

Citywide
Facility Condition Assessment

Report of
Facility Condition Assessment

For
City of Manhattan Beach
Marine Avenue Park
1625 Marine Avenue, Manhattan Beach, CA



September 4, 2013
(Rev A)

Provided By:

Faithful+Gould, Inc.

Provided For:



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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 Marine Avenue Park located at 1625 Marine Avenue, Manhattan Beach, CA (The Facility). The facility consisted of the following buildings:

-  Community Building
-  East Storage Building
-  Snack Bar and Score Booth
-  Open Pavilion
-  Storage Shed

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. If the work is procured through public general contractor bids, we recommend budgeting for additional project costs of between 25%-30% to allow for professional fees and general contractor overhead/profit and management costs.

Charts EX-1 through to EX-7 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 13 and 14, 2013, Mr. Jeffrey Dillon of Faithful+Gould visited the facility to observe and document the condition of each 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:	Community Building	LAT/LONG:	33° 89' 48" N / -118° 38' 44" W
ADDRESS:	1625 Marine Avenue, Manhattan Beach, CA 90266	OCCUPANCY STATUS:	
		OCCUPIED <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> PARTIALLY <input type="checkbox"/>	
HISTORIC DISTRICT:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HISTORIC BUILDING:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
GROSS SQUARE FOOTAGE OF BUILDING:	2,064	GROSS SQUARE FOOTAGE OF LAND:	326,700 (estimated) Whole Facility
CURRENT REPLACEMENT VALUE:	\$466,766	YEAR OF CONSTRUCTION:	1986
		BUILDING EUL:	60 Years
		BUILDING RUL:	33 Years
BUILDING USE:	Recreation Center	NUMBER OF STORIES:	1

BUILDING DESCRIPTION

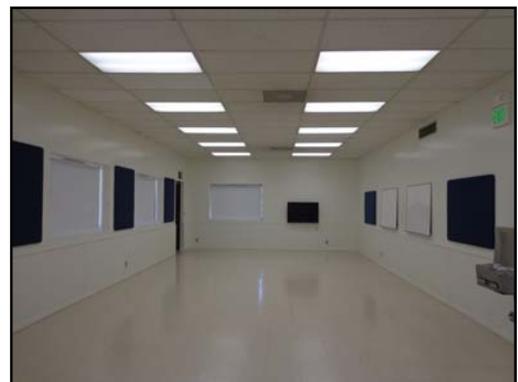
The Community Building is an integral part of the Marine Avenue Park facility located at the southern end of the park along Marine Avenue and was developed in circa 1986.

The building has a wood rafter roof construction which is supported via a concrete masonry unit wall construction which has a decorative split-faced finish. The hipped sloped roof contained a concrete tile roof covering. The floor consisted of a cast-in-place reinforced concrete slab-on-grade. Windows consisted of insulated units and doors consisted of single glazed or metal doors.



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

The heating for the building is provided via interior gas furnace, replaced in 2012. The building is not cooled. The unit is controlled via a wall mounted thermostat. Conditioned air is distributed throughout the building via metal ductwork. Hot water is provided by a tank-less domestic water heater. The Main Distribution Panel is a Challenger unit that is rated at 120/240 volts at 400-amps. The interior lighting is generally provided by recessed and surface mounted 2' x 4' and fluorescent fixtures with T8 watt tubes and electronic ballasts, while the exterior fixtures are can inserted LED lamps.



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

Table EX-2 Facility Details

BUILDING NAME:	East Storage Building	LAT/LONG:	33° 89' 48" N / -118° 38' 44" W
ADDRESS:	1625 Marine Avenue, Manhattan Beach, CA 90266	OCCUPANCY STATUS:	
		OCCUPIED <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> PARTIALLY <input type="checkbox"/>	
HISTORIC DISTRICT:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HISTORIC BUILDING:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
GROSS SQUARE FOOTAGE OF BUILDING:	600	GROSS SQUARE FOOTAGE OF LAND:	326,700 (estimated) Whole Facility
CURRENT REPLACEMENT VALUE:	\$58,887	YEAR OF CONSTRUCTION:	1986
		BUILDING EUL:	60 Years
		BUILDING RUL:	33 Years
BUILDING USE:	Storage and Maintenance Building	NUMBER OF STORIES:	1

BUILDING DESCRIPTION

The East Storage building comprises part of the Marine Avenue Park facility and is located to the north of the Community Building and was constructed in 1986.

The building has a wood rafter roof construction which is supported via a concrete masonry unit wall construction which has a decorative split-faced finish. The hipped sloped roof contained a concrete tile roof covering. The floor consisted of a cast-in-place reinforced concrete slab-on-grade. The doors consisted of hollow core or overhead metal doors



The interior finishes of the building contained a sealed concrete floor, unfinished CMU walls and the exposed roof framing and sheathing.

There are no heating and cooling or domestic hot water systems provided at this building.

The electrical system is supplied from the main park building. The light fixtures consisted of surface mounted 4' strip T8 fluorescent fixtures.

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

Table EX-3 Facility Details

BUILDING NAME:	Snack Bar and Score Booth	LAT/LONG:	33°.89'48"N / -118°.38'44"W
ADDRESS:	1625 Marine Avenue, Manhattan Beach, CA 90266	OCCUPANCY STATUS:	
		OCCUPIED <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> PARTIALLY <input type="checkbox"/>	
HISTORIC DISTRICT:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HISTORIC BUILDING:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
GROSS SQUARE FOOTAGE OF BUILDING:	480	GROSS SQUARE FOOTAGE OF LAND:	44,200 (estimated) Whole Facility
CURRENT REPLACEMENT VALUE:	\$114,171	YEAR OF CONSTRUCTION:	1992
		BUILDING EUL:	60 Years
		BUILDING RUL:	33 Years
BUILDING USE:	Recreation	NUMBER OF STORIES:	2

BUILDING DESCRIPTION

The Snack Bar and Score Booth building is an integral part of the Marine Avenue Park facility located to the north of the Community Building and was developed in circa 1992.

The building has a wood rafter roof construction which is supported via a concrete masonry unit wall construction which has a decorative split-faced finish. The hipped sloped roof contained a concrete tile roof covering. The lower floor consisted of a cast-in-place reinforced concrete slab-on-grade and the second is constructed with wood joists and plywood sheathing. Windows consisted of insulated units and doors consisted of single glazed or metal doors.



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

The building is not provided with heating or cooling. Hot water is provided by an electric domestic water heater with a capacity of four US gallons. The Main Distribution Panel is a Cutler Hammer unit that is rated at 120/240 volts at 200-amps. The interior lighting is generally provided by surface mounted 2' x 4' and fluorescent fixtures with T8 watt tubes and electronic ballasts.



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

Table EX-4 Facility Details

BUILDING NAME:	Open Pavilion	LAT/LONG:	33° 89' 48" N / -118° 38' 44" W
ADDRESS:	1625 Marine Avenue, Manhattan Beach, CA 90266	OCCUPANCY STATUS:	
		OCCUPIED <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> PARTIALLY <input type="checkbox"/>	
HISTORIC DISTRICT:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	HISTORIC BUILDING:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
GROSS SQUARE FOOTAGE OF BUILDING:	1,032	GROSS SQUARE FOOTAGE OF LAND:	784,080 (estimated) Whole Facility
CURRENT REPLACEMENT VALUE:	\$71,217	YEAR OF CONSTRUCTION:	1986
		BUILDING EUL:	60 Years
		BUILDING RUL:	33 Years
BUILDING USE:	Recreation	NUMBER OF STORIES:	1

BUILDING DESCRIPTION

The Open Pavilion structure forms part of the Marine Avenue Park facility and is located at the southwest corner of the site along Marine Avenue. The Pavilion structure was constructed in circa 1986.

The building has a steel rigid frame construction and with a concrete slab-on-grade cast-in-place floor. The roof coverings are corrugated metal panels which are mechanically fixed to the steel structure.

There are no interior surfaces as the structure is open sided. There is no heating or cooling at the building.

The structure does not contain HVAC equipment, domestic water, electrical service, wet-pipe sprinkler system, fire alarm system, intruder security alarm or emergency generator.



Table EX-5 Facility Details

BUILDING NAME:	Storage Shed	LAT/LONG:	33° 89' 48" N / -118° 38' 44" W
ADDRESS:	1625 Marine Avenue, Manhattan Beach, CA 90266	OCCUPANCY STATUS:	
HISTORIC DISTRICT:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	OCCUPIED <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> PARTIALLY <input type="checkbox"/>	
HISTORIC BUILDING:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
GROSS SQUARE FOOTAGE OF BUILDING:	120	GROSS SQUARE FOOTAGE OF LAND:	44,200 (estimated) Whole Facility
CURRENT REPLACEMENT VALUE:	\$11,040	YEAR OF CONSTRUCTION:	1998
		BUILDING EUL:	60 Years
		BUILDING RUL:	33 Years
BUILDING USE:	Storage	NUMBER OF STORIES:	1

BUILDING DESCRIPTION

The Storage Shed is located at the southwest corner of Marine Avenue Park along the western perimeter and was developed in 1998.

The building has a wood joist roof construction which is supported via wood framed walls which are encapsulated with cementitious clapboard type siding and with concrete masonry units at the rear wall. The low-sloped roof contained an asphalt shingle roof covering. The floor consisted of a concrete slab-on-grade. The front door consisted of double hollow core metal doors.

The interior finishes of the building contained the concrete slab and the exposed perimeter wall and roof framing.

The building does not contain HVAC, domestic water, electric service, 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 buildings. 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-6 Summary of Asbestos Results

Material Description	Material Location	Condition	Asbestos Percentage	Estimated Quantity*
Roofing Materials (Mastic & Felts)	Roof	Good	Presumed	3,000

* These quantities are only approximations

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

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:

- All interior and exterior painted surfaces samples during the inspection tested negative for lead-based paint.

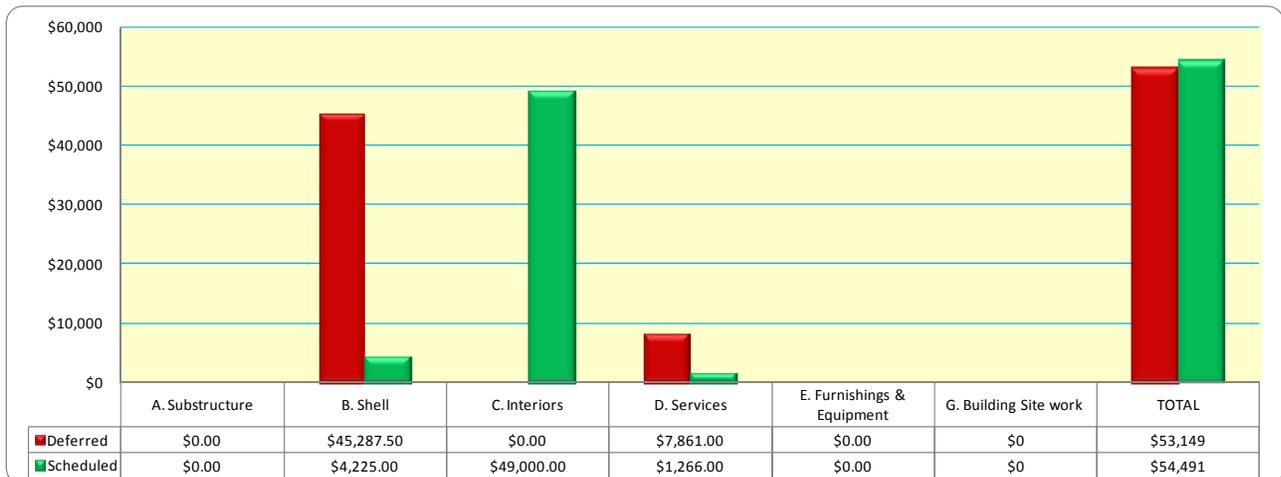
BUILDING EXPENDITURE SUMMARY

The building expenditure summary section provides an executive overview of the findings from the assessments. Charts EX-1 through to EX-5 provides 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-6 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.

Community Building

The results illustrate a total anticipated expenditure over the study period of circa \$107,640.

Chart EX-1 Building Expenditure Summary ^{1 & 2}



KEY FINDINGS

-  B Shell: Replace damaged wood trim at an estimated cost of \$2,975 in year 2013
-  B Shell: Repaint exterior wall surfaces at an estimated cost of \$1,788 in years 2013, 2017 and 2021
-  B Shell: Repair roof covering at an estimated cost of \$40,200 in year 2013
-  C Interiors: Repaint interior wall surfaces at an estimated cost of \$21,125 in years 2016 and 2020
-  C Interiors: Replace vinyl flooring at an estimated cost of \$6,750 in year 2021

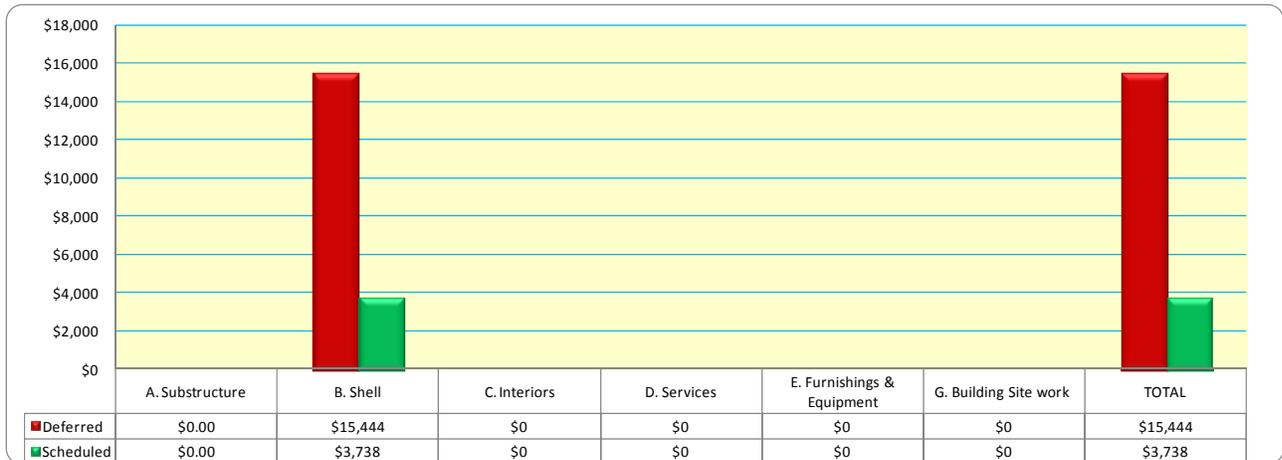
¹ All costs presented in present day values

² Costs represent total anticipated values over the 10 year study period

East Storage Building

The results illustrate a total anticipated expenditure over the study period of circa \$19,181.

Chart EX-2 Building Expenditure Summary ^{1 & 2}



KEY FINDINGS

- + B Shell: Repaint exterior wall surfaces, windows and doors at an estimated cost of \$1,869 in years 2013, 2017 and 2021
- + B Shell: Replace the hollow core steel door at an estimated cost of \$1,875 in year 2013
- + B Shell: Repair roof covering at an estimated cost of \$11,700 in year 2013

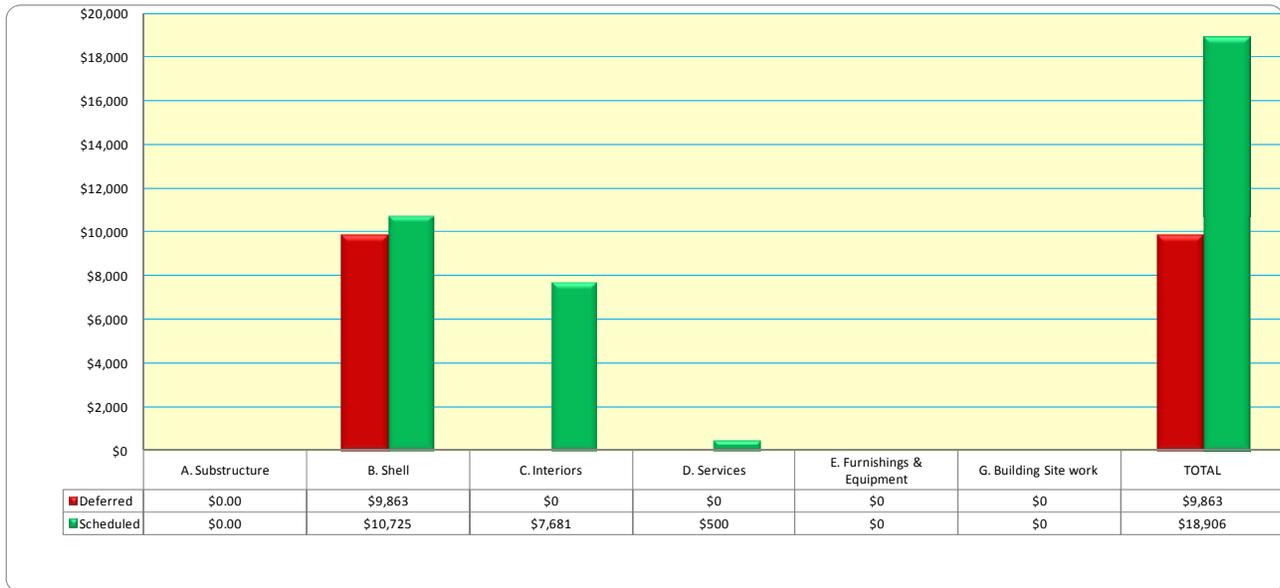
¹ All costs presented in present day values

² Costs represent total anticipated values over the 10 year study period

Snack Bar and Score Booth

The results illustrate a total anticipated expenditure over the study period of circa \$28,769.

