

Citywide Executive Summary Report for Facility Condition Assessment Services

For
City of Alameda
Police Station
1555 Oak Street
Alameda,
California, 94501



Date of Report: May 4, 2016

Provided By:

Faithful+Gould, Inc

Provided For:

City of Alameda



FAITHFUL
GOULD
CONSTRUCTIVE EXPERTISE

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EXECUTIVE SUMMARY

INTRODUCTION

In accordance with the agreement held between the City of Alameda dated December 1, 2014 and Faithful+Gould Inc, this completed report provides a combined executive summary of the individual building Facility Condition Assessments for the City wide Facility Condition Assessment.

This reports provides an overview summary for the City containing: a summary of the scope of the work provided, a summary of the agency buildings, a building expenditure summary, key findings, a distribution of immediate (year 1) needs by building system, a distribution of year 2 to 10 needs by building system, prioritization of work and an identification of work type over the study period. A Facility Conditions Index (FCI) is calculated for the facilities which 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.

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 together with a capital expenditure forecast of expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

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 procured through public general contractor bids. Capital expenditure pricing includes an uplift of 35% to allow for professional fees, general contractor overhead/profit management costs permitting, etc.

LIMITING CONDITIONS

This report has been prepared for the exclusive and sole use of the City of Alameda. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Any reuse without written verification or adaptation by Faithful+Gould for the specific purpose intended will be at user's sole risk and without liability or legal exposure to Faithful+Gould.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-08 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed

or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. Faithful+Gould has no control over the cost of labor and materials, general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

SCOPE OF WORK PROVIDED

Faithful+Gould visited city owned facilities from December 2014 (Phase 1) and July 2015 (Phase 2) to undertake Facility Condition Assessments (FCA) to the Alameda Point Public Facilities, General City Buildings, Maintenance Service and Garage buildings, Parks and Recreation areas, and Public Safety Buildings.

The FCA's include an assessment of the architecture, the mechanical, electrical and plumbing elements, an accessibility overview, energy conservation measures, as well as a seismic study of each of the agency facilities. The assessments identify the current condition of the facilities, identifying physical or operational deficiencies and providing cost estimates and prioritized schedules of repair work over a 10 year period. Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry.

The assessments were conducted using facility information, equipment inventories and a visual only inspection of the facilities. The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-08 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

The FCA's reviewed substructure systems, shell systems, interior systems, service systems, equipment and furnishing systems and building site work systems.

Each FCA calculated an FCNI and gave an overall condition rating for the property.

The FCI is the ratio of accumulated Total Cost (TC) (Deferred Maintenance, Capital Renewal and Plant Adaptation) to the Current

Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly constructed asset, to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by ‘Asset Type’, but as a general guideline the FCNI scoring system is as follows:

$$\text{FCI} = \frac{\text{Deferred Maintenance} + \text{Capital Renewal} + \text{Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

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

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	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 60%

FACILITY DETAILS

The City of Alameda has a building portfolio which consists of thirty-eight facilities located across the City. The buildings fall under different categories with 15 Parks and Recreation buildings, 8 Public Safety buildings, 7 General City buildings, 5 Maintenance service buildings and 3 buildings located at Alameda Point.

The buildings vary in construction and style from the architectural brick veneer walls of the City hall building, CMU enclosures to wood structure and stucco finish of the park facilities.

The largest occupied facility is Building 1 - City Hall West - Alameda Point at 47,945 Gross Square Feet (GSF) with the City parking structure 90,000 GSF and the smallest building in the study is the 64 GSF Paint Shed Building at Fire Station #2

The parks and recreational facilities provide a variety of amenities and facilities to the public of Alameda. The assessment included both the Harbor bay and Marina Village facilities and amenities which included board walks, grass playing fields, restrooms, park benches, bike racks, picnic tables, barbecue grills, and small areas dedicated for playground equipment.



FACILITY CONDITION NEEDS INDEX (FCI)

Table 1.1 below lists information regarding each building within the agency with their, total capital needs, immediate capital needs, FCI rating and building condition rating.

Note: the Facility condition index has been calculated at net construction costs net of the 35% soft costs to provide consistence with the index as some actions may not require the 35% uplift due to the simple nature of the repair action.

Table 1.1: Key

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies	0% to 5%
FAIR	Subject to wear, and soiling but is still in a serviceable and functioning condition	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	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 60%

Table 1.1: Individual Building FCI Summary

Facility	Gross Square Footage	Current Replacement Value (\$)	Immediate Capital Needs (\$)	Total Capital Needs Over 10 Year Study Period (\$)	Current Year FCI Rating %	Year 10 FCI Rating %
Alameda Point Public Facilities						
Building 1 - City Hall West - Alameda Point	47,945	\$10,398,125	\$0.00	\$926,355.00	0.00%	8.91%
Building 60 - Officers Club - Alameda Point	28,538	\$3,274,000	\$808,953.51	\$1,205,981.39	24.71%	36.84%
Main Library - 1550 Oak Street	47,500	\$20,615,000	\$80,007.50	\$672,506.60	0.39%	3.26%
General City Building						
1429 Oak Street	22,000	\$525,000	\$94,565.00	\$95,736.20	18.01%	18.24%
City Hall Building	33,686	\$9,608,000	\$462,499.65	\$1,411,444.34	4.81%	14.69%
City Hall Complex Garage Building	3,813	\$473,000	\$223,571.90	\$244,042.70	47.27%	51.59%
City Hall Complex Veterans Building	39,051	\$9,387,860	\$0.00	\$1,876,588	0.00%	19.99%
Harbor Bay	210,000	\$999,999	\$0.00	\$74,040.00	0.00%	7.40%
Marina Village	100,000	\$999,999	\$0.00	\$380,102	0.00%	38.01%
Washington Park Building	1,794	\$1,000,000	\$9,940.00	\$704,851.98	0.99%	70.49%
Maintenance Service and Garage						
Animal Shelter	3,500	\$612,000	\$196,841.35	\$230,353.35	32.16%	37.64%
Civic Center Parking Structure	90,000	\$16,200,000	\$0.00	\$470,602.40	0.00%	2.90%
Garage Central Repair Building	8,743	\$1,302,000	\$189,329.27	\$576,457.96	14.54%	44.27%

Facility	Gross Square Footage	Current Replacement Value (\$)	Immediate Capital Needs (\$)	Total Capital Needs Over 10 Year Study Period (\$)	Current Year FCNI Rating %	Year 10 FCNI Rating %
Maintenance Covered Garage Building	9,960	\$986,538	\$271,669.60	\$389,128.60	27.54%	39.44%
Maintenance Service Center Building	24,407	\$4,283,750	\$801,375.20	\$1,453,010.94	18.71%	33.92%
Parks and Recreation						
Bayport Recreation Center	2,100	\$407,400	\$6,500.00	\$63,101.00	1.60%	15.49%
Building 134 Gymnasium Alameda Point	36,660	\$6,222,000	\$278,217.76	\$1,039,735.42	4.47%	16.71%
Building 76 (Pool)	20,200	\$4,723,972	\$735,899.90	\$1,063,098.90	15.58%	22.50%
Franklin Park	129,809	\$1,174,452	\$223,542.80	\$660,824.62	19.03%	56.27%
Godfrey Park	234,353	\$1,340,677	\$33,414.00	\$983,708.59	2.49%	73.37%
Krusi Park Building	2,300	\$787,000	\$174,988.00	\$542,981.12	22.23%	68.99%
Leydecker Park	256,133	\$1,803,880	\$104,809.00	\$807,782.98	5.81%	44.78%
Lincoln Park	339,768	\$3,323,443	\$308,029.40	\$2,054,770.95	9.27%	61.83%
Littlejohn Park	150,282	\$1,216,541	\$17,434.24	\$641,672.38	1.43%	52.75%
Longfellow Park	61,420	\$800,000	\$232,718.00	\$329,215.30	29.09%	41.15%
Mastick Senior Center	26,000	\$1,364,000	\$458,664.75	\$1,129,242.62	33.63%	82.79%
McKinley Park Recreation Center	1,673	\$310,000	\$32,988.45	\$48,480.45	10.64%	15.64%
Recreation/Park Admin Building	6,286	\$1,005,760	\$60,115.00	\$228,645.54	5.98%	22.73%
Tillman Park	174,676	\$914,741	\$16,900.00	\$353,211.73	1.85%	38.61%
Woodstock Park	172,498	\$1,323,855	\$28,508.00	\$869,997.90	2.15%	65.72%
Public Safety Building						
Building 522 Training Center – Alameda Point	2,624	\$476,991	\$0.00	\$144,218.34	0.00%	30.24%
Fire Station #1 - 1300 Park Street	12,742	\$4,377,530	\$147,013.78	\$690,824.54	3.36%	15.78%
Fire Station #2 - 635 Pacific Avenue	5,575	\$2,285,750	\$164,393.84	\$439,735.69	7.19%	19.24%
Fire Station #2 - Garage Building	855	\$87,725	\$0.00	\$23,795.55	0.00%	27.13%
Fire Station #2 - Paint Shed Building	64	\$9,000	\$0.00	\$3,180.12	0.00%	35.33%
Fire Station #4 - 2595 Mecartney Road	11,234	\$3,769,569	\$62,436.66	\$726,251.66	1.66%	19.27%
Fire Station #5/ Bldg 6	36,500	\$7,929,000	\$890,959.80	\$1,331,757.60	11.24%	16.80%
Police Station 1555 Oak Street	35,184	\$12,920,000	\$451,722.81	\$814,915.73	3.50%	6.31%
Total for City of Alameda	2,389,873	\$138,601,557	\$7,568,009	\$25,702,350	5.46%	18.54%

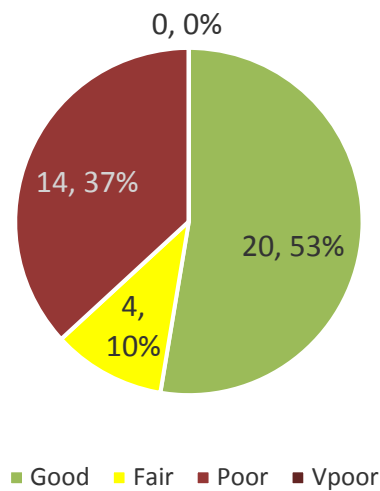
CITY CONDITION RATING / KEY FINDINGS

The City of Alameda has 38 facilities which are currently rated as in poor through good conditions; 20 are rated in good, 4 are rated as fair, and 14 are rated as poor. The City of Alameda as a whole has a current FCI rating of 5.46%, this being in Fair condition. In year 10 of the study period the condition ratings will change if there is no capital investment, 2 buildings will be rated as good, 3 will be rated as fair, 27 will be rated as poor, and 6 will be rated as very poor. The overall FCI rating in year 10 will increase to 18.53% if there is no investment over the study period, which results as the facilities being in poor condition.

