

Facility No.: B1
Facility Name: [City Hall \(Administration Building & Catalina Wing\) - Civic Center](#)
Location: [Point Vicente Park and Civic Center](#)



Condition:

Background Info		Originally Military Building.
1	Year Built	1940's
	Last Renovation/Improvement	New Lobby & Elevator added circa 2005
2	Any Recent Work	
3	Any Scheduled Future Work	ADA Access Improvements (\$1.3M for the whole campus)
4	Identified Problems / Issues	Originally military barracks. Constructed at 3 different times. There is an expansion joint between the two parts of the building. The new lobby and elevator were added circa 2005. New back-up generator for the whole campus (2009) . No ventilation.

Capacity

1	Area (square foot)	17,530 (2 storey building, L shaped footprint)
2	Type of Use	offices
3	Parking	Adequate parking on campus

Operation & Maintenance

1	Maintenance Program	Operation: (1) Lack of Mechanical Ventilation (only local cooling equipment for the computer rooms): violating code of buildings for occupancy type. (2) Shortage of sanitary facilities. (3) Supply water pipe is too small to meet code with increased sanitary facilities. (4) The building is an energy hog: does not meet the current Title 24 requirements. Maintenance Cost: Approx. \$500K/year for all buildings. FY13-14 Budget around \$600K
2	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	(1) Fire Alarm system minimal. (2) No Automatic Sprinkler System. (3) Internal is not compliant with ADA requirements. (4) Building does not meet current building codes and ASCE and FEMA criteria (minimally reinforced concrete masonry unit (CMU) walls and weak connections from the floor and roof diaphragms do not meet current design standards for earthquake resistance. The existing suspended ceilings and cabinet/equipment anchorage do not meet current standards.)
2	Any Injuries/Law Suits	

Grading

Cost & Recommendations

A	90-100%	(1) A cost benefit analysis to be performed to decide between replacement or retrofitting (if replacement is an option). (2) Estimated cost for reconstruction approx. \$4 M (inherent constraints of the
B	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.	
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985	
D	41-69%	

Available Documents

1	City Hall property Survey plans, 12/5/2007, KDM Meridien
2	Modifications to Utilities Plan Site LA-55L-TACT and Administration Facility Plan- Paving, Water System & Diesel Storage (current City Hall site), 1963, Quinton Engineers Ltd.
3	City Hall Generator Plans: Electrical, 2/12/2009, Nikolakopoulos and Assoc., Inc., Plumbing: 4/9/2010, The Sullivan Partnership Inc.
4	LA Site 55 Cathodic Protection (current City Hall site), 10/4/1968, Fort MacArthur, CA Office of the Post Engineer
5	ADA updates at City of RPV City Hall, 2/7/2008, Willdan
6	Seismic Hazard Evaluation for RPV Civic Center Buildings, 10/25/2000, Breiholz Qazi Engineering, Inc.
7	Community Development & Administration Building Floor Plans, date and preparer name not available on plan
8	Civic Center Facilities Assessment for City of RPV, 11/2010, Gonzalez Goodale Architects
9	Certified Thermography Reports for Planning Department Building and Ladera Linda Community Center, 3/2010, California IR
10	TV Communication & Administration Building Floor Plan, date and preparer name not available on plan
11	City of RPV Accessibility Self Evaluation and Transition Plan, 6/4/2013, City Staff Report
12	Office Space Planning Plans for Community Development Building, 10/30/2008, John M. Cruikshank Consultants, Inc.
13	City Hall Administration & PVNET Annex Floor Plan, 12/1/2008, date and preparer name not available on plan
14	Community Development Department Restroom ADA Compliance, 9/29/2010, John M. Cruikshank Consultants, Inc.
15	Sustainable Sites Initiative – A Case Study: Rancho Mirage City Hall Undergoes Site Renovation, APWA by David Volz
16	"New Civic Center Financing Options", 6/29/2010, City Staff Report & PowerPoint Presentation

Facility No.: B2
Facility Name: [Planning Dept Building - Civic Center](#)
Location: Point Vicente Park and Civic Center



Condition:

Background Info		Originally the administration building of the Military base
1	Year Built	1940's
	Last Renovation/Improvement	
2	Any Recent Work	In 1984 two public restrooms and a meeting room were added to the north side entry area of the existing structure. No ventilation.
3	Any Scheduled Future Work	
4	Identified Problems / Issues	

Capacity

1	Area (square foot)	4,604 (one storey building, rectangular footprint)
2	Type of Use	offices
3	Parking	Adequate parking on campus

Operation & Maintenance

1	Maintenance Program	Operation: (1) Lack of Mechanical Ventilation (only local cooling equipment for the computer rooms); violating code of buildings for occupancy type. (2) Shortage of sanitary facilities. (3) Supply water pipe is too small to meet code with increased sanitary facilities. (4) The building is an energy hog; does not meet the current Title 24 requirements. Maintenance Cost: Approx. \$500K/year for all buildings. FY13-14 Budget around \$600K
2	\$/year Current/Near Future	

