 Lighting Equipment

Joslyn Community Center

The interior lighting within the building is provided by recessed mounted 2' x 4' fluorescent fixtures within the suspended ceiling system and 4’ strip double lamped fluorescent fixtures surface mounted within the remaining interior spaces (reference Photograph 19 in Appendix B). The florescent fixtures all contained T8 lamps and electronic ballasts. All of the in-room lighting is controlled via local switching in the respective rooms.

Scout House

The interior lighting within the building is provided by 4' strip double lamped fluorescent fixtures surface mounted within the interior spaces (reference Photograph 20 in Appendix B). The florescent fixtures all contained T8 lamps and electronic ballasts. All of the in-room lighting is controlled via local switching in the respective rooms.

D5030 COMMUNICATIONS & SECURITY

Joslyn Community Center & Scout House

D5033 Telephone Systems

The telephone system was contained in an interior closet.

D5090 OTHER ELECTRICAL SYSTEMS

Joslyn Community Center

D5092 Emergency Light & Power Systems

Emergency egress exit lighting signs are provided at exit routes from the building. Emergency power is generated via a portable generator and transfer switch housed in the main electrical room.

CONDITION

D5010 ELECTRICAL SERVICE AND DISTRIBUTION

D5012 Low Tension Service & Dist.

Joslyn Community Center

The electrical equipment was noted to be in fair condition. Electrical distribution systems generally have a typical EUL of 30 years, however the panels were replaced in 2000 and due to observed conditions and an estimated remaining life of over 15-years we anticipate that there will be no replacement actions required during the study period. Individual panels at the building are also anticipated to be serviceable throughout the study period.

Scout House

The electrical equipment was noted to be in poor to fair condition. Electrical distribution systems generally have a typical EUL of thirty-years, and with an estimated remaining life of more than 10-years we do not anticipate that replacement will be required during the study period. However, the individual panel in the kitchen is an FPE Stab-Lok type panelboard that is more than 30-years of age and has become obsolete and has a history of failure. Therefore, we recommend the replacement of the panelboard near-term during the study period.

D5020 LIGHTING & BRANCH WIRING

Joslyn Community Center & Scout House

D5021 Branch Wiring Devices

The general receptacles and wiring appeared to be in fair condition within the buildings. We do not anticipate a requirement for their replacement during the cost study period.

D5022 Lighting Equipment

The interior lighting was observed in to be in fair to good fair to good condition and all fixtures were operating properly with no broken lenses or deteriorated housings. No actions will be generated during the study period and we anticipate the light fixtures will be replaced on an as needed basis. The lighting is controlled by motion sensor type controls.

D5030 COMMUNICATIONS & SECURITY

D5033 Telephone Systems

The existing telephone and data equipment was observed to be in fair condition. We do not anticipate any replacement during the cost study period.

D5090 OTHER ELECTRICAL SYSTEMS

Joslyn Community Center

D5092 Emergency Light & Power Systems

Emergency egress exit lighting signs appeared to be in fair condition. We do not anticipate their replacement during the cost study period, however, consideration should be taken to upgrading the two signs throughout the building.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Joslyn Community Center

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
D3041	Air Distribution Systems	Clean ductwork	12,520	SF	$0.25	$3,130	2013	3
D3041	Air Distribution Systems	Clean ductwork	12,520	SF	$0.25	$3,130	2018	3
		Total Anticipated Expenditure for D Services				$6,260		

Scout House

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
D20	Plumbing	Floor modification for ADA access to WC	1	LS	$30,240	$30,240	2014	1
D2022	Water Heater	Replace domestic water heater	30	GAL	$35.00	$1,050	2014	4
D3023	Heat Generating Equipment	Replace the space heaters	2	EACH	$3,100	$6,200	2014	3
D4031	Fire Extinguishers	Install recessed fire extinguishers	10	EACH	$437.50	$4,375	2014	3
D5012	Low Tension Service & Distr.	Replace the panelboard	1	EACH	$2,875	$2,875	2014	4
D5022	Lighting	Install motion sensor controls	8	EACH	$187.50	$1,500	2014	3
		Total Anticipated Expenditure for D Services				$46,240		

SECTION 6 - E EQUIPMENT & FURNISHINGS

E10 EQUIPMENT

DESCRIPTION

Joslyn Community Center

E1090 Other Equipment

The kitchen area of the building contained commercial duty kitchen equipment (reference Photograph 33 in Appendix B). Table E10-1 provides a summary of the equipment:

Table E10-1 Summary of the Commercial Kitchen Equipment

Equipment	Manufacturer	Model #	Serial #	Fuel/ Rating	≈ Year of Installation
Freezer	True	T-23F	7289767	Electric	2000
Refrigerator	True	T-49	7246670	Electric	2000
Ice Maker	Ice-O-Matic	Unknown	Unknown	Electric	2000
Warmer	Metro	C5	C5HM011706	Natural Gas	2000
Range	Royal	Unknown	Unknown	Natural Gas	2000
Warmer	Moffat	G3205	675823	Natural Gas	2000

E10 EQUIPMENT

CONDITION

Joslyn Community Center

E1090 Other Equipment

The kitchen equipment appeared to be in fair to good condition. The equipment has been recently renewed and receives light usage. Therefore the kitchen equipment should last beyond the study period.

E20 FURNISHINGS

DESCRIPTION

E2010 FIXED FURNISHINGS

Joslyn Community Center

E2012 Fixed Casework

The building contained wood constructed floor and wall mounted fixed casework within the break rooms, storage rooms, printing rooms and the reception desk. The wood cabinets generally consisted of hardwood frames with oriented strand board panels and doors. The counters observed were plastic laminate.

CONDITION

E2010 FIXED FURNISHINGS

Joslyn Community Center

E2012 Fixed Casework

The fixed floor and wall cabinets along with the reception counter appeared to be in good condition and although twelve-years old they were observed to be functional and suitable for their intended use. Fixed cabinets such as these have a typical EUL of twenty-years; therefore replacement will not be necessary during the study period.

PROJECTED EXPENDITURES

There are no projected expenditures for E Equipment & Furnishings during the study period.

SECTION 7 - G BUILDING SITEWORK

G20 SITE IMPROVEMENTS

In addition to the buildings located at the site, we have also undertaken a cursory review and assessment of the major site assets to further assist the City in understanding the condition of the site over all. The FCI calculations which are located in the Executive Summary do not include any likely cost that has been shown in this section.

DESCRIPTION

G2020 PARKING LOTS

G2021 Bases and Sub-Bases

The main facility parking lot is located at the southern end of the site and can be access from North Valley Drive to the west (reference Photographs 34 in Appendix B). The parking lot and paving around the site has an asphalt surface with white line striping denoting areas of parking stalls. We were not provided with the original specification details of the paving and therefore cannot comment on the specific asphalt mix type, classification or its suitability for its existing use. Table G20-1 provides a summary of the site systems.

Table G20-1 Schedule of Site Systems

System Type	System Surface	Location	Measurement	No. of Parking Spaces	No. of Disabled Parking Spaces
Drive Aisle and Parking	Asphalt	Parking Lot and Alley	980 SY	22*	5

* Including ADA Parking Spaces.

