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November 30, 2023

Ms. Anastasia Seims, P.E.
Public Works Director
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

Re: Property Condition Assessment Report for *Palos Verdes Estates City Hall Buildings and Parking Structure and Seismic Evaluation*
Palos Verdes Estates, California 90274
Walker Consultants Project No. 37-009696.01

Dear Ms. Seims:

Walker Consultants (Walker) is pleased to submit for your review this report for a Property Condition Assessment/ADA Assessment for the City Hall buildings and parking structure and a seismic evaluation of two City Hall Buildings in Palos Verdes Estates, California.

Walker conducted a Property Condition Assessment of the above property on August 8 and 9, 2023. We appreciate the opportunity to be of service to you on this project. If you have any questions or comments, please do not hesitate to call.

Sincerely,

WALKER CONSULTANTS

Armando Alvarez, PE (FL)
Senior Mechanical Engineer

Sepehr Sabooree, PE (GA)
Director of Operations

Jimmie Geathers
Building Envelope Consultant

[illegible]
Senior Consultant

Prepared for the City of Palos Verdes Estates

Property Condition Assessment Report

Palos Verdes Estates City Hall
Buildings and Parking Structure and Seismic Evaluation
Palos Verdes Estates, California
Walker Project No. 37-009696.01

November 30, 2023

WALKER CONSULTANTS

Contents

1.0 Executive Summary

Item	Comment
Property Type	Office Buildings
Number of Buildings	Two plus a two-level parking structure
Building Address(es)	320 and 340 Palos Verdes Drive West Palos Verdes Estates, California 90274-1226
Site Area	~1.73 acres
Parking Spaces	Surface: 22 cars, Parking Deck: 54 cars
Site Visit Date(s)	August 8 and 9, 2023
Management Point of Contact	Anastasia Seims / Public Works Director / aseims@pvestates.org
On-site Point of Contact	Anthony Mendoza / Maintenance Forman / Phone: 310.350.3207
Overall Property Condition	Fair.
Additional Investigation	Building 320: Identify the source of water intrusion at the underside of the elevated walkway at the west building elevation.
Year of Construction	1955 (Building 340) and 1975 (Building 320)
Year of Renovations	1990: Council chambers renovated.
Building SF	18,629 (Building 340) and 4,610 (Building 320)
Occupancy/Use	Multiple tenants / Office purposes
Site Components/Drainage	Improved with landscaped areas. Sheet flow to curb inlets in the paved areas and area drains at landscaped areas and the parking structure and then to the municipal system.
Structure	Wood-, steel-, and concrete-framed masonry (CMU) structure with precast concrete floor plank construction and a composite floor system consisting of corrugated metal decking with concrete fill for the upper floors.
Building Exterior/Windows/Doors	The exterior of the buildings consists of stucco, painted brick, painted wood trim, and ceramic tile. Exterior glazing consists of clear, single-pane units with or without wire set in wood or metal window frames. The main entrance doors are wood, or swing-type doors set in wood or mill-finished aluminum frames. Hollow-metal doors are used at select tenant entrances and secondary entrances.
Roof	Steep-sloped, terra-cotta tile roof. Low-slope roofs consists of modified bitumen, built-up, and metal roofs.
Mechanical/Electrical/Plumbing	Building 340 interior spaces are conditioned by DX split-system heat pumps with ceiling-mounted fan/coil units. Building 320 is ventilated and heated by gas-fired furnaces. Mechanical cooling is not provided. Electrical service to the buildings is provided by a utility-owned, pad-mounted transformer that feeds a main electrical switchboard in each building. Domestic hot water is provided to the restrooms by electric tank-type water heaters.
Elevators	Not applicable.
Fire Protection	Automatic wet-pipe fire suppression system serves parts of both buildings. Fire pumps are not provided. Building 340 has a fire alarm control panel,

	exit lights, emergency lights, strobe alarms, smoke detectors, and portable fire extinguishers. Building 320 has portable fire extinguishers. Fire hydrants are located throughout the property.
Utilities	Potable water, sanitary sewer, natural gas, and electricity are provided to the site by local municipalities or private companies.

Recommended Expenditure Summary

Immediate Term Cost Summary	
	Less than 1 Year
	$350,000

Replacement Term Cost Summary	
	10 Years
	23,239
	Not Applicable
	$1,163,250
	$5.01
	Not Applicable
	3%
	$1,195,000
	$5.14
	Not Applicable

Accessibility Cost Summary	
	$102,000

The Tables on the following pages provide details of our recommended expenditures.

PALOS VERDES ESTATES CITY HALL

IMMEDIATE-TERM OPINION OF COSTS

Project No. 37-009696.01
Report Date: 11/30/2023

WALKER CONSULTANTS

LINE	IMMEDIATE REPAIR DESCRIPTION	UNIT	UNIT COST	QTY	COST
I.1	Evaluate the cast-in-place retaining wall at the southwest site boundary and provide repair recommendations.	AL	$ 20,000	1	$ 20,000
I.2	Evaluate the water feature at the west building elevation and provide repair recommendations.	AL	$ 10,000	1	$ 10,000
I.3	Repair uneven walking surfaces at the north building elevations. (Safety issue.)	AL	$ 5,000	1	$ 5,000
I.4	Building 340: Provide new stair assembly at the east building elevation secondary entrance. (Safety issue.)	AL	$ 15,000	1	$ 15,000
I.5	Building 320: Identify the source of water intrusion at the underside of the elevated walkway at the west building elevation and repair.	AL	$ 5,000	1	$ 5,000
I.6	Buildings 320 and 340: Allowance to provide seismic modification and retrofitting for Architectural, Mechanical, and Electrical components, including design (Safety issue.)	AL	$ 200,000	1	$ 200,000
I.7	Allowance to provide strapping of miscellaneous shelving, filing and storage cabinets, and casework at the office and garage areas. (Safety issue.)	AL	$ 75,000	1	$ 75,000
I.8	Building 320: Allowance to evaluate the source of water intrusion at the electrical room, provide design recommendations and perform repairs. (Safety issue.)	AL	$ 20,000	1	$ 20,000

TOTAL IMMEDIATE TERM REPAIR COSTS $ 350,000

Immediate Term Table Notes:

1. Cost opinions are based on historical records of similar types of work.
2. Costs may vary due to local economy, time of year, phasing, or other factors.
3. Total costs are rounded up to the nearest $500

PALOS VERDES ESTATES CITY HALL

REPLACEMENT-TERM OPINION OF COSTS

Project No. 37-009696.01

Report Date: 11/30/2023

WALKER CONSULTANTS

LINE	REPAIR DESCRIPTION	EUL	UNIT	UNIT COST	QTY	TOTAL COST	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032
SITE																
S.1	Crackseal, sealcoat and restripe asphaltic pavements w/limited full-depth patching.	5-7	SF	$ 1.00	18,000	$ 18,000	$9,000						$9,000			
S.2	Replace damaged concrete pavement and retaining wall.	25	AL	$ 10,000	1	$ 10,000	$10,000									
S.3	Provide end and intermediate handrails at site stairs.	NA	AL	$ 15,000	1	$ 15,000	$15,000									
S.4	Provide guardrails at the top deck and ramp with the minimum design clearances, and the maximum design clearances between balusters, and the bottom of the guardrail to the finish floor.	NA	AL	$ 35,000	1	$ 35,000	$35,000									
BUILDING ENVELOPE & STRUCTURAL																
BES.1	Clean, paint or recoat exterior walls and miscellaneous metal work including sealant replacement and minor repairs as required.	7-10	SF	$ 2.50	33,300	$ 83,250		$41,625							$41,625	
BES.2	Allowance to replace damaged wood trim.	NA	AL	$ 3,500	1	$ 3,500		$3,500								
BES.3	Building 320: Provide guardrail, handrails and extensions, and closed risers at the east building elevation.	NA	AL	$ 25,000	1	$ 25,000		$25,000								
BES.4	Building 340: Allowance to repair the tile at the tower.	NA	AL	$ 5,000	1	$ 5,000		$5,000								
BES.5	Allowance to refinish the metal access door at the elevated walkway.	NA	AL	$ 10,000	1	$ 10,000		$10,000								
BES.6	Provide handrails and handrail extensions where missing.	NA	AL	$ 7,500	1	$ 7,500		$7,500								
ROOFING																
R.1	Replace damaged and missing terra-cotta tiles.	NA	SF	$ 25	1,900	$ 47,500	$47,500									
R.2	Remove terra-cotta tiles, replace the roof underlayment, and reinstall the terra-cotta roof tiles.	20	SF	$ 30	19,300	$ 579,000	$579,000									
R.3	Repair missing ceramic tile at the tower.	NA	AL	$ 5,000	1	$ 5,000	$5,000									
R.4	Replace modified bitumen roof systems.	20	AL	$ 3,500	1	$ 3,500	$3,500									
R.5	Recoat/Repair metal roofs and replace fasteners.	15	SF	$ 7.00	500	$ 3,500	$3,500									
R.6	Replace gutters and downspouts.	10+	LF	$ 20	675	$ 13,500	$13,500									
INTERIORS																
IN.1	Building 340 (City Hall): Modify the guardrail baluster opening width at the monumental stair.	NA	AL	$ 75,000	1	$ 75,000	$75,000									
IN.2	Building 320: Provide handrail extensions at the interior stairs from the parking garage to the Maintenance Department.	NA	AL	$ 3,500	1	$ 3,500	$3,500									
ELEVATORS																
None																
MECHANICAL/ELECTRICAL/PLUMBING																
MEP.1	Repair Police Station women's locker room sink drainpipe.	NA	ALLOW	$ 10,000	1	$ 10,000	$10,000									
MEP.2	Replace 400A, 240V switchboard	50+	EA	$ 75,000	2	$ 150,000		$75,000				$75,000				
MEP.3	Replace furnace.	25	EA	$ 3,000	1	$ 3,000	$3,000									
MEP.4	Replace DX system (fan/coil and CU).	20	TON	$ 2,500	18	$ 45,000	$45,000									

PALOS VERDES ESTATES CITY HALL

REPLACEMENT-TERM OPINION OF COSTS

Project No. 37-009696.01

Report Date: 11/30/2023

WALKER CONSULTANTS

LINE	REPAIR DESCRIPTION	EUL	UNIT	UNIT COST	QTY	TOTAL COST	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032
LIFE SAFETY																
LS.1	Replace fire alarm control panel, zoned, small bldg. panel and limited devices.	15	EA	$ 12,500	1	$ 12,500					$12,500					
	Total Replacement Term Cost					**$ 1,163,250**	$857,500	$167,625	$0	$0	$12,500	$75,000	$9,000	$0	$41,625	$0
	Total Replacement Term Cost (3% Inflation Adjusted)					**$ 1,195,000**	$857,500	$172,654	$0	$0	$14,069	$86,946	$10,746	$0	$52,729	$0
	SF Total Replacement Term Cost					$ 5.01										
	SF Total Replacement Term Cost (Inflation Adjusted)					$ 5.14										

Reserve Table Notes:

1. Inflated Future Value accounts for general inflation of the U.S. Dollar and does not include an increase in material or labor.
2. Cost opinions are based on historical records of similar types of work.
3. Costs may vary due to local economy, time of year, phasing, or other factors.
4. Costs are rounded up to the nearest $500

PALOS VERDES ESTATES CITY HALL

ACCESSIBILITY IMPROVEMENTS OPINION OF COSTS

Project No. 37-009696.01
Report Date: 11/30/2023

WALKER CONSULTANTS

LINE	ACCESSIBILITY REPAIR DESCRIPTION	UNIT	UNIT COST	QTY	COST
A.1	Add two standard ADA-designed parking spaces. (Per ADA requirements.)	EA	$ 1,000	2	$ 2,000
A.2	Building 340: Provide a path-of-travel from the Remote Lot accessible parking space to the building entrance. (Per ADA requirements. Includes a cost for repairs but does not include a cost for design fees.)	AL	$ 60,000	1	$ 60,000
A.3	Building 340: Reconfigure ramp at the southwest building corner for accessibility. (Per ADA requirements. Includes a cost for repairs but does not include a cost for design fees.)	AL	$ 15,000	1	$ 15,000
A.4	does not include a cost for design fees.)	AL	$ 15,000	1	$ 15,000
A.5	Building 340 (City Hall): Locate the bottom edge of reflective surfaces of mirrors at restrooms 40-inches AFF. (Per ADA requirements.)	MAINT.	$ 0.00	1	$ -
A.6	Building 340 (City Hall): Locate toilet seat cover dispensers and operating mechanism for the bathroom accessories 48-inches AFF. (Per ADA requirements.)	MAINT.	$ 0.00	1	$ -
A.7	Building 340 (City Hall): Provide a lowered transaction counter section. (Per ADA requirements.)	AL	$ 10,000	1	$ 10,000

ACCESSIBILITY COSTS TOTAL $ 102,000

Accessibility Table Notes:

1. Cost opinions are based on historical records of similar types of work.
2. Costs may vary due to local economy, time of year, phasing, or other factors.
3. Total costs are rounded up to the nearest $500

Prior Capital Expenditures

The timing and quality of these past capital improvements may affect the budgeted expenditures indicated in the [illegible] .

Reported items	Year Performed	Approximate Cost Reported
Painted the building exteriors.	~2011	Not provided.

Current or Planned Capital Expenditures

No capital improvements are either under construction or under contract to begin within the next six months.

Scope and Background

2.0 Scope and Background

Scope

Our Property Condition Assessment had two main goals: to record any material or building system flaws that were exposed, easily apparent, and accessible and that were deemed important to the property, as well as to assess any current conditions that would have a substantial influence on how well the facility operated throughout the assessment period. If repair or replacement costs less than $3,000 are included in this report, they may be omitted entirely or reported as periodic maintenance. This work is being performed identify necessary property repairs and upgrades based on the observed conditions as well as our experience with parking structure conditions and repair costs.