Security & Safety

1	Safety Incidents/Accidents	(1) Fire Alarm system minimal. (2) No Automatic Sprinkler System. (3) Internal is not compliant with ADA requirements. (4) Building does not meet current building codes and ASCE and FEMA criteria (minimally reinforced concrete masonry unit (CMU) walls and weak connections from the floor and roof diaphragms do not meet current design standards for earthquake resistance. The existing suspended ceilings and cabinet/equipment anchorage do not meet current standards.)
2	Any Injuries/Law Suits	

Grading

		Grading Criteria
A	Fred Hesse Community Building Plans, T	(1) A cost benefit analysis to be performed to decide between replacement or retrofitting (if replacement is an option). (2) Estimated cost for retrofitting is approx. \$1 M (inherent constraints of the structure's layout will remain, the resulting building will be modernized with an
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985	
C	70-79%	
F	40% or Lower	

Available Documents

1	City Hall property Survey plans, 12/5/2007, KDM Meridien
2	Modifications to Utilities Plan Site LA-55L-TACT and Administration Facility Plan- Paving, Water System & Diesel Storage (current City Hall site), 1963, Quinton Engineers Ltd.
3	City Hall Generator Plans: Electrical, 2/12/2009, Nikolakopoulos and Assoc., Inc., Plumbing: 4/9/2010, The Sullivan Partnership Inc.
4	LA Site 55 Cathodic Protection (current City Hall site), 10/4/1968, Fort MacArthur, CA Office of the Post Engineer
5	ADA updates at City of RPV City Hall, 2/7/2008, Willdan
6	Seismic Hazard Evaluation for RPV Civic Center Buildings, 10/25/2000, Breiholz Qazi Engineering, Inc.
7	Community Development & Administration Building Floor Plans, date and preparer name not available on plan
8	Civic Center Facilities Assessment for City of RPV, 11/2010, Gonzalez Goodale Architects
9	Certified Thermography Reports for Planning Department Building and Ladera Linda Community Center, 3/2010, California IR
10	TV Communication & Administration Building Floor Plan, date and preparer name not available on plan
11	City of RPV Accessibility Self Evaluation and Transition Plan, 6/4/2013, City Staff Report
12	Office Space Planning Plans for Community Development Building, 10/30/2008, John M. Cruikshank Consultants, Inc.
13	City Hall Administration & PVNET Annex Floor Plan, 12/1/2008, date and preparer name not available on plan
14	Community Development Department Restroom ADA Compliance, 9/29/2010, John M. Cruikshank Consultants, Inc.

Facility No.: B3
Facility Name: PVNET - Civic Center
Location: Point Vicente Park and Civic Center



Condition:

1	Background Info	Built as an annex to the Administration Building - mobile building.
	Year Built	
	Last Renovation/Improvement	
2	Any Recent Work	
3	Any Scheduled Future Work	
4	Identified Problems / Issues	Mobile building

Capacity

1	Area (square foot)	3,083 (Rectangular Footprint)
2	Type of Use	Offices
3	Parking	Adequate Parking on Campus

Operation & Maintenance

1	Maintenance Program	Operation: (1) Lack of Mechanical Ventilation (only local cooling equipment for the computer rooms): violating code of buildings for occupancy type. (2) Shortage of sanitary facilities. (3) Supply water pipe is too small to meet code with increased sanitary facilities. (4) The building is an energy hog: does not meet the current Title 24 requirements. Maintenance Cost: Approx. \$500K/year for all buildings. FY13-14 Budget around \$600K
2	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	
2	Any Injuries/Law Suits	

Grading

Grading Criteria

A	90-100%	The building is a mobile building. No mechanical ventilation. Shortage of sanitary facilities. Energy hog. Cost of retrofitting estimated at \$1.19M (estimated prorata rates in report for other buildings at \$245/ft2)
B	80-89%	
C	70-79%	
D	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.	
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985	

1	City Hall property Survey plans, 12/5/2007, KDM Meridien
2	Modifications to Utilities Plan Site LA-55L-TACT and Administration Facility Plan- Paving, Water System & Diesel Storage (current City Hall site), 1963, Quinton Engineers Ltd.
3	City Hall Generator Plans: Electrical, 2/12/2009, Nikolakopoulos and Assoc., Inc., Plumbing: 4/9/2010, The Sullivan Partnership Inc.
4	LA Site 55 Cathodic Protection (current City Hall site), 10/4/1968, Fort MacArthur, CA Office of the Post Engineer
5	ADA updates at City of RPV City Hall, 2/7/2008, Willdan
6	Seismic Hazard Evaluation for RPV Civic Center Buildings, 10/25/2000, Breiholz Qazi Engineering, Inc.
7	Community Development & Administration Building Floor Plans, date and preparer name not available on plan
8	Civic Center Facilities Assessment for City of RPV, 11/2010, Gonzalez Goodale Architects
9	Certified Thermography Reports for Planning Department Building and Ladera Linda Community Center, 3/2010, California IR
10	TV Communication & Administration Building Floor Plan, date and preparer name not available on plan
11	City of RPV Accessibility Self Evaluation and Transition Plan, 6/4/2013, City Staff Report
12	Office Space Planning Plans for Community Development Building, 10/30/2008, John M. Cruikshank Consultants, Inc.
13	City Hall Administration & PVNET Annex Floor Plan, 12/1/2008, date and preparer name not available on plan
14	Community Development Department Restroom ADA Compliance, 9/29/2010, John M. Cruikshank Consultants, Inc.