G2040 SITE DEVELOPMENT

G2041 Fences & Gates

The building contained a 4' high chain link the rear elevation of the building.

G2042 Retaining Walls

The site has steel reinforced retaining walls to the site.

G2044 Signage

Concrete property identification signage is located at the front of the site along North Valley Drive (reference Photograph 35 in Appendix B).

G2050 LANDSCAPING

G2056 Planters

Landscaping consisted of shrubs and ground cover, with a number of mature trees located in CMU and concrete planters at the front of the building.

G2057 Irrigation Systems

The landscaped areas along the north, south and west elevations of the building are irrigated via a below grade automatic irrigation system. The irrigation system is supplied by below grade PVC piping and a wall mounted Rain Bird controller. Above ground sprinkler heads are scattered throughout the site.

CONDITION

G2020 PARKING LOTS

G2021 Bases and Sub-Bases

The asphalt paved areas throughout the main site appeared to be in poor to fair condition. We noted minor areas of surface cracking within the wearing course of the parking lot and large areas of surface alligator cracking at the paved area at the rear of the site (reference Photograph 36 in Appendix B). Alligator cracking is a series of interconnected cracks caused by fatigue failure of the asphalt surface under repeated vehicle loading which is also indicative of sub-base and sub-grade deterioration. We recommend undertaking full depth asphalt pavement repair at the rear pavement.

All areas of the asphalt should undergo asphaltic-based seal coat and the re-application of surface markings every three-years to extend the life of the pavements beginning in year one.

G2040 SITE DEVELOPMENT

G2041 Fences & Gates

The fences at the facility appeared to be in fair condition with no issues observed and no reported instances of disrepair. We do not anticipate replacement during the study period.

G2042 Retaining Walls

The retaining wall at the site appeared to be generally in poor to fair condition. We do not anticipate any expenditure during the cost study period, which relates to their replacement. However the retaining wall was observed to show exposed and rusted rebars, and cracking mortar. This can be repaired with new bars and mortar in kind. This has been detailed in the structural report in Appendix E. The necessary repair expenditure has been included in the study period.

G2044 Signage

The sign appeared to be in fair condition with no issues observed and no reported instances of disrepair. We do not anticipate replacement during the study period.

G2050 LANDSCAPING

G2056 Planters

The planted materials are in fair overall condition. The plant materials will require routine maintenance and replacement and should be addressed on an as-needed basis as part of routine maintenance and funded as an operational expense.

G2057 Irrigation Systems

The irrigation system at the building is in good condition. No issues were observed and no reported instances of disrepair. We do not anticipate replacement during the study period.

G40 SITE ELECTRICAL UTILITIES

DESCRIPTION

G4020 SITE LIGHTING

G4021 Fixtures & Transformers

Exterior lighting at the buildings consisted of building mounted HID lights.

CONDITION

G4020 SITE LIGHTING

G4021 Fixtures & Transformers

The building mounted lights appeared to be in fair condition. Some of the lights are new LED fittings, and others are original fixtures with modified compact fluorescents. It is suggested to upgrade the older fittings to match the newer LED mounted lights. The local facilities team also recommends LED lighting for major signs.

PROJECTED EXPENDITURES

Identified recommended works that are required during the 10 year study period are scheduled below. We recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
G2021	Bases and Sub-Bases	Full depth asphalt repair	168	SY	$38.75	$6,500	2013	3
G2021	Bases and Sub-Bases	Crack repair, seal coating and re-stripping at the parking lot	990	SY	$1.50	$1,485	2015	3
G2021	Bases and Sub-Bases	Crack repair, seal coating and re-stripping at the parking lot	990	SY	$1.50	$1,485	2018	3
G2021	Bases and Sub-Bases	Crack repair, seal coating and re-stripping at the parking lot	990	SY	$1.50	$1,485	2021	3
G2042	Retaining Walls	Repair retaining wall mortar and rebar	20	LF	$30	$600*	2014	3
G4021	Fixtures and Transfromers	Uprade lighting system to LED	1	LS	$10,000	$10,000	2015	4
G4021	Fixtures and Transfromers	Install LED lighting for signage	1	LS	$2,700	$2,700	2014	3
		Total Anticipated Expenditure for G Building Sitework				$24,255		

* As detailed in structural report

Appendix A

Ten-Year
Expenditure Forecast
2013 - 2022

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

10 YEAR EXPENDITURE FORECAST

Joslyn Community Center
1601 North Valley Drive
Manhattan Beach, CA
Rev A

Element No.	Component Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Total	Combined Total
						$			1	2	3	4	5	6	7	8	9	10			
									Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled	
A. SUBSTRUCTURE																					
A1031	Undertake crack repairs within slab	20	1	30.00	LF	$900.00	Capital Renewal	3	$0	$900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$900	$900
								A. SUBSTRUCTURE SUB-TOTALS	$0	$900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$900	$900
B. SHELL																					
B1021	Install walkway pads at roof level to protect roof	20	0	1.00	LS	$4,500.00	Deferred Maintenance	3	$4,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,500	$0	$4,500
B2011	Crack repair in CMU window walls	10	1	10.00	LF	$20.00	Capital Renewal	3	$0	$200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200	$200
B2011	Repair exterior stucco	7	0	150.00	SF	$50.00	Deferred Maintenance	2	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$7,500
B2011	Repaint exterior painted surfaces	5	2	12,000.00	SF	$3.25	Routine maintenance	5	$0	$0	$39,000	$0	$0	$0	$39,000	$0	$0	$0	$0	$78,000	$78,000
B2021	Replace the window perimeter sealants	15	1	350.00	LF	$3.75	Capital Renewal	3	$0	$1,313	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,313	$1,313
B3011	Install roof access ladder	20	0	1.00	LS	$3,500.00	Deferred Maintenance	3	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,500	$0	$3,500
								B. SHELL SUB-TOTALS	$15,500	$1,513	$39,000	$0	$0	$0	$39,000	$0	$0	$0	$15,500	$79,513	$95,013
C. INTERIORS																					
C1011	Repair work to stud walls	10	4	300.00	SF	$20.00	Capital Renewal	5	$0	$6,000	$0	$0	$0	$0	$0	$0	$0	$6,000	$0	$12,000	$12,000
C3012	Repaint interior wall and ceiling surfaces	5	4	17,500.00	SF	$3.25	Routine Maintenance	5	$0	$0	$0	$0	$56,875	$0	$0	$0	$0	$56,875	$0	$113,750	$113,750
								C. INTERIORS SUB-TOTALS	$0	$6,000	$0	$0	$56,875	$0	$0	$0	$0	$62,875	$0	$125,750	$125,750
D. SERVICES																					
D3041	Clean ductwork	5	0	12,520.00	SF	$0.25	Deferred Maintenance	3	$3,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,130	$0	$3,130
D3041	Clean ductwork	5	5	12,520.00	SF	$0.25	Routine Maintenance	3	$0	$0	$0	$0	$0	$3,130	$0	$0	$0	$0	$0	$3,130	$3,130
								D. SERVICES SUB-TOTALS	$3,130	$0	$0	$0	$0	$3,130	$0	$0	$0	$0	$3,130	$3,130	$6,260
E. EQUIPMENT & FURNISHING																					
								E. EQUIPMENT & FURNISHING SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																					
								F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																					
								G. BUILDING SITEWORK SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Z. GENERAL																					
								Z. GENERAL SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
								Expenditure Totals per Year	$18,630	$8,413	$39,000	$0	$56,875	$3,130	$39,000	$0	$0	$62,875	$18,630	$209,293	$227,923
								Total Cost (Inflated @ 4% per Yr.)	$18,630	$8,749	$42,182	$0	$66,536	$3,808	$49,347	$0	$0	$89,491	$18,630	$260,113	$278,743