The scope of work for this property condition assessment report was created in general compliance with Walker Proposal Number 37-009696.00 dated June 6, 2023, and ASTM E 2018 - 15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Procedure. Walker examined the site improvements, building exterior and interior, building structure, mechanical, electrical, and plumbing while on the Property.

Document Review

Walker was provided with the following documentation utilized in the preparation of this Report.

Document	Source
Limited construction documents.	Client

Compliance with Code and Regulations

Item	Comment
Building Department Code Infractions	As of the date this Report was published, a FOIA Letter has been submitted without a response.
Zoning Department Code Infractions	As of the date this Report was published, a FOIA Letter has been submitted without a response.
Certificate of Occupancy	Requested, but not provided.
Fire Department Infractions	As of the date this Report was published, a FOIA Letter has been submitted without a response.
Occupancy	Office
Flood Zone	This property is in Zone X of the FEMA flood plain map and panel #06037C1917H dated April 21, 2021.
Flood Zone Description	Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain.
Seismic Design Category	The Seismic Design Category (SDC) for this site is D2 per the USGS/FEMA Earthquake Hazard Map. www.seismicmaps.org

	The following describes the hazard level associated with each SDC and the associated levels of shaking. Although stronger shaking is possible in each SDC, it is less probable than the shaking described. A(White) - Very small probability of experiencing damaging earthquake effects. B(Gray) - Moderate shaking felt by all. Damage slight. C(Yellow) - Strong shaking. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built structures. D-D1-D2 (Light to Dark Brown) - Very strong shaking. Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. The darker the color, the stronger the shaking. E(Red) - Strongest shaking. Damage considerable in specially designed structures; frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations. Shaking intense enough to completely destroy buildings.

Descriptions/Conditions

3.0 Descriptions/Conditions

Site

3.1 Site Item Description

I ⍰ Immediate Term R ⍰ Replacement Term M ⍰ Maintenance			I	R	M
Site Access					
Direct vehicular access to the property via a single driveway entrance from the adjacent public street (Palos Verdes Drive W) and a single driveway entrance from the adjacent public street (Tejon Place).					
Topography					
Generally, moderate to steeply sloping.					
Retaining Walls					
Cast-in-place concrete and cast-in-place concrete retaining walls with brick veneer at various locations along the site and building perimeter as required by significant changes in grade. These concrete retaining walls vary in thickness up to approximately 30" and vary in height up to approximately 11 feet. **Refer to Advisory Bulletin in Section 4.0 of this Report.**			I	R	
Site Utility Providers					
	Sanitary Sewer:	LA County Public Works			
	Domestic Water:	California Water Service			
	Storm Sewer:	LA County Public Works			
	Gas Service:	Southern California Gas Company			
	Electric Service:	Southern California Edison			
Sanitary Service					
Wastewater drainage is provided by gravity flow through subsurface piping to the municipal sewer main. The type of piping is reported to be cast iron and ABS. **Refer to Advisory Bulletin in Section 4.0 of this Report.**					
Water Service					
The municipal water main is tapped to provide potable water to the buildings. The type of piping utilized for domestic water distribution was not known by the Designated Site Contact. Backflow provisions are provided on the domestic and fire water service lines.					

3.1 Site Item Description

I – Immediate Term R – Replacement Term M – Maintenance	I	R	M
Site Drainage			
Improved with landscaped areas. Sheet flow to **curb inlets in the paved areas and** area drains at landscaped areas and the parking structure and then to the municipal system. The type of piping used for the drainage system was not known by the Site Contact and is considered a hidden condition.			
Site Gas Service			
Underground to meter adjacent to the buildings.			
Site Lighting			
Painted metal pole-mounted parking lot fixtures with LED lamps on concrete bases. Management reported that the lighting is controlled by photocells.			
Parking Type			
Above-grade parking deck with adjacent limited surface parking and surface parking at the remote lot near the southwest site boundary.		R	
Vehicular Pavements			
Concrete and asphaltic concrete at the drive lanes and surface parking areas.		R	
Curbs			
Concrete curbs and concrete wheel-stops at parking spaces.			
Parking Structure			
A two-level parking deck with access to the parking deck from Palos Verdes Drive West and Tejon Place. The parking deck is a pre-cast concrete-framed structure with concrete columns, beams, and precast-concrete double-tees with concrete topping slabs at the elevated level.			

Parking Counts

Type	Location	
	Surface	Deck/Garage
Standard	22	52
Standard-Accessible	0	0
Van-Accessible	0	2
Totals	22	54

Sidewalks

3.1 Site Item Description

I ? Immediate Term R ? Replacement Term M ? Maintenance	I	R	M
Municipal-maintained, broom-finished concrete sidewalks, and building-maintained, broom-finished concrete paved sidewalks and walkways to building entrances are provided at the north building elevation.		R	
Site Ramps/Stairs			
A cast-in-place concrete ramp with painted metal handrails is located near the southwest building corner. Cast-in-place concrete stairs with painted metal handrails are provided at the west building elevation and provide access from Palos Verdes Drive W to surface parking at the parking structure.		R	
Landscaping			
Lawn turf, mature trees, shrubs, at the building? perimeters.			
Landscape Irrigation			
Installed and reportedly functional and under a service agreement. Irrigation water provided by the municipality.			
Fencing			
Painted metal fencing approximately 41 inches high encloses a portion of the parking ?? upper deck and the elevated walkway. A fence with wood posts and rails is located adjacent to the concrete-paved walkway near the southwest building corner.		R	
Loading Dock/Service Court/Dumpster Area			
Three dumpsters are located at the lower level of the parking structure, placed directly on the concrete-paved surface, and are not screened. A dumpster storage is located near the south site boundary, placed on a concrete pad, and is screened by a metal-framed vehicular gate with vinyl inserts.			

Site Conditions and Recommendations

Prior Capital Expenditures	Year Performed
None reported.	

Significant Site Component Observations and Conditions

The site infrastructure and improvements may have exceeded the design life expectancy, but improvements and repairs have kept the systems operational. Repairs and replacements are expected to increase as the systems age, with hidden conditions expected.

The masonry veneer at the retaining wall adjacent to the water feature is delaminated at select locations. Delaminated areas should be repaired and sealed, and the retaining wall routinely monitored

for further signs of delamination as part of routine maintenance. A cost for repair is not included during the reserve term.

The cast-in-place concrete retaining wall near the southwest site boundary ranges in height up to 8 feet and is leaning out-of-vertical plumb. An immediate allowance has been included to evaluate the conditions and recommend appropriate repair recommendations by a licensed professional engineer in the State of California. The investigation costs do not include any contingency for repairs identified by the investigation.

Per the Designated Site Contact, the water feature at the west building elevation has not been operational for several years and the front elevation is damaged. At the underside of the water feature, the concrete is cracked and spalled throughout, and rebar exposed at select locations. An allowance to evaluate the conditions and recommend appropriate repair recommendations is included during the reserve term as an immediate repair.

At the north building elevations, several uneven walking surfaces at the concrete paved surfaces are trip hazards, and an allowance to address is included during the reserve term as an immediate repair.

The asphalt paving is in generally fair to locally poor condition with linear cracks at the drive lanes and raveling at select areas. Cracksealing, sealcoating, and restriping of pavement with limited full-depth patching is anticipated during the evaluation period.

Sections of concrete pavement at the north building elevation are cracked and spalled, including at the fire engine garage entrance drive. At the cast-in-place concrete site stairs, the concrete is cracked and spalled with exposed rebar at several guardrail post anchor locations. At Building 340, a section of the cast-in-place concrete retaining wall near the Detective Bureau entrance is damaged. The cracked and spalled concrete is susceptible to additional damage. An allowance to replace the damaged concrete pavement, stairs, and retaining walls is included during the reserve term.

Side and intermediate handrails are not provided at the site stairs adjacent to Building 340, and an allowance is included during the reserve term.

At the parking [illegible] top deck and the elevated walkway, the guardrail height is approximately 41 inches; the minimum guardrail height dimension should be 42 inches AFF. The clearance between the balusters and the bottom of the guardrail to the finish floor exceeds the maximum 4-inch diameter sphere requirement. An allowance to provide guardrails at the top deck and ramp with the minimum design clearances, and the maximum design clearances between balusters and the bottom of the guardrail to the finish floor is included during the reserve term.

Parking structure recommendations and repairs are excluded from the PCA report and are included in a separate report provided to the client dated May 17, 2023.

Anticipated Immediate Term Repairs

I.1 Evaluate the cast-in-place retaining wall at the southwest site boundary and provide repair recommendations.

I.2 Evaluate the water feature at the west building elevation and provide repair recommendations.

I.3 Repair uneven walking surfaces at the north building elevations.

Anticipated Replacement Term Costs

S.1 Crackseal, sealcoat, and restripe asphaltic concrete pavement with limited full-depth patching.

S.2 Replace damaged concrete pavement and retaining wall.

S.3 Provide side and intermediate handrails at site stairs.

S.4 Provide guardrails at the top deck and ramp with the minimum design clearances and the maximum design clearances between balusters, and the bottom of the guardrail to the finish floor.

Structure/Envelope/Exterior

3.2 Structure/Envelope/Exterior Item Description

I – Immediate Term R – Replacement Term M – Maintenance	I	R	M
Foundation			
The drawings referenced indicate that the foundations consist of continuous reinforced concrete wall footings at the building perimeter and isolated spread footings at interior and exterior columns.			
Ground Floor Slab			
Concrete slab-on-grade.			
Superstructure			
Building 320 is a wood-, steel- and concrete masonry-framed (CMU) structure with steel columns and beams. Steel columns are utilized in the garage area and the interiors. The upper floor framing appears to be precast concrete floor planks. Building 340 is a concrete masonry-framed (CMU) structure with steel beams and concrete columns. Concrete columns are utilized in the garage area and the interiors. Cast concrete foundation walls are utilized at select basement walls. Upper floor framing appears to be a composite floor system consisting of corrugated metal decking with concrete fill supported by steel columns and beams.			
Exterior Walls			
The exterior of the buildings consists of stucco, painted brick, painted wood trim, and ceramic tile.			
Exterior Stairs			
Building 320: A cast-in-place concrete and metal-framed stair with open risers and painted metal handrails is located along the east building elevation. Building 340: A cast-in-place concrete stair with quarry tile treads and landing, and painted metal handrails is located at Suite 340 (Police Department) along the north building elevation. A wood-framed stair with landing and no handrails is located at the employee entrance to Suite 340 (Police Department) along the east building elevation.		R	
Windows/Doors			
Building 320: Exterior glazing appears to consist of clear, single-pane units set in wood frames. Main entrance doors are swing-type doors set in mill-finished frames. Building 340: Exterior glazing appears to consist of clear, single-pane units with and without wire set in wood and metal window frames. Main entrance doors are wood and swing-type doors set in wood or mill-finished frames. Hollow-metal doors are used at select main tenant entrances and secondary entrances.			
Sealants			

3.2 Structure/Envelope/Exterior Item Description

I ? Immediate Term R ? Replacement Term M ? Maintenance	I	R	M
Building 320: Elastomeric sealants around select window penetrations. Building 340: None observed.			
Service Entrance			
Loading and unloading is performed at tenant entrances.			

Structure/Envelope/Exterior Conditions and Recommendations

Prior Capital Expenditures	Year Performed
Painted the building exteriors.	~2011

Significant Structure/Envelope/Exterior Component Observations and Conditions

At Building 320, water intrusion was noted at the underside of the elevated walkway as evidenced by water-stained stucco and wood trim. It is not apparent if the source of water intrusion originates from a drain leader, damage quarry tile flooring, or a combination of the beforementioned. The source of water intrusion should be identified and repaired as an immediate repair to prevent any additional damage to the finishes and potential damage to the structure.

At Building 340, the existing stair assembly at the east elevation employee entrance has inconsistent riser heights, does not appear anchored and has open risers, a guardrail and handrails are not provided, the landing appears insufficient, and the door opens over a step. An allowance to provide a stair assembly with appropriate anchorage and components is included as an immediate repair during the reserve term.

At Building 340, a surface-mounted light fixture is damaged and should be repaired as part of routine maintenance. A cost for repair is not included.

The buildings? exteriors are in generally fair condition, and signs of structural distress were not observed within the architectural finishes. However, the sealant around wall penetrations is showing signs of deterioration, and damaged wood trim was observed at select locations. At Building 340, the glazing putty at select windows is missing or showing signs of deterioration and should be repaired as part of routine maintenance. Some staining was observed at select stucco finishes, most notably at [redacted] Allowances to replace damaged wood trim and to repair the tile at the tower are included during the reserve term. An allowance to clean exterior walls, recoat, or paint exterior walls and miscellaneous metal painted surfaces, replace sealants as required, and perform miscellaneous repairs as required is included during the reserve term.

Seismic modification and retrofitting for Architectural, Mechanical, and Electrical components: Based on IBC 2018 buildings' seismic risk categories are defined as Risk Category IV. Limited detail drawings were provided for our review dated November and January 2012, with limited details for isolated architectural mechanical and electrical components bracing/attachments. Based on our survey, we identified acceleration-sensitive, deformation-sensitive, and a combination of both acceleration and deformation-sensitive components. Modification/retrofit bracing of these components is required and

recommended as an immediate repair to maintain the facility's operation in the event of major seismic activity.

