

CITY WIDE BUILDING & FACILITIES CONDITION
ASSESSMENT CIP 13-664
FOR THE CITY OF HERMOSA BEACH



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**City Hall
1315 Valley Drive
Hermosa Beach, California
Condition Assessment Survey
July 9, 2015**

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Site work
Building exterior/enclosure
Structural
Roof
Interiors
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SUMMARY OF FINDINGS

The City Hall is generally in good condition as it was renovated circa 2002 and many of the interior finishes are still in fair condition. During the condition assessment inspections a number of specific deferred maintenance items and repair items were identified that require urgent attention. They are listed in the table below and are estimated to cost approximately \$94,596. In addition, a number of components were identified that are recommended to upgrade or replace in the next ten years due to either code requirements or age of the components. A summary of those items are also provided in the table below at an estimated cost of \$1,637,327. The total cost of estimated deferred maintenance and future outlay is \$1,731,923. A more detailed listing of these items are provided in the appropriate sections of this report. The seismic and ADA recommendations and costs are included in other parts of the overall report and are not part of this condition assessment report.

The estimated construction cost for a new City Hall is between \$400-\$450 per square foot. If the current building size is maintained that cost would range between \$6 million to \$6.7 million. The seismic study's preliminary findings indicate that the seismic retrofit could cost in the range of \$450,000 to \$650,000. The total cost of this seismic upgrade estimate plus the other recommended upgrades is more than \$2 million, which is approximately 1/3 of the replacement cost. For this reason it may be desirable to remove and replace the entire building with a new one that not only meets the current seismic safety codes but also is upgraded to recent building standards.

Item	Description	Urgent	1-3 years	4-6 years	7- 10 years
1	Site work	\$41,500		\$69,000	\$3,000
2	Building Envelope	\$4,400		\$94,500	
3	Structural				
4	Roof	\$4,750	\$1,500		\$51,254
5	Building interiors	\$37,046	\$0	\$0	\$751,800
6	Plumbing	\$300			\$25,000
7	HVAC	\$5,850			\$128,880
8	Electrical				\$421,008
9	Fire protection	\$750			\$91,385
10	Elevators				
11	Specialty Equipment				
12	Subtotal	\$94,596	\$1,500	\$163,500	\$1,472,327
13	Subtotal Capital Improvements	\$1,637,327			
14	Grand Total for all recommendations	\$1,731,923			

INTRODUCTION AND METHODOLOGY

The city of Hermosa Beach retained CivilSource to conduct a comprehensive condition assessment of the existing City buildings and structures. This report is one section of that comprehensive study which includes only the building condition assessment. Other specific reports address seismic study, ADA study, asbestos/lead-based paint survey, and space planning.

The condition assessment surveys began with an interview of the city staff to identify specific city goals and objectives. Then a visual inspection of individual building components was conducted. The observations were recorded on inspector logs and were augmented with photographs. The data that was thus gathered was then compiled in a written narrative format. The deferred maintenance items were identified and an appropriate estimate of repair was assigned to them. Other components that require upgrade or replacement due to either age or code compliance were then categorized in three groups of priority. The most urgent ones are recommended to be performed within the next one to three years. The next group are recommended to be implemented in the next 4 to 6 years and finally, the last group are slated for years 7 to 10.

Each recommendation has an assigned estimated cost which is conceptual in nature. Due to the uncertainty of the specific method of repair or materials used in the future, these probable costs are by nature estimates and will likely vary from the actual costs at the time of implementation. However, for budgeting purposes they are sufficiently reasonable.

After a general description of the building, the next section summarizes the findings of the report along with a table that includes all the budgeted costs and recommendations. The sections that follow include the findings and recommendations in a narrative format for each major component of the building. At the end of the report, a seven page table includes the specific recommendations and priority for each recommendation.

GENERAL DESCRIPTION

The City Hall building is a three-story reinforced concrete structure with brick walls and stone façade on the front and back elevations, aluminum windows, storefront doors and a flat built-up roof system. The first floor which houses the public works department is partially underground and is referred to as the basement. Part of the ceiling of this area is under the open courtyard on the first floor which has been coated with waterproofing membrane. The interior improvements were renovated circa 2002 and are generally acceptable condition. The building mechanical and plumbing systems have been periodically upgraded but still require some repairs.