Facility No.: B4
 Facility Name: Cable TV-GH-33 Studio - Civic Center
 Location: Point Vicente Park and Civic Center



Condition:

1	Background Info	Originally the missile assembly and testing building
	Year Built	1950's era building.
	Last Renovation/Improvement	Building has various heights, high bay rooms with large roll-up doors.
2	Any Recent Work	
3	Any Scheduled Future Work	
4	Identified Problems / Issues	

Capacity

1	Area (square foot)	1,242 (rectangular footprint)
2	Type of Use	Telecommunication Building
3	Parking	Adequate parking on site

Operation & Maintenance

1	Maintenance Program	Operation: (1) There is a split system rooftop package AC Unit serving a portion of the building. (2) Lack of mechanical ventilation or heating of any kind in the remaining of the building. (3) Shortage of sanitary facilities. Maintenance Cost: Approx. \$500K/year for all buildings. FY13-14 Budget around \$600K
2	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	(1) No fire alarm system (2) No automatic sprinkler system (3) Existing system is compliant with current code requirements.
2	Any Injuries/Law Suits	

Grading

	Grading Criteria
A	90-100%
B	80-89%
C	70-79%
D	41-69%
F	40% or Lower

Building from the 1950's. No improvements performed. Cost for retrofitting or reconditioning to "like new status" aprx. \$76K. However, the building will forever suffer from other limitations. Modern buildings would not be designed with the proportions that exist or the construction technology used, unless it was being designed as a barracks for mid century military. Recommendation: Potential value should be given to reuse the facilities for other City/community services.

Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.

2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
1	City Hall property Survey plans, 12/5/2007, KDM Meridien
3	City Hall Generator Plans: Electrical, 2/12/2009, Nikolakopoulos and Assoc., Inc., Plumbing: 4/9/2010, The Sullivan Partnership Inc.
4	LA Site 55 Cathodic Protection (current City Hall site), 10/4/1968, Fort MacArthur, CA Office of the Post Engineer
5	ADA updates at City of RPV City Hall, 2/7/2008, Willdan
6	Seismic Hazard Evaluation for RPV Civic Center Buildings, 10/25/2000, Breiholz Qazi Engineering, Inc.
7	Community Development & Administration Building Floor Plans, date and preparer name not available on plan
8	Civic Center Facilities Assessment for City of RPV, 11/2010, Gonzalez Goodale Architects
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11	City of RPV Accessibility Self Evaluation and Transition Plan, 6/4/2013, City Staff Report
12	Office Space Planning Plans for Community Development Building, 10/30/2008, John M. Cruikshank Consultants, Inc.
13	City Hall Administration & PVNET Annex Floor Plan, 12/1/2008, date and preparer name not available on plan
14	Community Development Department Restroom ADA Compliance, 9/29/2010, John M. Cruikshank Consultants, Inc.

Facility No.: B5
 Facility Name: [War Head Room / Shop](#)
 Location: Point Vicente Park and Civic Center



Condition:

Background Info	
1	Year Built
	1950's era building
	Last Renovation/Improvement
2	Any Recent Work
3	Any Scheduled Future Work
4	Identified Problems / Issues

Capacity

1	Area (square foot)	890
2	Type of Use	Maintenance Workshop
3	Parking	Adequate parking on site

Operation & Maintenance

1	Maintenance Program	Maintenance Cost: Approx. \$500K/year for all buildings. FY13-14
2	\$/year Current/Near Future	Budget around \$600K