The chart below indicates the number of buildings and percentage of buildings with their current FCI condition rating.

Current Condition of Buildings (FCI)

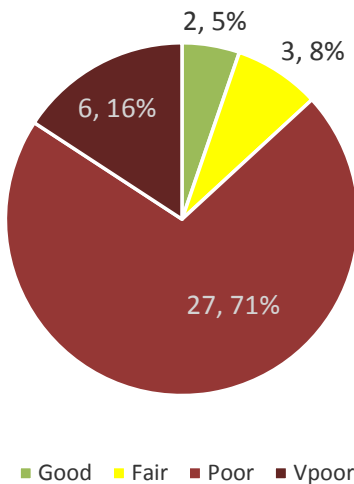
Value of Current Need **\$12,318,326**



The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Year-10 Condition of Buildings (FCI)

Need will grow to **\$34,669,950** over 10-years



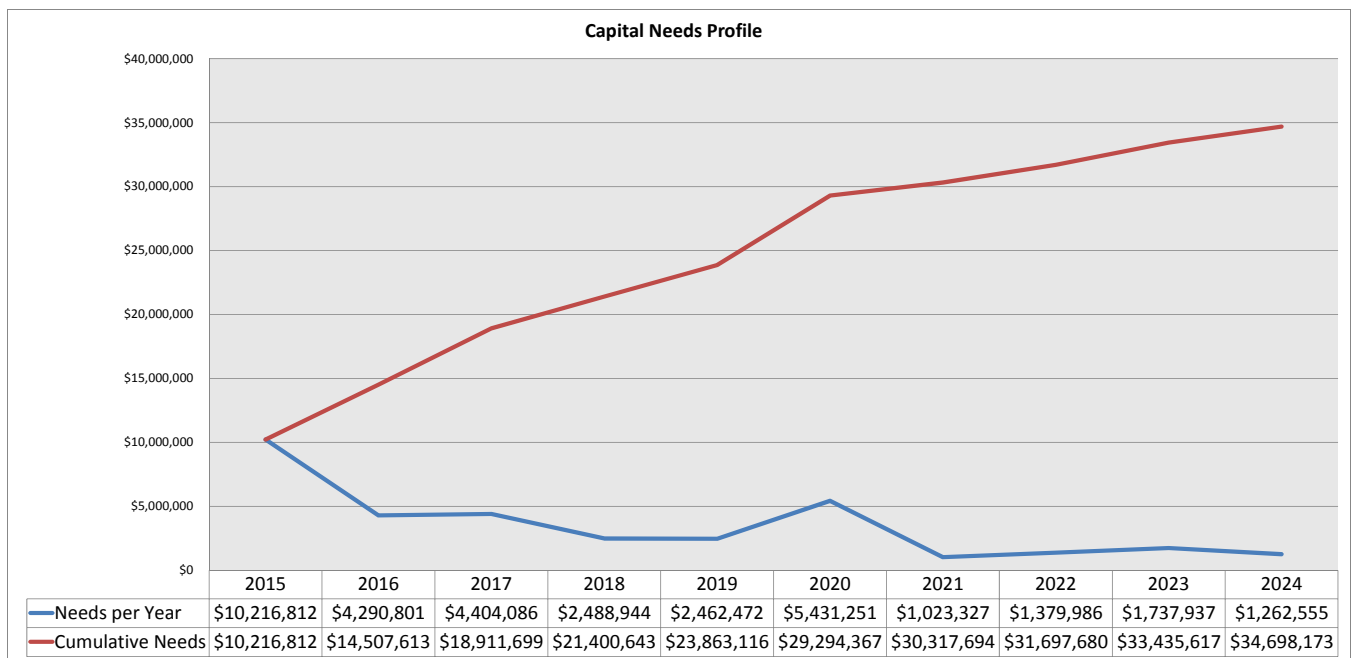
SUMMARY OF EXPENDITURE FINDINGS

The City of Alameda has immediate capital needs of \$10,216,812 with a total of \$24,481,360 capital needs from years 2 to 10.

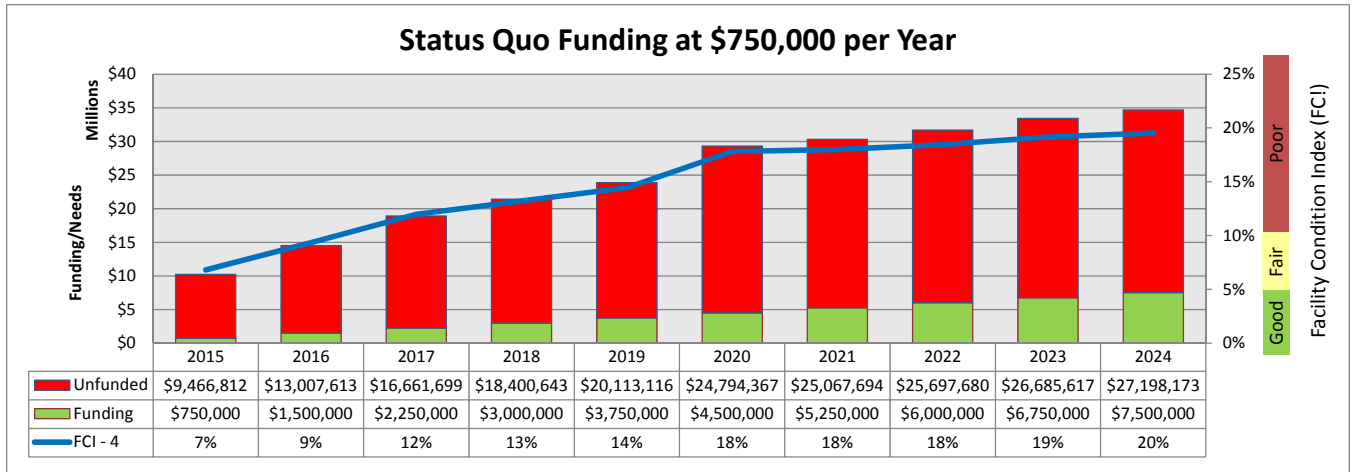
Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates. Our line item costs assume that the work will be procured through public general contractor bids. Capital expenditure pricing includes an uplift of 35% to allow for professional fees, general contractor overhead/profit management costs permitting, etc.

Key Findings	Metric
Immediate Capital Needs (included in FCNI)	\$10,216,812
Year 2 to Year 10 Capital Needs	\$24,481,360

The chart below provides a summary of yearly anticipated expenditures over the ten year study period for the City of Alameda. Further details of these expenditures are included within each respective report section. The results illustrate a total anticipated expenditure over the study period of circa **\$34,698,173**.



The chart below provides a summary of what impact the current funding level of \$750,000 per year will have on the accumulative yearly need over the ten year study period for the City of Alameda.

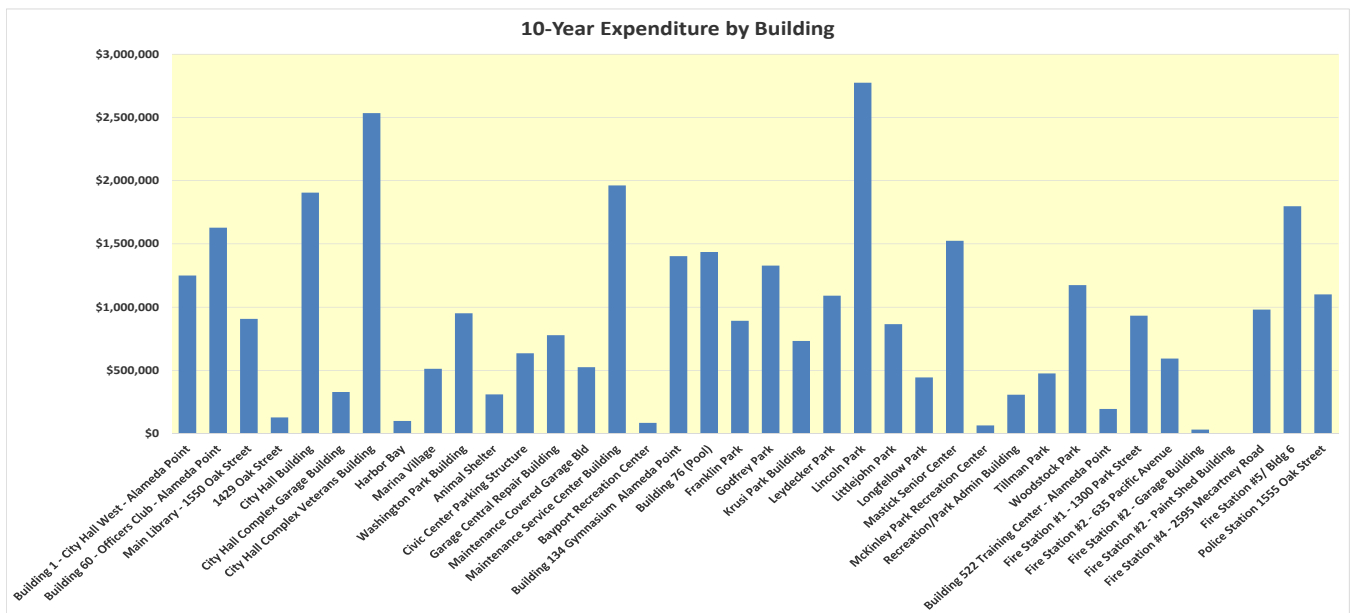


The chart illustrates that with current funding of \$750,000, year 1 will have an unfunded current deferred maintenance need of \$9,466,812. This unfunded need will grow over the next 10-years to over \$27 million of unfunded need.