SITE WORK

The City Hall has three asphalt paved parking lots which are old and require much repair. The concrete sidewalks and curbs are in better condition and are functional. The concrete swale in the parking lot is cracked with weeds growing through it. Landscaping is sparse with minimal plant specimens. Specific findings and recommendations are included in the following paragraphs.

Observations / recommendations

Driveways

The vehicular access to the main parking lot is through 11th Place on the South, which is asphalt. The same observations and recommendations for the parking lot below apply to this section.

Parking lot

Asphalt is in poor condition with many cracks, weeds growing through cracks, and no sealer. Recommendations: 1. Remove weeds and apply weed killer 2. Seal and patch cracks 3. Remove and replace worse cracked areas by swale. 4. Slurry seal 5. Stripe.



Curbs Observed movement at joints due to overgrown tree roots. Relatively few cracks. Recommendations: No immediate repair is required as these curbs are not in path of travel. Should be replaced in the long-term.

Sidewalks Generally in good condition with isolated local areas of some cracking. Recommend remove and replace cracked areas.

Landscaping Observed sparse landscaping in fair condition. Recommend upgrading with new specimens that are drought tolerant. Trim trees that touch building or shed leaves on the roof or in the gutters.

Striping The majority of the striping and curb paint is in very poor condition and needs to be replaced. Recommend re-striping all parking spaces and paint all curbs requiring painting.

Retaining walls and railing In the front parking lot the retaining walls are in generally good condition with no signs of defects or cracks. The public works parking lot has concrete spaling which requires patching. Recommend patch concrete at handrails in the public works parking area. Then repaint handrails.



Swales/gutter Concrete swale is old and cracked but is generally functional. Recommend replacing when parking lot is replaced.



Trash enclosure The wood trash enclosure in the back parking lot is in very poor condition. Recommend replace with masonry trash enclosure and metal gates.



SITE UTILITIES

The three parking lots sheet flow towards the street. As such there are no catch basins on the parking lots.

BUILDING STRUCTURAL SYSTEM

This is a cast in place reinforced concrete building with brick masonry walls in the front and the back elevations. During visual inspection no major visible cracks, displacement, or defects were observed. For more information regarding the structural investigation of the building please refer to the seismic portion of this report provided under section x.

BUILDING ENCLOSURE/EXTERIOR SYSTEM

The building enclosure exterior system is comprised of brick masonry walls in the front (east) and back (west) elevations, and aluminum window system on the south elevation. Storefront doors provide access from all three sides of the building. In the upper portion of the front and back elevation the building is decorated with stone façade. The north end of the building is attached to the Police Building.

Observations / recommendations

Exterior walls / Front (East) Generally in good condition with no signs of defects. Recommend power wash and seal.

Exterior walls/back (West) Observed separation at bottom of decorative stone, paint is peeling at joint. Recommend seal and repaint.



Exterior walls/back (West) Observed water main penetration into wall is not sealed. Wide gap between pipe and concrete core which allows water to infiltrate into building. Recommend caulk and seal to prevent water leaks during rain.



Windows/by public works (South) Generally in poor condition with signs of oxidation and deterioration at floor seals. Defects in caulking, some holes in mullions. Not under direct rainfall. Recommend seal holes in frames. Fix caulking. Replace window system in the next capital improvement phase.

Exterior panels Observed generally in good condition but in need of cleaning. Power wash and clean.

ROOF

This building has a flat built-up roof with a number of rooftop units and penetrations. Roof access is provided through a large access hatch above the concrete stairs leading to the roof. When in closed position, the door lets daylight which could mean it may leak during rains. There is a roof screen around the rooftop units. There is a gutter on the south side with downspouts and the north side discharges through a scupper to the roof on the Police Building. The opening around the open courtyard also has a gutter system that appears functional and free from defects. Downspouts are generally in good shape except one on the south elevation that requires repairs. In general the roof appears to have good slope with a few isolated low spots (evident from the water stains) which should be repaired. There is also some debris on the roof that should be removed to avoid damage to the roof. Penetrations are generally in good condition except for one plumbing vent that is unsupported and requires caulking around the penetration. The drip edge appears functional but the paint on it is almost entirely gone. The roof screen is typically attached properly and there are no visible signs of defects.

Observations / recommendations

Roofing material Observed the flat Built-up asphalt roofing is in fair condition. Generally clean with no bubbles, no tears, and no visible defects. Some ponding in isolated areas. Follow general maintenance procedures. Recommend remove debris and general clean up.