10 YEAR EXPENDITURE FORECAST

Scout House
1601 North Valley Drive
Manhattan Beach, CA
Rev A

Element No.	Component Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Total	Combined Total
						$			1	2	3	4	5	6	7	8	9	10			
									Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled	
A. SUBSTRUCTURE																					
							A. SUBSTRUCTURE SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																					
B1022	Fees associated with a structural review of the roof framing system	0	0	1.00	EACH	$7,500.00	Deferred Maintenance	4	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,500	$0	$7,500
B1022	Fees associated with repair of the roof framing system	0	0	1.00	LS	$10,000.00	Deferred Maintenance	4	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$10,000
B1022	Install attic insulation	25	1	2,300.00	SF	$1.63	Capital Renewal	3	$0	$3,749	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,749	$3,749
B2011	Repair stucco and wood trim & porch structure due to termite deterioration	15	0	1.00	LS	$6,800.00	Deferred Maintenance	2	$6,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,800	$0	$6,800
B2011	Repaint the exterior walls, windows and doors and replace sealants	4	0	1,200.00	SF	$3.25	Deferred Maintenance	5	$3,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,900	$0	$3,900
B2011	Repaint the exterior walls, windows and doors and replace sealants	4	4	1,200.00	SF	$3.25	Routine Maintenance	5	$0	$0	$0	$0	$3,900	$0	$0	$0	$3,900	$0	$0	$7,800	$7,800
B2031	Replace the rear exterior doors	25	0	3.00	EACH	$1,500.00	Deferred Maintenance	4	$4,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,500	$0	$4,500
B3011	Replace the asphalt shingle roof	20	1	3,600.00	SF	$6.25	Capital Renewal	3	$0	$22,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,500	$22,500
							B. SHELL SUB-TOTALS		$32,700	$26,249	$0	$0	$3,900	$0	$0	$0	$3,900	$0	$32,700	$34,049	$66,749
C. INTERIORS																					
C1021	Replace all interior single doors	30	0	9.00	EACH	$1,250.00	Deferred Maintenance	3	$11,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,250	$0	$11,250
C1021	Replace all double doors	30	0	2.00	EACH	$2,500.00	Deferred Maintenance	3	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$5,000
C1023	Install lever type door hardware	25	1	9.00	EACH	$224.00	Capital Renewal	3	$0	$2,016	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,016	$2,016
C3012	Repaint interior wall and ceiling surfaces	4	0	6,500.00	SF	$3.25	Deferred Maintenance	5	$21,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,125	$0	$21,125
C3012	Repaint interior wall and ceiling surfaces	4	4	6,500.00	SF	$3.25	Routine Maintenance	5	$0	$0	$0	$0	$21,125	$0	$0	$0	$21,125	$0	$0	$42,250	$42,250
C3012	Repairs to framing prior to replacing ceramic tile wall surfaces	10	7	1.00	LS	$5,000.00	Capital Renewal	3	$0	$0	$0	$0	$0	$0	$0	$5,000	$0	$0	$0	$5,000	$5,000
C3012	Replace ceramic tile wall surfaces	30	7	325.00	SF	$15.00	Capital Renewal	5	$0	$0	$0	$0	$0	$0	$0	$4,875	$0	$0	$0	$4,875	$4,875
C3024	Replace vinyl tile floor covering	18	8	575.00	SF	$3.75	Capital Renewal	5	$0	$0	$0	$0	$0	$0	$0	$0	$2,156	$0	$0	$2,156	$2,156
C3024	Replace ceramic tile floor covering	18	7	140.00	SF	$18.00	Capital Renewal	5	$0	$0	$0	$0	$0	$0	$0	$2,520	$0	$0	$0	$2,520	$2,520
C3025	Replace sheet carpet floor covering	10	6	195.00	SY	$45.00	Deferred Maintenance	5	$8,775	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,775	$0	$8,775
							C. INTERIORS SUB-TOTALS		$46,150	$2,016	$0	$0	$21,125	$0	$0	$12,395	$23,281	$0	$46,150	$58,817	$104,967
D. SERVICES																					
D20	Floor modification for ADA access to WC	15	1	1.00	LS	$30,240.00	Capital Renewal	1	$0	$30,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,240	$30,240
D2022	Replace domestic water heater	10	1	30.00	GAL	$35.00	Energy & Sustainability	4	$0	$1,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,050	$1,050
D3023	Replace the space heaters	20	1	2.00	EACH	$3,100.00	Energy & Sustainability	3	$0	$6,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,200	$6,200
D4031	Install recessed fire extinguishers	5	1	10.00	EACH	$437.50	Capital Renewal	3	$0	$4,375	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,375	$4,375
D5012	Replace the panelboard	30	1	1.00	EACH	$2,875.00	Capital Renewal	4	$0	$2,875	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,875	$2,875
D5022	Install motion sensor light controls	10	1	8.00	EACH	$187.50	Energy & Sustainability	3	$0	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500	$1,500
							D. SERVICES SUB-TOTALS		$0	$46,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$46,240	$46,240
E. EQUIPMENT & FURNISHING																					
							E. EQUIPMENT & FURNISHING SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																					
							F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																					
							G. BUILDING SITEWORK SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Z. GENERAL																					
							Z. GENERAL SUB-TOTALS		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Expenditure Totals per Year	$78,850	$74,505	$0	$0	$25,025	$0	$0	$12,395	$27,181	$0	$78,850	$139,106	$217,956
Total Cost (Inflated @ 4% per Yr.)	$78,850	$77,485	$0	$0	$29,276	$0	$0	$16,311	$37,199	$0	$78,850	$160,271	$239,121