At Building 320, the building stair at the east elevation a guardrail is not provided, and the clearance between the balusters and the bottom of the guardrail to the finish floor exceeds the maximum 4-inch diameter sphere requirement. An allowance to modify the stair is included during the reserve term.

At the elevated walkway, painted metal finishes at the access door are peeled and corroded, and allowance to refinish is included during the evaluation period.

At Building 320, handrail extensions are not provided at stairs leading from the elevated walkway to the garage. At Building 340, the police station entrance, a handrail is located on one side, and handrail extensions are not provided at the stairs. At the same building location, stair handrail extensions are not provided at the entrance to the Detective Bureau. An allowance to provide handrails and handrail extensions where missing is included during the reserve term.

Anticipated Immediate Term Repairs

I.4 Building 320: Identify the source of water intrusion at the underside of the elevated walkway at the west building elevation and repair.

I.5 Buildings 320 and 340: Allowance to provide seismic modification and retrofitting for Architectural, Mechanical, and Electrical components, including design.

I.6 Building 340: Provide new stair assembly at the east building elevation secondary entrance.

Anticipated Replacement Term Costs

BES.1 Clean, recoat, or paint exterior walls and miscellaneous metal work, including sealant replacement and minor repairs as required.

BES.2 Allowance to replace damaged wood trim.

BES.3 Building 320: Provide guardrail, handrails and extensions, and closed risers at the east building elevation.

BES.4 Building 340: Allowance to repair the tile at the tower.

BES.5 Allowance to refinish the metal access door at the elevated walkway.

BES.6 Provide handrails and handrail extensions where missing.

Roofing

3.3 Roofing Item Description

I ? Immediate Term R ? Replacement Term M ? Maintenance	I	R	M
Field of Roof			
The steep-slope roof consists of terra-cotta tiles over plywood sheathing supported by wood trusses and the perimeter walls. Low-slope roofs consist of modified bitumen, built-up, and metal roofs.		R	

Roof Areas

Building	Type	Area (SF)	Condition	Installation Year	Approximate Remaining Service Life (Years)			
320 *Includes the elevated walkway roof* (Homes Association)	Terra-cotta clay tile	~5,300	Fair	Presumed 1975	~50±		R	
340 (City Hall)	Terra-cotta clay tile	~14,000	Fair to locally poor	Presumed 1955	~30±		R	
	Metal roof (West elevation)	~100	Fair	Unknown	10±		R	
	Metal roof (Freestanding building	~400	Poor	Unknown	1±		R	
	Built-up roofs (City Hall entrance, near the upper deck)	~500	Poor	Unknown	1±		R	

3.3 Roofing Item Description

I – Immediate Term		R – Replacement Term		M – Maintenance		I	R	M
	Modified-bitumen, granular cap sheet (Between Building 340 and parking structure)	~500	Poor	Unknown	1±		R	
Canopy								
Building 340: A vinyl-wrapped, metal-framed canopy is located at the southeast building corner.								
Flashing/Coping								
None observed.								
Expansion Joints								
None observed.								
Equipment Screen Wall								
None observed.								
Skylights								
None observed.								
Drainage								
Drainage is provided by sheet flow to roof edges and collected by metal gutters and downspouts that extend below grade to the storm drainage system.							R	
Reported Leaks								
No active leaks were reported at the time of the site visit.								
Attic Areas								
None.								
Warranty In Place								
A copy of the roof warranty was requested but not provided.								

Roofing Conditions and Recommendations

Prior Capital Expenditures	Year Performed
None reported.	

Significant Roofing Component Observations and Conditions

The terra-cotta clay tile roofs are in fair to locally poor condition with exposed underlayment, and missing fasteners and discolored tiles at select locations. Cracks were noted at clay tile mortar joints intersections and delaminated tiles were observed throughout the field of the roofs. Approximately 35% of the clay tiles are damaged (delaminated, discolored, missing, or broken). No information was provided regarding the replacement of the tile roof underlayment. To replace underlayment, all tiles need to be removed/replaced. Based on age and EUL, underlayment replacement is anticipated during the reserve term. Replacement of damaged and missing terra-cotta tiles is anticipated during the reserve term.

The modified bitumen and built-up roof systems are in fair to poor condition, and their ages are unknown. Plastic sheeting secured by sandbags covers a portion of the modified bitumen roof at the south building elevation. Replacement of the modified bitumen and built-up roof system are anticipated during the reserve term based on observed conditions and expected useful service life. Where provided, built-up roofs should be replaced with a modified bitumen roof system.

The metal roof systems are in fair to locally poor condition, with corrosion and repairs noted at select locations. Recoating and repairing the metal roofs and replacing fasteners is anticipated during the reserve term based on observed conditions and expected useful service life.

condition, with corrosion observed throughout and at Building 340, a damaged section with multiple penetrations and peeled paint. An allowance for replacing the metal gutters and downspouts is included during the reserve term.

Anticipated Immediate Term Repairs

None identified.

Anticipated Replacement Term Costs

R.1 Replace damaged and missing terra-cotta tiles.

R.2 Remove terra-cotta tiles, replace the roof underlayment, and reinstall the terra-cotta roof tiles.

R.3 Repair missing ceramic tile at the tower.

R.4 Replace modified bitumen roof systems.

R.5 Recoat/Repair metal roofs and replace fasteners.

R.6 Replace metal gutters and downspouts.

Interior Improvements

3.4 Interior Improvements Item Description

I ? Immediate Term R ? Replacement Term M ? Maintenance			I	R	M
Tenant Areas					
The building is presently a multi-tenant occupancy with all of the space reportedly leased.					
General Common Areas					
Interior common areas within the buildings include main level entry lobbies; common [illegible] .					M
Main Level Entrance and Lobbies					
	Floors	Slate, carpet, and carpet tile.			M
	Walls	Painted drywall.			M
	Ceilings	Painted drywall.			M
Common Corridors					
	Floors	Carpet and VCT.			M
	Walls	Painted drywall.			M
	Ceilings	Suspended acoustical tile and grid.			M
	Floors	Ceramic tile.			M
	Walls	Ceramic tile and painted drywall.			M
	Ceilings	Painted drywall.			M
	Countertop	Wall-hung vitreous china lavatories and plastic laminate countertops with drop-in vitreous china lavatories.			M
	Partitions	Plastic laminate and stainless steel.			M
Tenant Spaces					
	Floors	Carpet, ceramic tile, slate, and LVT.			M
	Walls	Painted drywall.			M
	Ceilings	Suspended acoustical tile and grid, painted drywall, and painted textured drywall.			M

3.4 Interior Improvements Item Description

I – Immediate Term R – Replacement Term M – Maintenance			I	R	M
Tenant Break Rooms					
	Floors	VCT and LVT.			M
	Walls	Painted drywall.			M
	Ceilings	Suspended acoustical tile and grid.			M
Service Areas					
	Floors	Concrete and VCT.			M
	Walls	Painted drywall, unfinished cast-in-place concrete, and plaster.			M
	Ceilings	Suspended acoustical tile and grid, exposed structure, and plaster.			M
Stairs					
Building 320: A cast-in-place concrete egress stair provides access from the garage to the upper-level parking. The handrails are galvanized metal, and the walls are painted stucco. Building 340: The office building features a steel-framed egress stair with painted metal guardrails, and the walls are painted gypsum drywall.					M
Water Intrusion/Mold					
Representative observations revealed no obvious visual indications of the presence of mold activity; however, an active roof leak was reported in the electrical room at Building 320 and discussed below. The Designated Site Contact did not report any additional excessive moisture issues or reported complaints from tenants.			I		

Interior Conditions and Recommendations

Prior Capital Expenditures	Year Performed
None reported.	

Significant Interior Component Observations and Conditions

Per ASCE 41-17 requirements, a majority of the shelving, filing and storage cabinets, and casework at the office and garage areas were not equipped with a seismic-force-resisting system. Where seismic-force-resisting systems were observed, select elements providing strength and stiffness appear to be inadequate or on the edge of failure as evidenced by corroded fasteners at the base of select garage area shelving units. An allowance to provide strapping of miscellaneous shelving, filing and storage cabinets, and casework at the office and garage areas is included as an immediate repair.

At Building 320, an active roof leak was reported in the electrical room with damaged to select plaster wall and ceiling finishes observed. The Designated Site Contact reported that water intrusion may originate at the east side of the building where the top deck of the parking structure and the tile-surfaced walkway at the same location interface. An allowance to evaluate the source of water intrusion, provide design recommendations and perform repairs is included during the reserve term as an immediate repair.

At Building 340 (City Hall), guardrail baluster spacing exceeds the maximum 4-inch diameter sphere requirement, and an allowance for modifications is included during the reserve term.

At Building 320, handrail extensions are not provided at the interior stairs from the parking garage to the Maintenance Department, and an allowance for repairs is included during the reserve term.

At Building 320, select plaster ceiling finishes are damaged and were reported to be remnants from leaks that have been addressed. Damaged ceiling finishes should be repaired as part of routine maintenance, and no costs are included during the reserve term.

Interior finishes were observed to be in generally fair condition. The Designated Site Contact reported floor tiles with suspect asbestos-containing material (ACM) is located under select office areas. Consideration should be given to testing the suspected ACM flooring and its abatement so that those office areas might receive flooring upgrades. Suspect ACM can be covered over if it is not disturbed. Tenants are reportedly responsible for their own finishes; therefore, no costs for these finish replacements or upgrades have been included in the Cost Tables.

Anticipated Immediate Term Repairs

I.7 Allowance to provide strapping of miscellaneous shelving, filing and storage cabinets, and casework at the office and garage areas.

I.8 Building 320: Allowance to evaluate the source of water intrusion at the electrical room, provide design recommendations and perform repairs.

Anticipated Replacement Term Costs

IN.1 Building 340 (City Hall): Modify the guardrail baluster opening width at the monumental stair.

IN.2 Building 320: Provide handrail extensions at the interior stairs from the parking garage to the Maintenance Department.

Vertical Transportation

3.5 Vertical Transportation Item Description

I – Immediate Term R – Replacement Term M – Maintenance	I	R	M
There are no elevators at this site.			

Mechanical/Electrical/Plumbing

3.6 Mechanical/Electrical/Plumbing Item Description

I – Immediate Term R – Replacement Term M – Maintenance	I	R	M
Heating and Cooling			
Building 320: Two natural gas-fired furnaces provide mechanical heating and ventilation. Mechanical cooling is not provided for this building. Unit heating capacities are 89,000 Btuh (output) and 80,000 Btuh (output assumed). Building 340: The interior spaces are conditioned by split-system heat pumps equipped with DX cooling coils and pad- or roof-mounted condensing units, with nominal cooling capacities of 1.5- to 7.5-tons. The units utilize R-22 or R-410A refrigerants. The split-systems are controlled by wall-mounted, thermostats.		R	
Energy Management System			
None.			
Ventilation			
Bathrooms are provided with exhaust fans vented to the exterior. The parking structure is provided with 2 large exhaust fans located at the east and west ends of the structure that extract air from the below grade garage. Makeup air is primarily provided by the open ramp to the garage on the north side of the property. Nameplate for the east fan was not readily visible; however, it appears that the east unit was recently replaced. The west unit is a Cook upblast belt-driven fan installed in 2005. The fans are controlled by several column mounted carbon monoxide sensor in the below-grade garage.			M
Main Electrical Distribution			
Building 320: The main electrical switchgear is rated at 400-amp, 240/120-volt, 3-phase, 4-wire, and manufactured by *GTE Sylvania*. 240/120-volt, single-phase panels are located in the office areas for office and plug loads. There is no backup generator for this building. Building 340: Per the plans provided, the building is provided with a combination main electrical switchgear that is rated at 400-amp, 240/120-volt, 3-phase, with a subsection rated at 400-amp, 240/120-volt, single-phase. The switchgear was manufactured by *Zinsco*. 240/120-volt, single-phase panels are located in the office areas for office and plug loads. A 3-phase panel is provided near, and feeds, the pad-mounted condensing units. A backup generator is provided for this building. Parking Garage: The parking garage does not have an independent electrical service. Several small electrical panels, fed from either building, serve the high-bay lighting and equipment/outlets in the below grade garage.		R	
Transformers(s)			

3.6 Mechanical/Electrical/Plumbing Item Description

I ? Immediate Term R ? Replacement Term M ? Maintenance	I	R	M
Utility-owned at the southeast corner of the property.			
Branch Wiring			
Copper per Designated Site Contact. No aluminum branch wiring was observed or reported. See Advisory Bulletin in Section 4.0 of this Report.			
Interior Lighting			
Primarily ceiling-mounted fluorescent tube fixtures or LED fixtures.			
Domestic Water Distribution			
Copper within the building per management. No polybutylene piping was observed or reported in either building. Domestic hot water is provided by electric water heaters.			
Sanitary Piping			
Cast iron pipe is reportedly used and observed in limited areas.		R	
Plumbing Fixtures			
Fixtures appear to be commercial quality.			

Mechanical/Electrical/Plumbing Conditions and Recommendations

Prior Capital Expenditures	Year Performed
None reported	

Significant Mechanical/Electrical/Plumbing Transportation Component Observations and Conditions

The HVAC system observed appeared to be functional and in operating condition. The Building 340 DX-split systems are approximately 9- to 30-years old. The condenser unit aluminum coil fins on the older units were generally corroded and flacking. Based on an expected useful life of 15-20 years in this climate, it is estimated that some of the split systems will need to be replaced during the reserve term.

One of the furnaces in Building 320 appears to be original. We recommend replacing this unit.