Security & Safety

1	Safety Incidents/Accidents	
2	Any Injuries/Law Suits	

Grading

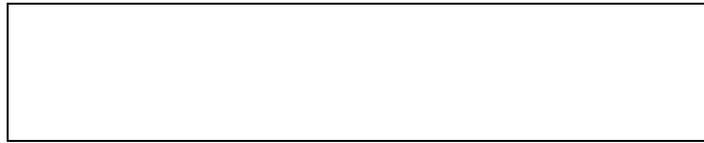
Grading Criteria

A	90-100%	Building from the 1950's. No improvements performed. Same problems as other buildings due to being built as a military base building. Large roll-up doors. No ventilation. No fire alarm/sprinkler system.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
3	City Hall Generator Plans: Electrical, 2/12/2009, Nikolakopoulos and Assoc., Inc., Plumbing: 4/9/2010, The Sullivan Partnership Inc.
5	ADA updates at City of RPV City Hall, 2/7/2008, Willdan
6	Seismic Hazard Evaluation for RPV Civic Center Buildings, 10/25/2000, Breiholz Qazi Engineering, Inc.
7	Community Development & Administration Building Floor Plans, date and preparer name not available on plan
8	Civic Center Facilities Assessment for City of RPV, 11/2010, Gonzalez Goodale Architects
9	Certified Thermography Reports for Planning Department Building and Ladera Linda Community Center, 3/2010, California IR
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12	Office Space Planning Plans for Community Development Building, 10/30/2008, John M. Cruikshank Consultants, Inc.
13	City Hall Administration & PVNET Annex Floor Plan, 12/1/2008, date and preparer name not available on plan
14	Community Development Department Restroom ADA Compliance, 9/29/2010, John M. Cruikshank Consultants, Inc.

Facility No.: B5
 Facility Name: [Sign Maintenance Building](#)
 Location: Point Vicente Park and Civic Center



Condition:

Background Info	
1	Year Built
	1950's era building
	Last Renovation/Improvement
2	Any Recent Work
3	Any Scheduled Future Work
4	Identified Problems / Issues

Capacity

1	Area (square foot)	880
2	Type of Use	Storage
3	Parking	Adequate parking on site

Operation & Maintenance

1	Maintenance Program	Maintenance Cost: Approx. \$500K/year for all buildings. FY13-14
2	\$/year Current/Near Future	Budget around \$600K

Security & Safety

1	Safety Incidents/Accidents	
2	Any Injuries/Law Suits	

Grading

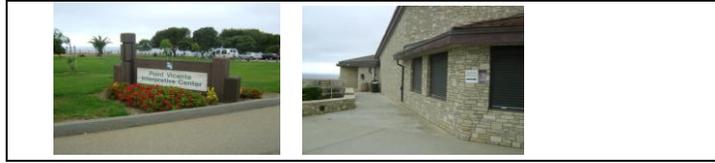
Grading Criteria

A	90-100%	Building from the 1950's. No improvements performed. Same problems as other buildings due to being built as a military base building. No ventilation. No fire alarm/sprinkler system.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
3	City Hall Generator Plans: Electrical, 2/12/2009, Nikolakopoulos and Assoc., Inc., Plumbing: 4/9/2010, The Sullivan Partnership Inc.
5	ADA updates at City of RPV City Hall, 2/7/2008, Willdan
6	Seismic Hazard Evaluation for RPV Civic Center Buildings, 10/25/2000, Breiholz Qazi Engineering, Inc.
7	Community Development & Administration Building Floor Plans, date and preparer name not available on plan
8	Civic Center Facilities Assessment for City of RPV, 11/2010, Gonzalez Goodale Architects
9	Certified Thermography Reports for Planning Department Building and Ladera Linda Community Center, 3/2010, California IR
10	TV Communication & Administration Building Floor Plan, date and preparer name not available on plan
11	City of RPV Accessibility Self Evaluation and Transition Plan, 6/4/2013, City Staff Report
12	Office Space Planning Plans for Community Development Building, 10/30/2008, John M. Cruikshank Consultants, Inc.
13	City Hall Administration & PVNET Annex Floor Plan, 12/1/2008, date and preparer name not available on plan
14	Community Development Department Restroom ADA Compliance, 9/29/2010, John M. Cruikshank Consultants, Inc.

Facility No.: B7
Facility Name: Point Vicente Interpretive Center (Museum & Gift Shop Building)
Location: 31501 Palos Verdes Drive West



Condition:

Background Info	
1	Year Built
	1989
Last Renovation/Improvement	
2	Any Recent Work
	2005 complete Arch/Interiors/ MEP/Hardscape/Irrigation renovation
3	Any Scheduled Future Work
	(1) POINT VICENTE PARK COMMUNITY CENTER Adopted by the City Council in 2008, the latest concept calls for a 20,000 square-foot community center that could accommodate meeting space for community groups, recreational facilities, classroom space and full-sized recreational pool. \$3M to \$8M (New Community Center suggested in the CIP Plan. Budget not available) (2) POINT VICENTE INTERPRETIVE CENTER (PVIC) BUILDING IDENTIFICATION SIGN / SCREENING WALL In order to provide a building identification sign that will also screen the existing above ground power generator, gas tank, electrical panels/ transformers, a 100-foot long concrete serpentine shaped wall is proposed to be installed in the lawn area adjacent to the pedestrian walkway. (\$110,000) (3) SOLAR POWER SYSTEM FOR POINT VICENTE INTERPRETIVE CENTER (PVIC) Installation of lightweight and advanced solar energy generating systems over the roof of PVIC to reduce power consumption with occasional opportunities to sell power to the grid. This project will help the City with its energy savings goal and will reduce considerable amounts of emissions. Typically the energy savings can cover the cost of projects of this scale in an estimated period of 15 to 20 years (\$410,000)
4	Identified Problems / Issues