10 YEAR EXPENDITURE FORECAST

Site Systems
1601 North Valley Drive
Manhattan Beach, CA
Rev A

Element No.	Component Description	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Total	Combined Total
						$			1	2	3	4	5	6	7	8	9	10			
									Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled	
A. SUBSTRUCTURE																					
								A. SUBSTRUCTURE SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
B. SHELL																					
								B. SHELL SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
C. INTERIORS																					
								C. INTERIORS SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
D. SERVICES																					
								D. SERVICES SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
E. EQUIPMENT & FURNISHING																					
								E. EQUIPMENT & FURNISHING SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
F. SPECIAL CONSTRUCTION AND DEMOLITION																					
								F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
G. BUILDING SITEWORK																					
G2021	Full depth asphalt repair at rear pavement	20	0	168.00	SY	$38.75	Deferred Maintenance	3	$6,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,500	$0	$6,500
G2021	Crack repair, seal coating and re-striping at the parking lot	3	2	990.00	SY	$1.50	Routine Maintenance	3	$0	$0	$1,485	$0	$0	$1,485	$0	$0	$1,485	$0	$0	$4,455	$4,455
G2042	Repair retaining wall mortar and rebar	10	1	20.00	LF	$30.00	Capital Renewal	3	$0	$600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$600	$600
G4021	Upgrade lighting system to LED	20	2	1.00	LS	$10,000.00	Energy & Sustainability	4	$0	$0	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$10,000	$10,000
G4021	Install LED lighting for signage	20	1	1.00	LS	$2,700.00	Energy & Sustainability	3	$0	$2,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,700	$2,700
								G. BUILDING SITEWORK SUB-TOTALS	$6,500	$3,300	$11,485	$0	$0	$1,485	$0	$0	$1,485	$0	$6,500	$17,755	$24,255
Z. GENERAL																					
								Z. GENERAL SUB-TOTALS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
								Expenditure Totals per Year	$6,500	$3,300	$11,485	$0	$0	$1,485	$0	$0	$1,485	$0	$6,500	$17,755	$24,255
								Total Cost (Inflated @ 4% per Yr.)	$6,500	$3,432	$12,422	$0	$0	$1,807	$0	$0	$2,032	$0	$6,500	$19,693	$26,193

Appendix B
Photographs

FAITHFUL+GOULD
CONSTRUCTIVE EXPERTISE

Photograph No. 1

View of the front elevation of the Joslyn Community Center building.

Photograph No. 2

View of the north side elevation of the Joslyn Community Center building.

Photograph No. 3

View of the front elevation of the Scout House.

Photograph No. 4

View of the Joslyn Community Center roof structure.

Photograph No. 5

View of the Scout House roof framing.

Photograph No. 6

View of a rotted column at the Scout House porch..

Photograph No. 7

View of the rotted porch header.

Photograph No. 8

View of the windows at the community center (replaced since photograph taken).

Photograph No. 9

View of the double glazed windows at thye community center (replaced since photograph taken).

Photograph No. 10

View of the Scout House windows.

Photograph No. 11

View of the main entrance storefront system.

Photograph No. 12

View of a storage room door at the Scout House.

Photograph No. 13

View of the typical condition of the sealants qt the community center.

Photograph No. 14

View of the damage observed at the Scout House rear doors.

Photograph No. 15

View of the community center BBUR roofing.

Photograph No. 16

View of community center fiberglass roof.

Photograph No. 17

View of the Scout House pitched roof.

Photograph No. 18

View of the Joslyn Community Center interior.

Photograph No. 19

View of the Joslyn Community Center interior.

Photograph No. 20

View of the Scout House interior

Photograph No. 21

Additional view of the Scout House interior.

Photograph No. 22

View of the community center men's room finishes.

Photograph No. 23

View of the water heaters in the community center.

Photograph No. 24

View of the Scout House water heater

Photograph No. 25

View of one of the two space heaters.

Photograph No. 26

View of the roof mounted fans.

Photograph No. 27

View of the roof top packaged units at the community center.

Photograph No. 28

View of the roof top packaged units at the community center.

Photograph No. 29

View of a typical fire extinguisher.

Photograph No. 30

View of the ANSUL system at the community center kitchen.

Photograph No. 31

View of the community center main electrical equipment.

Photograph No. 32

View of the Scout Hose electrical pane.

Photograph No. 33

View of the community center kitchen equipment.

Photograph No. 34

View of the parking area.

Photograph No. 35

View of the sign along North Valley Drive.

Photograph No. 36

View of the asphalt pavement at the rear of the building.

Appendix C

Asset Inventory

ASSET INVENTORY

D20 PLUMBING

Location	Equipment Type	Manufacturer	Model #	Serial #	Fuel/ Rating	Capacity	Year
Joslyn Community Center	Water Heater	Bradford White	V50T55	JB16257171	Natural Gas	48 US Gallons	2012
Joslyn Community Center	Water Heater	Bradford White	V40T6FRN	JE16699690	Natural Gas	40 US Gallons	2012
Scout House	Water Heater	Rheem	21V30-6N	RHLN10992 01303	Natural Gas	30 US Gallons	1999

D300 HVAC

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity (Heat and Cool)	Fuel	Year
Joslyn Community Center	Packaged Unit	Trane	YHC072E	1205119741	64,000 BTU	Natural Gas	2012
Joslyn Community Center	Packaged Unit	Trane	YCD301F4	120310526D	203,000 BTU	Natural Gas	2012
Joslyn Community Center	Packaged Unit	Trane	YHC120E4RLA	120511418L	120,000 BTU	Natural Gas	2012
Joslyn Community Center	Packaged Unit	Trane	YHC120E4RLA	120511428L	120,000 BTU	Natural Gas	2012
Joslyn Community Center	Packaged Unit	Greenheck	PVF100H	12744463	55,000 BTU	Natural Gas	2012
Joslyn Community Center	Turbine Fan	Romlair	Unknown	Unknown	Unknown	Electric	Unknown
Joslyn Community Center	Centrifugal Fan	Unknown	4H233	Unknown	1550 RPM	Electric	Unknown
Joslyn Community Center	Centrifugal Fan	Unknown	Unknown	Unknown	Unknown	Electric	Unknown

Joslyn Community Center	Centrifugal Fan	Unknown	Unknown	Unknown	Unknown	Electric	Unknown
Joslyn Community Center	Centrifugal Fan	Unknown	4H233	Unknown	1550 RPM	Electric	Unknown
Joslyn Community Center	Centrifugal Fan	Greenheck	CUBE141	12744419	Unknown	Electric	Unknown
Scout House	Space Heater	Dayton	3E3G8E	K00G013869	75,000 BTU	Natural Gas	Circa 2000
Scout House	Space Heater	Modine	PA30A	010B1173R	30,000 BTU	Natural Gas	Circa 2000

G40 SITE ELECTRICAL UTILITIES

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity / Rating	Year
Joslyn Community Center	FACP	Fire-Lite	MS-9050UD	Unknown	NA	2012
Joslyn Community Center	Main Panel	FPE	2767	Unknown	400 Amp	2000
Joslyn Community Center	Panelboard	FPE	Unknown	Unknown	1,200 Amp	2000
Joslyn Community Center	Transformer	Sierra	100SH24EB	19619-2	100 KVA	2000
Joslyn Community Center	Transfer Switch	Salzer	Unknown	Unknown	Unknown	Unknown
Scout House	Meter Panel	SCE	Unknown	Unknown	Unkown	Unknown
Scout House	Main Panel	FPE	Stab-Lok	Unknown	100 Amp	Unknown

Appendix D

Document Review and
Warranty Information

DOCUMENT REVIEW & WARRANTY INFORMATION

In addition to the completion of our visual evaluation, Faithful+Gould interviewed the various representatives from the City of Manhattan Beach (where possible), and reviewed the following documentation:

Renovations to Floor Plan Drawings prepared by Accurex and dated 2011
Joslyn Community Center Improvement Project Drawings dated 2002
Scout House Floor Plan and Electrical Improvement Drawings dated 2002

Appendix E

Environmental Report:
Asbestos & Lead Based Paint

FAITHFUL GOULD

ANDERSEN ENVIRONMENTAL
5261 W. Imperial Highway, Los Angeles, CA 90045
Toll Free: (888) 705-6300 Tel: (310) 854-6300 Fax: (310) 854-0199

LIMITED ASBESTOS & LEAD–BASED PAINT ASSESSMENT REPORT

Presented To:

Faithful & Gould
3400 North Central Avenue, Suite 2400
Pheonix, AZ 85014

Assessment Location:
Scout House
1601 Valley Drive
Manhattan Beach, CA 90266

Andersen Environmental Project No. 1304-584

Report Date: July 1, 2013

TABLE OF CONTENTS

1.0 INTRODUCTION

This report presents the results of Andersen Environmental's Limited Asbestos & Lead-Based Paint Assessment of 1601 Valley Drive, Manhattan Beach, CA 90266 (referred to hereunder as the subject property). This document is prepared for the sole use of The City of Manhattan Beach and any regulatory agencies that are directly involved in this project. No other party should rely on the information contained herein without prior written consent of The City of Manhattan Beach. The scope of services, inspection methodology, and results are presented below.

2.0 SCOPE OF WORK

The purpose of this inspection and survey is to identify the Asbestos Containing Materials (ACM) and Lead-Based Paint (LBP) present within the interiors and exteriors of the subject property building. As the asbestos sampling is destructive in nature, and may void any roof warrantees, the roofing materials of the building were not sampled during this assessment.

The Lead and Asbestos Assessment was conducted in readily accessible areas only. Since destructive investigation was not been performed during this survey, concealed asbestos-containing materials may present. Additional suspect materials uncovered within wall or ceiling cavities or beneath floor or roof finishes that were not included in this assessment, may require additional sampling and analysis.

Asbestos

The purpose of this assessment was to perform bulk sampling of suspect materials in order to determine the presence or absence of ACM associated with the two buildings at the subject property. The scope of this assessment included reviewing any provided building records and/or previous investigation records, visually identifying homogeneous areas and functional spaces, collecting bulk samples of suspect ACM, interpreting the laboratory results, producing a written report of our findings, recommendations, floor plans and approximations of ACM quantities.

Lead-Based Paint

The purpose of this assessment was to perform an X-Ray Fluorescence (XRF) survey of the two buildings onsite in order to determine which components may be covered with lead laden coatings. To comply with Title 17, EPA and HUD guidelines, painted and varnished surfaces in every accessible "room equivalent" were sampled for the presence of lead-based paint (LBP) and the condition of the painted surfaces was assessed. The intent was to ascertain the presence of LBP above the Los Angeles County action level using X-Ray Fluorescence. If LBP was found, the inspection would identify individual architectural components and their respective concentrations of lead in such a manner that this report would be used to characterize the presence of LBP at this property. The scope of work also included producing a written report of our findings and recommendations.

3.0 PROPERTY DESCRIPTION

The subject property consists of a single story wood framed building. Currently, the property consists of recreation and storage space. The construction of the building consists of exterior stucco and faux stone veneer, wood framed windows and doors, and an asphalt shingled roof. The interior finishes include plaster and drywall walls and ceilings with acoustic ceiling spray and vinyl floor tiles.

4.0 INSPECTOR'S QUALIFICATIONS

Andersen Environmental performed the lead inspection at the site using a Niton XRF spectrum analyzer instrument. Freddy Torres has completed an EPA approved curriculum in Lead in Construction Inspector / Risk Assessor Training.

Benjamin Curry and Lamont Leiva of Andersen Environmental performed the asbestos inspection at the site. Lamont Leiva is certified by the State of California Division of Occupational Safety and Health (DOSH) as Certified Site Surveillance Technician and worked under the supervision of Benjamin Curry, a DOSH Certified Asbestos Consultant.

Personnel certificates have been provided in ***Appendix C.***

5.0 TESTING PROTOCOL

Asbestos

The sampling was performed in accordance with requirements of the following regulations:

- Asbestos Hazard Emergency Response Act (AHERA); 40 CFR 763 Subpart E
- Asbestos School Hazard Abatement Reauthorization Act (ASHARA); Section 206 of the Toxic Substance Control Act
- National Emissions Standards for Hazardous Air Pollutants (NESHAPS); 40 CFR 61 Subpart M.

This report is a record of activities, observations, analytical results and recommendations performed to date.

Lead-Based Paint

The sampling was performed in accordance with requirements of the following regulations:

- Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing[i].
- Title 17, California Code of Regulations
- EPA Lead Based Paint Program

XRF Testing: Testing of the painted surfaces was patterned after the inspection protocol in Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing[ii]. In every "room equivalent" within the tested property, one representative surface of each "testing combination" was tested. Multiple readings were collected to resolve inconsistencies in the test results.

Regulatory Compliance: Several public (government) agencies have a published "regulatory action level" to classify LBP. To further complicate matters, some of the established "levels" are quantified in different units of measurement. Listed below are the current regulatory agencies that have defined LBP, along with the respective action level:

Agency	Ordinance #	Action level (mg / cm^2)	Action level (ppm[iii])
HUD / EPA	24 CFR 35.86 & 40 CFR 745.103	1.0 mg / cm^2	5,000 ppm
L.A. County	Title 11, 11.28.010	0.7 mg / cm^2	600 ppm[iv]
OSHA / CAL OSHA	29 CFR 1926.62 & Title 8, 1532.1	*Not Specified*	600 ppm[v]

HUD / EPA have recently issued the following guidance regarding units of measurement for paint samples:

"Report lead paint amounts in mg/cm² because this unit of measurement does not depend on the number of layers of non-lead-based paint and can usually be obtained without damaging the painted surface. All measurements of lead in paint should be in mg/cm², unless the surface area cannot be measured or if all paint cannot be removed from the measured surface area. In such cases, concentrations may be reported in weight percent (%) or parts per million by weight (ppm)."[vi]

Furthermore, EPA has previously issued guidance on lead content classification as follows:

"… The rule, at 24 CFR 35.86 and 40 CFR 745.103 states that a lead-based paint free finding must demonstrate that the building is free of 'paint or other surface coatings that contain lead in excess of 1.0 milligrams per square centimeter *(1.0 mg / cm^2)* or 0.5 percent by weight *(5000 ppm).*' The State standards are not applicable, whether more or less stringent, since a State cannot amend Federal requirements."[vii]

In recognition of the various action levels the testing results are classified as follows for this report:

- Painted surfaces with readings at or above 0.7 mg / cm^2 are considered - Positive
- Painted surfaces with readings below 0.7 mg / cm^2 are considered - Negative

The individual readings have been provided on all field data sheets. Any future change in action levels by one of the regulating agencies may affect the classification of results.

For purposes of this survey, any material containing any detectable level of lead is subject to OSHA's Lead Exposure in Construction Rule (29 CFR Part 1926). Any work that disturbs these materials must be performed in accordance with these and any other applicable standards.