Penetrations and projections

Generally installed correctly, caulking is good but needs maintenance. One sewer vent line is unsupported and has moisture around the penetration in the roofing. Requires lateral support and caulking at the penetration.



Corners and intersections Drip edge and coping are old with paint almost entirely gone. But they look functional and free of defects. Recommend clean and paint.

Flashing Old but seems free of defects. Recommend provide routine maintenance by cleaning and replacing caulking every 4-6 years.



Gutters Generally clean, seem free of defects, need paint. Recommend clean and paint.

Downspouts Solid and securely attached to exterior walls, no signs of leaks or defects. Except one on the south side. Recommend clean, repair, and repaint one downspouts identified in photo.



Roof hatch Observed roof access hatch is rusted on edges, old but functional, it lets daylight when closed (it may leak during rains). Recommend replace in the next five years.



Fire Hose Cabinet Observed fire hose cabinet has rusted beyond repair. Recommend replacing the cabinet with a new one.



INTERIORS

The majority of the interiors were renovated circa 2002 and are in fair condition. The flooring is a combination of ceramic tiles and carpet. The tiles are in good condition but the carpeting needs to be replaced in the near future as it has reached its expected useful life. The walls are generally in good condition and painted, with isolated high usage areas requiring painting. Ceilings are generally in good condition.

Observations / recommendations

BASEMENT

- 1. Flooring** Observed tile to be in good condition. Carpet requires replacement. Recommend remove and replace carpet in entire area.
- 2. Walls** Observed walls and paint is in generally fair condition. Recommend paint in the next 5 to 7 years.
- 3. Windows** Observed exterior windows show signs of deterioration. Recommend replacement in the next major capital improvement.

- 4. Outlets and Phone Jacks** Observed one phone jack in conference room has pulled off from the wall. Recommend securely connect to wall.

FIRST-FLOOR OPEN COURTYARD

- 1. Flooring** Observed waterproof membrane over concrete deck in the first floor open courtyard is generally in good condition with minor signs of water ponding. Recommend applying seal coat.

BUILDING INTERIORS – FIRST-FLOOR FINANCE/CASHIER

- 1. Flooring** Observed ceramic tile is in good condition but carpet requires replacement. Remove and replace carpet in the entire area
- 2. Doors** Plastic laminate, finish hardware, and door closers are generally in good condition. Door handle to community development entrance is loose, adjust and secure in place.
- 3. Kitchen cabinets and sink** Observed sink and faucets are in poor condition. Have a plumber review and repair.
- 4. Drinking fountain** Observed a 2 inch gap under the drinking fountain in the wall. Recommend patch wall at bottom, seal and paint around drinking water fountain.

BUILDING INTERIORS- COUNCIL CHAMBERS

The Council chamber is generally in fair condition. The millwork and wood paneling plastic laminate in many areas is peeling away and delaminating. Recommend repair as necessary.



BUILDING INTERIORS – SECOND FLOOR FINANCE/CITY TREASURER

- 1. Flooring** Observed tile to be in good condition. Carpet requires replacement. Recommend remove and replace carpet in entire area.

- 2. Doors** Plastic laminate, finish hardware, and door closers are generally in good condition. Door handle to community development entrance is loose, adjust and secure in place.
- 3. Kitchen cabinets and sink** Observed sink and faucets are in poor condition. Recommend review and repair as necessary.
- 4. Drinking fountain** Observed the drinking fountain is not properly attached to the wall. Recommend Seal around the wall especially at the bottom.

ELECTRICAL

The electrical power for the City Hall comes from the transformer across the Bard Street on the west side of the building. The main switchgear by the transformer appears to be the original which has passed its useful life and should be replaced in the near future (**verify**). On the west side of the street there is a 120/208 V meter section and switchgear that was installed during the 2002 renovations. The interior lighting was upgraded in the 2002 renovations and is functioning properly. Panels were inspected and found to be without defects and all circuits were properly identified in the panel schedule.

Observations / recommendations

- 1. Lighting system** The lighting system was replaced during the 2002 renovations and should last for more than 15 years. However since that time newer more energy efficient lighting systems have come to the market. While it is not required, depending on the funding available to the city, at some point the city may consider upgrading the lighting to the current energy efficient units. We have recommended to implement this upgrade in the next 7-10 years.