Chart EX-3 Building Expenditure Summary ^{1 & 2}



KEY FINDINGS

- ✚ B Shell: Repaint exterior wall surfaces at an estimated cost of \$5,363 in years 2013, 2017 and 2021
- ✚ B Shell: Repair roof covering at an estimated cost of \$4,500 in year 2013
- ✚ C Interiors: Repaint interior wall and ceiling surfaces at an estimated cost of \$2,763 in years 2016 and 2021
- ✚ C Interiors: Replace vinyl flooring at an estimated cost of \$2,156 in year 2021

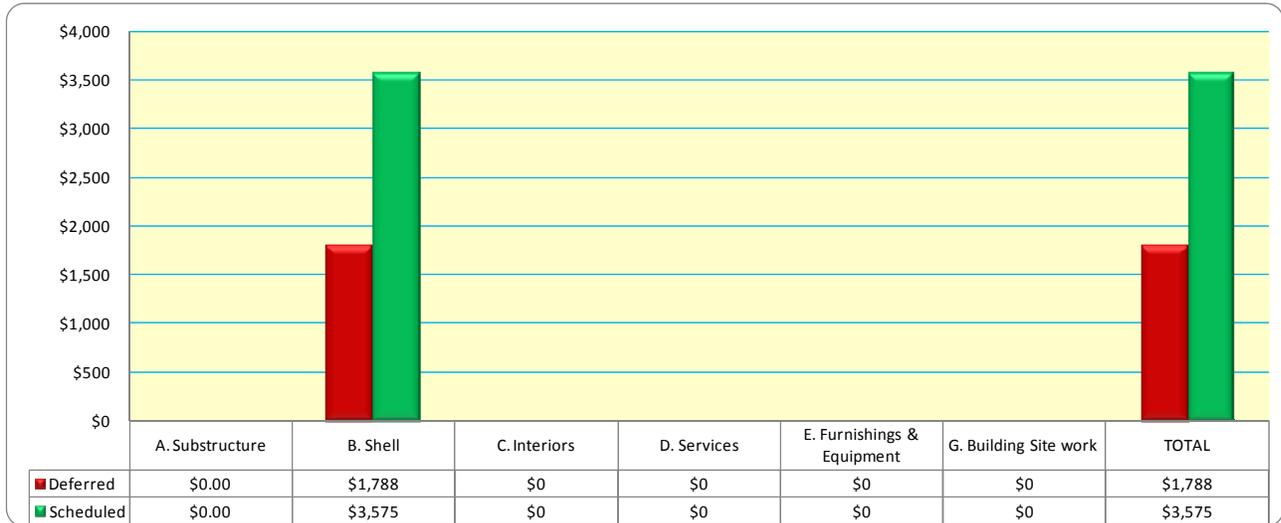
¹ All costs presented in present day values

² Costs represent total anticipated values over the 10 year study period

Open Pavilion

The results illustrate a total anticipated expenditure over the study period of circa \$5,363.

Chart EX-4 Building Expenditure Summary ^{1 & 2}



KEY FINDINGS

-  B Shell: Repaint the steel structures at an estimated cost of \$1,788 in years 2013, 2017 and 2021

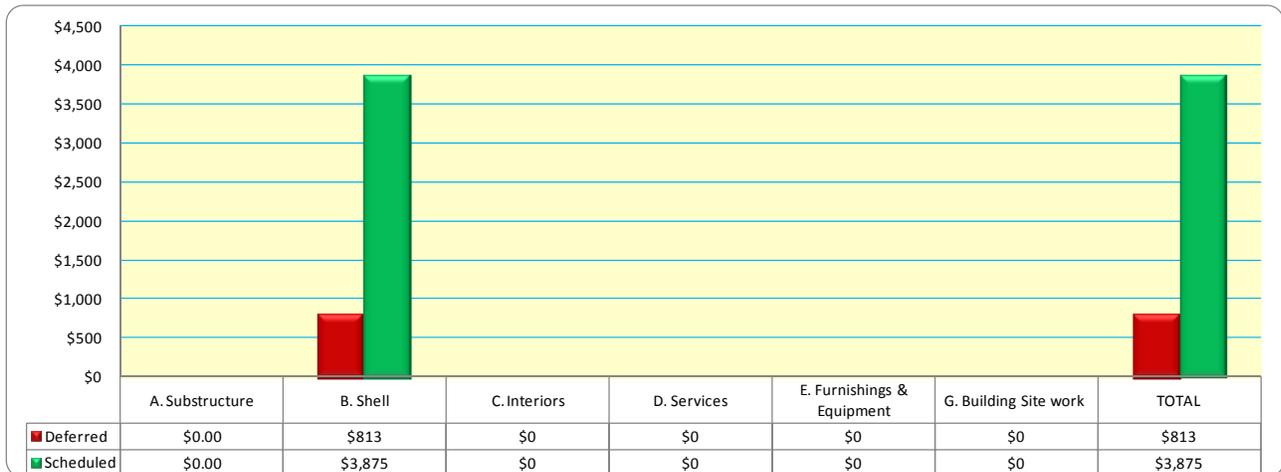
¹ All costs presented in present day values

² Costs represent total anticipated values over the 10 year study period

Storage Shed

The results illustrate a total anticipated expenditure over the study period of circa \$4,688.

Chart EX-5 Building Expenditure Summary ^{1 & 2}



KEY FINDINGS

-  B Shell: Repaint the exterior walls and doors structures at an estimated cost of \$813 in years 2013, 2017 and 2021
-  B Shell: Replace the roofing system at an estimated cost of \$2,250 in year 2015

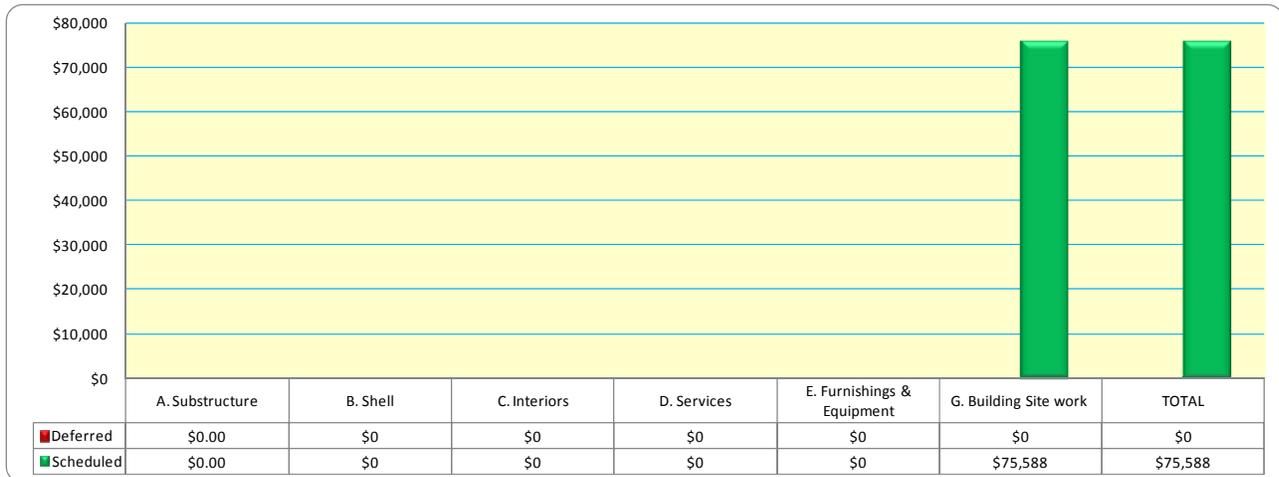
¹ All costs presented in present day values

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 \$75,588.

Chart EX-6 Building Expenditure Summary ^{1 & 2}



KEY FINDINGS

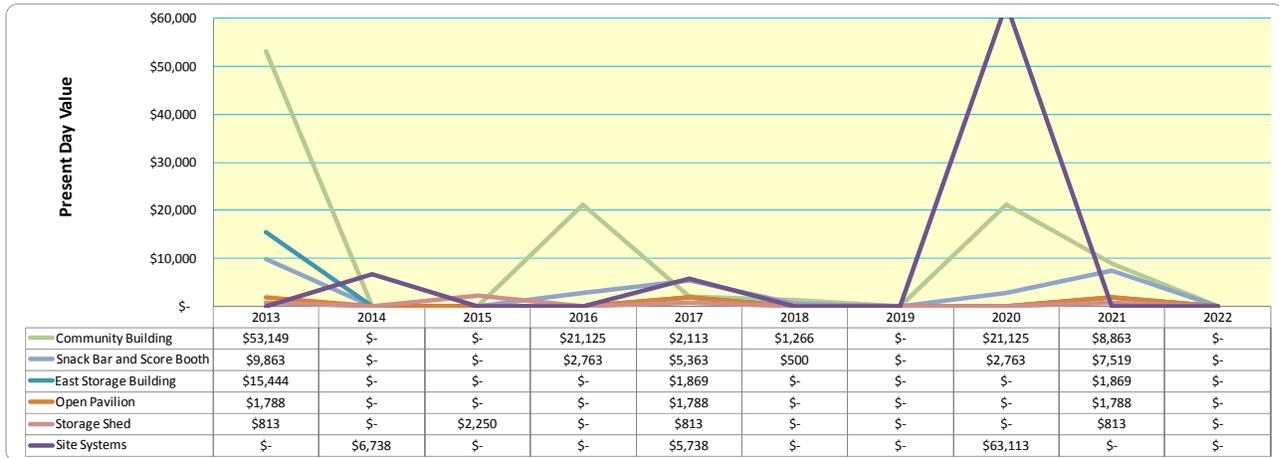
-  G Building Sitework: Repair, seal and stripe the asphalt pavement at an estimated cost of \$5,738 in years 2014, 2017 and 2020
-  G Building Sitework: Asphalt mill and overlay at an estimated cost of \$57,375 in year 2020

¹ All costs presented in present day values

² Costs represent total anticipated values over the 10 year study period

Chart EX-7 illustrates a summary of yearly anticipated expenditures over the cost study period for each of the Marine Avenue Park buildings and site systems. A detailed breakdown of anticipated expenditures is contained within Appendix A of this report.

Chart EX-7 Expenditure Forecast ^{1 & 2}



¹ All costs presented in present day values

² Costs represent total anticipated values over the 10 year study period

This chart highlights significant expenditure for the Marine Avenue Park buildings and site systems throughout the study period primarily due to the following systems which are expected to reach their Estimated Useful Life (EUL) and therefore due for replacement. The lines represent the total expenditure for each year, and are a useful tool to indicate the magnitude of the impending issues the buildings will face.

Community Building

Year 2013

- + Repair wood soffit and fascia
- + Tile roof maintenance

Year 2016

- + Repaint interior painted surfaces

Year 2020

- + Repaint interior walls and ceilings

Site Systems

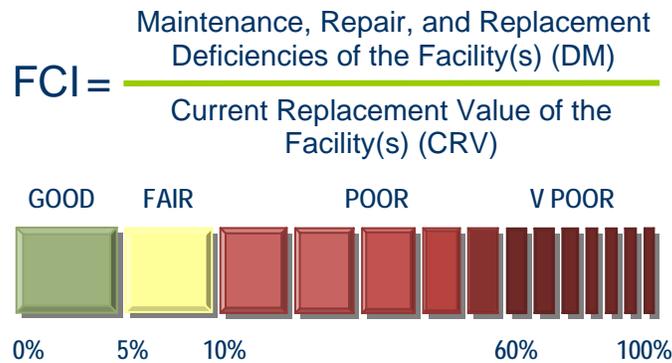
Year 2020

- + Overlay asphalt works

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:



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 (0.05 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-7 will help interpret the results:

Table EX-7 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-8 provides calculations of the FCI for each of the Polliwog Park buildings (excluding the site system expenditure costs); illustrating both the current condition of the buildings and the likely condition of the buildings should the required funding not be expended over the study period. The results of the study indicate that currently the buildings are similar in their condition, with half of the buildings starting in the POOR condition rating. The other building start in the GOOD and FAIR condition. All end in the POOR condition rating, except for Open Pavilion.

Table EX-8 Facility Condition Index

Building Name	FCI	Gross Square Foot (GSF)	CRV per GSF	Current Replacement Value (CRV)	Deferred Maintenance Value (DM)	FCI Ratio	Property Condition
Community Building	Current FCI Ratio	2,064	\$226	\$466,766	\$53,148	14.4%	POOR
Community Building	Year 10 FCI Ratio	2,064	\$226	\$466,766	\$107,639	23.1%	POOR
Snack Bar and Score Booth	Current FCI Ratio	480	\$238	\$114,171	\$9,863	8.6%	FAIR
Snack Bar and Score Booth	Year 10 FCI Ratio	480	\$238	\$114,171	\$28,769	25.2%	POOR
Storage Shed	Current FCI Ratio	120	\$92	\$11,040	\$812	7.4%	FAIR
Storage Shed	Year 10 FCI Ratio	120	\$92	\$11,040	\$4,687	42.5%	POOR
East Storage Building	Current FCI Ratio	600	\$98	\$58,887	\$15,444	26.2%	POOR
East Storage Building	Year 10 FCI Ratio	600	\$98	\$58,887	\$19,181	32.6%	POOR
Open Pavilion	Current FCI Ratio	1,032	\$69	\$71,217	\$1,788	2.5%	GOOD
Open Pavilion	Year 10 FCI Ratio	1,032	\$69	\$71,217	\$5,363	7.5%	FAIR

Chart EX-8 indicates the affects of the FCI ratio per year, assuming the required funds and expenditures **ARE** made to address the identified works and deferred maintenance each year. As explained the buildings range in condition at this current time.

Chart EX-8 Year by Year Effects of FCI over the Study Period

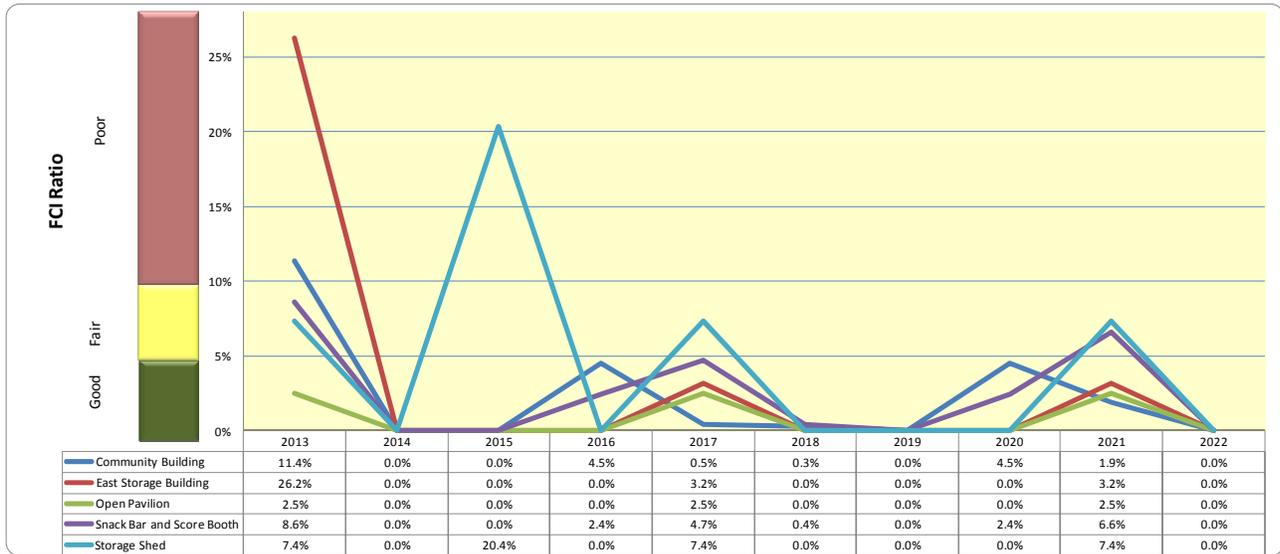
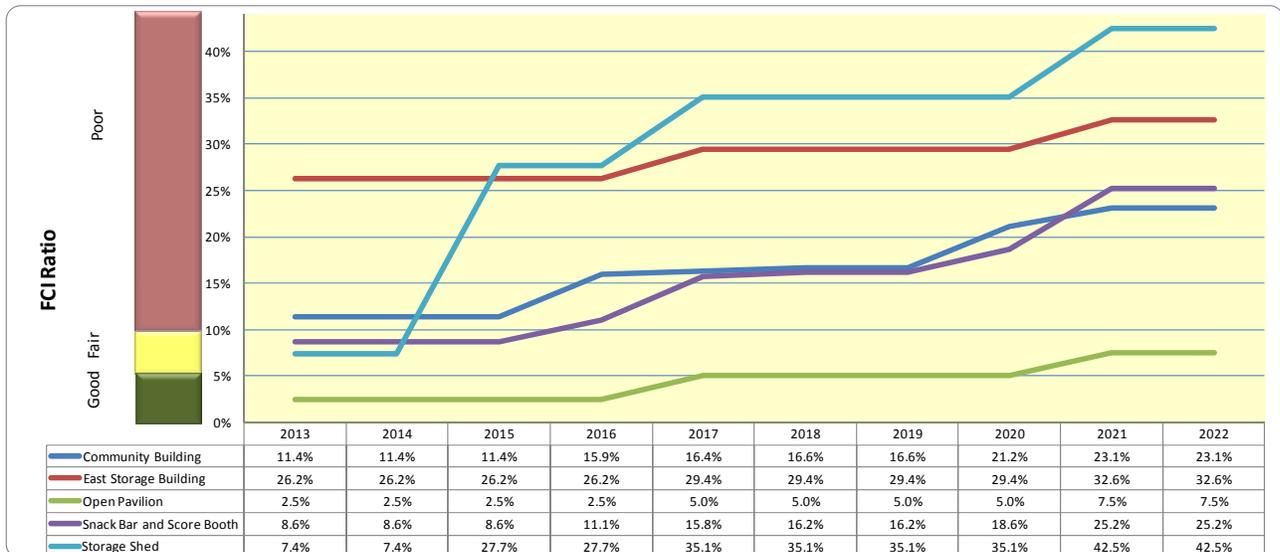


Chart EX-9 indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are **NOT** provided to address the identified actions and deferred maintenance each year. Only one building starts in the GOOD condition rating and ends in the FAIR condition rating. The rests all finish in the POOR condition.