A comparison if also made with the Facility Condition index and how the current funding level will impact the condition rating. We see that the facilities will go from a current 7% Fair condition and deteriorate over time to a citywide condition index score of 20% Poor condition.

SUMMARY OF EXPENDITURE FINDINGS CONTINUED

The chart below shows a 10 year cost expenditure by building. As can be seen the City Hall Complex Veterans Building has the largest anticipated spend of \$2,175,483 over the study period.



KEY FINDING EXAMPLES

The following information shows selected higher value key findings above \$10,000 from the assessed facilities, providing a brief summary of their recommended repairs.

KEY FINDINGS - BUILDING 1 - CITY HALL WEST - ALAMEDA POINT

- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$56,352 in year 2021
- + B Shell: Replace Wood Window Units with Newer Style UPVC Units at an estimated cost of \$26,840 in year 2015
- + B Shell: Repair Localized Cracked BUR Cap Sheet Areas at an estimated cost of \$16,860 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$337,196 in year 2018
- + C Interiors: Repaint Wall & Ceiling Surfaces at an estimated cost of \$62,930 in year 2021
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$54,647 in year 2017
- + C Interiors: Replace Damaged / Loose and Mismatched Acoustic Ceiling Tiles at an estimated cost of \$11,820 in year 2015
- + D Services: Replace Cabinet Heaters with Blower at an estimated cost of \$14,274 in year 2017
- + D Services: Replace HW Fan Coil Units (106 no.) at an estimated cost of \$206,912 in year 2017
- + G Building Sitework: Replace Asphalt Parking Lot - West at an estimated cost of \$51,606 in year 2015
- + G Building Sitework: Replace Concrete Pedestrian Walkways at an estimated cost of \$35,624 in year 2015

KEY FINDINGS - BUILDING 60 - OFFICERS CLUB - ALAMEDA POINT

- + B Shell: Repaint all Exterior Concrete and Stucco Wall Surfaces at an estimated cost of \$27,501 in year 2017
- + B Shell: Repair Localized Exterior Stucco Wall Construction at an estimated cost of \$21,750 in year 2015
- + B Shell: Replace Double Aluminum Glazed Door(s) at an estimated cost of \$18,026 in year 2015
- + B Shell: Replace Glazed Aluminum Framed with Swing Door(s) at an estimated cost of \$16,305 in year 2015
- + B Shell: Replace Single Solid Core Wood Door(s) at an estimated cost of \$11,956 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) Covering - w/ Modified Bitumen Cap Sheet at an estimated cost of \$279,880 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) Covering - w/ Pea Gravel Ballast at an estimated cost of \$68,283 in year 2015
- + B Shell: Replace Gutters & Downspouts at an estimated cost of \$12,200 in year 2015
- + C Interiors: Repaint GWB Wall and Textured GWB Ceiling Finishes at an estimated cost of \$65,573 in year 2018
- + C Interiors: Replace Acoustic 1' x 1' Ceiling Tiles at an estimated cost of \$22,304 in year 2015
- + C Interiors: Replace Acoustic Suspended Ceiling System - Standard at an estimated cost of \$33,023 in year 2015
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$48,556 in year 2020
- + C Interiors: Replace Broadloom with Padding at an estimated cost of \$29,045 in year 2020
- + D Services: Replace Floor Mounted Water Closet(s) at an estimated cost of \$10,651 in year 2015
- + D Services: Replace Packaged Outdoor - Cooling and Heating at an estimated cost of \$27,328 in year 2015

- + D Services: Replace Packaged Outdoor - Cooling and Heating at an estimated cost of \$19,520 in year 2015
- + D Services: Replace Packaged Outdoor - Cooling and Heating at an estimated cost of \$14,640 in year 2015
- + D Services: Replace Packaged Outdoor - Cooling and Heating at an estimated cost of \$11,712 in year 2015
- + D Services: Replace Special Cooling System (Walk-in Cooler) at an estimated cost of \$12,200 in year 2015
- + D Services: Replace Special Cooling System (Walk-in Cooler) at an estimated cost of \$12,200 in year 2015
- + D Services: Replace Special Cooling System (Walk-in Freezer) at an estimated cost of \$12,200 in year 2015
- + D Services: Replace Special Cooling System (Walk-in Freezer) at an estimated cost of \$12,200 in year 2015
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$139,265 in year 2020
- + D Services: Replace Panelboards - 120/208volts, 100amp at an estimated cost of \$14,030 in year 2015
- + D Services: Replace Recessed Can Light Fixture(s) at an estimated cost of \$32,025 in year 2018
- + G Building Sitework: Crack Repair, Seal Coating and Restriping at the North Parking Lot at an estimated cost of \$21,000 in year 2015
- + G Building Sitework: Replace Concrete Paving - Outer Area at an estimated cost of \$20,496 in year 2015
- + G Building Sitework: Replace Paving and Surfacing at the Delivery Access Area at an estimated cost of \$22,936 in year 2015

KEY FINDINGS - MAIN LIBRARY - 1550 OAK STREET

- + B Shell: Re-line Interior Leaders and Install Storm Drain Outlets With a Filtration System to Increase the Discharge Flow of Rain Water at an estimated cost of \$18,540 in year 2015
- + B Shell: Removal and Reinstallation of the Solar Array Modules at an estimated cost of \$15,000 in year 2020
- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$183,537 in year 2020
- + C Interiors: Replace Interior Electronic Door Hardware at an estimated cost of \$29,280 in year 2015
- + C Interiors: Repaint Wall & Ceiling Surfaces at an estimated cost of \$68,075 in year 2022
- + C Interiors: Re-stain / Re-varnish Wood Shutter Ceilings at an estimated cost of \$57,330 in year 2022
- + D Services: Install New Cooling System for Computer Room at an estimated cost of \$25,010 in year 2015
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$231,800 in year 2020

KEY FINDINGS - 1429 OAK STREET

- + B Shell: Replace Steel Siding at an estimated cost of \$37,576 in year 2015
- + B Shell: Replace Wood Shingle Siding at an estimated cost of \$14,329 in year 2015
- + B Shell: Replace Wood Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of \$20,130 in year 2015

KEY FINDINGS - CITY HALL BUILDING

- + B Shell: Repaint Fire Escape Stair, Gutters and Soffits at an estimated cost of \$11,770 in year 2018
- + B Shell: Apply Hydrophobic Weatherseal to Brick Veneer at an estimated cost of \$34,925 in year 2015
- + B Shell: Apply Hydrophobic Weatherseal to Brick Veneer at an estimated cost of \$34,925 in year 2023

- + B Shell: Overhaul Sliding Sash Windows at an estimated cost of \$40,000 in year 2018
- + B Shell: Replace Perimeter Caulking to Windows - Putty at an estimated cost of \$18,788 in year 2015
- + B Shell: Re-point Mortar Joints with Suitable Mortar at an estimated cost of \$73,320 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) Covering and Install Tapered Insulation at an estimated cost of \$11,256 in year 2015
- + B Shell: Replace Cast Iron Perimeter Gutters & Downspout at an estimated cost of \$16,104 in year 2020
- + B Shell: Replace Standing Seam Metal Panels at an estimated cost of \$122,000 in year 2023
- + C Interiors: Re-paint Walls and Ceilings at an estimated cost of \$64,050 in year 2017
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$27,879 in year 2017
- + C Interiors: Replace Broadloom Deluxe with Padding at an estimated cost of \$164,456 in year 2020
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$11,175 in year 2017
- + C Interiors: Replace Grout at Ceramic Floor and Wall Tiles at an estimated cost of \$12,551 in year 2017
- + D Services: Replace Cab Finishes at an estimated cost of \$24,400 in year 2016
- + D Services: Replace Hydraulic Elevator - Standard at an estimated cost of \$164,700 in year 2016
- + D Services: Replace Countertop Single Bowl Kitchen Sink at an estimated cost of \$11,712 in year 2017
- + D Services: Install New Card Access System at an estimated cost of \$61,645 in year 2015
- + D Services: Install New CCTV System at an estimated cost of \$71,920 in year 2015
- + D Services: Replace Exit Light(s) L.E.D at an estimated cost of \$13,481 in year 2020
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$165,276 in year 2015
- + D Services: Replace Recessed Can Light Fixture(s) at an estimated cost of \$91,500 in year 2017
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 250 kW at an estimated cost of \$78,690 in year 2020