PLUMBING

The water meter is located on the west side of the building. Restrooms include both wall-mounted and floor mounted toilets with flush valves. Plumbing fixtures in restrooms were found to be generally operational and free of defects. A few sinks in individual department break rooms require repairs. Visual observation indicates that at various times individual components have been repaired or replaced.

Observations / recommendations

- 1. Toilets** Toilets are generally free of defects. Adjust timing in flush for the first floor women's bathroom.
- 2. Drains** Floor drain in courtyard appears functional but needs paint. Recommend strip existing paint and repaint.

3. **Plumbing fixtures** For individual fixtures requiring repairs, please refer to the section “interiors” for each area.
4. **Water heaters** Water heaters do not appear to require any major work at this time. However, it is recommended that in the next 7-10 years a number of them may need to be replaced.

HVAC

The air-conditioning system was reported to have been upgraded in the 2002 renovations. The system is under a maintenance contract with an outside vendor who maintains the units and replaces filters on a regular basis. There are three air handling units on the roof one for the basement, first floor, and second floor. Some of the interior components of the roof top units have been replaced with new ones, and some remain the original ones. In addition there are heat pumps and exhaust fans on the roof. Some of the units are in good condition while others are old and in poor condition. The exposed ducting on the roof requires new joint and caulking and should be replaced in the near future. Due to the proximity to the ocean and exposure to sea breeze the rooftop units have rusted prematurely. It is recommended that the controls be replaced in the next 7-10 years or sooner, and the rooftop equipment be replaced in the next 7-10 years.

Observations / recommendations

1. **Ducting** Galvanized sheet metal is in poor condition, with joints separating and caulking; all joints need to be caulked and repaired now. Consider replacing in the near future.



2. **Air Distribution** Because there is only one thermostat per floor, the air distribution is not ideal. Staff reported that some areas remain hot while at the same

time other areas are cold. Recommend adjustment of air balance, but due to the limited zoning it is likely that the problem will not be fully solved.

3. **Controls** The controls technology for the units have been significantly advanced since the original system was designed and installed. Recommend upgrading the control system for the building in the next 7-10 years.

FIRE PROTECTION

Except for a few pendant fire sprinkler heads in the back side of the building by the exit stairs, the building does not have a fire sprinkler systems throughout. Fire hose and extinguisher cabinets with fire extinguishers properly tagged are located on each floor. For safety reasons it is recommended that a fire sprinkler system be added to the building, but this could be challenging given the current dimensional configuration of the building.

1. **Fire Protection** Recommend install fire protection system in the next 7-10 years.

ELEVATOR / SPECIAL SYSTEMS

One 3-stop hydraulic elevator was added in the 2002 renovations. It appears to be functioning properly. The temporary permit has expired on March 3, 2015. The elevator is due for state inspection. Elevator manufacturer is Kone Elevators.