Chart EX-9 Cumulative Effects of FCI over the Study Period



PRIORITIZATION OF WORK

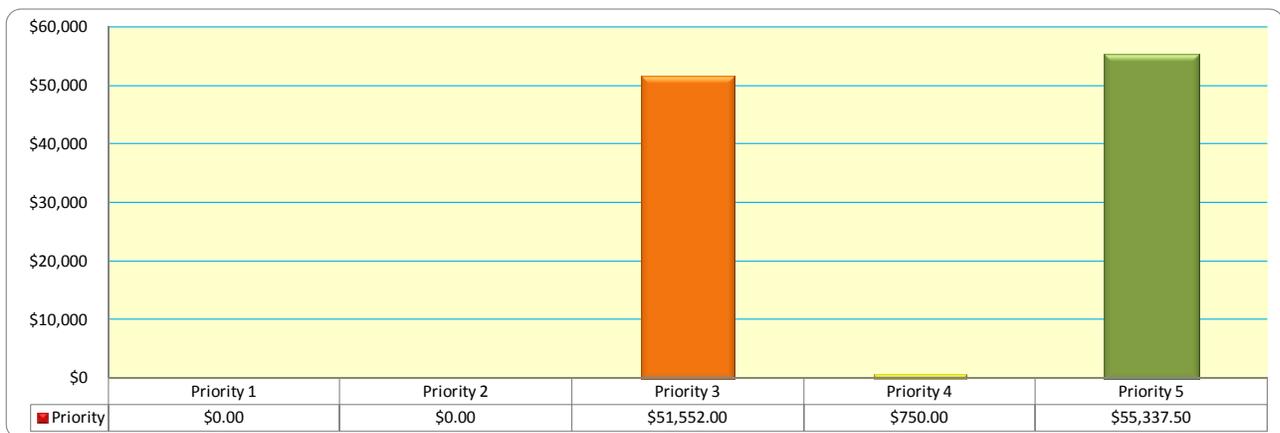
Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessments. The following Priorities are shown below:

- 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-10 through to EX-15 illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority for each building and the site systems.

Community Building

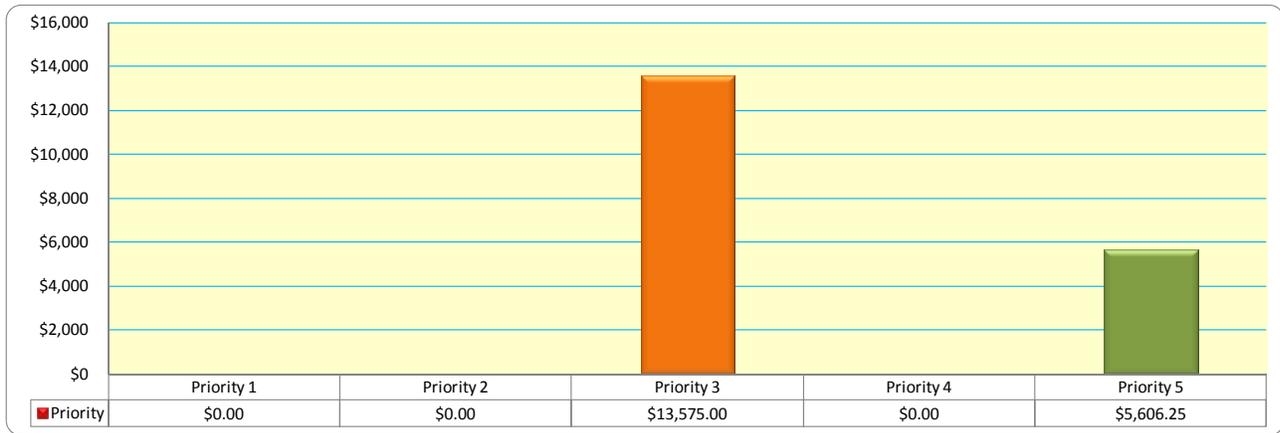
Chart EX-10 Cumulative Prioritization of Work



Priority 5 requires the most amount of expenditure in this study. These categories illustrate that the majority of the work, which needs to be undertaken is associated with the appearance of the building.

East Storage Building

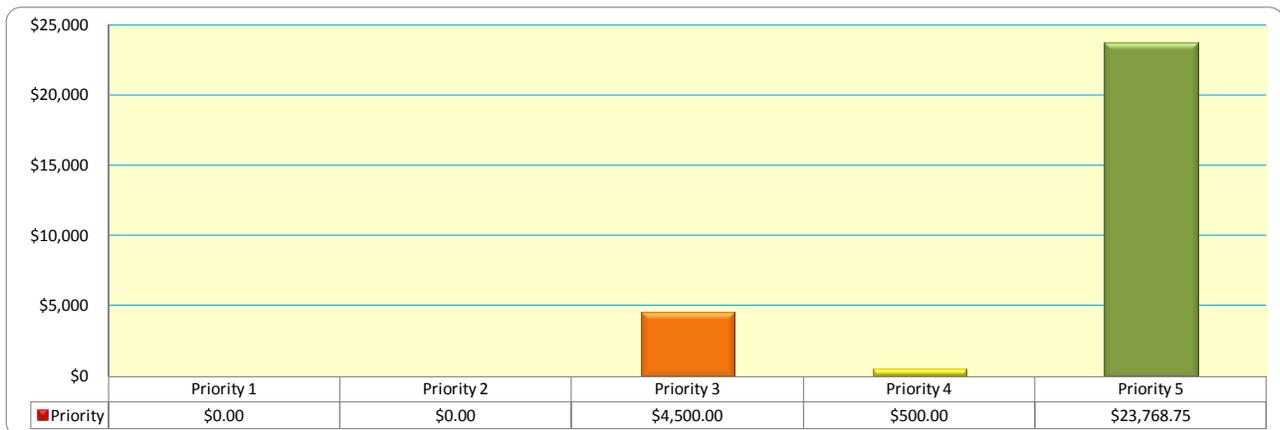
Chart EX-11 Cumulative Prioritization of Work



Priority 3 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 maintaining the facility.

Snack Bar and Score Booth

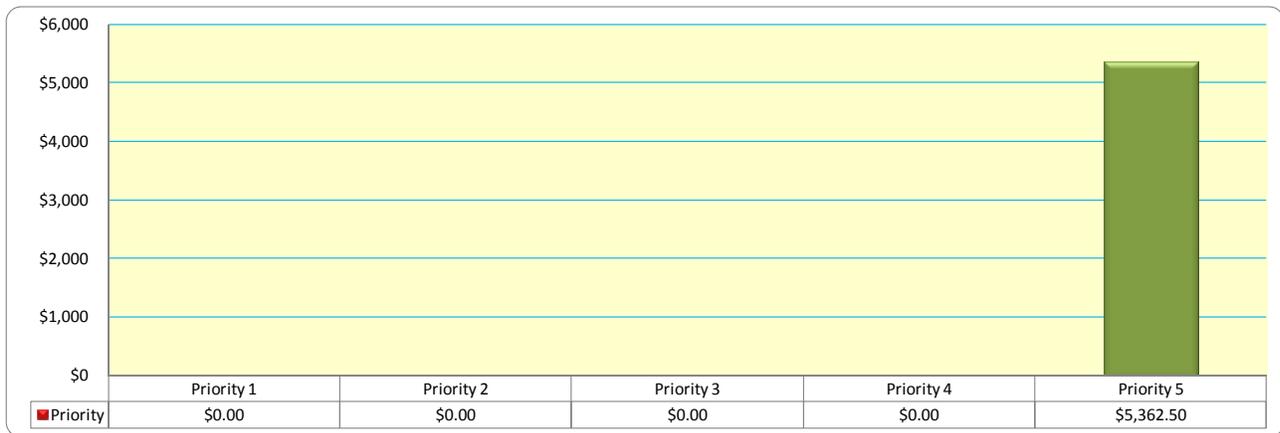
Chart EX-12 Cumulative Prioritization of Work



Priority 5 requires the most amount of expenditure in this study. These categories illustrate that the majority of the work, which needs to be undertaken is associated with the appearance of the building.

Open Pavilion

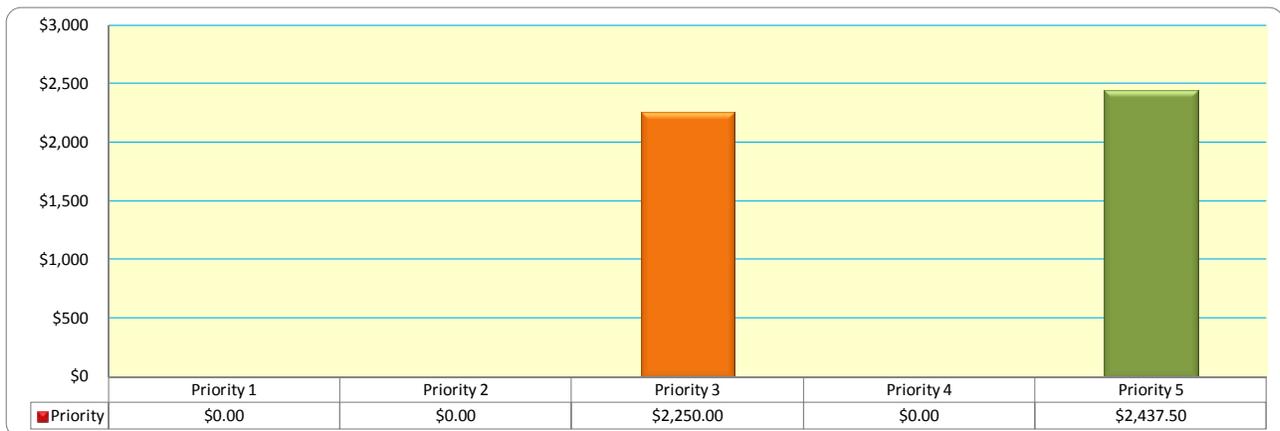
Chart EX-13 Cumulative Prioritization of Work



Priority 5 requires the most amount of expenditure in this study. These categories illustrate that the majority of the work, which needs to be undertaken is associated with the appearance of the building.

Storage Shed

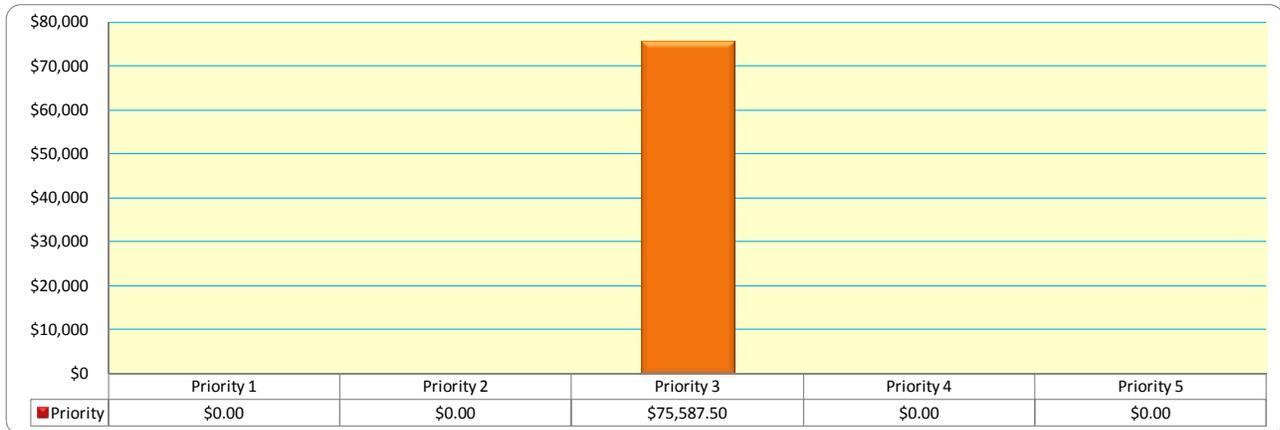
Chart EX-14 Cumulative Prioritization of Work



Priority 5 requires the most amount of expenditure in this study. These categories illustrate that the majority of the work, which needs to be undertaken is associated with the appearance of the building.

Site Systems

Chart EX-15 Cumulative Prioritization of Work



Priority 3 appears to require the most amount of expenditure in this study. The expenditure relates to compromised assets located at the site.

Chart EX-16 through Chart EX-21 illustrates the expenditure per priority code, per each year within the 10 year study period.

Community Building

Chart EX-16 Year by Year Cumulative Prioritization of Work

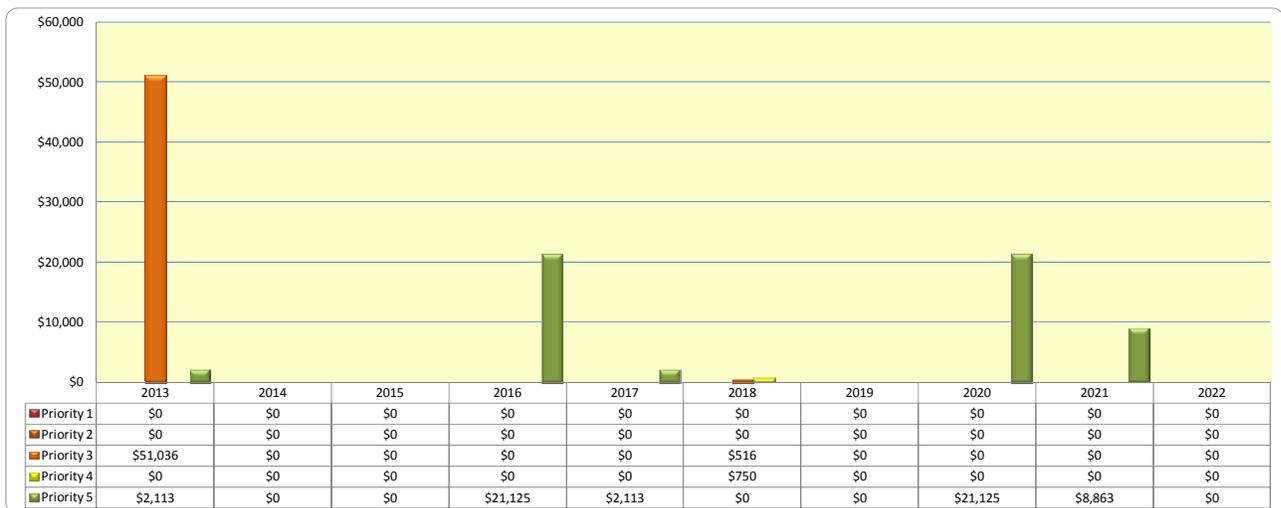


Chart EX-16 illustrates that there is one major year for Priority 3 at the start of the study period.