The electrical equipment was observed to be functional and generally in good operating condition. No problems with system capacity or the circuit breakers were reported by the Designated Site Contact. However, both switchboards are 50+ years old and considered obsolete. We recommend replacing both switchboards during the evaluation period.
The interior spaces' lighting level appears reasonable and appropriate for its intended use. The fixtures appear to be generally functioning and in good condition. Bi-annual infrared surveys of electrical equipment are recommended as a maintenance expense.

It is unknown when the carbon monoxide sensors were tested/calibrated. We recommend these sensors be calibrated and checked for proper operation as a maintenance expense.

It was reported that the Building 340 Police Station ?? locker room sink drainpipe has collapsed. We recommend repairing the drainpipe.

Anticipated Immediate Term Repairs

None identified.

Anticipated Replacement Term Costs

MEP.1 Repair Police Station women's locker room sink drainpipe.

MEP.2 Replace 400A, 240V switchboard

MEP.3 Replace furnace.

MEP.4 Replace DX system (fan/coil and CU).

Fire Protection/Life Safety

3.7 Fire Protection/Life Safety Item Description

I – Immediate Term R – Replacement Term M – Maintenance	I	R	M
Automatic Sprinklers			
Building 320: The basement level is sprinklered with an automatic wet-pipe fire suppression system. The system operates off domestic water pressure and does not utilize a fire pump. Building 340: The basement level is sprinklered with an automatic wet-pipe fire suppression system. The system operates off domestic water pressure and does not utilize a fire pump. Spare sprinkler head cabinet provided in fire sprinkler equipment rooms. The system appears to be regularly inspected and maintained under a service agreement with *South Bay Fire Inc.* with the most recent inspection performed on September, 2022.			M
Fire Alarm Control Panel			
Building 320: The building is not equipped with a fire alarm panel. Building 340: The building is equipped with a zoned, *DMP* fire alarm control panel of unknown age. The Designated Site Contact indicated that the system is inspected and maintained under a service agreement with *Bay Alarm Inc.* and is connected to a central station. The panel reportedly monitors the smoke detectors, duct detectors, pull stations and flow switches.		R	
Alarm Devices			
Alarm bell next to the main FACP and outside the police station entrance.			
Smoke/Heat Detectors			
Hardwired smoke detectors are located in office spaces. Duct smoke detectors are also provided that are connected to the fire alarm system.			M
Pull Stations			
None observed.			
Portable Fire Extinguishers			
Wall-mounted fire extinguishers are located in the corridors and within the office spaces. Tags indicated that they were last inspected by *South Bay fire, Inc.* on October 18, 2022.			M
Emergency Lighting/Exit Signs			
Emergency lighting and exit signs were observed along paths of egress and adjacent to the exit doors. The emergency lights are reportedly fed from the emergency panel served by the stand-by generator.			

Emergency Power			
Building 340: This building has an 80KW Kohler diesel-fired generator that supplies stand-by power to life-safety systems, the police and fire stations.			

Fire Protection/Life Safety Conditions and Recommendations

Completed Capital Expenditures	Year Performed
None reported.	

Significant Fire Protection/Life Safety Component Observations and Conditions

Spare sprinkler heads were observed in the fire protection equipment room to note the potential of heads that have been recalled due to high failure rates. No *Omega* or recently recalled glass bulb heads from *Central*, *Star* or *Gem* were identified among the spare heads stored on-site or were reported. A detailed study of in-place heads is not within the scope of this assessment and should be performed by the company responsible for maintaining the system. **Refer to Advisory Bulletin in Section 4.0 of this Report**.

No testing was performed as part of this assessment; however, the fire protection systems appear to be functional and are routinely inspected. Replacement of the fire alarm control panel, including a limited number of associated devices, is anticipated during the reserve term based on age and expected useful life.

Maintenance and replacing portable fire extinguishers and smoke detectors is considered a routine maintenance expense.

Anticipated Immediate Term Repairs

None identified.

Anticipated Replacement Term Costs

LS.1 Replace fire alarm control panel, zoned, small bldg. panel and limited devices.

Accessibility Related Issues

A survey of visible physical barriers to accessibility was performed during Walker's site visit. Identified costs are fiscal estimates used as a part of the limited survey conducted to remove Owner-responsible physical barriers.

The Uniform Federal Accessibility Standards (UFAS) would apply to the subject property if Federal Government funds were used to develop or acquire it.

The Fair Housing Amendments Act of 1988 (FHAA) and/or the Americans with Disabilities Act (ADA) of 1990 have
property.

ADA Compliance

The Americans with Disabilities Act (ADA) is a civil rights law that was enacted in 1990 to provide persons with disabilities accommodations and access equal or similar to those available to the general public. Title III of the ADA requires that owners of buildings that are considered places of public accommodations remove those architectural and communications barriers that are considered readily achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled. The obligation to remove barriers where readily achievable is an ongoing one. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants and contingent upon the timing of implementation. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

It is important to note that the ADA is a civil rights law and not a building code. As a result, local building departments may not be responsible for compliance with ADA requirements and failure to meet ADA may not be a building code violation. Conformance with other accessibility standards is not within the scope of this section. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010, with revised accessibility standards called the *2010 ADA Standards for Accessible Design* that replaced the *1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG).*

Required Modifications

Per the 2010 ADA *Standards for Accessible Design* issued by the Department of Justice, any facility constructed or modified prior to March 15, 2012, and considered in compliance with the 1991 ADAAG, are not required to make additional modifications. Facilities considered not in compliance with the 2010 ADA Standards for Accessible Design should be made accessible using the Standard referenced above.

Buildings constructed or altered on or after March 15, 2012, must be compliant. Per Section 35.151 (b),
facility or part of a facility altered by, on behalf of, for the use of a public entity in a manner that affects or could affect the usability of the facility or part of the facility shall, to the maximum extent feasible, altered in such a manner that the altered portion of the facility is readily accessible to and usable by individuals with disabilities if the alteration was commenced after January 26, 1992.

Public Accommodations

Walker evaluated the *Common Areas* of the facility for general compliance with Title III of the ADA utilizing the *2010 ADA Standards.*

Public Accommodations *Commercial Facilities.* *Public Accommodations* are intended for *Commercial Facility* is intended for a private business and its employees.
areas at this facility are considered areas of *Public Accommodation*. Administrative and service areas can be classified as a *Commercial Facility*, and there is no obligation under the ADA to remove barriers, except as needed

At this office property (considered a), the areas the Owner is considered to be responsible for ADA compliance are as follows:

An accessible route connecting adjacent public transportation stops from adjacent public sidewalks and streets to the accessible building entrances,
Parking available to the public,
Exterior route from accessible parking to accessible building entrances,
Building Entrances,
Interior public common area accessible route,
Building common areas (if any) open to public, including restrooms, meeting areas and elevators.

Parking

At facilities with multiple buildings, each building should have at least one accessible space located near an accessible entrance, more if the number of parking spaces designated for such building requires additional accessible spaces. If only one space is required for any building, it should be a van-accessible space.

Based upon our site visit and in reference to the below ASTM Uniform Abbreviated Screening Checklist for the 2010 ADA, Walker recommendations are as follows:

Accessibility Related Improvements	
ADA.1	Add two standard ADA-designed parking spaces.
ADA.2	Building 340: Provide a path-of-travel from the Remote Lot accessible parking space to the building entrance.
ADA.3	Building 340: Reconfigure ramp at the southwest building corner for accessibility.
ADA.4	Building 340 Suite 340 (Police Station): Provide an accessible route from the municipal sidewalks to tenant entrance.
ADA.5	Building 340 (City Hall): Locate the bottom edge of reflective surfaces of mirrors at restrooms 40-inches AFF.
ADA.6	Building 340 (City Hall): Locate toilet seat cover dispensers and operating mechanism for the bathroom accessories 48-inches AFF.
ADA.7	Building 340 (City Hall): Provide a lowered transaction counter section.

Uniform Abbreviated Screening Checklist for the 2010 ADA

	Item	Yes	No	N/A	Comments
A. Building History					
1	Has an ADA survey previously been completed for this property?				Completed by Disability Access Consultants May 2014.
2	Have any ADA improvements been made to this property since original construction?				Per Designated Site Contact.
3	Has building ownership or building management reported receiving any ADA complaints or litigation?				Unknown; Per Designated Site Contact.
B. Parking					
1	Does the required number of standard ADA-designed spaces appear to be provided?				Required: 2 Provided: 0 Two van-accessible spaces are provided onsite. Two standard ADA-designed space should be added with planned paving work.
2	Does the required number of van-accessible designed spaces appear to be provided?				Required: 1 Provided: 2
3	Are accessible spaces part of the shortest accessible route to an accessible building entrance?				
4	Is a sign with the International Symbol of Accessibility at the head of each space?				
5	Does each accessible space have an adjacent access aisle?				
6	Do parking spaces and access aisles appear to be relatively level and without obstruction?				
C. Exterior Accessible Route					
1	Is an accessible route present from public transportation stops and municipal sidewalks on the property?				There is a bus stop at the corner of Palos Verdes Drive W and Via Corta.
2	Are curb-cut ramps present at transitions through curbs on an accessible route?				
3	Do the curb cut ramps appear to have the proper slope for all components?				
4	Do ramps on an accessible route appear to have a compliant slope?				Building 340: The ramp slope near the southwest building corner appears excessive. **See ADA Cost Tables.**
5	Do ramps on an accessible route appear to have a compliant length and width?				Landing not provided.
6	Do ramps on an accessible route appear to have compliant end and intermediate landings?				

Uniform Abbreviated Screening Checklist for the 2010 ADA

	Item	Yes	No	N/A	Comments
7	Do ramps on an accessible route appear to have compliant handrails?				
D. Building Entrances					
1	Do a sufficient number of accessible entrances appear to be provided?				Building 340: An accessible entrance is not provided at the Police Department. **See ADA Cost Table.**
2	If the main entrance is not accessible, is an alternate accessible entrance provided?				
3	Is signage provided indicating the location of alternate accessible entrances?				Building 340: The entrance to City Hall is not accessible from the north building elevation, however, the entrance at the south elevation provides access to the tenant space. Provide signage for alternate accessible entrance near the northwest building corner. **See ADA Cost Table.**
4	Do doors on an accessible route appear to have compliant clear floor area on both sides?				
5	Do doors on an accessible route appear to have compliant hardware?				
6	Do doors on an accessible route appear to have compliant clear opening width?				
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?				
8	Do thresholds at accessible entrance appear to have a compliant height?				
E. Interior Accessible Routes and Amenities					
1	Does an accessible route appear to connect with all public areas inside the building?				An accessible route is not provided to the Detective Bureau at Building 340.
2	Do accessible routes appear free of obstructions and/or protruding objects?				At Building 340 (Fire Station), rearrange equipment to allow for an accessible path-of-travel.
3	Do ramps on an accessible route appear to have a compliant slope?				There are no interior ramps.
4	Do ramps on an accessible route appear to have a compliant length and width?				There are no interior ramps.

Uniform Abbreviated Screening Checklist for the 2010 ADA

	Item	Yes	No	N/A	Comments
5	Do ramps on an accessible route appear to have compliant end and intermediate landings?				There are no interior ramps.
6	Do ramps on an accessible route appear to have compliant handrails?				There are no interior ramps.
7	Are adjoining public areas and areas of egress identified with accessible signage?				
8	Do public transaction areas have an accessible, lowered counter section?				Building 340 (City Hall): A lowered counter section does not appear provided. **See ADA Cost Table.**
9	Do public telephones appear mounted with an accessible height and location?				
10	Are publicly-accessible swimming pools equipped with an entrance lift?				
F. Interior Doors					
1	Do doors at interior accessible routes appear to have compliant clear floor area on both sides?				
2	Do doors at interior accessible routes appear to have compliant hardware?				Some doors on the accessible route have orbital type hardware. Replace with lever-type as part of routine maintenance.
3	Do doors at interior accessible routes appear to have compliant opening force?				
4	Do doors at interior accessible routes appear to have compliant clear opening width?				
G. Elevators					
Elevators were not provided.					
H. Toilet Rooms					
1	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?				
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?				
3	Does the lavatory faucet have compliant handles?				
4	Is the plumbing piping under lavatories configured to protect against contact?				
5	Are grab bars provided at compliant locations around the toilet?				
6	Do toilet stall doors appear to provide the minimum compliant clear width?				

Uniform Abbreviated Screening Checklist for the 2010 ADA

	Item	Yes	No	N/A	Comments
7	Do toilet stalls appear to provide the minimum compliant clear floor area?				
8	Do urinals appear to be mounted at a compliant height and with compliant approach width?				
9	Do accessories and mirrors appear to be mounted at a compliant height?				Building 340 (City Hall): Locate the bottom edge of the reflective surface 40-inches AFF, and toilet seat cover dispensers and the operating mechanism for accessories 48-inches AFF.

Extracted from E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, ASTM International.


4.0

4.0 Limitations and Qualifications

Limitations

This report prepared by Walker contains the observations, findings and conclusions of our Property Condition Assessment (PCA). The PCA is based on the conditions observed as of the date of our site visit, interviews with personnel familiar with the facility and documents made available to us by other parties. The PCA was performed using the degree of skill and care normally exercised by reputable consultants performing similar work. This Report is believed to be accurate within the limitations of the stated methods for obtaining information.

Field observations were limited to visible and readily accessible areas and did not include in-depth, invasive, or destructive assessment of any building system or component. Therefore, the PCA includes certain assumptions made on the existing conditions and operating performance of building systems and components. Some of these assumptions cannot be verified without expanding the scope of services or performing more invasive assessments. More detailed assessments (including invasive testing where appropriate) may be provided by Walker as an additional service upon written request from Client.