City of Hermosa Beach City Hall
Repair Cost Worksheet

Draft version May 1, 2015

Item	Area	Type/material	Findings/recommendations	Recommendations	Quantity	Unit	Unit price	Estimated cost				
								Urgent	1- 3 years	4-6 years	7-10 years	
1	Site											
1.1	Driveways	Asphalt	See comments on asphalt for parking lot item 1.2									
1.2	Parking lot	Asphalt	Asphalt is in poor condition with many cracks, weeds growing through cracks, and no sealer.	1. Remove weeds and apply weed killer 2. Seal and patch cracks 3. Remove and replace worse cracked areas by swale 4. Slurry seal 5. Stripe				\$15,000				
1.2.1	Parking lot	Asphalt	Asphalt is in poor condition with many cracks, weeds growing through cracks, and no sealer.	Remove and replace entire parking area, seal and stripe.	16000	sf	\$4				\$64,000	
1.3	Curbs	Concrete	Movement at joints due to overgrown tree roots. Relatively few cracks	No immediate repair is required as these curbs are not in path of travel. Should be replaced in the long-term.	200	lf	\$25				\$5,000	
1.4	Sidewalks	Concrete	Generally in good condition with local areas of some cracking	Remove and replace cracked areas				\$5,000				
1.5	Plaza											
1.6	Furnishings	Trash cans and cigarette receptacles/ Urn	Generally good conditions and free of defects	None								
1.7	Landscaping	Shrubs and trees	Sparse landscaping in fair condition	If desired can be upgraded with new specimens that require little watering. Trim trees that touch buildings or shed leaves on the roof.				\$5,000				
1.8	Parking lot lights	None										
1.9	Signage	Metal on post	Generally in good condition with no signs of defects		1	ls	\$3,000					\$3,000
1.10	Striping	Paint	The majority of the striping and curb paint is in very poor condition and needs to be replaced	Re-stripe all parking spaces and paint all curbs requiring painting.				\$1,500				
1.11	Retaining walls	Concrete	In the front parking lot the retaining walls are in generally good condition with no signs of defects or cracks. The public works parking lot has concrete spalling which requires patching	Patch concrete at handrails in the public works parking area.				\$5,000				
1.12	Handrails	Metal	Handrails at Public Works entry on the south side should be painted.	Paint handrails.	200	lf	\$15	\$3,000				
1.13	Swales/gutter	Concrete	Concrete swale is old and has some cracks but is generally functional	Replace when parking lot is replaced								
1.14	Trash enclosure	Wood enclosure	Condition is very poor	Recommend replace with Masonry trash enclosure and metal gates				\$7,000				
1.15	Flagpoles	Steel	Generally in good shape with no signs of defects	None								
	Subtotal							\$41,500	\$0	\$69,000	\$3,000	
2	Site utilities											
2.1	Parking lot	Entire site sheet flows, has no drainage system										

City Hall Cost Worksheet

Item	Area	Type/material	Findings/recommendations	Recommendations	Quantity	Unit	Unit price	Urgent	1- 3 years	4-6 years	7-10 years
3	Building structural system										
3.1	Foundations	Concrete	Generally concealed but no visible signs of defects	None							
3.2	Structural walls	Concrete and Brick	No signs of cracks or other defects	None							
3.3	Ceiling framing	Concrete deck	No signs of cracks or other defects	None							
	Subtotal							\$0	\$0	\$0	\$0
4	Building enclosure/exterior system										
4.1.1	Exterior walls / Front (East)	Brick	Generally in good shape with no signs of defects	Power wash and seal	1	ls		\$1,500			
4.1.2	Exterior walls / Front (East)	Concrete	Generally in good condition with no visible signs of defects or cracks								
4.1.3	Exterior walls/back (West)	Decorative stone	Separation at bottom, paint is peeling at joint	Seal and repaint	1	ls		\$2,000			
	Exterior walls/back (West)	Water Main penetration into wall	Wide gap between pipe and concrete core which allows water to infiltrate	Caulk and seal to prevent water leaks during rain	1	ls		\$150			
4.2	Doors	Storefront	In fair condition with no signs of defects								
4.3.1	Windows / Front (East)	Storefronts aluminum	Generally in good shape, caulking ok weep holes ok connections ok	Maintain regular cleaning							
4.3.2	Windows/by public works (South)	Aluminum	Generally in poor condition with signs of oxidation and deterioration at floor seals. Defects in caulking, some holes in mullions. Not under direct rainfall.	Seal holes in frames. Fix caulking. Replace window system in the next capital improvement phase.	1	ls		\$250			
4.3.2.1	Windows/by public works (South)	Aluminum	Generally in poor condition with signs of oxidation and deterioration at floor seals. Defects in caulking, some holes in mullions. Not under direct rainfall.	Replace window system in the next capital improvement phase.	2700	sf	\$35			\$94,500	
4.5	Exterior panels	Decorative stone	Generally in good condition but in need of cleaning	Power wash and clean				\$500			
4.6	walls and columns	Concrete	Generally in good shape with no cracks or other visible defects								
	Subtotal							\$4,400	\$0	\$94,500	\$0