East Storage Building

Chart EX-17 Year by Year Cumulative Prioritization of Work

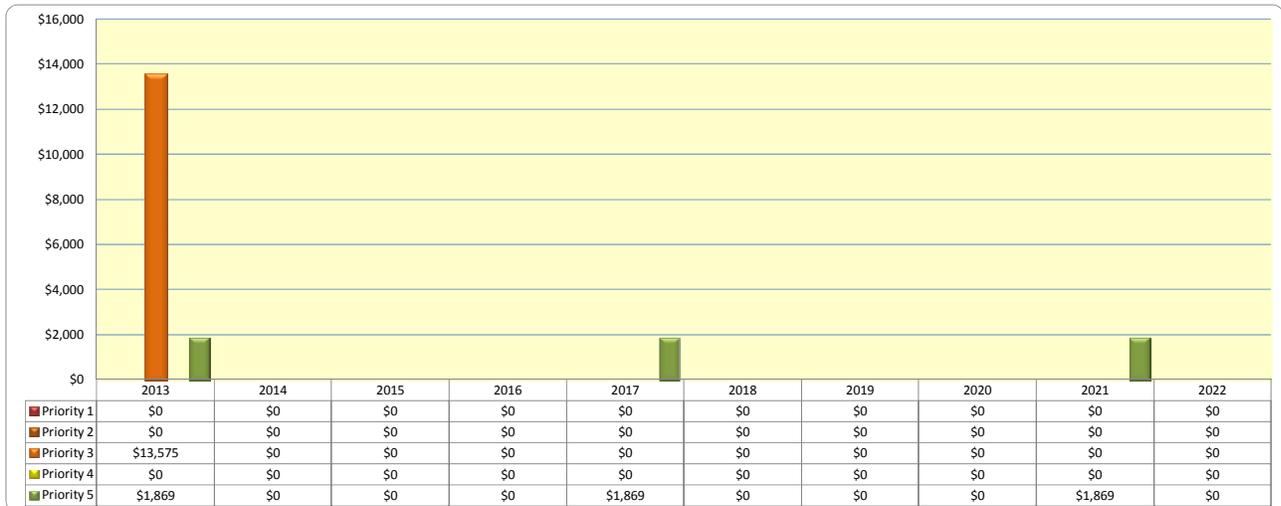


Chart EX-17 illustrates that there is one major year for Priority 3 at the start of the study period.

Snack Bar and Score Booth

Chart EX-18 Year by Year Cumulative Prioritization of Work

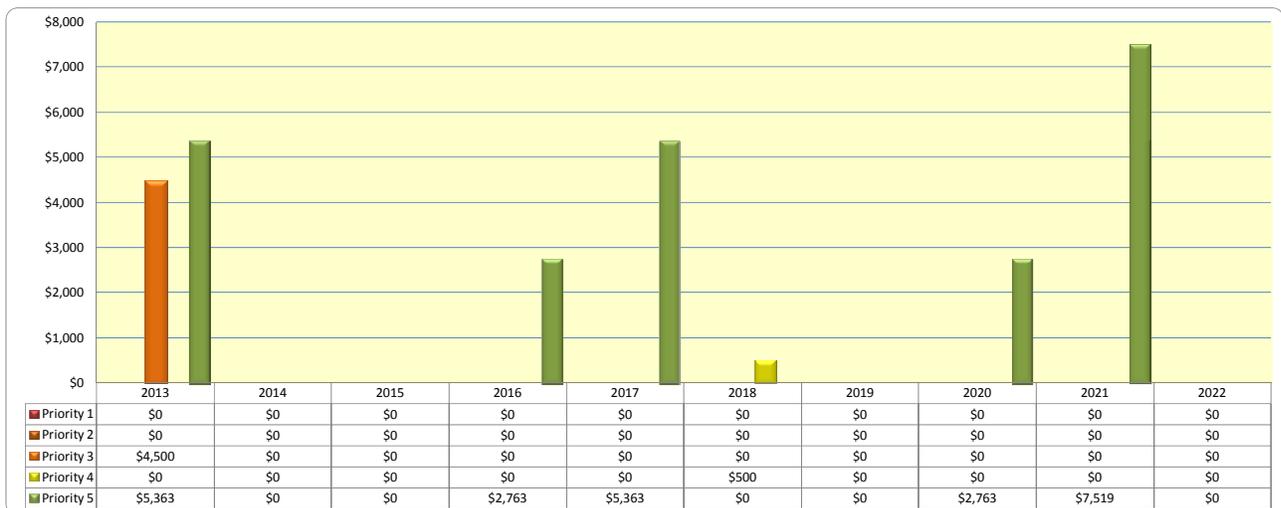


Chart EX-18 illustrates Priority 5 requires the greatest amount of expenditure, throughout the study period.

Open Pavilion

Chart EX-19 Year by Year Cumulative Prioritization of Work

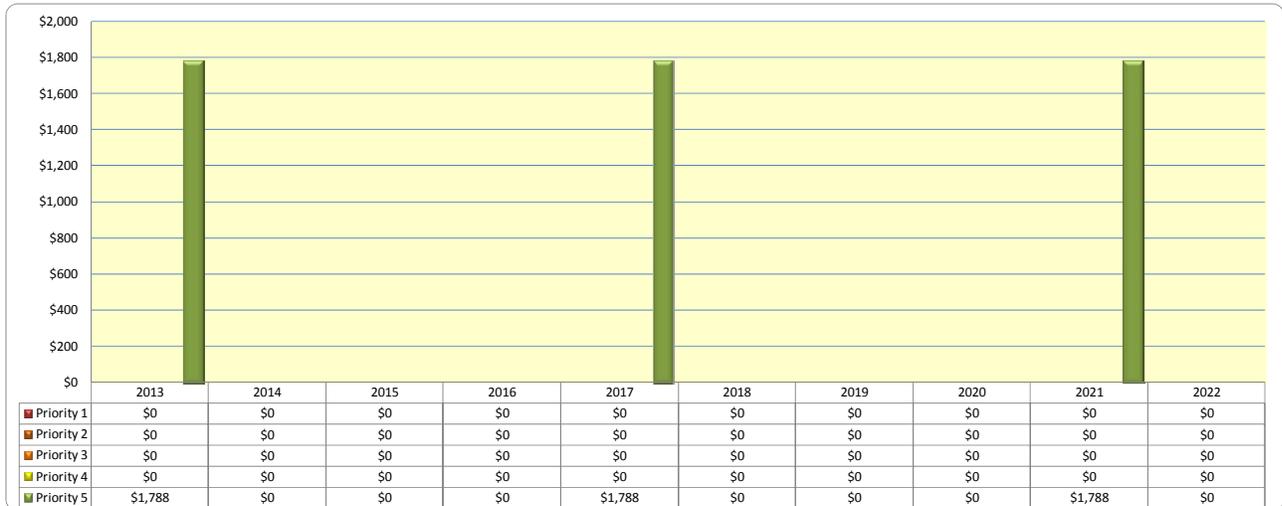


Chart EX-19 illustrates Priority 5 requires the greatest amount of expenditure, throughout the study period.

Storage Shed

Chart EX-20 Year by Year Cumulative Prioritization of Work

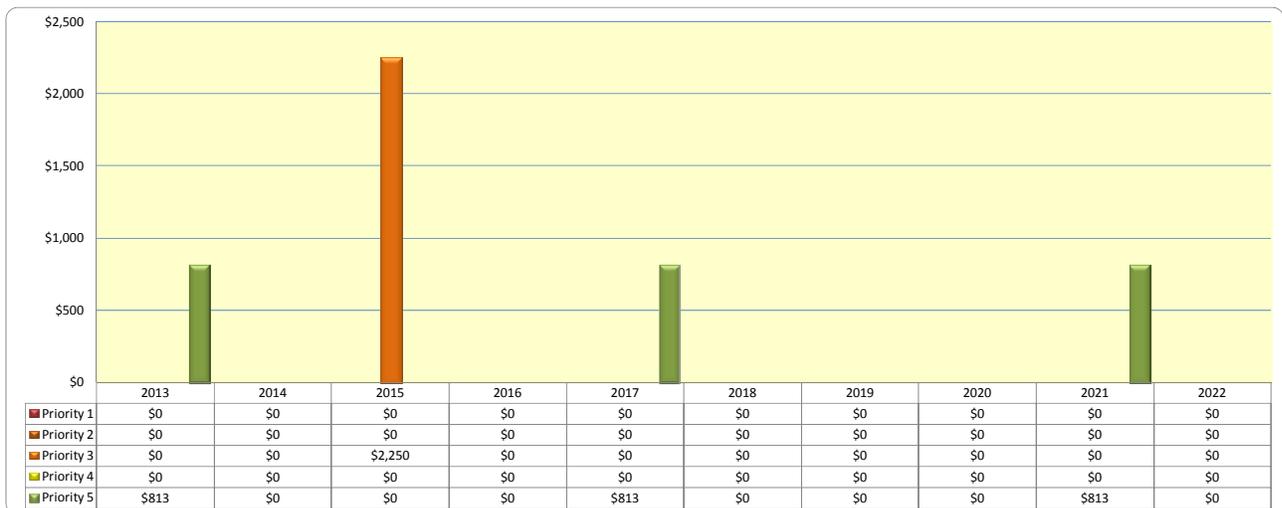


Chart EX-20 illustrates that there is one major year for Priority 3 at the start of the study period.

Site Systems

Chart EX-21 Year by Year Cumulative Prioritization of Work

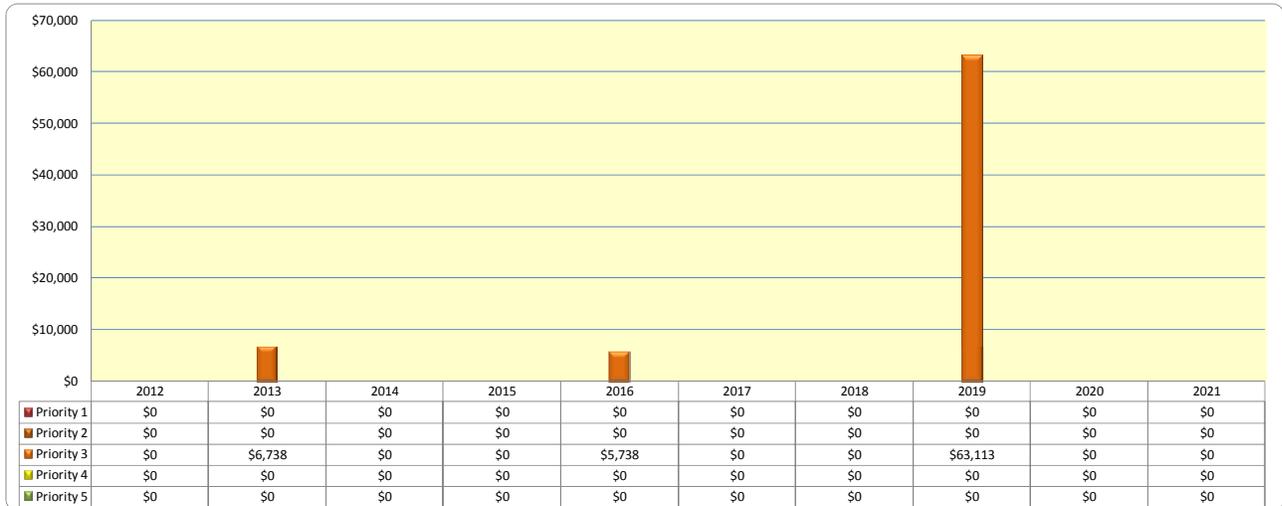


Chart EX-21 illustrates that there is one major year for Priority 3 towards the end of the study period.

PLAN TYPES

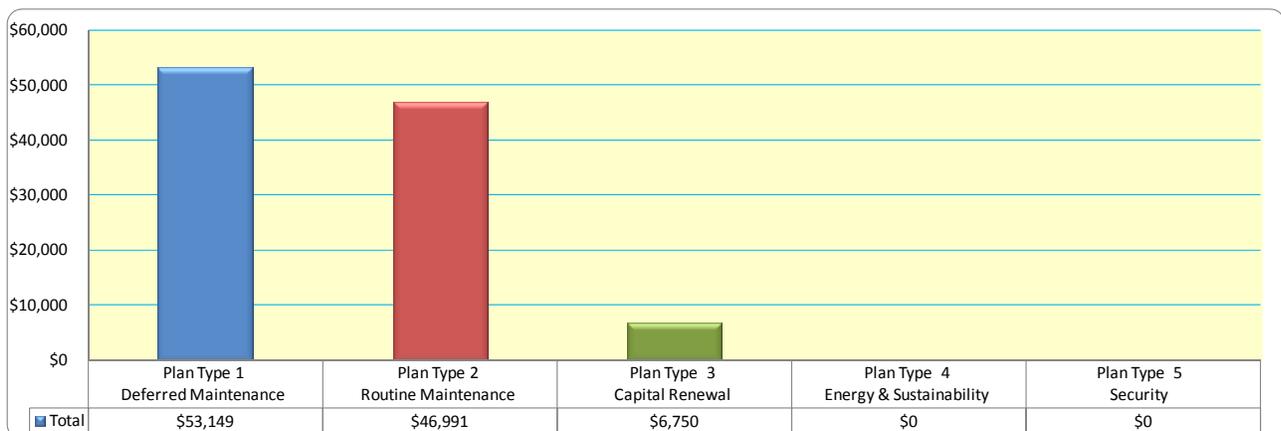
Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessments. The following Plan Types are shown below:

Plan Type 1 Deferred Maintenance	<ul style="list-style-type: none"> •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	<ul style="list-style-type: none"> •Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Plan Type 3 Capital Renewal	<ul style="list-style-type: none"> •Planned replacement of building systems that have reached the end of their useful life
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> •When the repair or replace of equipment or systems are recommended to improve energy and sustainability performance.
Plan Type 5 Security	<ul style="list-style-type: none"> •When a system requires replacement due to a security risk or requirement

Chart EX-22 through EX-27 illustrates the amount of expenditure, per category within the 10 year study period. These figures include each of the buildings and the site systems.

Community Building

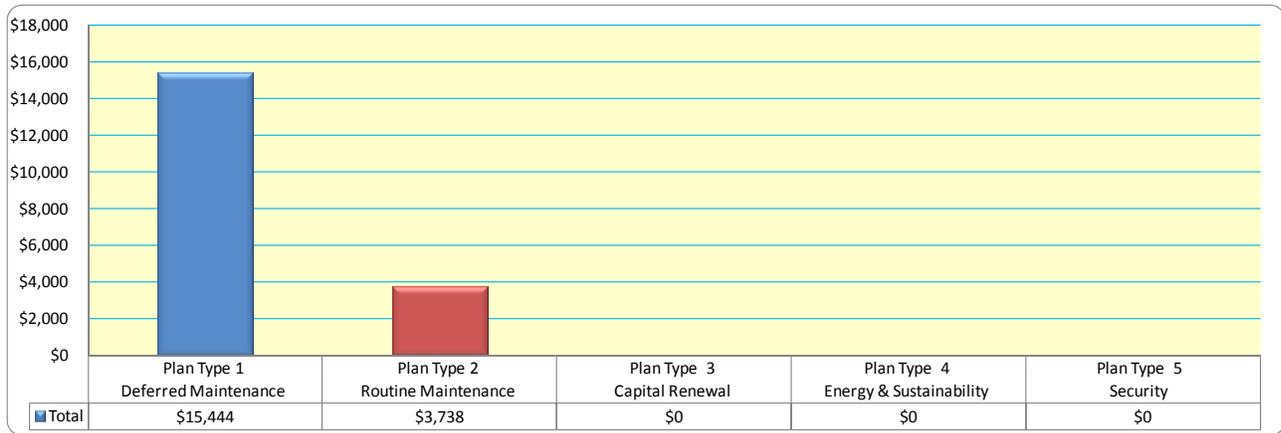
Chart EX-22 Cumulative Expenditure per Category of Works



Plan Type 1 – Deferred Maintenance requires the most amount of expenditure in this study.

East Storage Building

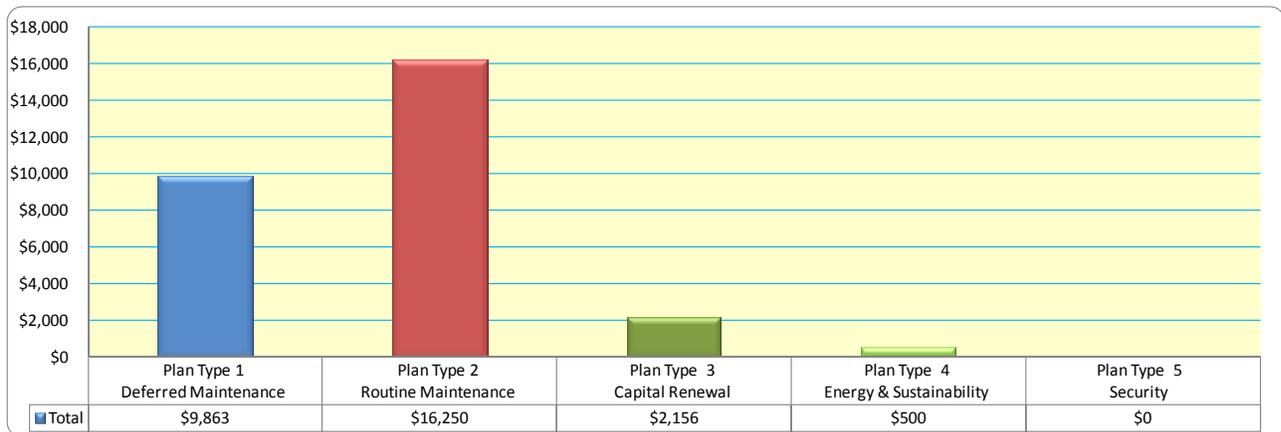
Chart EX-23 Cumulative Expenditure per Category of Works



Plan Type 1 – Deferred Maintenance requires the most amount of expenditure in this study.