The opinion of probable repair costs is based on available information at the time of our assessment and from our experience with similar projects. There is no warranty to the accuracy of such cost opinions as compared to bids or actual costs. This PCA and the recommendations therein are to be used by Client with additional fiscal and technical judgment considered. Our recommendations are conceptual in nature and do not represent changes to the original design intent. As a result, this Report does not provide specific repair details or methods, construction contract documents, material specifications, or details to develop the construction cost from a contractor. Costs for maintenance activities are generally not included in this Report.

This Report does not provide any kind of guarantee or warranty on our findings and recommendations. Our assessment was based on and limited to the agreed scope of work. Calculations to determine the adequacy of the original design were not performed. It is possible defects or deficiencies exist, not readily accessible or visible at the time of our site visit, that may manifest themselves over time. Walker does not intend to suggest or imply that this PCA has discovered or disclosed all latent conditions. This PCA does not include a review or evaluation for the presence of, or the subsequent mitigation of, hazardous materials including, but not limited to, asbestos, lead, and PCB.

The review of the facility for compliance with the Americans with Disabilities Act (ADA) requirements (ADA Title III) and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) was visual in nature without any physical measuring. The review was conducted in general accordance with the *Uniform Abbreviated Screening Checklist for the 2010 ADA* and the *Uniform Abbreviated Screening Checklist for Fair Housing Act* and should not be considered a detailed study. A detailed accessibility study can be provided by Walker as an additional service upon written request from the Client.

A Draft Report may be subject to changes prior to the issuance of the Final Report. Ongoing evaluation of the collected data could significantly alter the Draft Report. A draft document should only be utilized with the understanding that minor or substantial changes to our conclusions and recommendations could occur before the

Final Report is issued. Prior to Final Report delivery, decisions and actions by any party based on information contained in a draft document should be undertaken only after careful review of this cautionary advisory.

Reliance

the benefit of and may be relied upon by the Client. Other parties shall not have the right to rely on any service Walker provided without Walker's prior written consent.

The Client may rely on the PCA Report as an account of the observed site conditions and the building and

performance of the building or site systems. Limitations and exceptions reflect the scope of services outlined in this Report or in our contract.

This Report makes no explicit or implied guarantees or representations regarding this or any third party. The rules, conditions, and restrictions outlined in the contract Terms and Conditions will apply to any and all reliance on the Report by the Client and all approved parties. Unapproved use or reliance on the Report, including any of its findings or recommendations, shall be at the exclusive liability of the third party. The total extent of Walker's obligation to Client and any relying parties is limited as stated in the General Terms of Agreement.

Definition of Condition Evaluation Terms

As defined by ASTM E2018 - 15

Good: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor: Not In working condition or requires immediate or short-term repairs above an agreed threshold.

Definition of Cost Type

As defined by ASTM E2018 - 15

Immediate Repairs:

Opinions of cost that require immediate action as a result of any of the following: (1) material existing or potentially unsafe conditions, (2) material building or fire code violations, or (3) physical deficiencies that if left uncorrected would be expected to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost.

Replacement Reserve (during the Evaluation Period):

Opinions of costs to remedy physical deficiencies, such as deferred maintenance, which may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in

addition to routine preventive maintenance. Repairs costs less than the agreed threshold cost are considered to be routine maintenance and are generally not included in the Replacement Reserve.

General Opinion of Costs:

The opinions of costs presented for repair/replacement of building component defects identified that may significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not represent a warranty that all items, requiring repair or replacement, are included. Estimated cost opinions are based on construction costs developed by construction resources such as Marshall & Swift, RS Means Cost Data; past invoices or bids provided by site management; and

Actual costs may vary significantly. Opinions of costs should only be construed as preliminary, order of magnitude
of suggested remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; market conditions, and whether competitive pricing is solicited. Detailed design and contractor bidding is recommended to determine actual cost.

These opinions of costs should not be interpreted as a bid or offer to perform any work. All costs are indicated in present value. The opinions of cost provided are based on the understanding that the facility will continue to operate in its current use and overall quality level unless stated otherwise. Information provided by site personnel or the property management, is assumed by Walker to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

Advisory Bulletins

The following bulletins provide additional information that may be useful for budgeting, and identifying potential impacts associated with hazardous materials, products which may be defective or have a less than expected useful life than similar or alternative products selected for the same or similar purpose. The following are not a complete or exhaustive compilation of all such products or systems. Included are select items that could be present at this facility.

Tenant-Responsible Expenses: Although according to their lease, a tenant may be responsible for maintaining or replacing select equipment, such as associated HVAC equipment, situations may occur where an Owner could be required to bear the cost of replacement. These potential costs have not been included in this Report unless specifically requested.

Material and Product Recalls: The Consumer Product Safety Commission, and select manufacturers, may issue alerts or recalls for products or materials that are under review, determined to be defective, or potentially dangerous under certain conditions. Occasionally, we recommend that multifamily properties in particular, check safety and recall information issued by agencies and testing agencies regarding appliances, electrical equipment, and other building components or systems typically installed in low-and mid-rise residential or hotel properties.

Existing Roof Warranties It is recommended that the Client investigate the transferability and cost of any in-place roof warranties to the new Ownership prior to any property transaction.

Retaining Walls - The service life of the wall depends upon correct engineering assumptions, support soils, backfill type, drainage, proper construction techniques, and close quality control during the construction process. Wall materials (masonry, stone, concrete, stone, steel, wood/timber) can weather well, but concealed material degradation can occur. Where such walls exhibit surface deterioration or rotational characteristics, a follow-up structural-type evaluation may conclude that a wall is stable; such retaining walls may continue to function for a substantial time with limited repair and without replacement. Although the visible face of a retaining structure may appear in good condition, the quality and service life of retaining walls cannot be fully gauged, since distress in hidden components of the overall system may be a latent situation. Wood type discernment, preservative

wood/timber tie retaining walls. Deterioration of a wood member may occur from the inside, particularly if wood-destroying insects are present to accelerate decay but without visual indication. Wood/timber tie retaining walls may appear in good condition and therefore not be considered for significant replacement, since a visual determination of being in good condition cannot assure that accelerated material degradation will not occur later.

item and may have a limited-service life. An opinion to accept the wall without significant replacement during the

the retained soil is protected from continuing erosion.

Modular Block Retaining Walls A mechanically-stabilized earth (MSE) retaining wall is a composite structure that consists of alternating layers of compacted backfill and soil reinforcement elements, commonly fixed to modular precast concrete masonry-sized blocks or wire mesh as facing material. Soil reinforcements are typically geosynthetic grids or metal mesh installed in multiple horizontal layers throughout the height of the reinforced soil mass. By design, the bottom of a modular block retaining wall
(battered vertical profile). Construction of proprietary modular block systems requires adherence to specific requirements for underlying support soils, bearing pad, interlock, or shear pin connections, retained soil characteristics, soil reinforcement (geotextile, geogrid, welded wire fabric), and drainage. The standard of care during installation of engineered elements and assembly cannot be later evaluated visually, except for the
l soundness at the time of our site observation. Loss of backfill materials between blocks, excess movement of selected blocks, or localized erosion along the base of the wall may be indicative of improper backfill materials or failed geotextile fabric filters. It is recommended that modular block wall systems be routinely monitored and undergo an appropriate level of preventative maintenance, especially where the top of the wall system supports vehicular traffic or where there are tiers of modular block walls with extensive
-
to retain the soil, having no reinforcing of the retained backfill or anchorage. Methods of interlocking or pinning the blocks may be height-dependent and typically concealed from view.

Flashing and Sheathing - Exterior Wall Coverings:
are usually a hidden condition that may indicate problems well after storm water intrusion has caused damage to interior finishes. Wall siding products on typical residential or low-rise commercial structures ultimately rely on the integrity of the underlying sheathing, weather-resistive barrier (WRB) and flashing materials to shed water. When these wall assemblies lack a properly installed drainage plane or system for storm water to exit out from the wall assembly, the wall assembly becomes increasingly vulnerable to moisture intrusion damage. Other exterior membranes such as asphaltic felts and building papers can vary in type but should not be considered true

moisture barriers. Where moisture cannot escape from behind the felt or paper, rotting of the felt/paper can occur, as well as deterioration of sheathing materials. Installation procedures greatly affect the water shedding ability of a wall assembly. Substandard workmanship can include poorly taped joints of wrap membranes, of sheathing and insulation panels, overdriven fasteners (automatic staple gun) that tear the membrane, ladder damage, missing or improperly installed flashing membranes at openings, at terminations or between dissimilar materials, and at wall/roof interfaces.

Manufacturer installation recommendations should be followed and can affect the quality and performance of building wraps and felts/building paper. Disintegration of building wrap products can occur when the wrapping membrane exposure to UV rays and wind exceeds manufacturer recommendations.

Where a wall assembly resistance to moisture intrusion is of specific concern, localized destructive testing may be considered to help evaluate the underlying materials installed and existing conditions. Sampled locations should include openings and penetrations, and the interface of dissimilar materials/cladding systems, to observe the as-built assemblies including sheathing, flashings, and sealants utilized, as well as the method and quality of installation. Please note, this form of testing does not determine the effectiveness of the envelope air barrier or thermal performance.

Plaster-type Finishes Applied to Exterior Walls: The term exterior plaster refers here to wet-applied coatings that dry to a hard finish, and depending upon mix components, have a wide range of weathering characteristics. The goal for all the family of products is to protect the wall assembly and interior from moisture and/or air infiltration, and moisture vapor movement in any direction within the wall assembly, including within the applied finish itself. Climate variations and the interior conditioning of the building could influence selection of materials and the detailing of the underlying wall substrate. Newer applied plaster-type systems may have improved moisture barriers and drainage layers that serve to reduce potential damage to exterior finishes, the overall wall assembly, and building interior.

Exterior Insulation and Finish System (EIFS)
products are typically applied over a moisture barrier covering the underlying wall substrate, that is not part of the EIF System. EIFS consists of insulation board, non-metallic mesh either mechanically attached, or adhered with a plaster-type coating onto the insulation, additional intervening coats of a plaster-type material, and a finish topcoat of acrylic-based or modified (non-cement) plaster. The finish coat may be integrally colored, variously textured, possess varying degrees of hardness depending upon manufacturer. The topcoat is usually a moisture-resistant material with elastomeric properties. EIFS products are proprietary and utilize specific materials and installation details. The use of flashing materials varies with the EIFS product and the architectural design. Additional mesh-type materials are used to add reinforcement to the coatings at wall openings and wall corners. Specific sealants must be used at joints, window openings and penetrations. Select EIFS products have been the subject of class action lawsuits arising from moisture infiltration resulting in mold growth and structural deterioration. Currently, most litigation involves a specific manufacturer and application used on one- and two-family residential dwellings. Poor installation of the system may allow moisture infiltration into a wall substrate, resulting in deterioration of underlying sheathings and framing systems, and interior wall finishes. These conditions support mold formation within the wall assembly and building interior.

Damage from moisture infiltration may not always be evident, and water and mold damage may be latent. Alternate substrates, such as masonry, concrete, or cement-based sheathing, may be less susceptible to damage.

However, moisture can still be transmitted or trapped by these materials and promote mold formation. As with most systems, the useful life of EIFS is related to the original design of the system, quality of installation, and maintenance. Third-party special inspections may be code-required for select EIFS installations when no drainage plane or layer with water-resistive barrier is present, or if installed directly over masonry or concrete. An intervening drainage plane with an insulation layer backed by a water barrier material, allows water penetration to be controlled and diverted out before entering the substrate. The drainage layer may also stop interior moisture vapor from migrating outwards. Systems lacking a drainage plane may not protect against moisture infiltration, causing water damage and potential mold formation that may not be detected until major damage has occurred. Properly installed and maintained EIFS may exceed a 30-year EUL. To prevent moisture infiltration and potential interior mold growth, we strongly recommend that the EIFS and wall substrate be closely monitored and well maintained, including sealant material at penetrations, flashing locations, and timely repairs of finish coat cracking or damage.

Stucco: A conventional stucco system is typically a three-coat system on metal lath applied over a moisture barrier. Mix components vary in composition and application, and more so in very early installations. Portland cement replaced lime as the primary binder from approximately the 1880s-1920s. Stucco is not impermeable and can crack due to movement in the wall substrate. Control joints are required to limit cracking in stucco. Manufactured stone or alternate veneer may be adhered to the second plaster coat acting as the topcoat (clad stucco) as a substitute for the third plaster layer. Although stucco may exceed a 50-year-plus EUL, it can incur

layer. Significant water damage can occur in wood or metal framing, and wood composition sheathing. Underlying masonry-type walls are not typically subject to comparable deterioration but may transmit or trap moisture and promote mold formation. An adhered, thin-brick veneer system is similar in application with the advantage of having drainage and barrier layers to back up a heavy cementitious parging on mesh. The thin brick (or other veneer) is applied using a thin mortar layer. When lacking a drainage plane or when poorly installed, deterioration of an underlying wall can occur, which may be hidden or not yet developed regardless of the veneer type.

One-Coat Stucco: Proprietary one-coat stucco systems are neither EIFS nor stucco. A one-coat stucco system incorporates proprietary materials and chemical enhancements in its plaster-type products. One-Coat stucco is applied directly onto a wall substrate that may consist of building paper or sheathing and incorporate netting or metal lath embedded in the coating material. Select One-Coat systems employ insulation or exterior gypsum board as part of the substrate, or are applied over an initial water-resistant coating, depending upon manufacturer requirements. A wall substrate without a moisture barrier and drainage layer may be subject to extensive latent damage and mold formation, especially if the installation is defective. Masonry-type substrate walls are generally not subject to comparable accelerated deterioration but may transmit moisture and promote mold formation.