6.0 METHOD OF TESTING

Asbestos

All samples were collected using a clean knife, chisel or the appropriate tools. The sample location was first moistened with water in order to limit dust release. Each sample was extracted carefully so as not to disturb adjacent materials while still penetrating through all layers of the material sampled. Each sample was sealed in the appropriate sized plastic zip lock bag and the bag then labeled with a unique identification number. The sample number, description and location was then recorded on a log and plotted on a floor plan of the structure or area. Sampling tools were cleaned after collecting each sample. Any excess dust or debris from the sample location was cleaned using a moistened cloth. Whenever possible, samples were collected from previously damaged portions of the material in order to minimize damage to the material.

A total of thirty four (34) samples were submitted to LA Testing in South Pasadena, California. LA Testing is accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis.

The analyses of the samples in this report were performed using polarized light microscopy using the EPA method 600/R-93/116. The phase abundances provided are visually estimated and expressed as percent area. Total percentage of sample constituents may total greater than 100 due to trace amounts. The limit of detection for this analytical method is less than one percent. In multilayer samples, unless otherwise specified, the asbestos concentration is reported for the layer where asbestos is found. These results lie within the statistical limits of variability calculated for standard reference samples routinely analyzed in the laboratory. On a per sample basis, the accuracy and precision of the results depend on the type of sample and its asbestos content.

Lead-Based Paint

Paint Testing: The method employed was X-ray fluorescence (XRF) using a Niton XLp 303A by Thermo Scientific, this unit uses a radioactive source of Cadmium 109. It was calibrated to NIST standard lead concentration samples prior to and after its use. Uncoated surfaces and other bare materials were not tested. The instrument was operated in "Quick Mode," where the duration for each test result is determined by a combination of:

- The actual reading relative to the designated action level;
- Age of the radioactive source;
- The substrate on which the test was taken.

The instrument's calibration was verified according to the manufacturer's specifications in compliance with the Performance Characteristic Sheet (PCS) developed for this instrument.

The readings from this instrument produce a 95% confidence level that the "lead" reading accurately reflects the actual level of lead in the tested surfaces, relative to the federal action level.

7.0 SUMMARY OF RESULTS

Asbestos

The following materials were found to contain asbestos and are considered ACM:

Material Description	Material Locations	Condition	Asbestos Percentage	Estimated Quantity*
Drywall & Joint Compound	Throughout	Good	<1% Chrysotile	820
Spray-On Acoustic Surfacing	Throughout	Good	6% Chrysotile	2,600
Stucco	Exterior	Good	<1% Chrysotile	2,000
9" White Floor Tiles & Mastic	Throughout	Good	2% Chrysotile	2,600
Roofing Materials	Roof	Good	Presumed	2,600

* These quantities are only approximations. The exact quantities should be measured by the abatement contractor during the bidding process.

Samples that were found to contain less than one percent (<1%) asbestos by PLM analysis should be further analyzed using the 1000 point count method. This analysis method has a lower detection limit and may if performed yield results lower than the regulatory levels of Cal-OSHA.

All other suspect materials sampled during this assessment tested negative for asbestos.

Lead-Based Paint

Paint Sampling: Throughout the subject property, several of the painted components indicated the presence of lead-based paint (LBP) at or above the action level. The following summary lists the specific components that tested above the action level and their respective locations:

- (Exterior) Wood Window Frame & Sill – 1.6 – 2.5 mg / cm^2
- Men's Restroom Wall Tile Ceramic – 11.4 mg / cm^2

Sampling for this inspection was representative and any components that were not tested but similar to those components that tested positive for LBP should be considered and treated as lead laden.

8.0 RECOMMENDATIONS

Given the clients anticipated renovation of the subject property buildings, Andersen Environmental recommends the following:

Asbestos

Samples that were found to contain less than one percent (<1%) asbestos by PLM analysis should be further analyzed using the 1000 point count method. This analysis method has a lower detection limit and may if performed yield results lower than the regulatory levels of Cal-OSHA.

If materials found to contain asbestos and/or presumed to contain asbestos are going to be disturbed or removed; by law, they must first be abated and properly disposed of by a licensed and Cal/OSHA registered asbestos abatement contractor prior to any renovation or demolition activities.

In as such that no destructive investigation has been performed during the survey, the report may not reveal concealed asbestos-containing materials. Subsequently, additional investigation including construction documents review and/or destructive investigation is recommended as a precaution to prevent accidental exposure when construction or demolition is planned for this facility. Any suspect materials that are uncovered during construction activities; that were not sampled during this assessment, should be considered asbestos containing, unless sampled to prove otherwise.

It is highly recommended that abatement monitoring be performed by the asbestos consultant (Andersen Environmental) if asbestos abatement is to be performed while non-abatement persons (employees, tenants, other building occupants, or general public) are present in adjacent areas. Abatement monitoring included the collection of air samples in adjacent areas to demonstrate that asbestos fibers are not migrating out of the regulated areas. In addition to air sampling, the monitoring includes oversight of the abatement contractor to ensure that the work is being conducted in compliance with all applicable

regulations and in accordance with the scope of work and abatement specifications. Such abatement monitoring serves to limit the legal liabilities of the building owner.

Lead-Based Paint

Numerous components and painted surfaces throughout the interior and exterior of the subject property were determined to contain lead concentrations above the regulated amount. LBP was found intact (good condition).

LBP components in good condition may remain in place subsequent to renovation/demolition or they may be removed intact by lead trained personnel in accordance with all applicable federal, state and local regulations.

Should the contractor choose not to remove the lead-based paint materials and remove the materials in their entirety with the lead-paint components in place, it is recommended that samples representative of the entire mass of the prospective waste stream be collected by the contractor. These samples should then be analyzed according to the CAL EPA protocols for waste characterization as follows:

To characterize all waste streams, the following should be performed:

- Collect a representative sample of the waste material.
- For a pile of waste take one sample of a proportionate combination of Component in the pile. If a large quantity of waste is generated no less than four samples may be required.

Analysis for the waste characterization samples shall be performed as follows:

- Waste generated by chemical stripping shall, in addition to the requirements for determining the solid and soluble lead concentrations, shall be tested for corrosiveness and other contaminants, as applicable, resulting from the chemical stripping process.

- Analyze samples for Total Threshold Limit Concentration (TTLC)
  - If results are less than 50 mg/kg, the waste is not hazardous and shall be disposed as general construction waste.
  - If sample results are between 50 and 1,000 mg/kg the waste shall be tested for Soluble Threshold Limit Concentration (STLC).
  - If the sample results are above 1,000 mg/kg the waste is considered California Regulated Hazardous Waste, and no further testing is needed.