Snack Bar and Score Booth

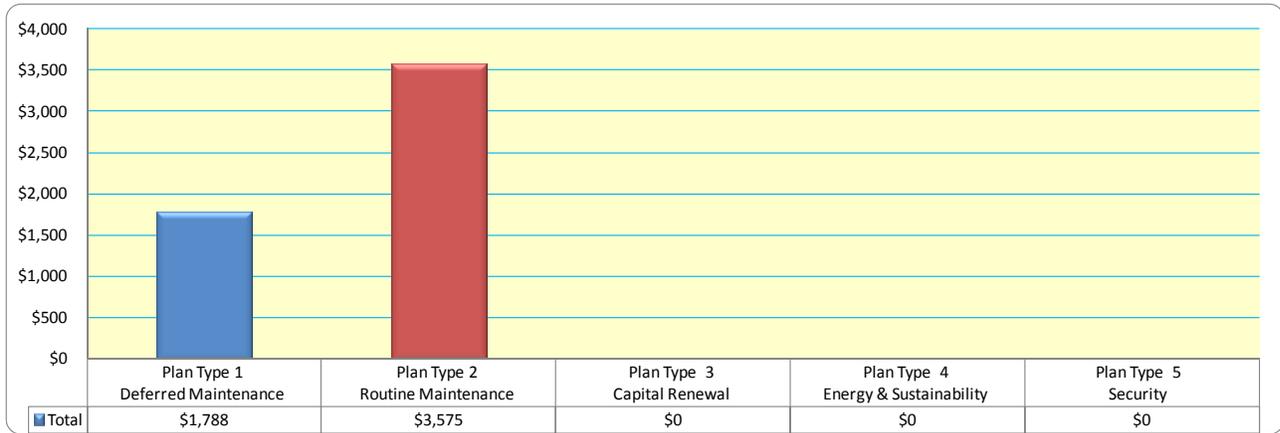
Chart EX-24 Cumulative Expenditure per Category of Works



Plan Type 2 – Routine Maintenance requires the most amount of expenditure in this study.

Open Pavilion

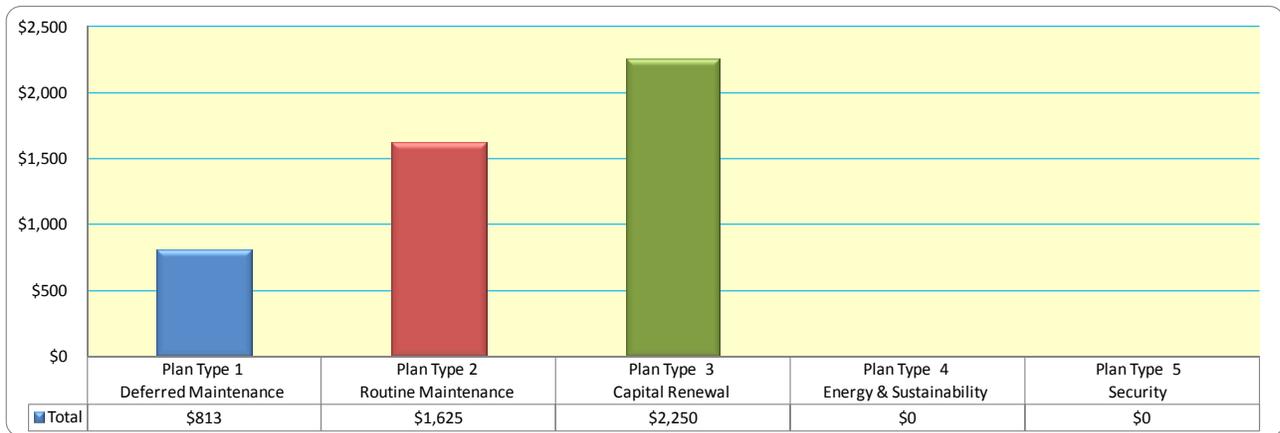
Chart EX-25 Cumulative Expenditure per Category of Works



Plan Type 2 – Routine Maintenance requires the most amount of expenditure in this study.

Storage Shed

Chart EX-26 Cumulative Expenditure per Category of Works



Plan Type 3 – Capital Renewal requires the most amount of expenditure in this study.

Site Systems

Chart EX-27 Cumulative Expenditure per Category of Works



Plan Type 3 – Capital Renewal requires the most amount of expenditure in this study.

Chart EX-28 through to EX-33 illustrates the amount of expenditure, per category, per each year within the 10 year study period.

Community Building

Chart EX-28 Year by Year Cumulative Expenditure per Category of Works



Chart EX-28 illustrates that there is one key year for Plan Type 1 – Deferred Maintenance.

East Storage Building

Chart EX-29 Year by Year Cumulative Expenditure per Category of Works



Chart EX-29 illustrates that there is one key year for Plan Type 1 – Deferred Maintenance.

Snack Bar and Score Booth

Chart EX-30 Year by Year Cumulative Expenditure per Category of Works



Chart EX-30 illustrates that there is one key year for Plan Type 1 – Deferred Maintenance.

Open Pavilion

Chart EX-31 Year by Year Cumulative Expenditure per Category of Works

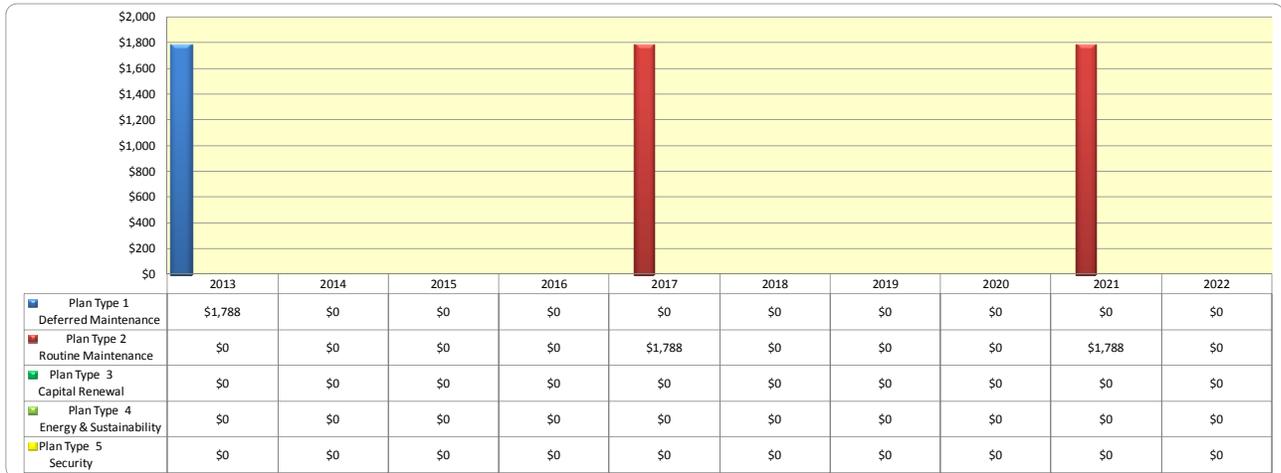


Chart EX-31 illustrates that there are two key years for Plan Type 2 – Routine Maintenance, mid and late term.

Storage Shed

Chart EX-32 Year by Year Cumulative Expenditure per Category of Works



Chart EX-32 illustrates that there is one key year for Plan Type 2 – Routine Maintenance.

Site Systems

Chart EX-33 Year by Year Cumulative Expenditure per Category of Works

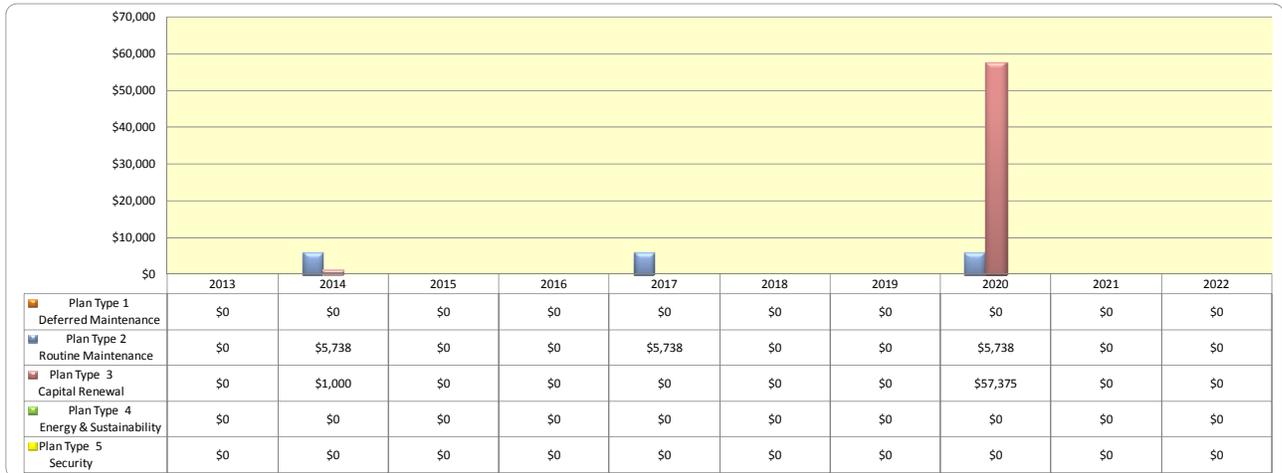


Chart EX-33 illustrates that there is one key year for Plan Type 3 – Capital Renewal.

SECTION 2 - A SUBSTRUCTURE

A10 FOUNDATIONS

DESCRIPTION

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

A1010 STANDARD FOUNDATIONS

Open Pavilion

A1012 Column Foundations

Each of the four steel posts at the steel framed structure are supported by reinforced concrete footings.

A1030 SLABS-ON-GRADE

Community Building, East Storage Building, Snack Bar and Score Booth and Storage Shed

A1031 Standard Slab on Grade

The first floor at each of these 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

Open Pavilion

A1012 Column Foundations

The structure appeared to be in good condition therefore we assume that the concrete footings are also in good condition. We do not anticipate that any actions will be generated during the study period.



A1030 SLABS-ON-GRADE

Community Building, East Storage Building, Snack Bar and Score Booth and Storage Shed

A1031 Standard Slab on Grade

The cast-in-place concrete slab at each of the buildings appeared to be in good condition. We do not anticipate any expenditure during the cost study period, which relates to their replacement.

PROJECTED EXPENDITURES

No projected expenditures are identified for A Substructure during the study period.

SECTION 3 - B SHELL

B10 SUPERSTRUCTURE

DESCRIPTION

The description of the respective structural systems for each building is based upon our observation of exposed portions of the building structures. There were limited construction drawings available to review.

B1010 FLOOR CONSTRUCTION

Snack Bar and Score Booth

B1012 Upper Floor Construction

The building contained an upper floor constructed with wood joists and a plywood wood deck.

B1015 Exterior Stairs and Fire Escapes

The building contained one steel framed stairway system at the southeast elevation of the building (reference Photograph 6 in Appendix B). The stairway and landing are constructed with steel framing and risers with concrete stair treads and a steel railing along each side of the stairs.

B1020 ROOF CONSTRUCTION

Storage Shed

B1021 Low Sloped Roof Construction

The low-sloped roof sections consist of 2" x 6" wood joists which are also supported via the perimeter walls and in turn support the plywood deck and roof covering. The wood joists at roof level are spaced at 16" centers. The roof covering can be viewed in the roof covering section of this report.

Community Building, East Storage Building, Snack Bar and Score Booth

B1022 Pitched Roof Construction

These buildings contained hipped pitched roofs, with 2" x 6" wood rafter or manufactured truss construction supported via the CMU perimeter and interior load bearing walls (reference Photograph 7 in Appendix B). The joists and trusses are spaced at 16" centers. The roof covering can be viewed in the roof covering section of this report.

Open Pavilion

B1023 Canopies

The structure contained a butterfly style sloped roof with a steel rigid frame roof construction supporting corrugated metal roofing panels (reference Photograph 8 in Appendix B).

B1030 STRUCTURAL FRAME

Open Pavilion

B1031 Steel Frame Structure

As explained above, this building has a rigid steel frame structure, containing steel column and beams. The steel frame supports steel beams which in turn support the metal roof coverings.

Storage Shed

B1033 Wood Frame Structure

The building has a light wood frame construction consisting of 2" x 4" wood studs and 2" x 6" wood joists.

CONDITION

B1010 FLOOR CONSTRUCTION

Snack Bar and Score Booth

B1012 Upper Floor Construction

The upper floor appeared to be in fair condition. We do not anticipate any actions for its replacement during the study period.

Snack Bar and Score Booth

B1015 Exterior Stairs and Fire Escapes

The exterior stairway construction appeared to be in good condition. We do not anticipate any actions for its replacement during the study period.



B1020 ROOF CONSTRUCTION

Main Electric Room and Park Storage

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.

Community Building, East Storage Building, Snack Bar and Score Booth and Storage Shed

B1022 Pitched Roof Construction

The pitched roof construction at the buildings appeared to be in fair 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 structure.

Open Pavilion

B1023 Canopies

The canopy construction at the open structure 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 structures. However, we recommend painting of the steel structural components during the study period commencing in the near-term.

B1030 STRUCTURAL FRAME

Open Pavilion

B1031 Steel Frame Structure

The rigid steel frame structure appeared to be in fair condition. We do not anticipate the replacement of such structural elements during the cost study period.

Storage Shed

B1033 Wood Frame Structure

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



B20 EXTERIOR ENCLOSURES

DESCRIPTION

The description of the respective structural systems for each building is based upon our observation of exposed portions of the building structure. There were limited drawings available to review.

B2010 EXTERIOR WALLS

B2011 Exterior Wall Construction

Community Building, East Storage Building and Snack Bar and Score Booth

The buildings are finished with decorative split-faced CMU exterior walls with wood and aluminum trim and stucco or wood soffits (reference Photograph 7 in Appendix B).

Storage Shed

The storage shed building is finished with horizontal pressed board and cementitious clapboard siding with a painted finish (reference Photograph 4 in Appendix B).

B2020 EXTERIOR WINDOWS

B2021 Windows

Community Building

The windows at the building consist of fixed and sliding type brown anodized aluminum windows with single pane glazing (reference Photograph 9 in Appendix B).

Snack Bar and Score Booth

The windows at the building consist of fixed type aluminum windows with single pane glazing.

B2030 EXTERIOR DOORS

B2031 Glazed Doors & Entrances

Community Building

The main entrance at the northeast corner of the building contained an insulated glazed brown anodized aluminum entrance door (reference Photograph 10 in Appendix B).

B2039 Other Doors & Entrances

Community Building, East Storage Building, Snack Bar and Score Booth and Storage Shed

The buildings contained single or double hollow core steel panel doors. The Community Building has steel doors at the restrooms, mechanical rooms and exits; the East Storage Shed has one hollow core door; the Snack Bar and Score Booth has metal doors at the first and second floor entrances with coiling overhead door type security doors at the window openings; and the Storage Shed has double hollow core steel entrance doors (reference Photograph 11 in Appendix B). Door hardware consisted of knob type, push / pull or level handles.

East Storage Building

The building contained two coiling type overhead doors at the front elevation (reference Photograph 2 in Appendix B). The doors are manually operated.

CONDITION

B2010 EXTERIOR WALLS

B2011 Exterior Wall Construction

Community Building

The CMU walls and the wood trim materials appeared to be in fair condition. There were localized areas of damaged wood soffit and fascia observed at the building (reference Photograph 12 in Appendix B). This extends into the roof structure. We recommend near-term repair of the damaged trim materials. The painted surfaces were reportedly painted in 2010 and therefore based on the EUL of 4 years for exterior paint for this building, re-painting will be necessary near-term in the study period to maintain the appearance and protect the exterior components.

East Storage Building

The CMU walls and the wood trim materials appeared to be in fair condition. There were localized areas of damaged wood fascia observed at the southwest corner of the buildings, apparently caused from a truck (reference Photograph 13 in Appendix B). This extends into the roof structure. We recommend near-term repair of the damaged trim materials. However, the cost for this work will fall below the threshold of \$500 at each building and therefore trim repair has not been included within this cost study. The painted surfaces were reportedly painted in 2010 and therefore based on the EUL of 4 years for exterior paint for this building, re-painting will be necessary near-term in the study period to maintain the appearance and protect the exterior components.