Item	Area	Type/material	Findings/recommendations	Recommendations	Quantity	Unit	Unit price	Urgent	1- 3 years	4-6 years	7-10 years
5	Roofing system										
5.1	Roofing material	Flat Built-up asphalt roofing	Fair condition. Generally clean with no bubbles, no tears, and no visible defects. Some ponding in isolated areas.	Follow general maintenance procedures. Remove debris and general clean up.				\$250			
5.1.1	Roofing	Flat Built-up asphalt roofing	Fair condition. Generally clean with no bubbles, no tears, and no visible defects. Some ponding in isolated areas.	Conduct a major renovation of the roof.	7322	sf	\$7				\$51,254
5.2	Penetrations and projections	Pipe send vents	Generally installed correctly, caulking is good but needs maintenance.	One sewer vent line is unsupported and has moisture around the penetration in the roofing. Requires lateral support and caulking at the penetration.	1	ls		\$500			
5.3	Corners and intersections	Sheet metal	Drip edge and coping are old with paint almost entirely gone. But they look functional and free of defects.	Paint	1	ls		\$2,000			
5.4	Flashing	Sheet metal	Old but seems free of defects.	Provide routine maintenance							
5.5	Skylights	None									
5.6	Roof drains	None									
5.7	Gutters	Sheet metal	Generally clean, seem free of defects, need paint	Clean and paint	1	ls		\$1,500			
5.8	Downspouts	Metal	Solid and securely attached to exterior walls, no signs of leaks or defects. Except one on the south side.	Clean, repair, and repaint one downspouts identified in photo				\$500			
5.9	Roof hatch	Metal	Rusted on edges, Old but functional, let's daylight when closed (it may leak during rains)	Replace in the next five years. Low priority.	1	ls	\$1,500		\$1,500		
	Subtotal							\$4,750	\$1,500	\$0	\$51,254
6	Building interiors- basement										
6.1	Flooring	Carpet and tile	Tile is in good condition. Carpet requires replacement.	Remove and replace carpet in entire area.	300	sy	\$30	\$9,000			
6.2	Walls	Drywall and paint. Some concrete walls.	Paint is in generally fair condition.	Paint in the next 5 to 7 years							
6.3	Ceilings	Acoustic 2 x 2 drop ceiling	Generally in good condition	None							
6.4	Doors	Hollow wood / Western Integrated Aluminum Frames	Doors/frames/hardware are generally in good condition	None							
6.5	Windows	Single pane aluminum Windows	Exterior windows show signs of deterioration	Consider replacement in the next capital improvement budget							
6.6	Light fixtures	2x4 florescent with parabolic lenses	Generally in good condition and functional.	None							
6.7	Switches	Automatic /motion detector	All appear to be working fine	None							
6.8	Air-conditioning grills	2x2 in ceiling grid	Generally in good condition	None							
6.9	Outlets and Phone Jacks	Standard phone jacks	One phone jack in conference room has pulled off from the wall	Inspect and securely connect to wall	1	ls		\$150			
	Subtotal							\$9,150			

City Hall Cost Worksheet

Item	Area	Type/material	Findings/recommendations	Recommendations	Quantity	Unit	Unit price	Urgent	1- 3 years	4-6 years	7-10 years
6	First-floor open courtyard										
6.1	Flooring	Waterproof membrane over concrete deck	Generally in good condition with signs of water ponding	Requires seal coat	432	sf	\$3	\$1,296			
6.2	Walls	Concrete and brick	Generally in good condition with no visible signs of defects	None							
	Subtotal							\$1,296			
6	Building interiors – first-floor finance/cashier/council chambers										
6.1	Flooring	Carpet and tile	Tile is in good condition. Carpet requires replacement.	Remove and replace carpet in the entire area	400	sy	\$30	\$12,000			
6.2	Walls	Brick, concrete, modular furniture	Brick and concrete are in good conditions with no visible cracks or defects. Modular furniture in fair condition.	None							
6.3	Ceilings	Acoustical 2x2 tegular	Fair condition with no visible signs of defects.	None							
6.4	Doors	Solid and hollow core	Plastic laminate, finish hardware, and door closers are in good condition.	Door handle to community development entrances loose, adjust and secure in place.	1	ls		\$150			
6.5	Windows	Single pane aluminum exterior Windows	Includes some operable windows they all appear to be in acceptable condition.	None							
6.6	Light fixtures	Fluorescent 2x4	Fair condition requiring no repairs.	None							
6.7	Switches	Automatic/motion detector	All appear to be working properly	None							
6.8	Air-conditioning grills	2x2 grills	Good condition.	None							
6.9	Kitchen cabinets and sink	Plastic laminate cabinets	Sink and faucets are in poor condition.	Have a plumber review and repair.	1	ls		\$500			
6.10	Drinking fountain		There is a 2 inch gap under the drinking fountain in the wall.	Patch wall and bottom, paint, seal around drinking water fountain.				\$500			
6.11	Chambers cabinetry	plastic laminate panels and counters	Plastic laminate is peeling off of the millwork in many areas. Repair as required.	Repair as required.	1	ls	\$5,000	\$5,000			
	Subtotal							\$18,150			