Where waste is required to be tested for STLC, the following shall apply:

- If the STLC results are less than 5 mg/L and had a TTLC of less than 350 mg/kg, the material shall be disposed at a Class II waste landfill. Evidence of such results of the STLC testing will be required by the landfill before waste is accepted. No further testing is required.
- If the STLC results are 5 mg/L or greater, or had a TTLC between 350 mg/kg and 1,000 mg/kg, the waste is a California regulated waste and the material shall be tested using the federally mandated Toxicity Characterization Leaching Procedure (TCLP)

Where waste is required to be tested by TCLP the following shall apply:

- If the TCLP is less than 5 mg/L, the waste is California regulated hazardous solid waste (non-RCRA). This material shall be disposed in a Class I hazardous waste landfill.
- If the TCLP is equal to or greater than 5 mg/L, the waste is a federally regulated hazardous waste solid (RCRA). The waste will then require treatment before being disposed in a Class I hazardous waste landfill.

The removal of material containing any detectable level of lead is subject to OSHA's Lead Exposure in Construction Rule (29 CFR part 1926) and Title 8, Section 1542.1 of the California Code of Regulations.

9.0 RENOVATION, REPAIR AND PAINTING (RRP) RULE

Anyone performing renovation, repair and painting projects that disturb painted surfaces in residences, child care facilities, and schools built before 1978 must be EPA RRP certified and follow specific lead safe work practices to prevent lead contamination. The rule applies where more than 6 square feet per room or 20 square feet outside will be "disturbed" by workers(s) being compensated.

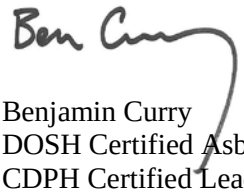
10.0 INSPECTION LIMITATIONS

This Assessment was planned, developed, and implemented based on Andersen Environmental previous experience in performing asbestos and lead-based paint assessments. This inspection was patterned after Chapter 7 of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision)* and NESHAPS; 40 CFR 61 Subpart M. Andersen Environmental utilized state-of-the-art-practices and techniques in accordance with regulatory standards while performing this assessment. Andersen Environmental evaluation of the relative risk of exposure to lead identified during this inspection/risk assessment is based on conditions observed at the time of the inspection. Andersen Environmental cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology. Andersen Environmental uses only qualified personnel to perform building surveys. Reasonable effort was made to survey accessible suspect materials. Additional suspect materials may be located between walls, in voids, or in other inaccessible areas; caution should be exercised regarding these areas.

Andersen Environmental cannot warrant that these buildings do not contain LBP or ACM in locations other than those identified in this report.

Enclosed are the diagram(s), actual test results, and all relevant certifications and licenses.

Survey and Report by:



Benjamin Curry
DOSH Certified Asbestos Consultant No. 09-4549
CDPH Certified Lead Inspector/Assessor/Supervisor No. 20747

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[i] 1997 Revision
[ii] 1997 Revision
[iii] Parts per million
[iv] Applies to sale and application of LBP.
[v] Applies to construction related activities
[vi] Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision).
[vii] Office of Pollution Prevention and Toxics, (August 20, 1996)

Appendix F

Seismic Structural Report

ATKINS

SEISMIC/STRUCTURAL CONDITION ASSESSMENT OF JOSLYN COMMUNITY CENTER 1601 N Valley Drive Manhattan Beach, CA 90266

I. INTRODUCTION

This report summarizes the results of a seismic/structural condition assessment of the existing Joslyn Community Center located at the above referenced address. The review was conducted in accordance with the structural life safety requirements of the current California Building Code (2010 edition), other relevant engineering standards such as the FEMA guidelines, and the prevalent structural engineering practice. The purpose of the seismic/structural condition assessment is to determine the subject building's general structural conditions, adequacy with respect to its occupancy and use, remaining serviceable life expectancy, needs for near term capital repairs/replacements/upgrades, and recommended time frame for capital improvement work.

The findings and recommendations of this report are based on an on-site observation conducted on May 23, 2013 and a review of the following documents:

- Record architectural construction drawings for Renovation of Joslyn Community Center by Andresen Architecture, Inc. dated 2/21/2012.

According to the dedication plaque, the building was constructed circa 1965. No record drawings or documents about the original construction of the Joslyn Community Center are available for the present review. The structural systems and elements of the building were therefore determined based on the aforementioned architectural drawings and data collected during the on-site visual observation.

Structural analysis based on the current building code's structural life safety requirements was conducted to establish a baseline structural asset model to support the assessment of the existing structure's load resisting adequacy, serviceable life expectancy, and needs for near term capital repairs/replacements/upgrades. The data and findings from the field observation and desktop analysis were evaluated to develop the engineer's opinions and recommendations for future capital improvements and time frames.

II. DESCRIPTION OF EXISTING BUILDING STRUCTURES

Constructed circa 1965, presumably based on the 1961 Uniform Building Code, the Joslyn Community Center Building consists of a one-story Type V-B wood frame structure with various steel, concrete, and masonry structural and architectural elements (Fig. 1).

The building has a rectangular footprint of approximately 110' (north-south direction) by 103' (east-west direction), with a 39' by 35' extension for activity space at the northeast corner. The primary structural system consists of plywood sheathing over wood joists and beams supported by wood stud bearing walls and posts. The long span roof over the auditorium is framed with wood joists supported by long span open web truss joists (Fig. 2). Over the stage, a steel girder is installed to support the open web truss joists (Fig. 3) and create the long span stage space (Fig. 4). The front entrance roof canopy consists of four cantilevered concrete barrel shells supported by steel tube posts (Fig. 5). The exterior and interior walls are typically 2x wood studs bearing or partition walls, with stucco, drywall, or masonry finish. Glass glazing is used extensively around the building exterior perimeter.

The floor is constructed of reinforced concrete slabs on grade. The foundation likely consists of shallow spread footings for columns, and continuous shallow footing for the bearing walls. Lateral forces from wind and earthquake are collected by the plywood sheathing of the roof and distributed to the interior and exterior wood stud shear walls.

III. EXISTING STRUCTURAL CONDITIONS

Signs of distress or damages to the structural and non-structural components of the building were visible during the on-site observation. Numerous cracks in the exterior stucco finish were noted in the exterior walls (Fig. 6). Cracks and excessive deformation along the base of the exterior stud and masonry walls were also observed (Fig. 7). Such cracking and deformation are likely the result of past building movement due to seismic motions, foundation settlement, and thermal expansion and shrinkage. Judging by the extent of the cracking and deformation, the effect on the building's existing structural/seismic life safety capacity is minor.

Cracking was noted in the exterior slab on grade (Fig. 8). The extent of the cracking varies from minor to moderate, and is an indication of soil and foundation movement, but poses no direct impact on the existing structure's life safety capacity. Soil and foundation movement is also noted in the interior slab on grade in the Oasis Room, as indicated by the excessive slope in the slab surface (Fig. 9). Severe mortar joint deterioration and rebar corrosion were observed in the exterior retaining walls (Fig. 10). Such damage is likely caused by a combination of exposure to water from the landscape sprinklers and inadequate rebar coverage by concrete mortar.

Compared with buildings of similar vintage and type of construction, the overall structural condition of the Joslyn Community Center appears to be average. The building and architectural finish are well maintained. Other than the aforementioned cracking and localized damage, there is no obvious outstanding structural issue that requires immediate mitigation.