Snack Bar and Score Booth

The CMU walls and the wood trim materials appeared to be in fair condition. The painted surfaces were reportedly painted in 2010 and therefore based on the EUL of 4 years for exterior paint at this building, re-painting will be necessary near-term in the study period to maintain the appearance and protect the exterior components.

Storage Shed

The exterior wall system at the building appeared to be in poor to fair condition. The clapboard siding has a painted finish and we noted sections of the clapboards that exhibited deterioration and recommend near-term repair of the damaged clapboards (reference Photograph 14 in Appendix B). The City has obtained replacement siding and has budgeted and scheduled for its installation, therefore we have not included siding replacement. However, the wood surfaces appear to have not been recently painted and therefore based on the EUL of 4 years for exterior paint for this building, re-painting will be necessary near-term in the study period at the building to protect the exterior siding.

The building is also suspected to have termites and therefore we recommend that a termite inspection is undertaken and then the necessary steps taken to remove them. We have not included any expenditure for these works.

B2020 EXTERIOR WINDOWS

Community Building and Snack Bar and Score Booth

B2021 Windows

The exterior window units appeared to be in fair condition. The typical EUL for these types of windows is 30 years and the windows are original to the 1986 construction of the buildings. However, even though they are aged, there were no major deficiencies found and the windows will last beyond the study period.

The caulking at the perimeter of the window units was generally in good condition and was replaced in circa 2010. With an estimated useful life of 15 years, the sealants will last beyond the study period.

B2030 EXTERIOR DOORS

B2039 Other Doors & Entrances

Community Building, Snack Bar and Score Booth and East Storage Building

The hollow core metal doors appeared to be in fair to good overall condition. In general the operation of the doors was satisfactory and operated without any difficulty. Re-painting concurrent with the building exteriors will be necessary to maintain the doors.

Storage Shed

The one door is in poor condition and we have recommended its near-term replacement. The double door at the entrance is in poor condition with rust and corrosion prevalent at the frame and door surface. A replacement door is in the shed and is scheduled for installation concurrent with repair of the exterior siding referenced above. Therefore, we have not included the door replacement within the cost study.



East Storage Building

The two overhead doors at the building appear to be in good overall condition. In general the operation of the doors was satisfactory and operated without any difficulty. Re-painting concurrent with the building exteriors will be necessary to maintain the doors.



B30 ROOFING

DESCRIPTION

B3010 ROOF COVERINGS

B3011 Roof Finishes

Community Building, East Storage Building and Snack Bar and Score Booth

The facility contained 5 steep-sloped roof areas, one low-sloped roof area and one butterfly style roof; these roof areas are located at different buildings, and are shown on the following aerial plans:

Overview of Roof Locations & Configurations



Community Building, East Storage Building and the Snack Bar Score Booth

The buildings contained pitched roof areas with concrete tile roof coverings. The Community Building and the East Storage Building have a hipped design and the Snack Bar and Score Booth building has a conventional gabled design. The concrete tiles are mechanically fixed to the roof structure at all buildings and were installed during original construction in 1986. The roofs drain via edge drainage along the perimeter of the roof.

Storage Shed

The low-sloped roof area the Storage Shed contained asphaltic shingles with a surface. The roof covering appears to be original and therefore approximately 27-years of age. The roof drains via edge drainage along the perimeter of the roof.

Table B30-1 Summary of Roof Coverings

Roof Component	Community Building	East Storage Building	Snack Bar and Score Booth	Storage Shed
Age	1986	1986	1986	1986
Roof Area (total / approx. square footage)	2,680	780	300	150
Application/ Membrane	Concrete Tile	Concrete Tile	Concrete Tile	Asphalt Shingle
Manufacturer / Model	Tremco	Tremco	Tremco	Tremco
Surface	Textured	Textured	Textured	Mineral Surface Granules
Deck Type	Plywood	Plywood	Plywood	Plywood
Insulation	None	None	None	None
Cover Board	None	None	None	None
Drainage	Perimeter Edge	Perimeter Edge	Perimeter Edge	Perimeter Edge
Overflow Scuppers	None	None	None	None
Base Flashings	None	None	None	None

Cap Flashings	None	None	None	None
Perimeter Enclosure	None	None	None	None
Warranty (Manufacturer)	Unknown	Unknown	Unknown	Unknown
Warranty (Contractor)	Unknown	Unknown	Unknown	Unknown

Open Pavilion

The Open Pavilion butterfly style roof contained corrugated aluminum panels with a factory applied finish. The metal panels are mechanically fixed to the metal structural components.

CONDITION

B3010 ROOF COVERINGS

Community Building, East Storage Building and Snack Bar and Score Booth

B3011 Roof Finishes

The concrete tile roof areas appeared to be in poor to fair condition. There are numerous areas where patch repairs can be observed, which had been due to damage from baseballs hitting the roofs (reference Photograph 15 in Appendix B). The ongoing damage from baseballs is causing the underlay to be exposed and causing further deterioration of the roofing system. Plywood strips are currently being used to hold tiles in place. Exact replacement tiles are not available so a suitable alternative should be considered. There is also evidence of termite damage under the tiles. Further, we observed evidence of water penetration in the Score Booth as well as many cracked and damaged tiles at the other two buildings.

We recommend that the roof covering be replaced at the start of the study period. A consideration maybe taken to replace the roof coverings with a more suitable type of covering that won't get as easily damaged from baseballs. A suggestion is the installation of asphalt shingle roof covering.

Open Pavilion

The metal roof appeared to be in good overall condition. This type of roof covering has a typical EUL of approximately 25 years and based on observed conditions and roof age of approximately 27 years, we anticipate that the roof will last beyond the study period without replacement necessary.

Storage Shed

The asphalt shingle roofing system was reportedly installed in 1986 and appeared to be in fair overall condition. This type of roof covering has a typical EUL of 30 years and based on observed conditions and roof material ages we recommend near-term replacement of the shed roof.

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.

Community Building

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B2011	Exterior Wall Construction	Repair wood soffit and fascia	85	SF	\$35.00	\$2,975	2013	3
B2011	Exterior Wall Construction	Repaint exterior painted surfaces	650	SF	\$3.25	\$2,113	2013	5
B2011	Exterior Wall Construction	Repaint exterior painted surfaces	650	SF	\$3.25	\$2,113	2017	5
B2011	Exterior Wall Construction	Repaint exterior painted surfaces	650	SF	\$3.25	\$2,113	2021	5
B3011	Roof Finishes	Replace concrete tile roof covering with asphalt shingle	2,680	SF	\$15.00	\$40,200	2013	3
Total Anticipated Expenditure for B Shell						\$49,513		

East Storage Building

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B2011	Exterior Wall Construction	Repaint exterior wall surfaces, windows & doors	575	SF	\$3.25	\$1,869	2013	5
B2011	Exterior Wall Construction	Repaint exterior wall surfaces, windows & doors	575	SF	\$3.25	\$1,869	2017	5
B2011	Exterior Wall Construction	Repaint exterior wall surfaces, windows & doors	575	SF	\$3.25	\$1,869	2021	5
B2039	Other Doors & Entrances	Replace the hollow core steel door	1	EACH	\$1,875	\$1,875	2013	3

B3011	Roof Finishes	Replace concrete tile roof covering with asphalt shingle	780	SF	\$15.00	\$11,700	2013	3
Total Anticipated Expenditure for B Shell						\$19,181		

Snack Bar and Score Booth

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B2011	Exterior Wall Construction	Repaint exterior wall surfaces, doors and stairs	1,650	SF	\$3.25	\$5,363	2013	5
B2011	Exterior Wall Construction	Repaint exterior wall surfaces, doors and stairs	1,650	SF	\$3.25	\$5,363	2017	5
B2011	Exterior Wall Construction	Repaint exterior wall surfaces, doors and stairs	1,650	SF	\$3.25	\$5,363	2021	5
B3011	Roof Finishes	Replace concrete tile roof covering with asphalt shingle	300	SF	\$15.00	\$4,500	2013	3
Total Anticipated Expenditure for B Shell						\$20,588		

Open Pavilion

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B1022	Canopies	Repaint the metal framing components	550	SF	\$3.25	\$1,788	2013	5
B1022	Canopies	Repaint the metal framing components	550	SF	\$3.25	\$1,788	2017	5
B1022	Canopies	Repaint the metal framing components	550	SF	\$3.25	\$1,788	2021	5
Total Anticipated Expenditure for B Shell						\$3,575		

Storage Shed

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
B2011	Exterior Wall Construction	Repaint exterior wall and door surfaces	250	SF	\$3.25	\$813	2013	5
B2011	Exterior Wall Construction	Repaint exterior wall and door surfaces	250	SF	\$3.25	\$813	2017	5
B2011	Exterior Wall Construction	Repaint exterior wall and door surfaces	250	SF	\$3.25	\$813	2021	5
B3011	Roof Finishes	Replace the asphalt shingle roof	150	SF	\$15.00	\$2,250	2015	3
Total Anticipated Expenditure for B Shell						\$4,688		

SECTION 4 - C INTERIORS

C10 INTERIOR CONSTRUCTION

DESCRIPTION

C1010 PARTITIONS

C1011 Fixed Partitions

Community Building

The building contained wood studs with gypsum board partitions at varying thicknesses. The partitioning was present to separate the various interior spaces within the building.

Snack Bar and Score Booth

The building contained wood studs with gypsum board partitions at varying thicknesses. The partitioning was present to separate the various interior spaces within the building.

Community Building

C1014 Site Built Toilet Partitions

The men's and women's section of the building have stainless steel toilet partitions equipped with stainless steel doors (reference Photograph 16 in Appendix B).

C1020 INTERIOR DOORS

Community Building

C1021 Interior Doors

The building generally contained single smooth panel wood doors which are housed within metal frames. The doors all appeared to be one directional swing operation.

C1023 Interior Door Hardware

The doors contained steel and aluminum hardware consisting of lever door handles. Door closers were not observed.

CONDITION

C1010 PARTITIONS

C1011 Fixed Partitions

Community Building

The interior fixed partitions all appeared to be in fair to good condition. There were no deficiencies found in relation to the wall structures. The fixed partitions are suitable for the current use.

Snack Bar and Score Booth

The interior fixed partitions all appeared to be in fair to good condition. There were no deficiencies found in relation to the wall structures. The fixed partitions are suitable for the current use.

Community Building

C1014 Site Built Toilet Partitions

The toilet partitions and doors all appeared to be in good condition as they were part of a maintenance schedule in 2013. There were no deficiencies found in relation to the wall structures. The partitions are suitable for the current use. There are ADA compliant stalls installed at each of the restrooms.

C1020 INTERIOR DOORS

Community Building

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.

C1023 Interior Door Hardware

The hardware at each of the doors appeared satisfactory with no issues of deterioration or failure noted generally throughout the buildings. 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.



C30 INTERIOR FINISHES

DESCRIPTION

C3010 WALL FINISHES

C3012 Wall Finishes to Interior Walls

Community Building

Interior walls at each of the buildings generally contained painted gypsum wall board with wood panel wainscot along the lower portion of the activity areas (reference Photograph 17 in Appendix B). The walls at the two restrooms were coated with anti-graffiti paint.

Snack Bar and Score Booth

Interior walls at each level of the building were generally painted CMU (reference Photograph 18 in Appendix B).

C3020 FLOOR FINISHES

C3024 Flooring

Community Building

The flooring at the building generally consisted of the vinyl composition tile or resilient sheet vinyl. The flooring at the two restroom areas at the Community Building consisted of 1" x 1" ceramic tile.

Snack Bar and Score Booth

The flooring at the building generally consisted of the vinyl composition tile or resilient sheet vinyl.

East Storage Building and Storage Shed

The flooring at the two buildings generally consisted of the exposed concrete slab on grade deck.

C3030 CEILING FINISHES

Community Building and Snack Bar and Score Booth

C3031 Ceiling Finishes

The ceiling finishes throughout the Snack Bar and Score Booth building and at the restrooms in the Community Building consisted of painted gypsum board. The ceilings utilized a smooth finish.

Community Building

C3032 Suspended Ceilings

The building contained 2' x 4' suspended acoustical tiled ceilings within a white enameled exposed grid system (reference Photograph 17 in Appendix B). 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

Community Building and Snack Bar and Score Booth

C3012 Wall Finishes to Interior Walls

Interior wall finishes appeared to be in fair condition generally throughout the buildings, with minor marks and damaged observed. The EUL of interior painted walls is 4 years at these buildings, and based on our observations, as we are unaware of when the buildings were last painted, we recommend re-painting of all the previously painted walls early in the study period to maintain the appearance of the buildings and work areas.

C3020 FLOOR FINISHES

Community Building and Snack Bar and Score Booth

C3024 Flooring

The vinyl and ceramic tile flooring appeared to be in fair condition throughout the building. Vinyl flooring has a typical EUL of eighteen-years and therefore based on the RUL and usage of the building, the vinyl flooring within the buildings will require late-term replacement. The typical EUL for ceramic tile floor coverings is 30 years and therefore with an age of approximately 10 years, the ceramic tile at the Community Building restrooms will last beyond the study period without replacement necessary.

C3030 CEILING FINISHES

Community Building and Snack Bar and Score Booth

C3031 Ceiling Finishes

The gypsum ceilings appeared to be in fair condition. Painted surfaces usually have a typical EUL of five-years, therefore we anticipate that they will require re-painting with the wall finishes.

Community Building

C3032 Suspended Ceilings

The suspended acoustical ceiling systems appeared to be in fair to good condition. There is evidence of water damage from previous roof damage but this has been repaired. 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.

Community Building

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceiling surfaces	6,500	SF	\$3.25	\$21,125	2016	5
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceilings surfaces	6,500	SF	\$3.25	\$21,125	2020	5
C3024	Flooring	Replace vinyl floor covering	1,800	SF	\$3.75	\$6,750	2021	5
Total Anticipated Expenditure for C Interiors						\$49,000		

Snack Bar and Score Booth

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceiling surfaces	850	SF	\$3.25	\$2,763	2016	5
C3012	Wall Finishes to Interior Walls	Repaint interior wall and ceiling surfaces	850	SF	\$3.25	\$2,763	2020	5
C3024	Flooring	Replace vinyl flooring	575	SF	\$3.75	\$2,156	2021	5
Total Anticipated Expenditure for C Interiors						\$7,681		

East Storage Building and Storage Shed

No projected expenditures are identified for C Interiors during the study period.

SECTION 5 - D SERVICES

D20 PLUMBING

DESCRIPTION

D2010 PLUMBING FIXTURES

Community Building

D2011 Water Closets

The building contained wall mounted vitreous china tank-less water closets which have automatic flush valves (reference Photograph 19 in Appendix B).

D2012 Urinals

The men's room contained vitreous china wall hung urinals which have automatic flush valves (reference Photograph 20 in Appendix B).

D2013 Lavatories

The building contained wall mounted vitreous china wall hung lavatories (reference Photograph 20 in Appendix B). The lavatories consisted of automatic, non-metering faucets. Water is supplied via copper pipe work and drained through cast iron pipe work and fittings.

D2018 Drinking Fountains and Coolers

There is interior water fountains located in the activity area.

D2020 DOMESTIC WATER DISTRIBUTION

Community Building and Snack Bar and Score Booth

D2021 Cold Water Service

Cold water piping throughout the buildings consisted of copper pipe system. 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.

Community Building and Snack Bar and Score Booth

D2022 Hot Water Service

Domestic hot water was present at the Community Building and Snack Bar and Score Booth buildings at the facility. The hot water at the Community Building is generated via electric instant water heater located in the mechanical areas. Hot water at the Snack Bar is generated by an electric water heater with a 4 gallon storage capacity (reference Photograph 21 in Appendix B).

Table D20-1 provides a summary of the water heater:

Table D20-1 Summary of the Domestic Water Heating Equipment

Location	Manufacturer	Model #	Serial #	Fuel/ Rating	Capacity	Year of Installation
Community Building	Eamax	EX320T2T277	2064862	Electric	N/A	2012
Snack Bar	Ariston	GL4.S	3605429351	Electric	4 GAL	2013

D2030 SANITARY WASTE

Community Building and East Storage Building

D2031 Waste Piping

Waste piping observed at the buildings consisted of 2 ½" and 6" diameter cast iron.

CONDITION

D2010 PLUMBING FIXTURES

Community Building

D2011 Water Closets

The water closets at the building appeared to be in fair to good condition and were low flow models. 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. Each of the restrooms contained one ADA compliant water closet.



D2012 Urinals

The urinals appeared to be in good condition. The urinals operated 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 men's room contained an ADA compliant urinal.

D2013 Lavatories

The lavatories and faucets appeared to be in fair to good condition. The faucets appeared to be low-flow models and 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. Each of the restrooms contained ADA compliant lavatories.