KEY FINDINGS - CITY HALL COMPLEX GARAGE BUILDING

- + B Shell: Apply Hydrophobic Weatherseal to Brick Veneer and Paint Windows and Doors at an estimated cost of \$12,712 in year 2015
- + B Shell: Apply Hydrophobic Weatherseal to Brick Veneer and Paint Windows and Doors at an estimated cost of \$12,712 in year 2023
- + B Shell: Install a Grate Trench Drain at the Perimeter of the Building at an estimated cost of \$33,750 in year 2015
- + B Shell: Re-point Mortar Joints at an estimated cost of \$72,587 in year 2015
- + B Shell: Replace and Repair Soffits at an estimated cost of \$18,788 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$29,280 in year 2015
- + B Shell: Replace Standing Seam Metal Panels at an estimated cost of \$36,600 in year 2015

KEY FINDINGS - CITY HALL COMPLEX VETERANS BUILDING

- + B Shell: Encapsulate Exterior Stucco - Reportedly Containing Asbestos at an estimated cost of \$65,912 in year 2015
- + B Shell: Encapsulate Exterior Stucco - Reportedly Containing Asbestos at an estimated cost of \$65,912 in year 2023

- + B Shell: Repair Damaged Stucco, Replace Louver and Remove any Asbestos Containing Material at an estimated cost of \$22,500 in year 2015
- + B Shell: Apply Cold Applied Liquid Membrane to the BUR Covering at an estimated cost of \$72,224 in year 2017
- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$59,780 in year 2017
- + C Interiors: Asbestos and Lead Abatement and Encapsulation Throughout the Interior of the Building at an estimated cost of \$191,992 in year 2015
- + C Interiors: Encapsulate Asbestos and Lead and Paint and Stain Interiors at an estimated cost of \$174,666 in year 2023
- + C Interiors: Replace Broadloom Deluxe with Padding at an estimated cost of \$20,557 in year 2023
- + C Interiors: Replace Grout at Ceramic Wall Tiles at an estimated cost of \$14,025 in year 2020
- + C Interiors: Replace Grout to Clay and Ceramic Floor Tiles at an estimated cost of \$49,063 in year 2020
- + C Interiors: Replace Laminate Wood Floors at an estimated cost of \$39,150 in year 2020
- + C Interiors: Sand Down Wood Flooring at an estimated cost of \$15,250 in year 2020
- + D Services: Replace Cab Finishes at an estimated cost of \$24,400 in year 2015
- + D Services: Replace Elevator Controls - Motor Controller at an estimated cost of \$51,240 in year 2015
- + D Services: Replace Traction Geared Elevator - Low Rise at an estimated cost of \$305,000 in year 2015
- + D Services: Replace Group Wash Fountain System Semicircular - Industrial at an estimated cost of \$32,696 in year 2020
- + D Services: Install Full HVAC System at an estimated cost of \$425,780 in year 2015
- + D Services: Remove Convector Heaters and Install Full HVAC System - Cost Included Within HVAC Installation at an estimated cost of \$36,600 in year 2015
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$190,569 in year 2023
- + D Services: Replace Switchboard - 120/208volts, 2000amp at an estimated cost of \$65,880 in year 2015
- + D Services: Replace Telephone & Data System at an estimated cost of \$38,114 in year 2023
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$23,821 in year 2015
- + G Building Sitework: Replace Asphalt Mill & Overlay including Re-Striping at an estimated cost of \$58,560 in year 2015
- + G Building Sitework: Replace Concrete Pavement at an estimated cost of \$12,144 in year 2015

KEY FINDINGS - HARBOR BAY

- + G Building Sitework: Replace 12' High Site Lighting at an estimated cost of \$50,600 in year 2015
- + G Building Sitework: Replace Bollard Lighting at an estimated cost of \$21,000 in year 2015

KEY FINDINGS - MARINA VILLAGE

- + G Building Sitework: Replace Exercise Equipment at an estimated cost of \$5,978 in year 2023
- + G Building Sitework: Replace Park Bench at an estimated cost of \$5,124 in year 2015

KEY FINDINGS - WASHINGTON PARK BUILDING

- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$97,500 in year 2018
- + G Building Sitework: Renovate Hard Ball Infield Surface at an estimated cost of \$60,000 in year 2016
- + G Building Sitework: Repaint Exteriors And Interiors- Recreation Building at an estimated cost of \$16,100 in year 2016
- + G Building Sitework: Repair Asphalt Walkways And Resurface at an estimated cost of \$37,200 in year 2020
- + G Building Sitework: Replace Asphalt Mill & Overlay including Re-Striping at an estimated cost of \$58,560 in year 2017
- + G Building Sitework: Replace Asphalt Paving Tennis Court at an estimated cost of \$65,220 in year 2022
- + G Building Sitework: Replace Fiberglass Planks With Aluminum at an estimated cost of \$10,000 in year 2022
- + G Building Sitework: Replace High Site Lighting at an estimated cost of \$315,980 in year 2020

KEY FINDINGS - ANIMAL SHELTER

- + B Shell: Replace Locking Seam Metal Panels at an estimated cost of \$85,400 in year 2015
- + B Shell: Replace Skylights - Metal Framed / Plastic Glazed at an estimated cost of \$11,712 in year 2015
- + C Interiors: Repaint Interior Walls & Ceiling Surfaces at an estimated cost of \$19,975 in year 2020
- + D Services: Replace Suspended Electric Infrared Radiant Heaters at an estimated cost of \$19,520 in year 2015
- + D Services: Install Building Interior Door / Exterior Door Access Card Access System at an estimated cost of \$20,000 in year 2015
- + E Equipment & Furnishing: Replace Kitchen Cabinet(s) within the Kennel Support Service Room at an estimated cost of \$19,032 in year 2015

KEY FINDINGS - CIVIC CENTER PARKING STRUCTURE

- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$16,350 in year 2023
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$448,252 in year 2023

KEY FINDINGS - GARAGE CENTRAL REPAIR BUILDING

- + B Shell: Replace Rolling Overhead Door(s), Electric at an estimated cost of \$76,860 in year 2018
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$170,663 in year 2018
- + C Interiors: Replace Epoxy Floor Coating at an estimated cost of \$29,280 in year 2015
- + C Interiors: Replace Epoxy Floor Covering at an estimated cost of \$29,280 in year 2022
- + D Services: Install Wet-Pipe Sprinkler System at an estimated cost of \$38,719 in year 2015
- + D Services: Install New CCTV System at an estimated cost of \$18,671 in year 2015
- + D Services: Install New Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$42,666 in year 2015
- + D Services: Replace Switchboard - 120/208volts, 800amp at an estimated cost of \$26,352 in year 2017
- + E Equipment & Furnishing: Replace Kitchen Cabinet(s) at an estimated cost of \$21,960 in year 2015

KEY FINDINGS - MAINTENANCE COVERED GARAGE BUILDING

- + B Shell: Apply Protective Coating to Metal Panels at an estimated cost of \$11,320 in year 2016

- + B Shell: Replace Rolling Overhead Door(s), Electric at an estimated cost of \$15,738 in year 2018
- + B Shell: Re-point Mortar Joints at an estimated cost of \$73,200 in year 2020
- + B Shell: Replace Lock Seam Metal Panels at an estimated cost of \$243,024 in year 2015
- + D Services: Replace CCTV System at an estimated cost of \$21,265 in year 2015
- + D Services: Replace Exterior Fluorescent Strip Fixture(s) at an estimated cost of \$13,664 in year 2021

KEY FINDINGS - MAINTENANCE SERVICE CENTER BUILDING

- + B Shell: Install New Canopy at an estimated cost of \$19,520 in year 2015
- + B Shell: Apply Protective Coating to Metal Panels at an estimated cost of \$77,518 in year 2016
- + B Shell: Replace Aluminum Window Units at an estimated cost of \$61,488 in year 2018
- + B Shell: Replace Rolling Overhead Door(s), Electric at an estimated cost of \$15,738 in year 2018
- + B Shell: Replace Single HM Door(s) at an estimated cost of \$20,130 in year 2018
- + B Shell: Re-point Mortar Joints at an estimated cost of \$25,620 in year 2018
- + B Shell: Replace Galvanized Steel Perimeter Gutters & Downspout at an estimated cost of \$14,762 in year 2015
- + B Shell: Replace Locking Seam Metal Panels at an estimated cost of \$521,089 in year 2015
- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$36,600 in year 2024
- + C Interiors: Re-paint Walls, Ceilings and Doors at an estimated cost of \$32,025 in year 2018
- + C Interiors: Replace Grout at Ceramic Floor and Wall Tiles at an estimated cost of \$13,692 in year 2018
- + D Services: Replace Wall Mounted Standard Drinking Fountain (Dual/Bi-Level) at an estimated cost of \$12,688 in year 2015
- + D Services: Install New Card Access System at an estimated cost of \$44,665 in year 2015
- + D Services: Replace CCTV System at an estimated cost of \$52,109 in year 2015
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$119,106 in year 2017
- + D Services: Replace Fluor. Light 2' x 4' Recess/Surface Mounted Fixture(s) at an estimated cost of \$14,164 in year 2021
- + D Services: Replace Switchboard - 120/208volts, 800amp at an estimated cost of \$26,352 in year 2015
- + E Equipment & Furnishing: Replace Automatic Vehicle Wash and Dryer at an estimated cost of \$103,700 in year 2015
- + E Equipment & Furnishing: Replace Kitchen Cabinet(s) - Deluxe at an estimated cost of \$12,200 in year 2020
- + G Building Sitework: Replace Asphalt Mill & Overlay including Re-Striping at an estimated cost of \$60,024 in year 2016
- + G Building Sitework: Replace Fuel Dispenser(s) at an estimated cost of \$47,580 in year 2017