Capacity

1	Area (square foot)	9,746
2	Type of Use	Natural & Cultural History Museum, Gift Shop & Multi Purpose Hall with Full Kitchen.
3	Parking	Adequate Parking

Operation & Maintenance

1	Maintenance Program	Fully Sprinkled. All building MEP & HVAC systems are working properly.
2	Maintenance Logs	Building well maintained after latest renovation 2004.
3	No. of Maintenance Crew	
4	Employees/Visitors Complaints	
5	\$/year Historical	
6	\$/year Current/Near Future	
7	\$/year Future	

Security & Safety

1	Safety Incidents/Accidents	No security or safety concerns available.
2	Any Injuries/Law Suits	

Grading

		Grading Criteria
A	90-100%	The building has a modern design. All building systems are in place and operating properly. No security or safety threats to the public or the employees. Recommendation: continue current maintenance program. Future improvements scheduled.
B	80-89%	
C	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.	
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985	
F	40% or Lower	

Available Documents

1	Demolition, Grading & Control Plans
2	2004 PVIC Expansion Plans
3	Emergency Generator Plans
4	2011 PVIC Irrigation Water Saving Compliance

Facility No.: B8
Facility Name: Community Building
Location: Ladera Linda Community Center



Condition:

1	Background Info	Prefabricated, assembled on-site, interlocking metallic panel constructed school classroom type units.
	Year Built	1960's
	Last Renovation/Improvement	
2	Any Recent Work	
3	Any Scheduled Future Work	<p>The city is considering the rehabilitation of the of community center (CIP Plan for FY17/18)</p> <p>LADERA LINDA PARK & COMMUNITY CENTER BUILDINGS REPLACEMENT</p> <p>The initial stage of this project, <u>for which a budget is appropriated</u>, is to create a master plan which will lay the groundwork for the site's long-term redevelopment and phased implementation. This stage involves a study of community needs through public outreach along with contemplating the City's needs for public service facilities. This work will be followed by programming, quantifying the needs, planning and preparing a feasibility report to create a master plan which can be phased for design and construction.</p> <p>The cost calculation for Ladera Linda Buildings Replacement project is based on an estimated need for 12,000 square-feet of buildings to replace the existing 18,000 square-feet. The anticipated square footage can cover park restrooms, a staff building, multipurpose room, activity rooms, discovery room and a Park Ranger/Deputy Sheriff drop-in office. Other improvements include park grounds landscaping & irrigation, picnic tables, benches and an emergency generator. The project can be divided in three phases. The first phase will include Hazmat abatement, removal of all buildings, installation of all utility infrastructures, the construction of 6,000 SF of new building, park grounds, landscaping & improvements. The second and third phase will include 3,000 SF of new buildings each.</p> <p>For Phase 1: \$1.4 M is estimated for the park improvements and Infrastructure (20% of the \$7.2M), and \$2.6M for buildings. Phase 2 (\$3.2M) buildings only. Total for buildings is \$5.8. Not considered in investment needs.</p>
4	Identified Problems / Issues	Old buildings. Maintenance no longer effective. No ventilation. No operating heating/cooling system.

Capacity

1	Area (square foot)	5,182
2	Type of Use	Multi purpose room
3	Parking	Adequate parking available

Operation & Maintenance

1	Maintenance Program	(1) Building declared an energy hog by California IR. (2) Parking lot in fair condition and will need resurfacing in the near future. (3) Forced air heating equipment are inefficient and are not worth replacing. (4) Temporary electric heaters are too small and do not provide comfort and should be removed as a safety measure.
2	\$/year Future	

Security & Safety

1	Safety Incidents/Accidents	(1) Structures seems seismically questionable (2) Temporary electric heaters should be removed as a safety measure. (3) No Sprinkler System (4) Not ADA compliant. Accessibility needs to be upgraded (5) In terms of liability the defects should be abated from the electrical and plumbing systems.
2	Any Injuries/Law Suits	

Grading

		Grading Criteria
A	90-100%	(1) Prefabricated buildings since 1960's (2) Structures seems seismically questionable. (3) Building systems are too old and are not operating properly. (4) No ventilation (5) Liability due to defects in the electrical and plumbing systems.
B	80-89%	(6) Peeling paint lead based. (7) Floor and ceiling tiles and other building materials contain asbestos. Note: Title IV of the Toxic Substances Control Act considers buildings built prior 1978 contain lead.
C	70-79%	<p>Recommendation: (1) Given the potential costs associates with renovation, the cost of maintenance, and the fact that the building is an energy hog, a new facility might be a better investment. (2) The remediation of the building is unreasonable for the overall Return On Investment (2) For the time being, at a minimum, seismic retrofitting should be considered.</p>
D	41-69%	
F	40% or Lower	

Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.