Roofing Replacement Costs: The cost for roof replacement is based on using the same general construction-type as the roofing currently in place, except as otherwise noted. Recommendation of specific roof replacement type and design requires in-depth testing and evaluation that are not part of the scope of this Report. Where an overlay-type system is already in place, or when a property owner or management considers using a recovery-type overlay system in lieu of a complete tear-off down to the structural deck, the existing underlying substrate and conditions cannot be evaluated visually. For purposes of confirming underlying conditions to accommodate an overlay-type system or only replacement of the membrane portion of an existing overlay system, additional

testing is necessary, as well as verification by a manufacturer that the underlying substrate and conditions are acceptable and the new roof installation is warrantable, as well as deliver anticipated performance.

For providing an estimated dollar replacement amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement is required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later identified, and no additional costs are included in this Report for significant replacement/remediation of underlying components or when a complete tear-off procedure is deemed necessary. Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roof loads or changes in load patterns, if applicable; and structural engineering verification may be needed at additional cost beyond what is included in this Report. All roofing recommendations or costs should be confirmed by the property Owner/management through their roofing advisors and roofing installer at the proposal stage. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy requirements/criteria, zoning, etc.) should also be confirmed when soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or void warranties when installed over existing roof systems/conditions, and Owner/management should consider both the immediate expenditure as well as the long-term cost.

Phase Out of HVAC Refrigerants: The Clean Air Act is a comprehensive Federal law that regulates all sources of air emissions. EPA regulations issued under the Clean Air Act phase out the production and import of ozone-depleting substances (ODS). In the United States, ODS are regulated as Class I or Class II controlled substances. Class I substances are primarily chlorofluorocarbons (CFCs). They have a higher ozone depletion potential and have been completely phased out, except for limited exemptions allowed under the Montreal Protocol. Class II substances are hydrochlorofluorocarbons (HCFCs), which were transitional substitutes for many Class I substances. HCFCs are being phased out now. As of 2020, production or import of HCFC-22 (R-22) is prohibited in the US. As of 2030, production or import of any HCFCs will be prohibited in the US. The EPA does not require the premature retirement of equipment and there is no ban on the continued use of existing R-22 systems. Facility operators may continue to use recovered and reclaimed (e.g., recycled to required purity standards) or stockpiled R-22 in existing systems for as long as needed.

Walker recognizes that replacement or conversion strategies may differ at each property based on equipment age, economics, availability of recycled HCFC-22 refrigerant, and the magnitude of costs associated with building system modifications or alterations due to alterations to air conditioning systems and/or equipment. Actual costs of maintenance, replacement, conversion, or of alterations to related building components may vary over the next several years and be additional to the cost tables; hence Walker recommends that a client consider establishing an operating budget contingency in addition to any costs included in the evaluation term. Complete replacement of the DX split systems, if required, could range from approximately $4,000 to $7,500 per system.

Hydrofluorocarbon (HFC) refrigerants were originally developed as a replacement for ODS used in sectors such as air conditioning and refrigeration. As ODS products such as R-22 were phased out, the use of HFCs such as the popular R410a refrigerant went up significantly. Unfortunately, HFCs are potent greenhouse gases and are now being phased out as well. The American Innovation & Manufacturing (AIM) Act passed in 2020, gave the EPA authorization to set standards for HFC management and reduction in the coming years. On September 23, 2021, the EPA released its final rule on the HFC phase-down. These guidelines detail the gradual reduction in HFC

production which began in 2022 and will continue through 2036. Starting in 2023, R-410A will no longer be used in new HVAC systems. These systems will also be subject to new energy efficiency standards. New AC units produced in 2023 and beyond must have a minimum SEER (seasonal energy efficiency ratio) of 14 in the northern part of the U.S. and at least 15 in the southern part of the country. Heat pumps will face a minimum HSPF (heating seasonal performance factor) of 8.8.

The EPA has recommended A2L refrigerants such as R32 and R454B as replacements for R410a. These A2L products are mildly flammable, which must be accounted if replacing an existing system. HVAC equipment utilizing R410a cannot be converted to A2L refrigerants. The HVAC unit must be designed specifically for the A2L product. Therefore, conversion kits are not an option for extending the service life of R410a HVAC equipment if replacement parts and/or R410a refrigerant is difficult to obtain.

Piping/Duct Insulation: Piping/Duct Insulation - Gaps, splits, and vapor barrier failure in various types of pipe insulation has been known to cause corrosion of metallic piping and ductwork within hydronic systems where the insulation either absorbs moisture or allows condensation to form on the piping and ductwork. Condensation and related corrosion can potentially cause long-term deterioration and damage to piping and ductwork within hidden spaces. As part of the ongoing maintenance of buildings that have this type of piping and insulation, Walker Consultants recommends random inspections of the piping and ductwork and related insulation to confirm that damage has not occurred. This condition can be concealed and may require Ownership to open enclosed and/or sealed chase spaces.

Building Electrical Systems: Building Electrical Systems -
system components are mostly concealed, and that these systems must be regularly maintained as part of an operating budget, property owners/managers should engage the services of a licensed electrician to routinely inspect electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion and overheating, including softened, distorted, or charred insulation on
cracking of pre-1965 rubber-type wire insulation.

Reusing salvaged electrical components can require careful examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials or be completely replaced by a licensed electrician. Testing agency-approved and listed new replacement parts are recommended. From time to time, property owners/managers should check the United States CPSC (Consumer Product Safety Commission) for recall announcements regarding in-place electrical and HVAC equipment.

When electrical equipment manufacturers go out of business, or when equipment becomes obsolete although functional, or is being phased-out by manufacturers due to regulatory requirements, such as for T12 fluorescent lamps since July 2005 and T12 magnetic ballasts since March 2006, parts shortages should be anticipated for in-place equipment that may lead to replacing entire assemblies rather than a single component. In the case of T12 lamps and magnetic ballasts, retrofitting of existing lamp sockets and using electronic ballasts may be an option, but requires a property owners/manager to develop their optimal strategy and is beyond the scope of this Report. Our cost opinions and assumptions regarding costs being a part of an annual operating budget or of a build-out activities does not anticipate or direct a property owner/manager to incorporate new equipment or participation in utility or manufacturer incentive and tax programs.

Aluminum Wiring: Certain properties of aluminum and aluminum-alloy wiring can cause deterioration of connections, possibly presenting a fire hazard even after years of service. The hazard lies in the overheating of

connections, typically after carrying a heavy electrical load, such as a hair dryer, portable heater, or major appliances, for a sustained period. There are several deterioration processes in aluminum wire connections that result in increased resistance to electric current flow, causing damage that is cumulative in effect. Increased loads are now more typical than in the 1960s and 1970s when aluminum branch wiring was used. An aluminum version of type NM non- e common house wiring cable), became widely used through the 1960s and into the mid- to late- 1970s. Note that no corrective action to copper-coated aluminum wire connections is required since there is no known history reported of overheated connections associated with copper-clad aluminum wiring. Copper-coated wire is also an approved wire-type requiring no corrective action. Note that approved aluminum-type wiring is permitted on the service-entry side of the main service breaker panel.

The industry recognizes that the most sure and permanent solution is to rewire with copper. The use of a COPALUM crimp, which is a type of pigtail connection whereby copper is "crimped" (a full compression crimp connection) with the existing aluminum, is recommended by the National Fire Protection Association, UL and the US Consumer Products Safety Commission (CPSC) as the next best repair method. Two other repair methods are often recommended by electricians, (pig-tailing and the use of CO/ALR devices); however, both have been known to fail. Although these repair methods are less expensive than COPALUM crimp connectors, neither of these repairs are considered acceptable by CPSC. It is our position, and as stated by the CPSC, that the use of CO/ALR approved devices may greatly reduce the most frequent failures, it is considered an incomplete and less permanent repair than rewiring or the COPALUM crimp. Aluminum wiring requires strict maintenance and inspection procedures and repairs performed by a Certified Electrician. Signs of an overheated device or connection should be repaired immediately by a Certified Electrician.

Federal Pacific Electric (*FPE*) *Stab-Lok* and *Zinsco* (*Sylvania*) Circuit Breakers: There are two circuit breaker panel brands (*Federal Pacific Electric* and *Zinsco*) that were manufactured in the 1950s to the mid-1980s, and commonly used between the 1950s and 1990s. These panels may have a higher potential for failing to trip under overload or short-circuit condition at a greater frequency than comparable equipment from other manufacturers. Failure of a circuit breaker to trip can result in fire, property damage, and/or personal injury. These manufacturers are no longer in business, and all *FPE Stab-Lok* and *Zinsco* (renamed *Sylvania* after it bought *Zinsco*) panels need to be promptly reviewed by a licensed electrician. Note that information about fire and shock hazards associated with specific *FPE* and *Zinsco* and *Sylvania* equipment should be fully researched and understood by the licensed electrician prior to performing any repair or replacement work. Pending the findings by the inspecting electrician, including the use of infrared scans, simply replacing a circuit breaker should not be considered a complete repair; the panel should be replaced, since the breaker itself may not be the sole problem within the panel. Full panel replacement would be advisable much sooner than based on a normal service life, but immediately if there is an insurance-related problem at the property due to the presence of these panels. Almost any problematic electrical occurrence would nearly always make the *FPE* product more suspect. Unless otherwise noted in the Cost Tables, no funds are included for full panel replacement work or associated costs. Note that it is beyond the scope of this vel of modification or degree of replacement would be the most economical and prudent approach. Comprehensive testing of the in-place installations at this site is likely to become necessary if an overall replacement strategy would not be implemented. An Operations and Maintenance program to actively monitor the panels over an extended period of years should not be undertaken without the direction of a licensed electrical engineer familiar with the *FPE Stab-Lok* product.

Bulldog and Pushmatic Circuit Breakers: *Pushmatic* panels are recognizable by the style of circuit breakers installed. These panels were installed in residential properties mainly between 1950 and 1970. The circuit breakers are push button style as opposed to the more conventional switch style seen in most electrical panels. This brand of push button style breaker had several reported issues as they aged. The push button breaker relied on greased components, therefore regular maintenance (pushing the button on and off several times) was required. A lack of maintenance would cause the internal components to bind, rendering the breaker inoperable. [illegible]
the breaker was still live. Other reported problems include failure to trip on overload and arcing across internal contacts causing the internal mechanism to be welded together. In 1976, *ITE* acquired the *Pushmatic* breaker design thereafter and appears to have made modifications that prevent the redesigned breakers from being retrofitted to pre-1976 panels.

Based on the numerous reported problems, these products are considered obsolete and have questionable reliability and safety. A licensed electrician familiar with the issues these panels present should promptly inspect any existing *Pushmatic* panels to determine whether to implement a monitoring plan or a replacement program. Replacement of these panels prior to breaker failure is a common recommendation which carries a substantial cost implication.

Corrosion in Potable / Non-potable Water Distribution and Drainage Systems: Pipes used to distribute potable and non-potable water are made of plastic, concrete, or metal (e.g., steel, galvanized steel, ductile iron, copper, or aluminum). Plastic and concrete pipes tend to be resistant to corrosion. Metal pipe corrosion is a continuous and variable process of ion release from the pipe into the water. Under certain environmental conditions, metal pipes can become corroded based on the properties of the pipe, the soil surrounding the pipe, the fluid properties, and stray electric currents. Pipes can also be affected by microbiologically induced corrosion which deteriorates the metal surface through the metabolic activity of microorganisms. Pipe corrosion can occur in almost any piping system used to transfer fluids. Typical susceptible systems found in buildings include domestic hot and cold water, HVAC chilled and condenser water, HVAC heating hot water, sanitary, and stormwater. These pipe systems are mostly not accessible, and their state is primarily a hidden condition. Over time and under the right conditions pitting corrosion, crevice corrosion, stress corrosion cracking, galvanic corrosion and loss of section thickness can all lead to leaks that may go unnoticed for some time.

These piping systems should be included in a preventive maintenance program that might consist of treating the fluid with a corrosion inhibitor or biocide (or both), periodic cleaning and inspection of the pipe interior surface, control of the fluid pH level, monitor oxygen levels, add protective coatings to the pipe, provide cathodic protection, among other methods. Consulting a pipe protection specialist may be advisable.

No costs were included in this Report for significant testing or piping replacement unless otherwise specifically noted in the Cost Tables. Walker did not perform any testing as part of our scope of work for this PCA. Although we did interview available persons knowledgeable with the property to inquire whether historical chronic leaking has occurred, Walker recommends regular testing and proactive maintenance to address this potential condition as part of an operating budget cost.

ABS Pipe: ABS (Acrylonitrile Butadiene Styrene) pipe is a black, non-pressurized plastic drainage, waste and vent (DWV) pipe. Certain ABS piping, manufactured by *Polaris Pipe Co., Gable Plastics, Inc., Centaur Manufacturing, Inc., dba Phoenix Extrusion Co.,* and *Apache Plastics, Inc.*

circumferential-type cracking at joints with subsequent leakage. The cracking was largely attributed to defective resin used in the manufacture of the pipe. The affected piping has been the subject of litigation, but not all pipe manufactured by the above manufacturers during the specified period have experienced cracking. The exterior of

the date of manufacture among other information. Manufacture dates of interest include but may not be limited to: *Centaur*: between approximately January and September 1985; *Phoenix Extrusion Co.*: between approximately November 1985 through October 1986; *Gable*: between approximately November 1984 and December 1990; *Polaris*: between approximately February 1984 and December 1990; *Apache*: between approximately November 1984 and December 1990.