KEY FINDINGS - BAYPORT RECREATION CENTER

- + G Building Sitework: Replace Chain Link Galvanized Fence at an estimated cost of \$39,650 in year 2020

KEY FINDINGS - BUILDING 134 GYMNASIUM ALAMEDA POINT

- + B Shell: Replace Aluminum Window Units at an estimated cost of \$77,689 in year 2015

- + B Shell: Replace Double Aluminum Glazed Door(s) at an estimated cost of \$12,017 in year 2020
- + B Shell: Replace Localized Areas of Missing and Loose Vinyl Siding at an estimated cost of \$24,500 in year 2015
- + B Shell: Replace EPDM Single-ply Membrane - Granular Finish at an estimated cost of \$536,702 in year 2020
- + C Interiors: Replace Ceramic Floor Tiles at an estimated cost of \$19,668 in year 2018
- + C Interiors: Replace Painted Exposed Wood Truss Finishes at an estimated cost of \$45,500 in year 2020
- + C Interiors: Replace Painted GWB Wall & Ceiling Finishes at an estimated cost of \$78,281 in year 2020
- + C Interiors: Replace Rubber Tile at an estimated cost of \$27,809 in year 2018
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$22,326 in year 2015
- + G Building Sitework: Replace Concrete - Aprons / Walkways at an estimated cost of \$58,157 in year 2015

KEY FINDINGS - BUILDING 76 (POOL)

- + B Shell: Replace Aluminum Window Units at an estimated cost of \$90,181 in year 2015
- + B Shell: Replace Vinyl Siding at an estimated cost of \$145,522 in year 2015
- + B Shell: Replace EPDM Single-ply Membrane - Granular Finish at an estimated cost of \$325,008 in year 2018
- + C Interiors: Replace Ceramic Floor Tile at an estimated cost of \$19,668 in year 2015
- + C Interiors: Replace Ceramic Wall Tiles at an estimated cost of \$36,600 in year 2015
- + D Services: Replace Cold Water Distribution at an estimated cost of \$77,629 in year 2015
- + D Services: Replace Domestic Hot Water Heater - Gas at an estimated cost of \$10,675 in year 2015
- + D Services: Replace Floor Mounted Water Closet(s) at an estimated cost of \$15,976 in year 2015
- + D Services: Replace Pool Hot Water Distribution System - 2 Pipe System at an estimated cost of \$41,480 in year 2015
- + D Services: Replace Wall Hung Lavatories at an estimated cost of \$10,248 in year 2015
- + D Services: Replace Liquid to Liquid Heat Exchanger - Shell & Tube Type (Small) at an estimated cost of \$26,840 in year 2015
- + D Services: Replace Pool Water Steam Boiler at an estimated cost of \$89,670 in year 2015
- + D Services: Replace Steam Condensate Return System at an estimated cost of \$11,956 in year 2015
- + D Services: Replace High Bay Fixture(s) at an estimated cost of \$18,000 in year 2015
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$12,322 in year 2015
- + G Building Sitework: Replace Concrete Apron on East Elevation at an estimated cost of \$40,992 in year 2015

KEY FINDINGS - FRANKLIN PARK

- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$18,300 in year 2020
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$21,960 in year 2020
- + G Building Sitework: Install New Playground Flooring Systems at an estimated cost of \$105,000 in year 2020
- + G Building Sitework: Reapply Acrylic Coating System at the Tennis Court Surfaces at an estimated cost of \$17,600 in year 2021

- + G Building Sitework: Renovate Little League Infield Surface at an estimated cost of \$32,000 in year 2018
- + G Building Sitework: Replace Asphalt Paving - Pavement/Walkways at an estimated cost of \$34,160 in year 2015
- + G Building Sitework: Replace Basketball & Hardcourt - Asphalt Paved at an estimated cost of \$47,019 in year 2015
- + G Building Sitework: Replace Chain Link Galvanized Fence - Tennis Court at an estimated cost of \$18,300 in year 2018
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$100,000 in year 2020
- + G Building Sitework: Replace Playground Equipment (2-5 years) at an estimated cost of \$60,000 in year 2020
- + G Building Sitework: Replace Pavement Light Fixtures and Poles at an estimated cost of \$34,160 in year 2015
- + G Building Sitework: Replace Tennis Court Light Fixtures and Poles at an estimated cost of \$85,400 in year 2015

KEY FINDINGS - GODFREY PARK

- + B Shell: Repaint Exterior Previously Painted Areas at the Recreation Building at an estimated cost of \$13,594 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$24,400 in year 2020
- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$18,300 in year 2017
- + D Services: Replace Cold Water Distribution System at an estimated cost of \$24,400 in year 2017
- + D Services: Replace Sanitary Water System at an estimated cost of \$24,400 in year 2017
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$24,400 in year 2022
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$10,248 in year 2017
- + G Building Sitework: Apply Acrylic Coating System at the Basketball Surfaces at an estimated cost of \$30,420 in year 2016
- + G Building Sitework: Install New Playground Equipment (2-12 years) at an estimated cost of \$105,000 in year 2016
- + G Building Sitework: Install New Playground Equipment (2-5 years) at an estimated cost of \$60,000 in year 2016
- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$90,000 in year 2016
- + G Building Sitework: Remove Existing Play Surface and Replace with Concrete Paving along with Grass where Required at the North-East side of the Recreation Building at an estimated cost of \$45,000 in year 2016
- + G Building Sitework: Renovate Hard Ball Infield Surface at an estimated cost of \$40,000 in year 2018
- + G Building Sitework: Replace Asphalt Paving - Basketball Court at an estimated cost of \$47,580 in year 2016
- + G Building Sitework: Replace Asphalt Paving - Pavement/Walkways at an estimated cost of \$20,740 in year 2016
- + G Building Sitework: Replace Complete Irrigation System at an estimated cost of \$206,241 in year 2022
- + G Building Sitework: Replace Concrete Paving - Pavement/Walkways at Recreation Building at an estimated cost of \$98,820 in year 2016

KEY FINDINGS - KRUSI PARK BUILDING

- + G Building Sitework: Replace Asphalt Paving - Pavement/Walkways at an estimated cost of \$42,944 in year 2015
- + G Building Sitework: Replace Asphalt Paving Tennis Court at an estimated cost of \$74,538 in year 2017
- + G Building Sitework: Replace Chain Link Galvanized Fence at an estimated cost of \$134,200 in year 2018

- + G Building Sitework: Replace Miscellaneous Structures- Gardner Shed at an estimated cost of \$11,590 in year 2015
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$128,100 in year 2018
- + G Building Sitework: Replace Restrooms / Maintenance at an estimated cost of \$54,900 in year 2015
- + G Building Sitework: Replace Swing Set (Belt Seat Type) at an estimated cost of \$12,810 in year 2018
- + G Building Sitework: Replace 30' High Site Lighting at an estimated cost of \$51,240 in year 2015

KEY FINDINGS - LEYDECKER PARK

- + B Shell: Consult With a Structural Engineer Over Moisture penetration to Primary Structural Beams and Preventative Maintenance Requirements at an estimated cost of \$18,000 in year 2015
- + B Shell: Replace Aluminum Window Units at an estimated cost of \$37,542 in year 2018
- + B Shell: Replace Single Aluminum Glazed Door(s) at an estimated cost of \$25,254 in year 2018
- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$18,300 in year 2018
- + C Interiors: Replace Wainscot at an estimated cost of \$79,514 in year 2023
- + D Services: Replace Fluor. Light 4' Suspended Light Fixture(s) at an estimated cost of \$21,246 in year 2020
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$49,776 in year 2020
- + G Building Sitework: Crack Repair, Seal Coating and Restriping to Parking Lot at an estimated cost of \$13,574 in year 2016
- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$40,500 in year 2021
- + G Building Sitework: Remove the Wood and Landscape Steps and Replace With a New Landscaped Area. at an estimated cost of \$20,000 in year 2018
- + G Building Sitework: Renovate Softball Infield Surface at an estimated cost of \$160,000 in year 2015
- + G Building Sitework: Replace Complete Irrigation System at an estimated cost of \$11,785 in year 2016
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$100,000 in year 2021
- + G Building Sitework: Replace Site Lighting - Pavements at an estimated cost of \$33,550 in year 2015
- + G Building Sitework: Replace Site Lighting - Tennis Court at an estimated cost of \$58,560 in year 2020