2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
1	Ladera Linda Facility Inspection Report, 6/29/2011, Willdan
3	Ladera Linda Architectural/MEP/Landscape Plans, 1966-1967, Kistner, Wright & Wright Architects and Engineers
4	California IR Certified Thermography Report

Facility No.: B9
Facility Name: Discovery Room
Location: Ladera Linda Community Center



Condition:

1	Background Info	Prefabricated, assembled on-site, interlocking metallic panel constructed school classroom type units.
	Year Built	1960's
	Last Renovation/Improvement	
2	Any Recent Work	
3	Any Scheduled Future Work	Same plan for all buildings. Details on B-8 sheet.
4	Identified Problems / Issues	Old buildings. Maintenance no longer effective. No ventilation, heating/cooling

Capacity

1	Area (square foot)	3,398
2	Type of Use	Small museum/discovery room for children
3	Parking	Adequate parking available

Operation & Maintenance

1	Maintenance Program	(1) Building declared an energy hog by California IR. (2) Parking lot in fair condition and will need resurfacing in the near future. (3) Forced air heating equipment are inefficient and are not worth replacing. (4)
	\$/year Current	Temporary electric heaters are too small and do not provide comfort and should be removed as a safety measure.

Security & Safety

1	Safety Incidents/Accidents	(1) Structures seems seismically questionable (2) Temporary electric heaters should be removed as a safety measure. (3) No Sprinkler System (4) Not ADA compliant. Accessibility needs to be upgraded (5)
2	Any Injuries/Law Suits	In terms of liability the defects should be abated from the electrical and plumbing systems.

Grading

Grading		Grading Criteria
A	90-100%	(1) Prefabricated buildings since 1960's (2) Structures seems seismically questionable. (3) Building systems are too old and are not operating properly. (4) No ventilation (5) Liability due to defects in the electrical and plumbing systems. (6) Peeling paint lead based. (7) Floor and ceiling tiles and other building materials contain asbestos . Note: Title IV of the Toxic Substances Control Act considers buildings built prior 1978 contain lead. Recommendation: (1) Given the potential costs associates with renovation, the cost of maintenance, and the fact that the building is an energy hog, a new facility might be a better investment. (2) The remediation of the building is unreasonable for the overall Return On Investment (2) For the time being, at a minimum, seismic retrofitting should be considered.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
3	Ladera Linda Architectural/MEP/Landscape Plans, 1966-1967, Kistner, Wright & Wright Architects and Engineers

Facility No.: B10
Facility Name: Multi Purpose Room
Location: Ladera Linda Community Center



Condition:

1	Background Info	Prefabricated, assembled on-site, interlocking metallic panel constructed school classroom type units.
	Year Built	1960's
	Last Renovation/Improvement	
2	Any Recent Work	
3	Any Scheduled Future Work	
4	Identified Problems / Issues	Old buildings. Maintenance no longer effective. No ventilation, heating/cooling

Capacity

1	Area (square foot)	3,288
2	Type of Use	Multi Purpose Hall
3	Parking	Adequate parking available

Operation & Maintenance

1	Maintenance Program	(1) Building declared an energy hog by California IR. (2) Parking lot in fair condition and will need resurfacing in the near future. (3) Forced air heating equipment are inefficient and are not worth replacing. (4) Temporary electric heaters are too small and do not provide comfort and should be removed as a safety measure.
2	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	(1) Structures seems seismically questionable (2) Temporary electric heaters should be removed as a safety measure. (3) No Sprinkler System (4) Not ADA compliant. Accessibility needs to be upgraded (5)
2	Any Injuries/Law Suits	In terms of liability the defects should be abated from the electrical and plumbing systems.

Grading

Grading		Grading Criteria
A	90-100%	(1) Prefabricated buildings since 1960's (2) Structures seems seismically questionable. (3) Building systems are too old and are not operating properly. (4) No ventilation (5) Liability due to defects in the electrical and plumbing systems. (6) Peeling paint lead based. (7) Floor and ceiling tiles and other building materials contain asbestos. Note: Title IV of the Toxic Substances Control Act considers buildings built prior 1978 contain lead. Recommendation: (1) Given the potential costs associates with renovation, the cost of maintenance, and the fact that the building is an energy hog, a new facility might be a better investment. (2) The remediation of the building is unreasonable for the overall Return On Investment (2) For the time being, at a minimum, seismic retrofitting should be considered.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
3	Ladera Linda Architectural/MEP/Landscape Plans, 1966-1967, Kistner, Wright & Wright Architects and Engineers

Facility No.: B11
Facility Name: Classroom
Location: Ladera Linda Community Center



Condition:

1	Background Info	Prefabricated, assembled on-site, interlocking metallic panel constructed school classroom type units.
	Year Built	1960's
	Last Renovation/Improvement	
2	Any Recent Work	
3	Any Scheduled Future Work	
4	Identified Problems / Issues	Old buildings. Maintenance no longer effective. No ventilation, heating/cooling

Capacity

1	Area (square foot)	3538
2	Type of Use	Activities/day care for toddlers and pre-schoolers
3	Parking	Adequate parking available

Operation & Maintenance

1	Maintenance Program	(1) Building declared an energy hog by California IR. (2) Parking lot in fair condition and will need resurfacing in the near future. (3) Forced air heating equipment are inefficient and are not worth replacing. (4) Temporary electric heaters are too small and do not provide comfort and should be removed as a safety measure.
6	\$/year Current Future	

Security & Safety

1	Safety Incidents/Accidents	(1) Structures seems seismically questionable (2) Temporary electric heaters should be removed as a safety measure. (3) No Sprinkler System (4) Not ADA compliant. Accessibility needs to be upgraded (5) In terms of liability the defects should be abated from the electrical and plumbing systems.
2	Any Injuries/Law Suits	

Grading

Grading Criteria

A	90-100%	<p>(1) Prefabricated buildings since 1960's (2) Structures seems seismically questionable. (3) Building systems are too old and are not operating properly. (4) No ventilation (5) Liability due to defects in the electrical and plumbing systems. (6) Peeling paint lead based. (7) Floor and ceiling tiles and other building materials contain asbestos. Note: Title IV of the Toxic Substances Control Act considers buildings built prior 1978 contain lead.</p> <p>Recommendation: (1) Given the potential costs associates with renovation, the cost of maintenance, and the fact that the building is an energy hog, a new facility might be a better investment. (2) The remediation of the building is unreasonable for the overall Return On Investment (2) For the time being, at a minimum, seismic retrofitting should be considered.</p>
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
3	Ladera Linda Architectural/MEP/Landscape Plans, 1966-1967, Kistner, Wright & Wright Architects and Engineers

Facility No.: B12
Facility Name: Restrooms
Location: Ladera Linda Community Center (P9)



Condition:

1	Background Info	Prefabricated, assembled on-site, interlocking metallic panel constructed school classroom type units.
	Year Built	1960's
	Last Renovation/Improvement	
2	Any Recent Work	
3	Any Scheduled Future Work	
4	Identified Problems / Issues	Old buildings. Maintenance no longer effective.

Capacity

1	Area (square foot)	3,473
2	Type of Use	Restrooms serving the park and the community center
5	Parking	Adequate parking available

Operation & Maintenance

1	Maintenance Program	(1) Building declared an energy hog by California IR. (2) Plumbing system is very old. (3) Requires Renovation.
7	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	(1) Structures seems seismically questionable (2) Not ADA compliant.
2	Any Injuries/Law Suits	Accessibility needs to be upgraded

Grading

Grading Criteria

A	90-100%	(1) Prefabricated buildings since 1960's (2) Structures seems seismically questionable. (3) Restroom systems are too old and are not operating properly. (6) Peeling paint lead based. (7) Floor and ceiling tiles and other building materials contain asbestos. Note: Title IV of the Toxic Substances Control Act considers buildings built prior 1978 contain lead. Recommendations: (1) For the time being, at a minimum, seismic retrofitting should be considered along with renovation of the existing restroom and drinking fountains especially the plumbing system serving the restrooms.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.	
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985	
3	Ladera Linda Architectural/MEP/Landscape Plans, 1966-1967, Kistner, Wright & Wright Architects and Engineers	

Facility No.: B13
Facility Name: Community Building
Location: Fred Hesse Jr. Park



Condition:

Background Info		Building retrofitting performed around 1989
1	Year Built	
	Last Renovation/Improvement	Internal renovation performed recently. No documentation available.
2	Any Recent Work	
3	Any Scheduled Future Work	(1) JOHN MCTAGGART MEMORIAL HALL AND COUNCIL CHAMBERS IMPROVEMENTS \$250,000 (the hall where council meetings take place) Funding available in CIP Plan fro FY 13/14 (2) SOLAR POWER SYSTEM FOR HESSE PARK BUILDING to reduce power consumption with occasional opportunities to sell power to the grid \$350,000 (Funding not available. In CIP Plan)
4	Identified Problems / Issues	

Capacity

1	Area (square foot)	9,040
2	Type of Use	Active Community Center. House of City Council Meetings and active senior center
3	Parking	Adequate Parking

Operation & Maintenance

1	Maintenance Program	Internal renovation performed recently. No documentation available.
2	\$/year Current/Near Future	Fiber optics \$60,000 & Parking Lot Resurfacing \$190,000

Security & Safety

1	Safety Incidents/Accidents	None reported
2	Any Injuries/Law Suits	

Grading

Grading Criteria

A	90-100%	The site inspection during the site visit shows the building as a modern building, with building systems fully operational. The building looked very well maintained. One of the best buildings in the city. No documents available for the latest renovation.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985