ABS DWV piping is usually enclosed within walls or concealed by ceiling finishes and is considered a hidden condition. Maintenance staff should inspect ABS piping for leaks where such piping is visible in basements, crawl spaces or attics, or where interior finishes are removed while performing repairs. Any ABS DWV piping that has

Fire Sprinkler System Microbiologically Induced Corrosion (MIC): Destructive microbial activity has been found to be a contributing factor in the corrosion of wet-pipe fire protection sprinkler systems. The most common forms of corrosion influenced by MIC are pitting corrosion, crevice corrosion, and stress corrosion cracking. Symptoms of MIC include pinhole leaks, malodorous water, black water and tubercles that form inside the piping. The corrosion is seen more often in lower (numerical) Schedule steel piping than with higher Schedule piping and appears to happen more at pipe seams.

Over time and if left untreated, this corrosion can result in chronic leaking of the sprinkler piping. The presence of these organisms can only be confirmed using analytical tests. If the testing identifies MIC, the treatment will vary depending upon the organism identified. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; the use of more-resistant materials; and possible cathodic protection. For some species, the use of biocides has proven effective. A dry-pipe sprinkler system could also be affected because wet testing can allow residual moisture to be retained in piping low spots; this moisture, coupled with oxygen available in the compressed air within the pipe can increase internal wall corrosion rates and possibly lead to leaks.

Walker did not perform any testing as part of our scope of work for this PCA. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, Walker recommends regular testing and proactive maintenance to address this potential condition of the fire sprinkler piping as normal preventative maintenance as part of an operating budget cost. No costs were included in this Report for significant piping replacement unless otherwise specifically noted in the Cost Tables.

Recalled Fire Sprinkler Heads: Our site observations may have noted the presence of fire suppression sprinklers within this/these structure(s). There have been several national recalls of various defective sprinkler heads. These manufacturers include *Omega* and recalled heads from *Central*, *Star* or *Gem*. The national recall of *Central*, *Star* or *Gem* sprinkler heads was due to the degradation failure of the O-rings. Other manufacturer-related reasons for non-functioning sprinkler heads also exist. If the presence of fire suppression sprinklers at the subject site was observed, we noted the type of spare heads stored on-site in the spare sprinkler head cabinet by observing the

throughout the subject facility. Because of manufacturer recalls, we recommend that property owner(s) or their

management firm(s) promptly contact the licensed fire suppression contractor that inspects and services their system to confirm the in-place head-[illegible]
bulletin. The time for a manufac[illegible] -related work may have expired; however, the work must still be performed promptly.

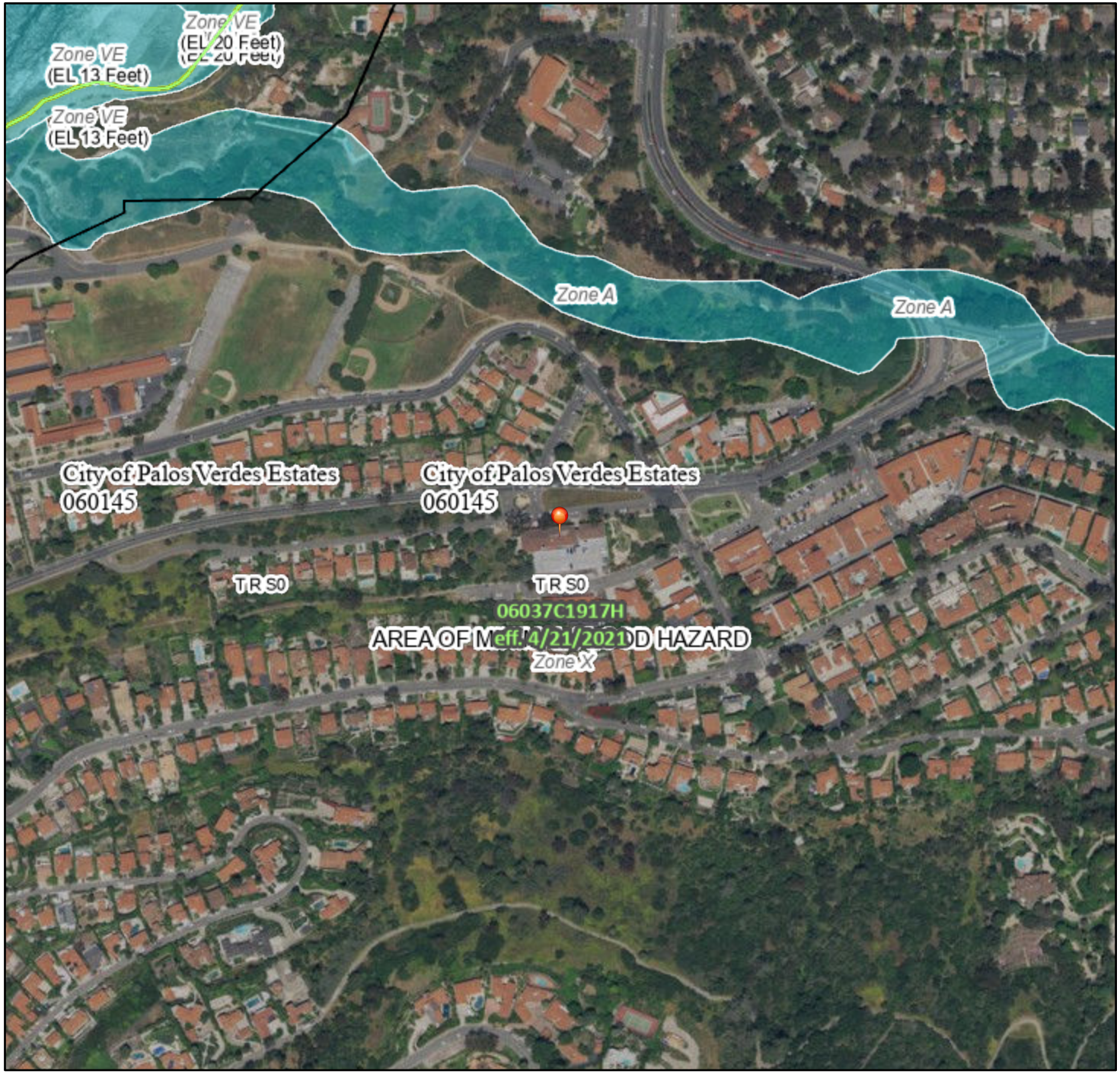
Residential Fire Suppression Systems Using Glycol / Glycerin Antifreeze: Glycol is a combustible liquid that has been used as an antifreeze solution for freeze protection in fire sprinkler systems. Traditionally, the combustibility of glycol was offset by mixing it with water. However, in 2009 a fire was intensified by the activation of a sprinkler system using glycerin antifreeze. Since this incident, the National Fire Protection Association (NFPA) has issued revisions to the codes (NFPA 13, 13R, 13D and 25) effectively banning the use of glycol and glycerin as antifreeze solutions in new fire sprinkler systems. The code changes required alternate means of freeze protection or the use of listed antifreeze solutions for new installation. It also established a phase out for existing systems. As of September 30, 2022, existing installations utilizing antifreeze solutions must use a listed antifreeze solution or be replaced by alternative means of freeze protection. Walker recommends that the fire suppression contractor be contacted to verify that a listed antifreeze is utilized in the freeze protected sections of the fire sprinkler system.

Appendix A: Exhibits

APPENDIX A – AERIAL VIEW

Palos Verdes Estates City Hall – Aerial View

FEMA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Appendix B: Photographs

Photo 1 - Remote Lot: Condition of the asphaltic concrete pavement.

Photo 2 - Remote Lot: Select areas of the asphaltic concrete pavement are raveled.

Photo 3 - Remote Lot: Overview of the condition of the pavement, looking to the east.

Photo 4 - Remote Lot: Cracks at drive lanes.

Photo 5 - Remote Lot: Cracks at drive lanes.

Photo 6 - Remote Lot: Dumpster area near the Remote Lot.

Photo 7 - Overview of the condition of the parking

Photo 8 - Condition of the surface parking adjacent to the

Photo 9 - Rotation and retaining wall failure near the southwest site boundary.

Photo 10 - Retaining wall rotation near the southwest site boundary.

Photo 11 - corner.

Photo 12 - Damaged concrete ramp and erosion at the under-ramp locations.

Photo 13 - Exposed rebar and spalled concrete at the site ramp.

Photo 14 - Exposed rebar at the underside of the site ramp.

Photo 15 - Concrete repair needed at the ramp landing.

Photo 16 - Damaged concrete at the site ramp.

Photo 17 - Missing handrail and cracked concrete pavement near the cast-in-place site stairs adjacent to Building 340.

Photo 18 - Cracked and uneven concrete-paved walking surfaces near the north site boundary.

Photo 19 - Damaged concrete apron.

Photo 20 - Handrails not provided at the site stairs.

Photo 21 - Spalled concrete at guardrail post anchors.

Photo 22 - Cracked concrete at guardrail post anchors.

Photo 23 - Spalled concrete at guardrail post anchors.

Photo 24 - Select finishes at the masonry veneer retaining wall are spalled, and painted finishes are peeled.

Photo 25 - End and intermediate handrails not provided at site stairs.

Photo 26 - Non-functioning water feature.

Photo 27 - Condition of cast-in-place concrete at the water feature.

Photo 28 - Condition of cast-in-place concrete at the water feature.

Photo 29 - Building 320: West elevation.

Photo 30 - Building 320: North elevation.

Photo 31 - Building 320: East elevation. Note: Guardrail not provided.

Photo 32 - Building 320: South elevation.

Photo 33 - Building 320: Soiled painted finishes.

Photo 34 - Building 320: Deteriorated sealant.

Photo 35 - Building 320: Damaged weatherstripping at window.

Photo 36 - Building 320: Condition of painted wood trim and missing joint sealant.

Photo 37 - Building 320: Handrail extensions not provided at the building exterior stair.

Photo 38 - Building 320: Open risers and excessive baluster spacing at the building stairs. Note: Guardrail not provided.

Photo 39 - Elevated walkway.

Photo 40 - Spalled concrete at the elevated walkway.

Photo 41 - Elevated walkway: Evidence of water intrusion.

Photo 42 - Close-up of staining and damaged wood trim from the previous photo.

Photo 43 - Elevated walkway: Cracked flooring.

Photo 44 - Elevated walkway: Painted finishes are deteriorated and corroded at the access door.

Photo 45 - Building 320: Spalled concrete at guardrail post anchor.

Photo 46 - Building 320: The bottom of the guardrail to the finish floor exceeds 4 inches.

Photo 47 - Building 340:

Photo 48 - Building 340: North elevation.

Photo 49 - Building 340: East elevation.

Photo 50 - Building 340: Vinyl-wrapped, metal-framed awning at the South building elevation.

Photo 51 - Building 340: South elevation.

Photo 52 - Building 340: The stair assembly at the east elevation employee entrance.

Photo 53 - Building 340: Missing ceramic tiles.

Photo 54 - Building 340: Condition of painted wood trim.

Photo 55 - Building 340: Deteriorated grout between the window frame and wood trim.

Photo 56 - Building 340: Select painted metal surfaces are peeled.

Photo 57 - Building 340: Missing tiles at the tower.

Photo 58 - Building 340: Surface stains and cracking at the tower.

Photo 59 - Building 340: Damage surface-mounted lighting.

Photo 60 - Building 340: Damaged walkway concrete pavement near City Hall

Photo 61 - Building 340: Sealant at window penetrations is deteriorated.

Photo 62 - Building 340: Glazing putty at select windows is missing.

Photo 63 - Building 340: Damaged wood trim at overhang.

Photo 64 - Building 340: Damaged wood trim and overhang.

Photo 65 - Building 340 (Detective Bureau): Damage to the cast-in-place retaining wall.

Photo 66 - Building 340 (Detective Bureau): Handrail extensions not provided at the stairs.

Photo 67 - Building 340 (Police Department): Handrail provided at one side, and handrail extensions not provided at the exterior stair.

Photo 68 - Building 340 (Police Department): Damaged tile at guardrail post anchor.

Photo 69 - Building 340 (Police Department): Damaged tile and concrete at guardrail post anchor.

Photo 70 - Building 320: Roof overview.

Photo 71 - Building 320: Delaminated terracotta tile throughout the field of the roof.

Photo 72 - Building 320: Exposed roof underlayment.

Photo 73 - Building 320: Multiple cracks in mortar joints at clay tile intersections.

Photo 74 - Building 320: Condition of gutter system at the roof perimeter.

Photo 75 - Freestanding building adjacent to Building 340

Photo 76 - Corroded sheet metal at the freestanding building adjacent to Building 340.

Photo 77 - Overview of walkway roof.

Photo 78 - Delaminated terracotta tiles at walkway roof.

Photo 79 - Building 340: Roof overview.

Photo 80 - Building 340: Delaminated terracotta tiles throughout the field of the roof.

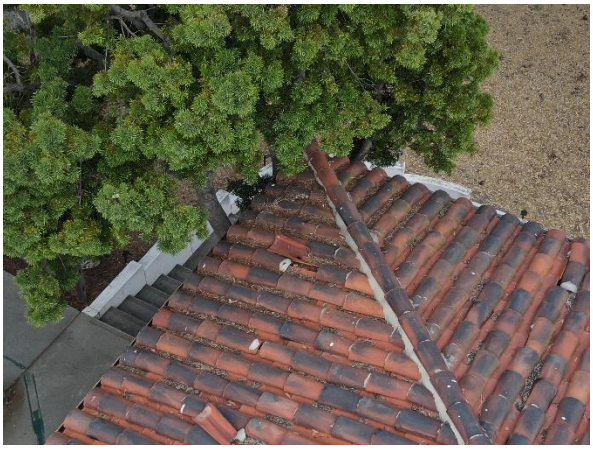

Photo 81 - Building 340: Exposed roof membrane under roof tiles.