KEY FINDINGS - LINCOLN PARK

- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$47,580 in year 2017
- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$30,500 in year 2017
- + C Interiors: Repaint Interior Wall and Ceiling Surfaces at the Recreation Building at an estimated cost of \$17,500 in year 2017
- + C Interiors: Replace Vinyl Floor Tile at an estimated cost of \$13,542 in year 2017
- + D Services: Replace Exterior Roof Mounted Duct Work at an estimated cost of \$24,400 in year 2017
- + E Equipment & Furnishing: Replace Exterior Floor Mounted BBQ Areas/Units at an estimated cost of \$29,280 in year 2016
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$32,940 in year 2017
- + G Building Sitework: Apply Acrylic Coating System at the Hand Ball Court, Hardcourt Area and Basketball Court Surfaces at an

estimated cost of \$12,740 in year 2015

- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$97,500 in year 2018
- + G Building Sitework: Reapply Acrylic Coating System at the Hand Ball Court, Hardcourt Area and Basketball Court Surfaces at an estimated cost of \$12,740 in year 2023
- + G Building Sitework: Renovate Hard Ball Infield Surface at an estimated cost of \$40,000 in year 2017
- + G Building Sitework: Replace Arbor/Trellis Structures at Recreation Building at an estimated cost of \$26,840 in year 2016
- + G Building Sitework: Replace Asphalt Parking Lot at an estimated cost of \$21,960 in year 2015
- + G Building Sitework: Replace Asphalt Paving - Basketball Court at an estimated cost of \$19,764 in year 2015
- + G Building Sitework: Replace Asphalt Paving - Hand Ball Court at an estimated cost of \$10,980 in year 2015
- + G Building Sitework: Replace Asphalt Paving - Pavement/Walkways at an estimated cost of \$35,624 in year 2017
- + G Building Sitework: Replace Asphalt Paving - Tennis Court(s) at an estimated cost of \$29,280 in year 2015
- + G Building Sitework: Replace Asphalt Roadway at an estimated cost of \$45,872 in year 2015
- + G Building Sitework: Replace Chain Link Galvanized Fence - Boundary line at an estimated cost of \$292,800 in year 2017
- + G Building Sitework: Replace Chain Link Galvanized Fence - Tennis Court at an estimated cost of \$43,920 in year 2017
- + G Building Sitework: Replace Complete Irrigation System Throughout Grassed Areas at an estimated cost of \$338,123 in year 2017
- + G Building Sitework: Replace Concrete Paving - Pavement/Walkways at an estimated cost of \$10,120 in year 2017
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$105,000 in year 2018
- + G Building Sitework: Replace Playground Equipment (2-5 years) at an estimated cost of \$60,000 in year 2018
- + G Building Sitework: Replace Site Furnishings - Bleachers at an estimated cost of \$73,200 in year 2016
- + G Building Sitework: Replace Site Furnishings - Outdoor Fitness Equipment at an estimated cost of \$20,130 in year 2023
- + G Building Sitework: Replace Site Furnishings - Wood Seating at Recreation Building at an estimated cost of \$12,200 in year 2016
- + G Building Sitework: Replace Steel Fence at High Street Side of Park at an estimated cost of \$87,840 in year 2017
- + G Building Sitework: Replace Swing Set (Belt Seat Type) at an estimated cost of \$12,810 in year 2018
- + G Building Sitework: Replenish and Compact Decomposed Granite Walkways at an estimated cost of \$120,000 in year 2018
- + G Building Sitework: Replenish and Compact Decomposed Granite Walkways at an estimated cost of \$60,000 in year 2015
- + G Building Sitework: Replace Pole Lighting - Pavements at an estimated cost of \$61,732 in year 2015

KEY FINDINGS - LITTLEJOHN PARK

- + B Shell: Replace Single Solid Core Wood Door(s) at an estimated cost of \$10,248 in year 2017
- + D Services: Replace Panelboard - 120/240volts, 400 amp at an estimated cost of \$12,200 in year 2015
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$11,712 in year 2020
- + G Building Sitework: Install New Drainage Measures to Playground Area at an estimated cost of \$25,000 in year 2017

- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$72,150 in year 2017
- + G Building Sitework: Renovate Little League Infield Surface at an estimated cost of \$48,000 in year 2016
- + G Building Sitework: Replace Asphalt Paving - Basketball Court at an estimated cost of \$31,952 in year 2018
- + G Building Sitework: Replace Asphalt Paving - Pavement/Walkways at an estimated cost of \$53,680 in year 2018
- + G Building Sitework: Replace Complete Irrigation System at an estimated cost of \$80,813 in year 2016
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$100,000 in year 2017
- + G Building Sitework: Replace Playground Equipment (2-5 years) at an estimated cost of \$60,000 in year 2017
- + G Building Sitework: Replace 20' High Site Lighting - Pavements at an estimated cost of \$46,970 in year 2020

KEY FINDINGS - LONGFELLOW PARK

- + G Building Sitework: Install New Playground Flooring Systems at an estimated cost of \$63,000 in year 2015
- + G Building Sitework: Re-apply Acrylic Coating System to Basketball and Hardcourt Surfaces at an estimated cost of \$12,285 in year 2023
- + G Building Sitework: Replace Asphalt Paving - Basketball/Handball/Hard Court Areas at an estimated cost of \$38,430 in year 2015
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$105,000 in year 2015
- + G Building Sitework: Replace Tennis Court Light Fixtures and Poles at an estimated cost of \$17,080 in year 2017

KEY FINDINGS - MASTICK SENIOR CENTER

- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$47,442 in year 2015
- + B Shell: Replace Wood Window Units - Casement, Double Hung, Vent or Sliding at an estimated cost of \$250,910 in year 2017
- + B Shell: Paint Exterior Soffits at an estimated cost of \$13,694 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$383,600 in year 2015
- + B Shell: Replace Painted Galvanized Steel at an estimated cost of \$21,600 in year 2015
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$10,763 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$31,103 in year 2020
- + C Interiors: Replace Vinyl Tile at an estimated cost of \$24,681 in year 2024
- + C Interiors: Replace Wall Paper - Standard at an estimated cost of \$10,920 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat Unit 11 at an estimated cost of \$18,300 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat Unit 13 at an estimated cost of \$12,200 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat Unit 5 at an estimated cost of \$12,200 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat Unit 9 at an estimated cost of \$18,300 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat, 10 Tons Unit 3 at an estimated cost of \$24,400 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat, 5 Tons Unit 1 at an estimated cost of \$12,200 in year 2016

- + D Services: Replace Packaged Rooftop A/C With Heat, 5 Tons Unit 2 at an estimated cost of \$12,200 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat, 6 Tons Unit 12 at an estimated cost of \$14,640 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat, 7.5 Tons Unit 10 at an estimated cost of \$18,300 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat, 7.5 Tons Unit 14 at an estimated cost of \$18,300 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat, 7.5 Tons Unit 15 at an estimated cost of \$18,300 in year 2016
- + D Services: Replace Packaged Rooftop A/C With Heat, 7.5 Tons Unit 4 at an estimated cost of \$18,300 in year 2016
- + D Services: Replace Recessed Soffit Light Fixture(s) at an estimated cost of \$10,000 in year 2016
- + D Services: Replace Telephone & Data System at an estimated cost of \$30,688 in year 2024

KEY FINDINGS - MCKINLEY PARK RECREATION CENTER

- + G Building Sitework: Repaint Exterior Wall Surfaces at an estimated cost of \$18,200 in year 2015
- + G Building Sitework: Replace Asphalt Paving - Pavement/Walkways at an estimated cost of \$15,445 in year 2015

KEY FINDINGS - RECREATION PARK ADMIN BUILDING

- + B Shell: Replace Single Pane French Style Wood Windows with Dual Pane Windows. at an estimated cost of \$32,782 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$42,000 in year 2017
- + B Shell: Replace Skylight - Glass at an estimated cost of \$13,200 in year 2017
- + C Interiors: Repaint Interior Walls at an estimated cost of \$16,538 in year 2020
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$11,633 in year 2016
- + D Services: Upgrade Interior Lighting to T8 Fixtures at an estimated cost of \$31,440 in year 2015
- + G Building Sitework: Replace Concrete Pavement with Asphalt System at an estimated cost of \$14,429 in year 2018

KEY FINDINGS - TILLMAN PARK

- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$18,275 in year 2022
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$21,929 in year 2020
- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$64,500 in year 2018
- + G Building Sitework: Renovate Little League Infield Surface at an estimated cost of \$32,000 in year 2017
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$100,000 in year 2018
- + G Building Sitework: Replace Playground Equipment (2-5 years) at an estimated cost of \$60,000 in year 2018

KEY FINDINGS - WOODSTOCK PARK

- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$28,670 in year 2020
- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$18,300 in year 2020
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinet(s) - Standard at an estimated cost of \$13,176 in year 2020

- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$117,000 in year 2017
- + G Building Sitework: Install New Playground Flooring System at an estimated cost of \$102,195 in year 2017
- + G Building Sitework: Renovate Softball Infield Surface at an estimated cost of \$48,000 in year 2015
- + G Building Sitework: Replace Asphalt Parking Lot at an estimated cost of \$57,340 in year 2020
- + G Building Sitework: Replace Asphalt Paving - Pavement/Walkways at an estimated cost of \$65,880 in year 2020
- + G Building Sitework: Replace Playground Equipment (2-12 years) at an estimated cost of \$100,000 in year 2017
- + G Building Sitework: Replace Playground Equipment (2-5 years) at an estimated cost of \$60,000 in year 2017
- + G Building Sitework: Replace Swing Set (Belt Type Seat) at an estimated cost of \$12,810 in year 2018
- + G Building Sitework: Replace Pole Lighting - Pavements at an estimated cost of \$22,448 in year 2016
- + G Building Sitework: Replace Pole Lighting - Softball Field at an estimated cost of \$122,000 in year 2020

KEY FINDINGS - BUILDING 522 TRAINING CENTER - ALAMEDA POINT

- + C Interiors: Replace Sheet Carpet at an estimated cost of \$93,203 in year 2021
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$10,496 in year 2023