D2018 Drinking Fountains and Coolers

The drinking fountain appeared to be in poor condition. The cooler is non-functioning and should be replaced early in the study period.

D2020 DOMESTIC WATER DISTRIBUTION

Community Building and Snack Bar and Score Booth

D2021 Cold Water Service

The domestic water systems at each of the buildings appeared to be in fair condition. No major problems were observed that could be attributed to age and deferred maintenance.

D2022 Hot Water Service

The domestic water heaters appeared to be in good condition and were observed to be functional and operating correctly. Water heaters generally have a typical EUL of 10 years. The water heaters were installed in 2012 and 2013 and will require late-term replacement to maintain efficiency during the study period.

D2030 SANITARY WASTE

Community Building and Snack Bar and Score Booth

D2031 Waste Piping

No visually apparent problems with the sanitary waste piping were observed. After discussions with the City maintenance personnel we understand that a number of the City buildings have been having issues with sewer blockages and pipe deterioration, therefore we have been requested to include for camera inspections of the drainage/sewer system at the Community Building.

D30 HVAC

DESCRIPTION

D3010 FUEL ENERGY SUPPLY SYSTEMS

Community Building

D3012 Gas Supply System

There is natural gas service to the building. The pressure reducing station and gas meter are located at the west side. Gas service is routed to the gas-fired furnace.

D3030 COOLING GENERATING SYSTEMS

Community Building

D3051 Direct Expansion Systems

There is no cooling systems at the building at this time.

D3040 AIR DISTRIBUTION SYSTEMS

Community Building

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. The ductwork is sheet metal, except for flexible duct connections to ceiling diffusers in suspended ceiling areas

Community Building and Snack Bar and Score Booth

D3042 Exhaust Ventilation Systems

The buildings contained ceiling mounted exhaust fans which serve the restrooms and snack bar areas.



D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

Community Building

D3051 Terminal Self-Contained Units

The building contained one interior natural gas-fired furnace unit. The system was manufactured by Carrier and has a 58,000 BTU/HR heating capacity (reference Photograph 22 in Appendix B). The unit was installed in 2012. An exchange unit was installed in 2013.

Table D30-1 provides a summary of the HVAC equipment:

Table D30-1 Summary of the HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity / Rating	Fuel Type	Year
Mechanical Room	Furnace	Carrier	595C2A060	3012A46849	58,000 BTU/HR	Natural Gas	2012

D3060 HVAC INSTRUMENTATION AND CONTROLS

Community Building

D3069 Other Controls & Instrumentation

The building users are able to control the room temperature via one Honeywell wall mounted manual thermostat.

CONDITION

D3010 FUEL ENERGY SUPPLY SYSTEMS

Community Building

D3012 Gas Supply System

The natural gas service appears to be in good and will remain serviceable throughout the study period.



D3030 COOLING GENERATING SYSTEMS

Community Building

D3051 Direct Expansion Systems

There are no cooling systems present at the building. We understand that a cooling exchange unit has been installed when the furnace unit was installed in readiness for a cooling system in the future. It is anticipated by the City that a condenser unit will be installed when the roof covering is replaced. We have included for an outdoor condenser unit at the time when the roof covering is replaced.

D3040 AIR DISTRIBUTION SYSTEMS

Community Building

D3041 Air Distribution Systems

The air distribution system appears to be in fair overall condition and will last beyond the study period with regular maintenance. Due to the uses of the building, it is recommended to install a condenser unit. 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.

Community Building and Snack Bar and Score Booth

D3042 Exhaust Ventilation Systems

The air distribution systems appear to be in fair overall condition and will last beyond the study period with regular maintenance.

D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

Community Building

D3051 Terminal Self-Contained Units

The gas-fired furnace unit appeared to be in good condition. The unit was installed in 2013 and therefore is less than one-year old. The typical EUL of equipment such as this is 20 years and therefore it will last beyond the study period with regular maintenance. No issues concerning operation was observed or mentioned.



D3060 HVAC INSTRUMENTATION AND CONTROLS

Community Building

D3069 Other Controls & Instrumentation

The thermostat appeared to be in good condition and was installed in 2013 along with the furnace. We are unaware of any issues and therefore we do not anticipate its replacement during the cost study period.

D40 FIRE PROTECTION

DESCRIPTION

D4030 FIRE PROTECTION SPECIALTIES

Community Building, East Storage Building and Snack Bar and Score Booth

D4031 Fire Extinguishers

Multipurpose portable wall mounted handheld fire extinguishers were provided throughout the buildings.

CONDITION

D4030 FIRE PROTECTION SPECIALTIES

Community Building, East Storage Building and Snack Bar and Score Booth

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.

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. Limited drawings were available for review.

D5010 ELECTRICAL SERVICE & DISTRIBUTION

D5012 Low Tension Service & Dist.

Community Building

The building is serviced by a main panel-board consisting of a 400-amp, 277/480-volt, 3-phase, 4-wire metered panel which is located in the mechanical room (reference Photograph 23 in Appendix B). The building also has one 90-amp panel board (reference Photograph 25 in Appendix B).

East Storage Building

The building is serviced by one 90-amp, 120/240-volt, single-phase, 3-wire metered panel.

East Storage Building

The building obtains its electrical from the Community Center building.

D5020 LIGHTING & BRANCH WIRING

Community Building, East Storage Building and Snack Bar and Score Booth

D5021 Branch Wiring Devices

The branch wiring devices at each of 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.

Community Building, East Storage Building and Snack Bar and Score Booth

D5022 Lighting Equipment

The interior lighting within each building is provided by surface mounted 4' double lamped fluorescent fixtures. The fluorescent fixtures all contained F32 T8 32W lamps and electronic ballasts. All of the in-room lighting is controlled via local switching in the respective rooms.



Restrooms

The interior lighting within the restrooms is provided by LED light fixtures.

D5030 COMMUNICATIONS & SECURITY

Community Building and Snack Bar and Score Booth

D5033 Telephone Systems

The telephone systems were contained in interior closets.

D5090 OTHER ELECTRICAL SYSTEMS

Community Building

D5092 Emergency Light & Power Systems

Emergency egress exit lighting signs are provided at exit routes from the building (reference Photograph 24 in Appendix B).

CONDITION

D5010 ELECTRICAL SERVICE AND DISTRIBUTION

Community Building, East Storage Building and Snack Bar and Score Booth

D5012 Low Tension Service & Dist.

The electrical equipment was noted to be in fair condition. The main service panels were also appeared to be in fair condition. The system appears to have been upgraded. Electrical distribution systems tend to have a typical EUL of thirty-years; therefore we do not anticipate a requirement for its replacement during the cost study period.

D5020 LIGHTING & BRANCH WIRING

Community Building, East Storage Building and Snack Bar and Score Booth

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.



Community Building, East Storage Building and Snack Bar and Score Booth

D5022 Lighting Equipment

The interior lighting was observed in fair to good condition and all fixtures were operating properly with no broken lenses or deteriorated housings. The light switches in the Community Building and Snack Bar and Score Booth building have been replaced with motion sensor type switches to increase energy efficiency and minimize the time the lights are operating. We recommend that the East Storage Building switches also are replaced with motion sensors. However, replacement of the switches will fall below the threshold of \$500 at each building and therefore have not been included within this cost study.

D5030 COMMUNICATIONS & SECURITY

Community Building and Snack Bar and Score Booth

D5033 Telephone Systems

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

D5090 OTHER ELECTRICAL SYSTEMS

Community Building

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. Consideration should be taken to upgrading exit signs throughout each of the buildings.

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.

Community Building

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
D2018	Drinking Fountains and Coolers	Replace drinking fountain	1	EACH	\$2,545	\$2,545	2013	3
D2022	Hot Water Service	Replace water heater	1	EACH	\$750	\$750	2018	4
D2031	Waste Piping	Undertake camera inspection of sewer lines	1	LS	\$1,000	\$1,000	2013	3
D3041	Air Distribution Systems	Clean ductwork	2,064	SF	\$0.25	\$516	2013	3
D3041	Air Distribution Systems	Clean ductwork	2,064	SF	\$0.25	\$516	2018	3
D3032	Direct Expansion Systems	Install new outdoor condenser unit	4	TON	\$950	\$3,800	2013	3
Total Anticipated Expenditure for D Services						\$9,167		

Snack Bar and Score Booth

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
D2022	Hot Water Service	Replace water heater	1	EACH	\$500	\$500	2018	4
Total Anticipated Expenditure for D Services						\$500		

SECTION 6 - E EQUIPMENT & FURNISHINGS

E20 FURNISHINGS

DESCRIPTION

E2010 FIXED FURNISHINGS

Community Building and Snack Bar and Score Booth

E2012 Fixed Casework

The buildings contain wood constructed fixed casework within the kitchen, snack bar and score booth areas. The wood cabinets consisted of hardwood frames and plywood panels with glass or wood finished tops.

CONDITION

E2010 FIXED FURNISHINGS

Community Building and Snack Bar and Score Booth

E2012 Fixed Casework

The fixed casework appeared to be in fair condition and suitable for their use. Cabinets have a typical EUL of twenty-years and based on our observations replacement will not be required during the study period as we anticipate that it will last without replacement necessary.

PROJECTED EXPENDITURES

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

SECTION 8 - G SITEWORK

F10 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

G2010 ROADWAYS

G2011 Bases and Sub-Bases

A concrete paved roadway is located at the eastern end of the site and provides access to the East Storage Building. The roadway is accessed from the parking area.

G2020 PARKING LOTS

G2021 Bases and Sub-Bases

The main facility parking lot is located at the western end of the site along Marine Avenue and can be accessed from Marine Avenue to the south and from North Redondo Avenue to the east. 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
Parking Lot	Asphalt	Along Marine Avenue	3,825 SY	85*	2

* Including ADA Parking Spaces.

G2030 PEDESTRIAN PAVING

G2031 Paving and Surfacing

Variable width concrete walkways are located throughout the park site. We were not provided with the original specification details of the paving and therefore cannot comment on the specific concrete mix type, classification or its suitability for its existing use. Additionally, localized areas of concrete pavers, asphalt and gravel walkways were also observed.

G2040 SITE DEVELOPMENT

G2041 Fences & Gates

The site contained chain link fencing at numerous locations (reference Photograph 26 in Appendix B). The fencing was recently overhauled and replaced in 2012. The fencing observed was 4' 8', 10', 12' and approximately 60' in height and was located at the dog park, surrounding the soccer field, along the northern perimeter, along the outfield of the baseball field, the backstop of the field and at the tennis courts as well as at other locations throughout the park.

G2041 Retaining Walls

There is a 32" to 63" high concrete masonry unit retaining wall at the eastern perimeter of the park. A 6' high masonry wall is located along the western perimeter of the soccer field.

G2044 Signage

A concrete property identification sign is located at the front of the site adjacent to the Community Building (reference Photograph 27 in Appendix B).

G2045 Site Furnishings

There are numerous picnic tables and benches located throughout the park. The tables and benches are typically constructed of metal (reference Photograph 28 in Appendix B). Multilevel metal and synthetic chairs are located adjacent to the Snack Bar and Score Booth for observing the baseball games.

G2047 Playing Fields

There is one playground structure at the site. The playground is located at the western section of the site adjacent to the Open Pavilion (reference Photograph 29 in Appendix B). The playground is comprised of metal and composite equipment. The ground surface at the play area is covered with synthetic mulch.

There is one soccer field and one baseball field at the site. The soccer field is along the western end and the baseball field is centrally located at the park (reference Photograph 30 in Appendix B). The field is enclosed with chain link fencing.

There are two basketball courts at the site. Both of the courts are located to the east of the Community Building (reference Photograph 31 in Appendix B).

G2049 Miscellaneous Structures

There is a dumpster enclosure along the front of the park. The enclosure is constructed with concrete masonry unit walls and a galvanized metal panel roof (reference Photograph 25 in Appendix B).

There is a prefabricated storage shed adjacent to the Snack Bar and Score Booth building. The shed is sheathed with cementitious siding and manufactured by Tuff Shed.

G2050 LANDSCAPING

G2055 Planting

Landscaping was prevalent throughout the site and consisted of shrubs; ground cover, with a number of mature trees.

G2057 Irrigation Systems

The landscaped areas throughout Marine Avenue Park are irrigated via a below grade automatic irrigation system. The irrigation system is supplied with recycled water by below grade PVC piping and controllers. Pop-up type sprinkler heads are scattered throughout the site.

CONDITION

G2010 ROADWAYS

G2021 Bases and Sub-Bases

The concrete paved areas throughout the site appeared to be in fair to good condition with no issues observed and no reported instances of disrepair. We do not anticipate replacement during the study period.

G2020 PARKING LOTS

G2021 Bases and Sub-Bases

The asphalt paved areas throughout the site appeared to be in fair condition. We noted minor areas of cracking at the parking lot and have recommended asphalt mill and overlay at the end of the study period. The asphalt paved parking area and entrance drive should undergo asphaltic-based seal coat and the re-application of surface markings every three-years to extend the life of the pavements.

G2030 PEDESTRIAN PAVING

G2031 Paving and Surfacing

The pedestrian walkways throughout the park appeared to be in fair condition with no issues observed and no reported instances of disrepair. The walkways 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.



G2040 SITE DEVELOPMENT

G2041 Fences & Gates

The chain link fence throughout the park appeared to be in good condition with no issues observed and no reported instances of disrepair. We understand that they were replaced in 2012. do not anticipate replacement during the study period.

G2041 Retaining Walls

The masonry walls retaining walls 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.

G2044 Signage

The identification signage appeared to be in fair overall condition. We understand that there is a requirement for standardizing all of the monument signage at each of the parks; therefore we have included for new signage at each of the parks to meet these requirements.

G2045 Site Furnishings

The picnic areas and benches, as well as the baseball field seating area, appeared to be in good overall condition. Repairs should be addressed on an as-needed basis as part of routine maintenance and funded as an operational expense.

G2047 Playing Fields

The playground equipment is in good overall condition. The equipment is approximately five years of age and we do not anticipate their replacement during the study period.

The soccer field and baseball field appeared to be in fair to good overall condition. The soccer field is now synthetic turf. Repairs should be addressed on an as-needed basis as part of routine maintenance and funded as an operational expense.

The basketball courts appear to be in good condition. Repairs should be addressed on an as-needed basis as part of routine maintenance and funded as an operational expense.

G2049 Miscellaneous Structures

There dumpster enclosure and shed structures appear to be in good overall condition. We do not anticipate their replacement during the study period.



G2050 LANDSCAPING

G2056 Planters

The planted materials are in good 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 fair 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 building exteriors consisted of building mounted or soffit mounted lights.

Exterior lighting along the perimeter of the baseball field consisted of four pole mounted metal halide fixtures mounted on galvanized steel poles approximately 50' in height (reference Photograph 33 in Appendix B). The lights contained five fixtures each. Additional exterior lighting also includes several single head fixtures along the walkways and four pole mounted lights at the basketball courts.

CONDITION

G4020 SITE LIGHTING

G4021 Fixtures & Transformers

The exterior light was recently replaced in 2012 and therefore appeared to be in good condition. No issues were observed and no reported instances of disrepair. We do not anticipate 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.