City Hall Cost Wroksheet

Item	Area	Type/material	Findings/recommendations	Recommendations	Quantity	Unit	Unit price	Urgent	1- 3 years	4-6 years	7-10 years
6	Building interiors – 2nd floor finance/city treasurer										
6.1.1	Flooring	Carpet and tile	Tile is in good condition. Carpet requires replacement.	Remove and replace carpet in the entire area.	260	sy	\$30	\$7,800			
6.1.2	Flooring / outside walkway	Painted concrete	Concrete deck is in good condition with no cracks. Paint is in fair condition.	No recommended repairs.							
6.2	Walls	Brick, concrete, drywall	Brick and concrete are in good conditions with no visible cracks or defects. drywall in fair condition.	None							
6.3	Ceilings	Acoustical 2x2 drop ceiling	Fair condition with no visible signs of defects.	None							
6.4	Doors	Modular furniture	Fair condition	Door handle to community development entrances loose, adjust and secure in place.	1	ls		\$150			
6.5	Windows	Single pane aluminum exterior Windows	Includes some operable windows they all appear to be in acceptable condition.	None							
6.6	Light fixtures	Fluorescent 2x4 with parabolic lenses	Fair condition requiring no repairs.	None							
6.7	Switches	Automatic/motion detector	All appear to be working properly	None							
6.8	Air-conditioning grills	2x2 grills	Good condition.	None							
6.9	Kitchen cabinets and sink / lunch room	Plastic laminate cabinets	Sink, faucets, and garbage disposal are in good working condition.	None							
6.10	Drinking fountain		The drinking fountain is not properly attached to the wall.	Seal around the wall especially at the bottom	1	ls		\$500			
6.11	Tenant improvement	Interior finishes including floors, walls, ceilings	In fair condition now but will require major renovation in ten years.	Remodel the interiors by replacing flooring, painting walls, and fixing ceilings.	15036	sf	\$50				\$751,800
	Subtotal							\$8,450	\$0	\$0	\$751,800
7	Electrical system										
7.1	Distribution	Panels/ circuit breakers	The current distribution system has been upgraded in the early 2000s and is in fair condition.	Upgrade and replace in ten years.	15036	sf	\$3				\$45,108
7.2	Lighting system	2x4 florescent with parabolic lenses	Does not meet current codes for energy efficiency.	Upgrade and replace in ten years.	15036	sf	\$25				\$375,900
	Subtotal							\$0	\$0	\$0	\$421,008

City Hall Cost Wroksheet

Item	Area	Type/material	Findings/recommendations	Recommendations	Quantity	Unit	Unit price	Urgent	1- 3 years	4-6 years	7-10 years
	Plumbing system / Individual restrooms for men and women										
8.1	Exposed piping	Some on the west side of the property	Did not observe any visible damage or defect.								
8.2	Sinks	wall hung in bathrooms	Generally free of defects.								
8.3	Faucets		Generally free of defects.								
8.4	Toilets	Floor mounted/ flush valve	Generally free of defects.	Adjust timing in flush for the first floor women's bathroom.	1	ls		\$150			
8.5	Drains	Floor drain in courtyard	Seems functional but needs paint.	Strip paint and repaint.	1	ls		\$150			
8.6	Hose bibs	Various locations	All appear to be functional and free of defects.								
8.7	Drinking fountains	One on each floor	All need to be properly secured to the wall and sealed.								
8.8	Plumbing system		Currently functioning properly.	Upgrade and replace problem units.	1	ls	\$25,000				\$25,000
	Subtotal							\$300	\$0	\$0	\$25,000
9	HVAC system										
9.1	Heat pump	Gas heat pump	Old unit with signs of deterioration								
9.2	Condensate piping	Copper	Generally in fair condition								
9.3	Split systems										
9.4	Ducting	Galvanized sheet metal	Old and in poor condition	All joints need to be caulked and repaired now. Consider replacing in the near future.	1	ls		\$5,000			
9.5	Grills		Poor condition.	Many areas are rusted.							
9.6	Air handling unit	For basement	Bryant model number 581BPV060090 NJ								
9.7	Air handling unit	For first-floor	Bryant model number 581BPV060090 NJ	Fan inside is old and rusted.	1	ls		\$350			
9.8	Air handling unit	For second floor	Bryant model number 581 BPV090125AJ	Inside the units are the original equipment which are old and rusted.	1	ls		\$500			
9.9	Green check exhaust fan										
9.10	Replace HVAC and controls		Due to age and proximity to the ocean, roof top units are deteriorating.	Replace the HVAC units and controls in ten years.	43	tons	\$3,000				\$128,880
	Subtotal							\$5,850	\$0	\$0	\$128,880