KEY FINDINGS - FIRE STATION # 1 - 1300 PARK STREET

- + A Substructure: Initial Slab Monitoring and Allowance For Underpinning at an estimated cost of \$30,000 in year 2015
- + B Shell: Replace Aluminum Window Units - Fixed or Single Hung at an estimated cost of \$16,250 in year 2020
- + B Shell: Replace Glazed Aluminum Framed with Swing Door(s) at an estimated cost of \$16,104 in year 2020
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$155,452 in year 2018
- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$24,400 in year 2020
- + C Interiors: Repaint Interior Walls and Ceilings at an estimated cost of \$35,000 in year 2020
- + C Interiors: Replace Carpet with Sheet Vinyl in the Changing Areas and Carpet Tiles with the Administration Area at an estimated cost of \$10,058 in year 2015
- + C Interiors: Replace Grout at Ceramic Floor and Wall Tiles at an estimated cost of \$24,310 in year 2020
- + D Services: Install a Fire Suppression System at an estimated cost of \$56,429 in year 2015
- + D Services: Replace Card Access System at an estimated cost of \$23,318 in year 2015
- + D Services: Replace CCTV System at an estimated cost of \$27,204 in year 2020
- + D Services: Replace Switchboard - 120/208volts, 400amp at an estimated cost of \$13,176 in year 2016
- + D Services: Replace Telephone & Data System at an estimated cost of \$12,436 in year 2024
- + G Building Sitework: Replace Asphalt Mill & Overlay including Re-Striping at an estimated cost of \$29,280 in year 2017
- + G Building Sitework: Replace Concrete Pavement - Repair at an estimated cost of \$41,334 in year 2020
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 124 kW at an estimated cost of \$55,671 in year 2016

KEY FINDINGS - FIRE STATION 02 - 635 PACIFIC AVENUE

- + A Substructure: Initial Slab Monitoring and Allowance For Underpinning at an estimated cost of \$30,000 in year 2015
- + B Shell: Repaint All Exterior Previously Painted Surfaces and Seal Metal Capping Joints at an estimated cost of \$19,250 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$79,849 in year 2020
- + C Interiors: Replace Restroom Cubicles at an estimated cost of \$18,300 in year 2021
- + C Interiors: Repaint Interior Walls, Doors and Ceilings at an estimated cost of \$26,250 in year 2021
- + C Interiors: Replace Carpet with Vinyl Composite Tile Flooring at an estimated cost of \$14,640 in year 2015
- + C Interiors: Replace Ceramic Wall Tiles at an estimated cost of \$25,620 in year 2021
- + C Interiors: Replace Grout at Ceramic Wall Tile at an estimated cost of \$13,090 in year 2015
- + D Services: Replace Wet-Pipe Sprinkler System at an estimated cost of \$24,689 in year 2015
- + D Services: Replace Switchboard - 120/208volts, 600amp at an estimated cost of \$19,764 in year 2021
- + G Building Sitework: Install Aco Drains Linked to Surface Water Drain or Soak Away. Break out Sinking Sections and Repair Cracks at an estimated cost of \$30,000 in year 2015
- + G Building Sitework: Install New Security Gates to Driveways and Security Access System at an estimated cost of \$40,000 in year 2015
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 30 kW at an estimated cost of \$29,719 in year 2017

KEY FINDINGS - FIRE STATION 02 - GARAGE BUILDING

- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$14,364 in year 2020

KEY FINDINGS - FIRE STATION 02 - PAINT SHED BUILDING

- + B Shell: Repaint Exterior Wall, Wood Surfaces and Seal Metal Capping Joints at an estimated cost of \$1,050 in year 2016
- + B Shell: Replace BUR (Built-up Roofing) System at an estimated cost of \$1,093 in year 2020

KEY FINDINGS - FIRE STATION 04 - 2595 MECARTNEY ROAD

- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$20,304 in year 2023
- + B Shell: Replace Aluminum Window Units - Fixed or Single Hung at an estimated cost of \$57,096 in year 2022
- + B Shell: Replace Glazed Aluminum Framed with Swing Door(s) at an estimated cost of \$60,390 in year 2022
- + B Shell: Replace Batten Seam Metal Panels at an estimated cost of \$136,640 in year 2022
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$85,400 in year 2018
- + C Interiors: Repaint Walls and Ceilings at an estimated cost of \$43,750 in year 2020
- + D Services: Replace Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$54,822 in year 2024
- + D Services: Replace Fluor. Light 2' x 4' Recess/Surface Mounted Fixture(s) at an estimated cost of \$54,822 in year 2018
- + D Services: Replace Switchboard - 277/480volts, 600amp at an estimated cost of \$19,764 in year 2022

- + G Building Sitework: Install Security Gate and Security Fencing at an estimated cost of \$40,856 in year 2015
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 50 kW at an estimated cost of \$36,783 in year 2022

KEY FINDINGS - FIRESTATION 5 BLDG 6

- + B Shell: Repaint Exterior Wall Surfaces at an estimated cost of \$88,722 in year 2015
- + B Shell: Replace Rolling Overhead Doors at an estimated cost of \$45,360 in year 2015
- + B Shell: Replace Single Exterior Doors at an estimated cost of \$12,000 in year 2015
- + B Shell: Replace Steel Window Units at an estimated cost of \$102,500 in year 2015
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$351,100 in year 2015
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$19,779 in year 2015
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$18,091 in year 2016
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$159,740 in year 2015
- + D Services: Install Fire Alarm System (Full System Inc. Panel) at an estimated cost of \$150,440 in year 2015
- + D Services: Replace Interior Light Fixtures - Fluorescent at an estimated cost of \$150,440 in year 2016
- + D Services: Replace Switchboard - 277/480volts, 1200amp at an estimated cost of \$38,400 in year 2015
- + D Services: Replace Telephone & Data System at an estimated cost of \$30,088 in year 2016
- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$18,805 in year 2016
- + G Building Sitework: Replace Generator Sets, Diesel Engine - 200 to 1000 kW at an estimated cost of \$77,400 in year 2020

KEY FINDINGS - POLICE STATION 1555 OAK STREET

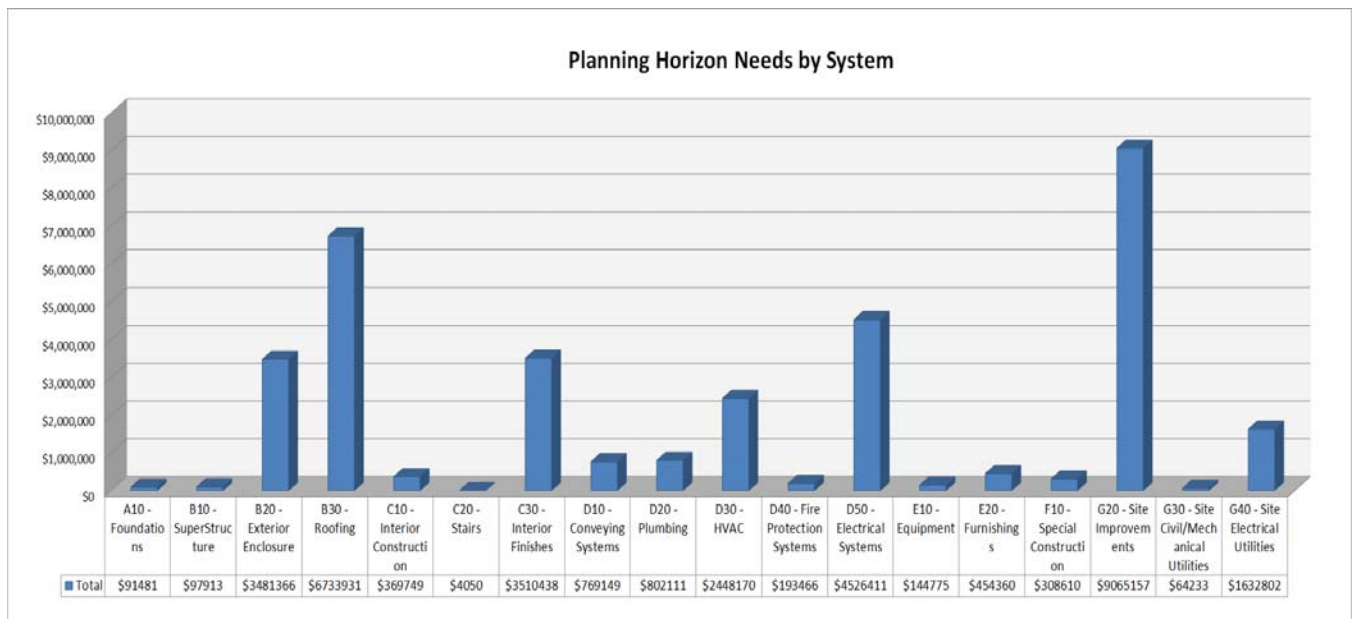
- + B Shell: Replace Single Aluminum Glazed Door(s) at an estimated cost of \$12,627 in year 2018
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$214,622 in year 2017
- + B Shell: Replace Sloped Glazed Assemblies at an estimated cost of \$30,256 in year 2017
- + C Interiors: Repaint Interior Wall and Ceiling Surfaces at an estimated cost of \$22,400 in year 2020
- + C Interiors: Replace Seal Floor Coating at an estimated cost of \$44,330 in year 2018
- + C Interiors: Replace Soiled and Damaged Carpet at an estimated cost of \$59,229 in year 2015
- + C Interiors: Replace Suspended Acoustic Ceiling Tiles at an estimated cost of \$70,741 in year 2015
- + D Services: Overhaul Boiler (Remove/repair burner blower, bearings mortar, fireye, ignition transformer, electrode, gas regulator, auto gas valve, solenoid valve and controls) at an estimated cost of \$10,000 in year 2015
- + D Services: Overhaul Three AHUs Inner Equip (remove/replace fan bearings, remove/replace fan motor with a more efficient motor and replace the water coil if required) at an estimated cost of \$13,500 in year 2015
- + D Services: Replace Fuel Dispenser(s) at an estimated cost of \$12,810 in year 2020
- + D Services: Replace Clean Agent Systems at an estimated cost of \$22,570 in year 2015
- + D Services: Install Building Interior Door / Exterior Door and Gate Access Card Access System at an estimated cost of \$64,387 in

year 2015

- + D Services: Replace Motor Control Center - 120/208volts, 600amp at an estimated cost of \$23,424 in year 2015
- + D Services: Replace Motor Control Center - 120/208volts, 600amp at an estimated cost of \$23,424 in year 2015
- + D Services: Replace Motor Control Center - 120/208volts, 600amp at an estimated cost of \$23,424 in year 2015
- + D Services: Replace Panelboard - 120/208volts, 600amp at an estimated cost of \$14,640 in year 2015
- + D Services: Replace Panelboard - 120/208volts, 600amp at an estimated cost of \$14,640 in year 2015
- + D Services: Replace Switchboard - 120/208volts, 1200amp at an estimated cost of \$39,528 in year 2015
- + D Services: Replace Switchboard - 120/208volts, 1200amp at an estimated cost of \$39,528 in year 2015