Element No.	Building Element	Recommendation	Qty	Unit	Rate	Cost	Year	Priority Code
G2021	Bases and Sub-Bases	Crack repair and seal coating at the parking lot and drive	3,825	SY	\$1.50	\$5,738	2014	3
G2021	Bases and Sub-Bases	Crack repair and seal coating at the parking lot and drive	3,825	SY	\$1.50	\$5,738	2017	3
G2021	Bases and Sub-Bases	Crack repair and seal coating at the parking lot and drive	3,825	SY	\$1.50	\$5,738	2020	3
G2021	Bases and Sub-Bases	Asphalt mill and overlay including restriping	3,825	SY	\$15.00	\$57,375	2020	3

G2044	Signage	Replace monument signage	1	EACH	\$1,000	\$1,000	2014	3
		Total Anticipated Expenditure for G Building Site-work				\$75,588		

Appendix A

Ten-Year
Expenditure Forecast
2013 - 2022

10 YEAR EXPENDITURE FORECAST

Marine Avenue Park - Community Building
 1625 Marine Ave
 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	
A. SUBSTRUCTURE																					
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
B. SHELL																					
B2011	Repair wood soffit and fascia	N/A	0	85.00	SF	\$35.00	Deferred Maintenance	3	\$2,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,975	\$0	\$2,975
B2011	Repaint exterior painted surfaces	4	0	650.00	SF	\$3.25	Deferred Maintenance	5	\$2,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,113	\$0	\$2,113
B2011	Repaint exterior painted surfaces	4	4	650.00	SF	\$3.25	Routine Maintenance	5	\$0	\$0	\$0	\$0	\$2,113	\$0	\$0	\$0	\$2,113	\$0	\$0	\$4,225	\$4,225
B3011	Replace concrete tile roof covering with asphalt shingle	40	0	2,680.00	SF	\$15.00	Deferred Maintenance	3	\$40,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,200	\$0	\$40,200
B. SHELL SUB-TOTALS									\$45,288	\$0	\$0	\$0	\$2,113	\$0	\$0	\$0	\$2,113	\$0	\$45,288	\$4,225	\$49,513
C. INTERIORS																					
C3012	Repaint interior wall and ceiling surfaces	4	3	6,500.00	SF	\$3.25	Routine Maintenance	5	\$0	\$0	\$0	\$21,125	\$0	\$0	\$0	\$21,125	\$0	\$0	\$0	\$42,250	\$42,250
C3024	Replace vinyl tile floor covering	18	8	1,800.00	SF	\$3.75	Capital Renewal	5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,750	\$0	\$0	\$6,750	\$6,750
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$21,125	\$0	\$0	\$0	\$21,125	\$6,750	\$0	\$0	\$49,000	\$49,000
D. SERVICES																					
D2018	Replace drinking fountain	20	0	1.00	EACH	\$2,545.00	Deferred Maintenance	3	\$2,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,545	\$0	\$2,545
D2022	Replace water heater	10	5	1.00	EACH	\$750.00	Energy & Sustainability	4	\$0	\$0	\$0	\$0	\$0	\$750	\$0	\$0	\$0	\$0	\$0	\$750	\$750
D2031	Undertake camera inspection of sewer lines	N/A	0	1.00	LS	\$1,000.00	Deferred Maintenance	3	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$1,000
D3041	Clean ductwork	5	0	2,064.00	SF	\$0.25	Deferred Maintenance	3	\$516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$516	\$0	\$516
D3041	Clean ductwork	5	5	2,064.00	SF	\$0.25	Routine Maintenance	3	\$0	\$0	\$0	\$0	\$0	\$516	\$0	\$0	\$0	\$0	\$0	\$516	\$516
D3032	Install new outdoor condenser unit	10	0	4.00	TON	\$950.00	Deferred Maintenance	3	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800	\$0	\$3,800
D. SERVICES SUB-TOTALS									\$7,861	\$0	\$0	\$0	\$0	\$1,266	\$0	\$0	\$0	\$0	\$7,861	\$1,266	\$9,127
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									\$53,149	\$0	\$0	\$21,125	\$2,113	\$1,266	\$0	\$21,125	\$8,863	\$0	\$53,149	\$54,491	\$107,640
Total Cost (Inflated @ 4% per Yr.)									\$53,149	\$0	\$0	\$23,763	\$2,471	\$1,540	\$0	\$27,799	\$12,129	\$0	\$53,149	\$67,702	\$120,851

10 YEAR EXPENDITURE FORECAST

Marine Avenue Park - East Storage Building
 1625 Marine Avenue
 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	Deferred	Scheduled										
A. SUBSTRUCTURE																						
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
B. SHELL																						
B2011	Repaint exterior wall surfaces, windows & doors	4	0	575.00	SF	\$3.25	Deferred Maintenance	5	\$1,869	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,869	\$0	\$1,869	
B2011	Repaint exterior wall surfaces, windows & doors	4	4	575.00	SF	\$3.25	Routine Maintenance	5	\$0	\$0	\$0	\$0	\$1,869	\$0	\$0	\$0	\$1,869	\$0	\$0	\$3,738	\$3,738	
B2039	Replace the hollow core steel door	25	0	1.00	EACH	\$1,875.00	Deferred Maintenance	3	\$1,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875	\$0	\$1,875	
B3011	Replace concrete tile roof covering with asphalt shingle	40	1	780.00	SF	\$15.00	Deferred Maintenance	3	\$11,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,700	\$0	\$11,700	
B. SHELL SUB-TOTALS									\$15,444	\$0	\$0	\$0	\$1,869	\$0	\$0	\$0	\$1,869	\$0	\$15,444	\$3,738	\$19,181	
C. INTERIORS																						
C. INTERIORS SUB-TOTALS									\$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		
E. EQUIPMENT & FURNISHING																						
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$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		
G. BUILDING SITEWORK																						
G. BUILDING SITEWORK SUB-TOTALS									\$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		
Expenditure Totals per Year									\$15,444	\$0	\$0	\$0	\$1,869	\$0	\$0	\$0	\$1,869	\$0	\$15,444	\$3,738	\$19,181	
Total Cost (Inflated @ 4% per Yr.)									\$15,444	\$0	\$0	\$0	\$2,186	\$0	\$0	\$0	\$2,558	\$0	\$15,444	\$4,744	\$20,187	

10 YEAR EXPENDITURE FORECAST

Marine Avenue Park - Open Pavilion
 1625 Marine Avenue
 Manhattan Beach, CA



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	Deferred	Scheduled											
A. SUBSTRUCTURE																							
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
B. SHELL																							
B1022	Repaint the metal framing components	4	0	550.00	SF	\$3.25	Deferred Maintenance	5	\$1,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,788	\$0	\$1,788		
B1022	Repaint the metal framing components	4	4	550.00	SF	\$3.25	Routine Maintenance	5	\$0	\$0	\$0	\$0	\$1,788	\$0	\$0	\$0	\$1,788	\$0	\$0	\$3,575	\$3,575		
B. SHELL SUB-TOTALS									\$1,788	\$0	\$0	\$0	\$1,788	\$0	\$0	\$0	\$1,788	\$0	\$1,788	\$3,575	\$3,575		
C. INTERIORS																							
C. INTERIORS SUB-TOTALS									\$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				
E. EQUIPMENT & FURNISHING																							
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$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				
G. BUILDING SITEWORK																							
G. BUILDING SITEWORK SUB-TOTALS									\$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				
Expenditure Totals per Year									\$1,788	\$0	\$0	\$0	\$1,788	\$0	\$0	\$0	\$1,788	\$0	\$1,788	\$0	\$1,788	\$3,575	\$5,363
Total Cost (Inflated @ 4% per Yr.)									\$1,788	\$0	\$0	\$0	\$2,091	\$0	\$0	\$0	\$2,446	\$0	\$1,788	\$4,537	\$6,325		

10 YEAR EXPENDITURE FORECAST

Marine Avenue Park - Snack Bar and Score Booth
 1625 Marine Avenue
 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	Deferred	Scheduled									
A. SUBSTRUCTURE																					
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
B. SHELL																					
B2011	Repaint exterior wall surfaces, doors and stairs	4	0	1,650.00	SF	\$3.25	Deferred Maintenance	5	\$5,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,363	\$0	\$5,363
B2011	Repaint exterior wall surfaces, doors and stairs	4	4	1,650.00	SF	\$3.25	Routine Maintenance	5	\$0	\$0	\$0	\$0	\$5,363	\$0	\$0	\$0	\$5,363	\$0	\$0	\$10,725	\$10,725
B3011	Concrete roof tile maintenance and repairs	40	1	300.00	SF	\$15.00	Deferred Maintenance	3	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500	\$0	\$4,500
B. SHELL SUB-TOTALS									\$9,863	\$0	\$0	\$0	\$5,363	\$0	\$0	\$0	\$5,363	\$0	\$9,863	\$10,725	\$20,588
C. INTERIORS																					
C3012	Repaint interior wall and ceiling surfaces	4	3	850.00	SF	\$3.25	Routine Maintenance	5	\$0	\$0	\$0	\$2,763	\$0	\$0	\$0	\$2,763	\$0	\$0	\$0	\$5,525	\$5,525
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
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$2,763	\$0	\$0	\$0	\$2,763	\$2,156	\$0	\$0	\$7,681	\$7,681
D. SERVICES																					
D2022	Replace water heater	10	5	1.00	EACH	\$500.00	Energy & Sustainability	4	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500	\$500
D. SERVICES SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$500	\$500	
E. EQUIPMENT & FURNISHING																					
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$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		
G. BUILDING SITEWORK																					
G. BUILDING SITEWORK SUB-TOTALS									\$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		
Expenditure Totals per Year									\$9,863	\$0	\$0	\$2,763	\$5,363	\$500	\$0	\$2,763	\$7,519	\$0	\$9,863	\$18,906	\$28,769
Total Cost (Inflated @ 4% per Yr.)									\$9,863	\$0	\$0	\$3,107	\$6,273	\$608	\$0	\$3,635	\$10,290	\$0	\$9,863	\$23,914	\$33,777

10 YEAR EXPENDITURE FORECAST

Marine Avenue Park - Storage Shed
 1625 Marine Avenue
 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	Deferred	Scheduled													
A. SUBSTRUCTURE																									
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0						
B. SHELL																									
B2011	Repaint exterior walls and doors	4	0	250.00	SF	\$3.25	Deferred Maintenance	5	\$813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$813	\$0	\$813				
B2011	Repaint exterior walls and doors	4	4	250.00	SF	\$3.25	Routine Maintenance	5	\$0	\$0	\$0	\$0	\$813	\$0	\$0	\$0	\$813	\$0	\$0	\$1,625	\$1,625				
B3011	Replace the asphalt shingle roof	20	1	150.00	SF	\$15.00	Capital Renewal	3	\$0	\$0	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250	\$2,250				
B. SHELL SUB-TOTALS									\$813	\$0	\$2,250	\$0	\$813	\$0	\$0	\$0	\$813	\$0	\$813	\$0	\$813	\$3,875	\$4,688		
C. INTERIORS																									
C. INTERIORS SUB-TOTALS									\$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						
E. EQUIPMENT & FURNISHING																									
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$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						
G. BUILDING SITEWORK																									
G. BUILDING SITEWORK SUB-TOTALS									\$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						
Expenditure Totals per Year									\$813	\$0	\$2,250	\$0	\$813	\$0	\$0	\$0	\$813	\$0	\$813	\$0	\$813	\$0	\$813	\$3,875	\$4,688
Total Cost (Inflated @ 4% per Yr.)									\$813	\$0	\$2,434	\$0	\$951	\$0	\$0	\$0	\$1,112	\$0	\$813	\$0	\$813	\$0	\$813	\$4,496	\$5,309

10 YEAR EXPENDITURE FORECAST

Marine Avenue Park - Site Systems
 1625 Marine Avenue
 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			
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	Crack repair and seal coating at the parking lot and drive	3	1	3,825.00	SY	\$1.50	Routine Maintenance	3	\$0	\$5,738	\$0	\$0	\$5,738	\$0	\$0	\$5,738	\$0	\$0	\$0	\$17,213	\$17,213		
G2021	Asphalt mill and overlay including restriping	20	7	3,825.00	SY	\$15.00	Capital Renewal	3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,375	\$0	\$0	\$0	\$57,375	\$57,375		
G2044	Replace monument signage	10	1	1.00	EACH	\$1,000.00	Capital Renewal	3	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000		
G. BUILDING SITEWORK SUB-TOTALS									\$0	\$6,738	\$0	\$0	\$5,738	\$0	\$0	\$63,113	\$0	\$0	\$0	\$75,588	\$75,588		
Z. GENERAL																							
Z. GENERAL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Expenditure Totals per Year									\$0	\$6,738	\$0	\$0	\$5,738	\$0	\$0	\$63,113	\$0	\$0	\$0	\$0	\$0	\$75,588	\$75,588
Total Cost (Inflated @ 4% per Yr.)									\$0	\$7,007	\$0	\$0	\$6,712	\$0	\$0	\$83,052	\$0	\$0	\$0	\$0	\$0	\$96,771	\$96,771

Appendix B

Photographs



Photograph No. 1

View of the Community Building.



Photograph No. 2

View of the East Storage Building.



Photograph No. 3

View of the Snack Bar and Score Booth.



Photograph No. 4

View of the Storage Shed.



Photograph No. 5

View of the Open Pavilion.



Photograph No. 6

View of exterior stairway at the Score Booth.



Photograph No. 7

View of the roof framing at the East Storage Building.



Photograph No. 8

View of the Open Canopy structure.



Photograph No. 9

View of a Community Building window.



Photograph No. 10

View of the Community Building entrance.



Photograph No. 11

View of the typical steel doors.



Photograph No. 12

View of the typical damage observed at the Community Building trim.



Photograph No. 13

View of the damaged trim at the storage building.



Photograph No. 14

View of the Storage Shed damaged door and siding.



Photograph No. 15

View of the typical concrete tile roof condition.



Photograph No. 16

View of the restroom partitions.



Photograph No. 17

View of Community Building interior.



Photograph No. 18

View of the Snack Bar interior.



Photograph No. 19

View of a water closet.



Photograph No. 20

View of a wall mounted lavatory and urinals.



Photograph No. 21

View of the water heater at the snack bar.



Photograph No. 22

View of the gas furnace at the Community Building



Photograph No. 23

View of the electrical equipment at the Community Room.



Photograph No. 24

View of a typical exit light.



Photograph No. 25

View of the dumpster enclosure.



Photograph No. 26

View of the typical chain link fencing.



Photograph No. 27

View of the sign.



Photograph No. 28

View of baseball field seating.



Photograph No. 29

View of the playground.



Photograph No. 30

View of the baseball field.



Photograph No. 31

View of a basketball court.



Photograph No. 32

View of the scoreboard.



Photograph No. 33

View of the lighting.

Appendix C

Asset Inventory

ASSET INVENTORY

D20 PLUMBING

Location	Equipment Type	Manufacturer	Model #	Serial #	Fuel/ Rating	Capacity	Year
Community Building	Gas Meter	American	200	4558705	Natural Gas	5 PSI	1986
Community Building	Tankless Water Heater	Eamax	EX320T2T277	2064862	Electric	N/A	2012
Snack Bar	Water Heater	Ariston	GL4.S	3605429351	Electric	4 US Gallons	2013

D30 HVAC

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity (Heat and Cool)	Fuel	Year
Community Building	Furnace	Carrier	595C2A060	3012A46849	58,000 BTU/HR	Natural Gas	2013
Community Building	Exhaust Fans (2)	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

G40 SITE ELECTRICAL UTILITIES

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity / Rating	Year
Community Building	Main Panel	Challenger	BSST-480Y	Unknown	400 A 277/480 V	Unknown
Community Building	Panel	Challenger	Unknown	Unknown	90 A 120/240 V	Unknown
Community Building	Transformer	Challenger	378-31738N	NA	37.5 KVA	Unknown
Community Building	Lighting Controller	MUSCO	Unknown	Unknown	Unknown	2010

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Capacity / Rating	Year
Community Building	Irrigation Controller	Rain Bird	Unknown	Unknown	Unknown	Unknown
Southwest Corner	Transformer	Unknown	Unknown	2896554110	150 KVA	Unknown
Snack Bar and Score Booth	Transformer	MGM	HT75A3B2	950475Y3984	75 KVA	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:

Marine Avenue Park site drawings dated 1985
City of Manhattan Beach partial floor plans dated

Appendix E

Environmental Report:
Asbestos & Lead-Based Paint





LIMITED ASBESTOS & LEAD-BASED PAINT ASSESSMENT REPORT

Presented To:

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

Assessment Location:

Marine Park
1625 Marine Ave.
Manhattan Beach, CA. 90266

Andersen Environmental Project No. 1304-584

Report Date: June 5, 2013

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APPENDICES

APPENDIX A	ASBESTOS ANALYTICAL RESULTS
APPENDIX B	XRF RESULTS
APPENDIX C	INSPECTOR'S CERTIFICATIONS
APPENDIX D	MAPS / FLOOR PLANS
APPENDIX E	DHS FORM 8552

1.0 INTRODUCTION

This report presents the results of Andersen Environmental's Limited Asbestos & Lead-Based Paint Assessment of 1625 Marine Ave., 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 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 warranties, the roofing materials of the building were not sampled during this assessment.

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 one building 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 three 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 park with a Community Building, a Storage Building, an open pavilion and a small storage shed. The small storage shed is constructed of wood with wood siding and an asphalt shingled roof. The Community Building and Storage Building are constructed with CMU block walls on concrete slab foundations with pitched roofs finished with composite tiles. The interior finishes include drywall walls and ceilings with acoustic ceiling tile drop ceilings and vinyl floor tiles or concrete floors.

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 Housingⁱ.
- 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 Housingⁱⁱ. 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:

<u>Agency</u> (ppm ⁱⁱⁱ)	<u>Ordinance #</u>	<u>Action level (mg / cm²)</u>	<u>Action level</u>
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	<i>Not Specified</i>	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 / cm²) 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 / cm² are considered - Positive
- Painted surfaces with readings below 0.7 mg / cm² 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 twenty nine (29) 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 are presumed to contain asbestos and are considered ACM unless further sampling proves otherwise:

Material Description	Material Locations	Condition	Asbestos Percentage	Estimated Quantity*
Roofing Materials (Mastic & Felts)	Roof	Good	Presumed	3,000

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

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

Lead-Based Paint

Paint Sampling: All interior and exterior materials sampled during the inspection tested negative for lead concentrations.

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.

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.

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.

Lead-Based Paint

All analyzed lead paints and glazes are not considered to be lead-based. However, 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

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: $R = \text{Thickness}(\text{in inches})/K$

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.