IV. EXPECTED STRUCTURAL PERFORMANCE AND RISK

Structurally, the existing Joslyn Community Center Building appears to have adequate load resistance against gravity and lateral loads specified by the current building code for existing buildings. The existing structure is expected to perform adequately under the day to day occupancy loads within a time frame of 10 years in the short term and 25 years in the long term. The building's risk exposure to earthquake is less predictable due to the uncertainties in predicting future seismic motion intensities. Based on modern seismic risk and hazard evaluation methodologies, we would estimate its potential structural damage due to future severe seismic activities to be approximately 25% of its structural replacement dollar value.

V. ESTIMATED COST FOR REPAIR AND UPGRADE

Currently, the building has no major outstanding structural issues that require immediate repair or mitigation. The cracking and local damage noted in the present structural inventory poses no immediate concerns about the building's structural performance or safety, and can be repaired as follows:

- The cracking in the stud and masonry walls and slabs on grade can be repaired with patching with epoxy or cement based materials. The repair is cosmetic in nature and does not alter the structural load resisting capacity of the existing elements.
- The deformation in the interior slab can be left as is, as the underlying soil likely has reached its required settlement for the load resistance and won't settle further.

- The damaged exterior retaining walls can be repaired with replacing the rusted rebars and cracked cap mortar joint with new bars and mortar in kind.

Depending on the City's capital improvement budgets, such repair can be included in the City's short term (1-3 years) capital improvement programs. The estimated cost for such repair is summarized in the following table

Item	Unit Cost	Quantity	Estimate Cost
Crack Repair in Stud Walls	$20	300 feet	$6,000
Crack Repair in CMU window walls	$20	10 feet	$200
Crack Repair in Slabs on Grade	$30	30 feet	$900
Retaining Wall Rebar & Cap Joint	$30	20 feet	$600

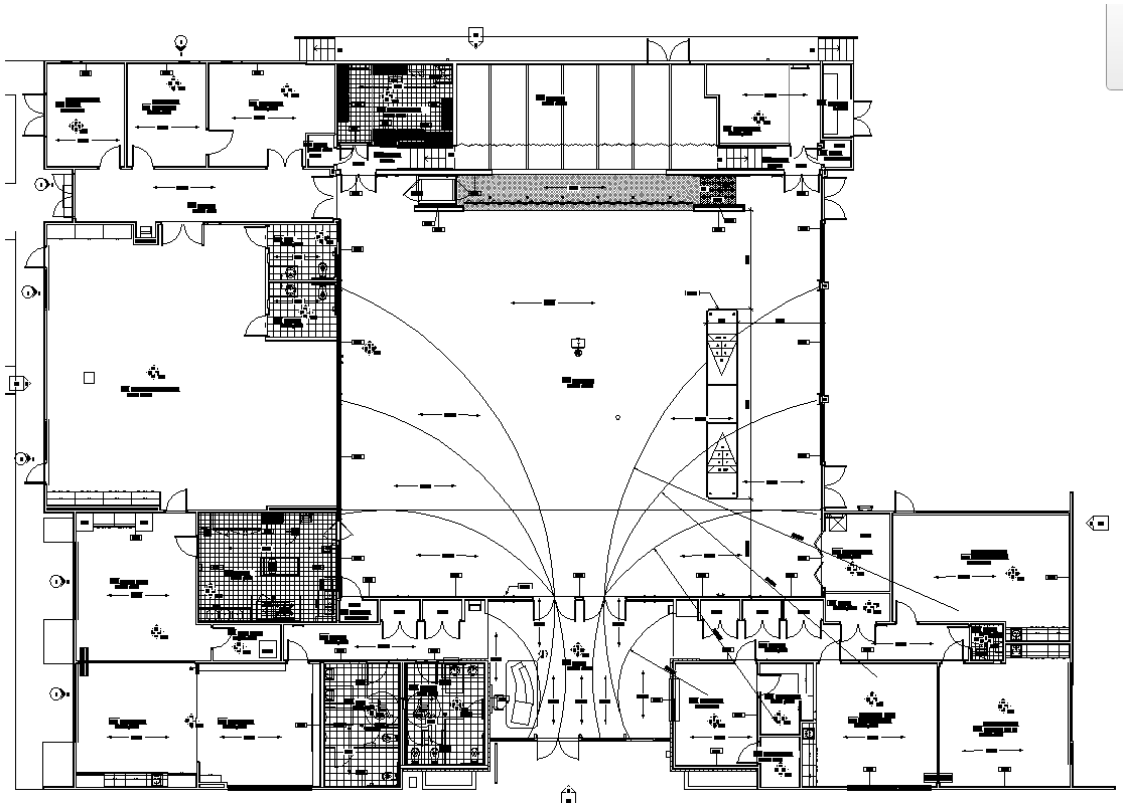

Figure 1: Building Plan (First Floor)

Figure 2: Roof Framing over Auditorium

Figure 3: Steel Girder over Stage

Figure 4: Auditorium Stage

Figure 5: Concrete Barrels

Figure 6: Stucco Cracking in Exterior Walls

Figure 7: Settlement and Cracking in Exterior Walls

Figure 8: Cracked Exterior Slab on Grade

Figure 9: Deformation in Interior Slab on Grade

Figure 10: Deterioration of Exterior Retaining Walls

Appendix G
Glossary of Terms

Acronyms & Glossary of Terms

CMU	Concrete Masonry Unit
BUR	Built-Up Roof
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
SC	Solid Core Doors
HM	Hollow Metal Doors
MH	Man Holes
ABC	Aggregate Base Course
EMT	Electrical Metallic Conduit
EUL	Estimated Useful Life
RUL	Recommended Useful Life
EOL	End of Life
FCI	Facility Condition Index
CRV	Current Replacement Value
DM	Deferred Maintenance
SF	Square Foot
SY	Square Yards
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
NFPA	National Fire Protection Association
FACP	Fire Alarm Control Panel
NAC	Notification Appliance Circuit
FCC	Fire Command Center
HVAC	Heating Ventilating and Air conditioning
VAV	Variable Air Volume
AHU	Main Air Handling Units
HP	Horse Power
FSS	Fuel Supply System
MDP	Main Distribution Panel
SES	Service Entrance Switchboard's
NEMA	National Electrical Manufactures Association
HID	Intensity Discharge
EMT	Electrical Metallic Tubing
KVA	kilovolt-ampere
RO	Reverse Osmosis
BTU/HR	British Thermal Units per Hour
kW	Kilowatt
FPM	Feet per Minute (Elevator Speed)
Amp	Amperage

Acronyms & Glossary of Terms

BTU – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

Building Envelope - The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof and soffit areas.

Building Systems – Interacting or independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

Caulking – Soft, putty-like material used to fill joints, seams, and cracks.

Codes – See building codes.

Component – A fully functional portion of a building system, piece of equipment, or building element.

Deferred Maintenance – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

Expected Useful Life (EUL) – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

Facility – All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

Flashing – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

Remaining Useful Life (RUL) – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extent of use, etc.

Thermal Resistance (R) – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: R = Thickness(in inches)/K

Structural Frame – The components or building systems that support the building's nonvariable forces or weights (dead loads) and variable forces or weights (live loads).

Warranty – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.