DISTRIBUTION OF CAPITAL NEEDS BY BUILDING SYSTEM OVER 10 YEAR STUDY PERIOD

The below chart shows the distribution of expenditure by building system with Exterior Enclosure, Roofing, Interior Finishes, HVAC, Electrical Systems, and Site Improvements being the highest building system spend area over the study period.



NEEDS SORTED BY PRIORITIZATION OF WORK

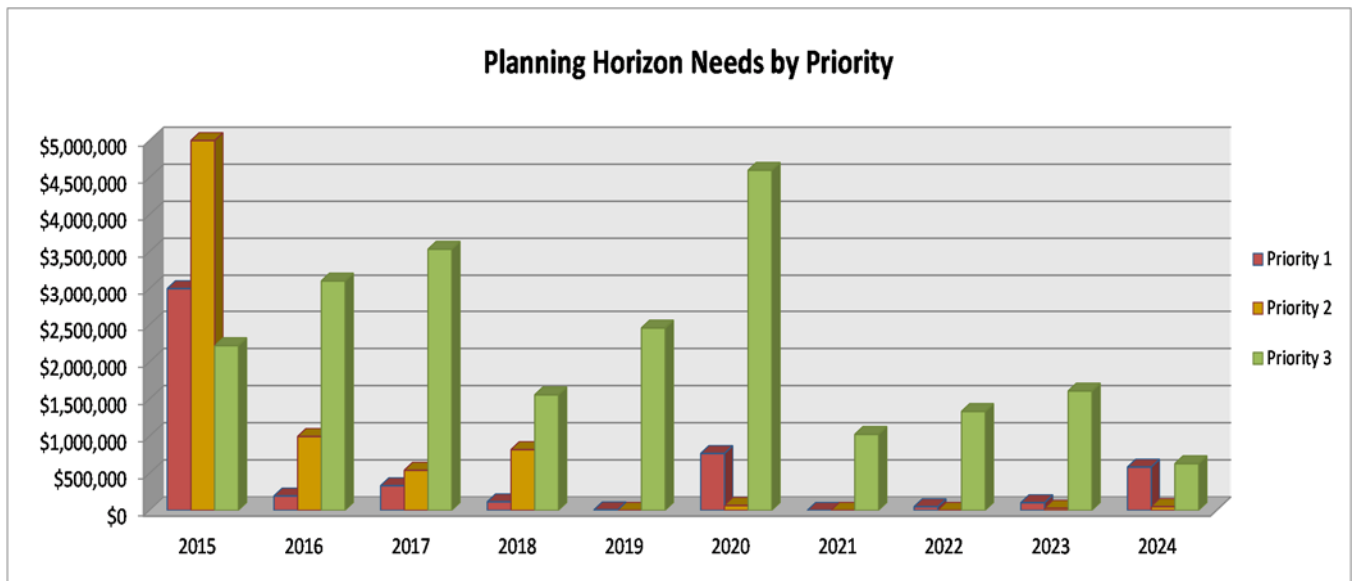
Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

- Priority 1
Currently Critical**

 - Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility
- Priority 2
Potentially Critical:**

 - A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs
- Priority 3
Necessary / Not Critical:**

 - Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component



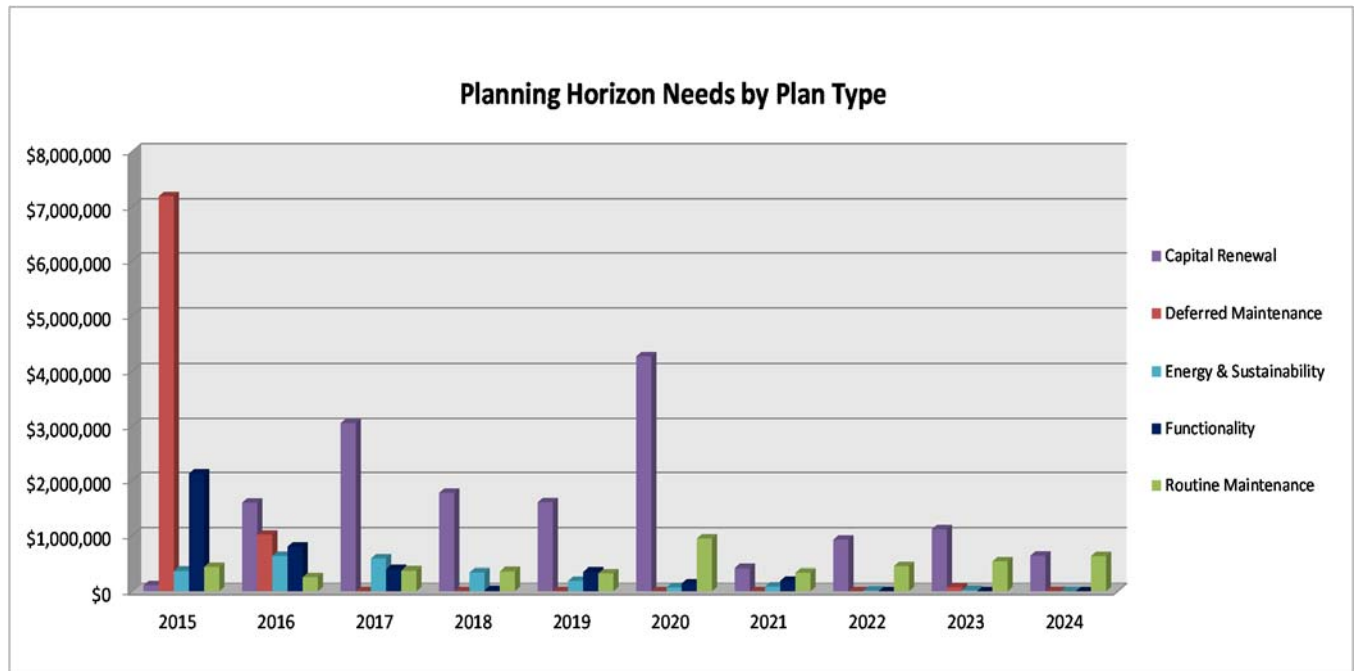
NEEDS SORTED BY PLAN TYPE

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 assessment.

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 or will reach the end of their useful life
Plan Type 4 Energy & Sustainability	<ul style="list-style-type: none"> • When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance
Plan Type 5 Functionality	<ul style="list-style-type: none"> • Projects identified to improve the functionality of the facility

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding. As can be observed from the chart below Deferred Maintenance I is the highest expenditure during the study period.



CONCLUSION

The City of Alameda has thirty-five buildings located across the city. The ten year study found there is a total of \$34,698,173 required over the study period. There is an immediate capital need of \$10,216,812 with a total of \$24,481,360 capital needs from years 2 to 10 of the study period.

The most pertinent expenditure area of spend over the study period is site improvements with \$6,714,931 being required over the study period. The study found that \$7,189,047 is required in the first year of the study period under deferred maintenance, with an anticipated capital Renewal spend being \$15,487,076 over the study period.

There is \$5,149,174 rated as priority 1 currently critical spend which is for systems which have currently failed, compromise staff or public safety, or requires upgrade to comply with current code or accessibility. There is \$7,495,538 rated as priority 2 potential critical spend which is a system or component which is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs.

The City of Alameda has 38 facilities which are currently rated as in poor through good conditions; 20 are rated in good, 4 are rated as fair, and 14 are rated as poor. The City of Alameda as a whole has a current FCI rating of 5.46%, this being in Fair condition. In year 10 of the study period the condition ratings will change if there is no capital investment, 2 buildings will be rated as good, 3 will be rated as fair, 27 will be rated as poor, and 6 will be rated as very poor. The overall FCI rating in year 10 will increase to 18.54% if there is no investment over the study period, which results as the facilities being in poor condition.

The impact of the current funding level of \$750,000 per year on the accumulative yearly need over the ten year study period will result in year 1 will having an unfunded current deferred maintenance need of \$9,466,812. This unfunded need will grow over the next 10-years to over \$27 million of unfunded need.

A comparison if also made with the Facility Condition index and how the current funding level will impact the condition rating. We see that the facilities will go from a current 7% Fair condition and deteriorate over time to a citywide condition index score of 20% Poor condition.