Facility No.: B14
 Facility Name: Community Building
 Location: Robert E. Ryan Community Park



Condition:

Background Info	
1	Year Built: 1969
	Last Renovation/Improvement: 2011 Restrooms Renovation (ongoing)
2	Any Recent Work
3	Any Scheduled Future Work
4	Identified Problems / Issues

Capacity

1	Area (square foot): 1,725
2	Type of Use: Community/Activity Building & Restrooms
3	Parking: Adequate Parking on Site

Operation & Maintenance

1	Maintenance Program: Maintained as part of the City's Building Maintenance Program
2	\$/year Current

Security & Safety

1	Safety Incidents/Accidents: None reported
2	Any Injuries/Law Suits
3	Current Security Measures
4	Employees/Visitors Complaints

Grading

Grading Criteria

A	90-100%	The restroom part of the building was completely renovated recently with ADA compliance. The other part of the building (community center/multipurpose) requires renovation.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.

2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985
1	Ryan Park Restrooms Improvement and Accessibility Compliance, 5/4/2012, Willdan Landscape Architects

Facility No.: B15
Facility Name: Abalone Cove Building
Location: Abalone Cove Shoreline



Condition:

Background Info	
1	Year Built
	1989
	Last Renovation/Improvement
	No recent renovation performed
2	Any Recent Work
3	Any Scheduled Future Work
	Retrofitting (FY12-13 Budget 108k for Improvements): Abalone Cove Shoreline Park Staff Building, Restroom, and Driveway Improvements: With the expected 2014 completion of the Abalone Cove Shoreline Park project, usage of this park will increase significantly. The FY12-13 project is 50% funded by a Land and Water Conservation Fund grant, with a 50% City matching requirement. Costs to improve the staff building, restrooms and driveways, which are in poor condition, are not eligible for grant funding. These additional improvements will enhance the overall condition of this facility and also improve the City's ADA compliance. This project will be funded from Quimby money. (\$108,000)
4	Identified Problems / Issues

Capacity

1	Area (square foot)	700
2	Type of Use	Concession building, storage, all purpose room, kitchen, lifeguard & restroom
3	Parking	Adequate parking on site (dirt parking)

Operation & Maintenance

1	Maintenance Program	Maintained as part of the City's Building Maintenance Program
2	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	None reported
2	Any Injuries/Law Suits	

Grading

Grading Criteria

A	90-100%	(1) Building was built in 1989 and has not undergone major renovation since. (2) The site visit shows the building in a poor condition. (3) Renovation for the park site is scheduled for 2014. (4) FY13/14 budget includes Abalone Cove Shoreline Park Staff Building, Restroom, and Driveway Improvements: These additional improvements will enhance the overall condition of this facility and also improve the City's ADA compliance.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985

Facility No.: B16
Facility Name: Public Restrooms
Location: Eastview Park



Condition:

Background Info		1/4 million project improvement for buildings??? Find source
1	Year Built	0
	Last Renovation/Improvement	2012
2	Any Recent Work	ADA Compliance
3	Any Scheduled Future Work	
4	Identified Problems / Issues	

Capacity

1	Area (square foot)	300
2	Type of Use	Restrooms/Storage
3	Parking	Adequate Parking

Operation & Maintenance

1	Maintenance Program	Maintained as part of the City's Building Maintenance Program
2	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	None reported
2	Employees/Visitors Complaints	

Grading		Grading Criteria
A	90-100%	Restroom/storage building was constructed during 2012. A new building.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.	
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985	

Facility No.: B17
Facility Name: Public Restrooms
Location: Pelican Cove Park (Previously Fisherman's Access)



Condition:

Background Info	
1	Year Built
	Remodeled in 2008 to match adjacent hotel architecture
	Last Renovation/Improvement
	2008
2	Any Recent Work
3	Any Scheduled Future Work
4	Identified Problems / Issues

Capacity

1	Area (square foot)	300
2	Type of Use	Restrooms
3	Parking	Adequate Parking

Operation & Maintenance

1	Maintenance Program	Maintained as part of the City's Building Maintenance Program
2	\$/year Current	

Security & Safety

1	Safety Incidents/Accidents	None reported
2	Any Injuries/Law Suits	

Grading		Grading Criteria
A	90-100%	Remodeled in 2008 to match adjacent hotel architecture. Building requires renovation to meet ADA requirements and for upgrade of facilities.
B	80-89%	
C	70-79%	
D	41-69%	
F	40% or Lower	

Available Documents

1	Fred Hesse Community Building Plans, The Reynolds Environmental Group, Jan. 5, 1982.
2	Fred Hesse Community Building Floor Plan and Plumbing and Mechanical Plan, Black & O'Dowd & Associates Inc., Oct. 8, 1985