City Hall Cost Wroksheet

Item	Area	Type/material	Findings/recommendations	Recommendations	Quantity	Unit	Unit price	Urgent	1- 3 years	4-6 years	7-10 years
10	Fire sprinkler system										
10.1	The standpipe	None observed		Install fire service for future fire sprinkler system.	1	ls	\$35,000				\$35,000
10.2	Fire department connections	None observed									
10.3	Sprinkler heads	Pendant fire sprinkler heads in exterior exit routes to the West (Back of building)									
10.4	Fire alarm system	One alarm observed in the basement by the police department									
10.5	Fire extinguisher cabinets	Surface mounted cabinets with firehose and fire extinguisher inside.	Provided throughout	They are tagged as inspected by the fire department. Replace fire hose cabinet on the roof.	1	ea		\$750			
10.6	Fire sprinkler system	None observed	The building is not protected with fire sprinkler system.	Install new fire sprinkler system including tie it at the street.	188	heads	\$300				\$56,385
	Subtotal							\$750	\$0	\$0	\$91,385
11	Special systems										
11.1	Elevators	Kone Hydraulic three-level elevator.	Temporary permit expired on March 3, 2015.	Extend elevator permit.							
11.2	Decorative elements/Monument signs	Wall plaque of Hermosa Beach	Appears securely fastened.	No repairs recommended							
11.3	Insulation										
11.4	Toilet accessories	Provided in all restrooms	All seem securely fastened and free of defects.								
11.5	Lockers										
	Subtotal							\$0			
	Grand Total							\$94,596	\$1,500	\$163,500	\$1,472,327
	Total all Recommendations										\$1,731,923



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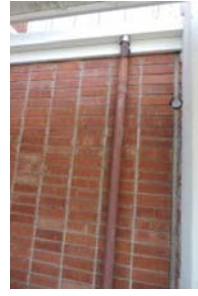
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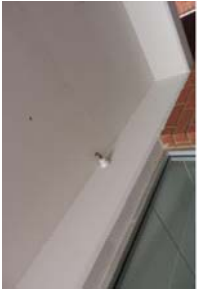
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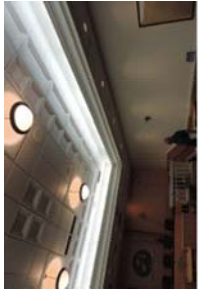
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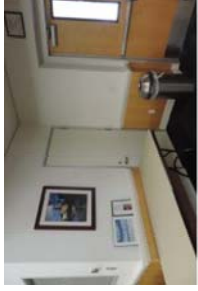
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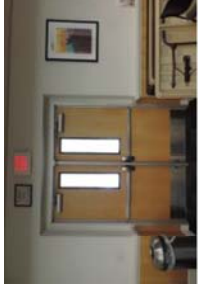
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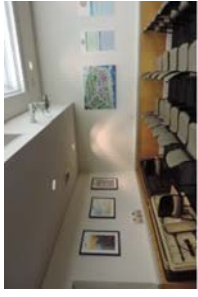
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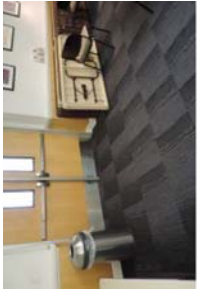
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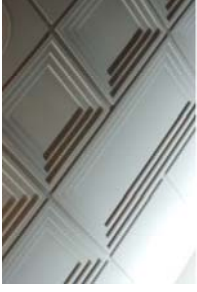
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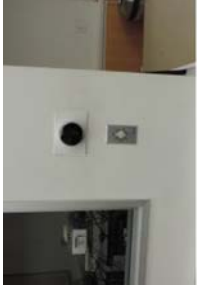
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