Photo 82 - Building 340: Discolored terracotta tiles at the field of the roof.

Photo 83 - Building 340: Missing fasteners at select steel components.

Photo 84 - Building 340: Condition of the gutter system at the roof perimeter.

Photo 85 - Building 340: Condition of metal gutters.

Photo 86 - Building 340: Gutter penetrations at the North elevation.

Photo 87 - Building 340: Condition of modified bitumen roof systems at the South building elevation.

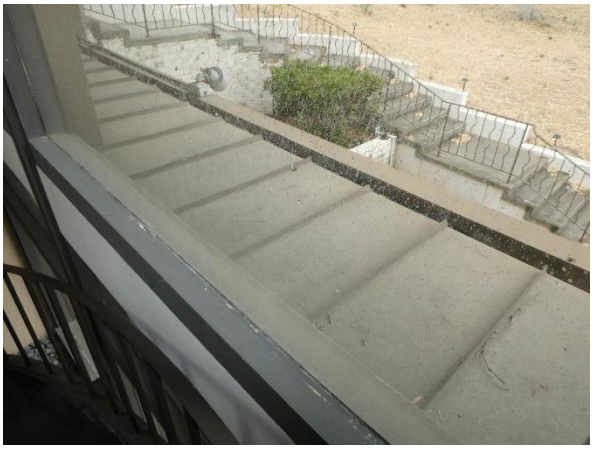

Photo 88 - Building 340: Condition of the metal roof at the West building elevation.

Photo 89 - Building 340: Condition of the built-up roof at the garage.

Photo 90 - Building 340: Condition of the built-up roof at the garage.

Photo 91 - Building 320: [illegible] office finishes.

Photo 92 - [illegible] finishes.

Photo 93 - Building 320: [illegible] finishes.

Photo 94 - [illegible] conference room.

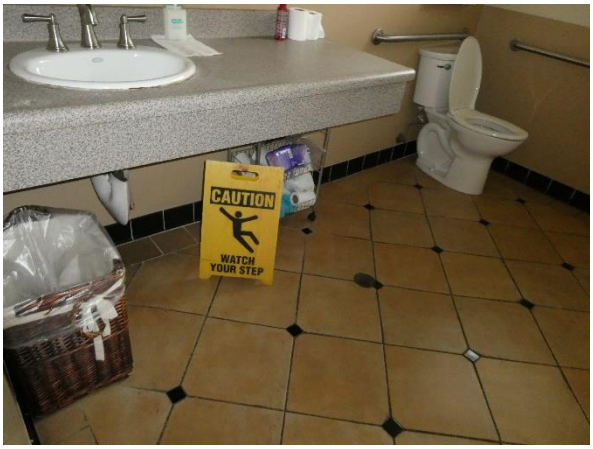

Photo 95 - [illegible] restroom finishes.

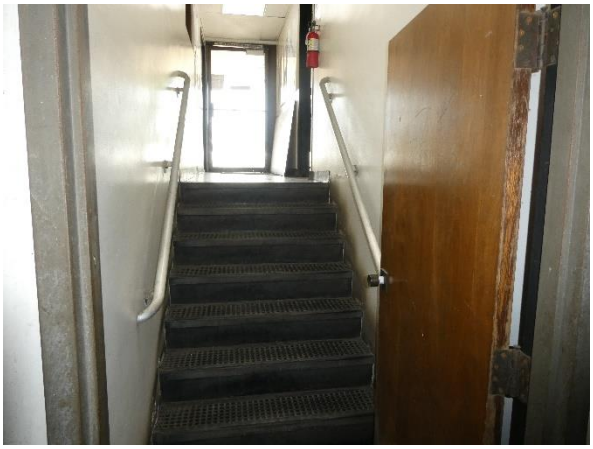

Photo 96 - Building 320: Interior stair finishes from the parking garage to the Maintenance Department.

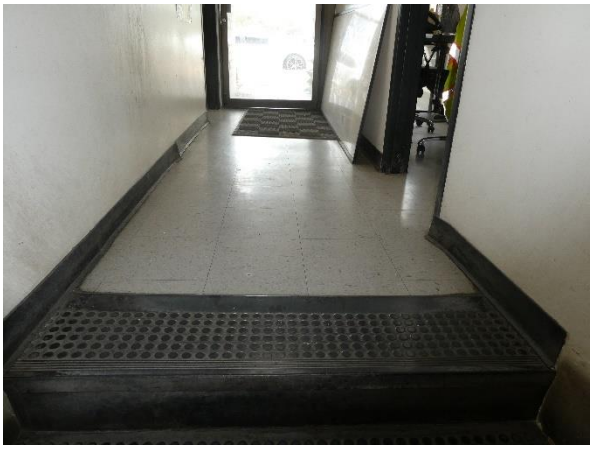

Photo 97 - Building 320 (Maintenance Department): Corridor finishes.

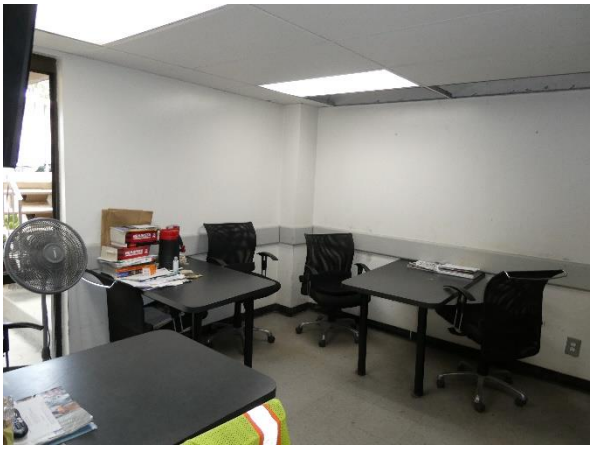

Photo 98 - Building 320 (Maintenance Department): Break room.

Photo 99 - Building 320 (Maintenance Department): Break room.

Photo 100 - Building 320 (Maintenance Department): Upper-level floor system as viewed from below.

Photo 101 - Building 320: Basement corridor finishes.

Photo 102 - Building 320: Basement corridor finishes.

Photo 103 - Building 320: Damaged corridor plaster ceiling finishes.

Photo 104 - Building 320: Damaged corridor plaster ceiling finishes.

Photo 105 - Building 320 (Maintenance Department): Foreman .

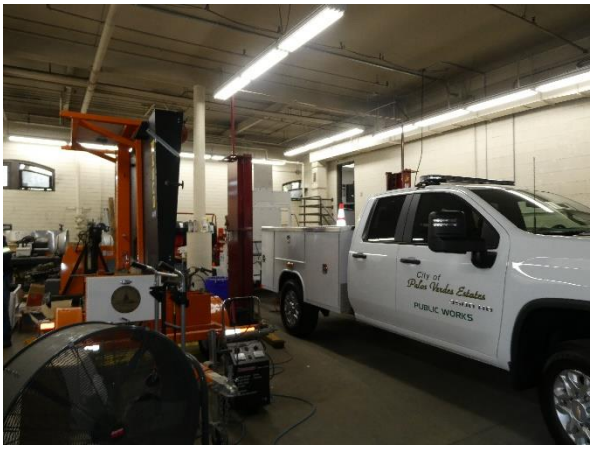

Photo 106 - Garage finishes.

Photo 107 - Garage finishes.

Photo 108 - Garage restroom finishes.

Photo 109 - Garage: Repair to drain.

Photo 110 - Garage: Damaged ceiling and wall finishes.

Photo 111 - Freestanding building adjacent to Building 340.

Photo 112 - Freestanding building interior finishes.

Photo 113 - Building 340 (Police Department): Reception.

Photo 114 - Building 340 (Police Department): Interior finishes.

Photo 115 - Building 340 (Police Department): Bathroom.

Photo 116 - Building 340 (Police Department): Shower finishes at bathroom.

Photo 117 - Building 340 (Police Department): Holding cell.

Photo 118 - Building 340 (Police Department): Shooting range.

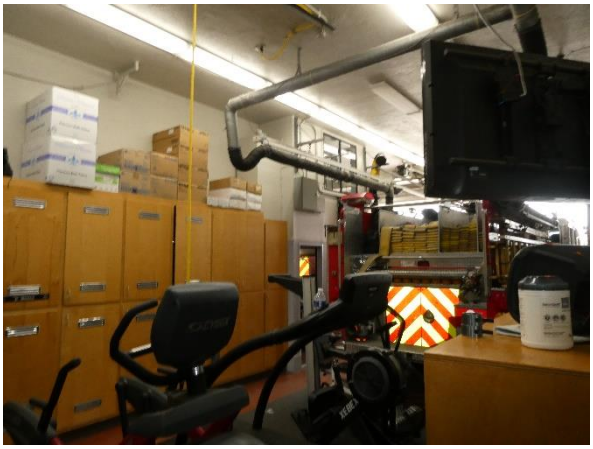

Photo 119 - Building 340 (Fire Station): Interior finishes.

Photo 120 - Building 340 (Fire Station): Interior finishes.

Photo 121 - Building 340 (Fire Station): Gym.

Photo 122 - Building 340 (Fire Station): Stairs leading to office and living area.

Photo 123 - Building 340 (Fire Station): Office.

Photo 124 - Building 340 (Fire Station): Kitchen.

Photo 125 - Building 340 (City Hall): Monumental stair.

Photo 126 - Building 340 (City Hall): Baluster spacing is in in excess of the 4-inch maximum requirement at the monumental stair.

Photo 127 - Building 340 (City Hall): Reception.

Photo 128 - Building 340 (City Hall): Corridor finishes.

Photo 129 - Building 340 (City Hall): Office area.

Photo 130 - Building 340 (City Hall): Office.

Photo 131 - Building 340 (City Hall): Storage.

Photo 132 - Building 340 (City Hall): Break Room.

Photo 133 - Building 340 (City Hall): Council Chamber.

Photo 134 - Building 340 (City Hall): Conference Room.

Photo 135 - Building 320: Original furnace in the basement.

Photo 136 - Building 320: Newer furnace installed in 2nd floor mechanical room.

Photo 137 - Building 340: Pad-mounted condensing units.

Photo 138 - Building 340: Corroded condenser unit coil fins.

Photo 139 - Building 340: Roof-mounted condensing units.

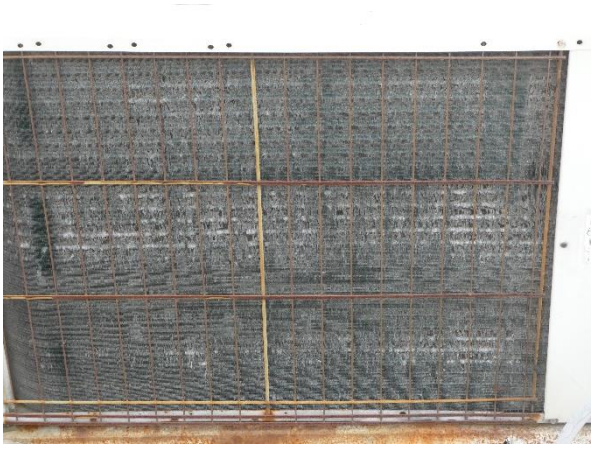

Photo 140 - Building 340: Roof-mounted unit corroded condenser coil fins.

Photo 141 - Building 340: Fan/coil units mounted above suspended ceiling.

Photo 142 - Building 340: Fan/coil units located in the basement.

Photo 143 - Building 340: Older fan/coil units located in the basement.

Photo 144 - Garage: East ventilation fan.

Photo 145 - Garage: West ventilation fan.

Photo 146 - Garage: Column mounted carbon monoxide sensor.

Photo 147 - Building 320: *Sylvania* main switchgear.

Photo 148 - Building 340: *Zinsco* combination main switchgear.

Photo 149 - Building 340: Three-phase panel located outdoor near the condensing units.

Photo 150 - Building 340: Generator transfer switch.

Photo 151 - Building 340: *Kohler* 80KW standby generator.

Photo 152 - Building 320: Electrical distribution panel.

Photo 153 - Building 340: Domestic water backflow preventer.

Photo 154 - Building 320: Domestic water heater.

Photo 155 - Building 340: Domestic water heater.

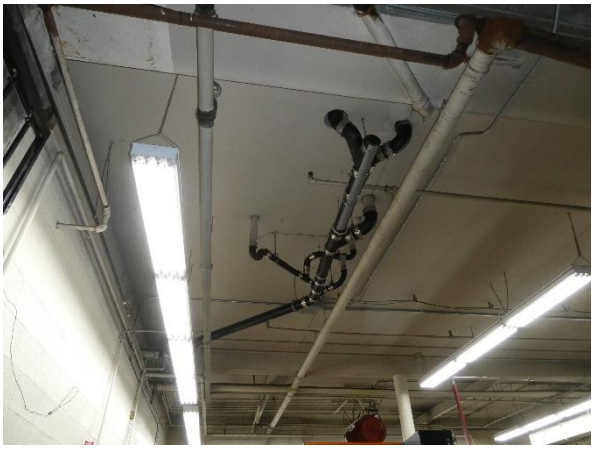

Photo 156 - Building 320: Cast iron sanitary piping.

Photo 157 - Building 320: Fire water backflow preventer.

Photo 158 - Building 320: Main fire riser.

Photo 159 - Building 340: Main fire riser.

Photo 160 - Building 340: Fire alarm control panel and alarm bell.

Photo 161 - Building 340: Fire department connector.

Photo 162 - Typical fire extinguisher found in both buildings.

Photo 163 - Building 340: Accessible parking space.

Photo 164 - Building 340: Excess slope, non-compliant guardrail, and intermediate landings not provided at the site ramp.

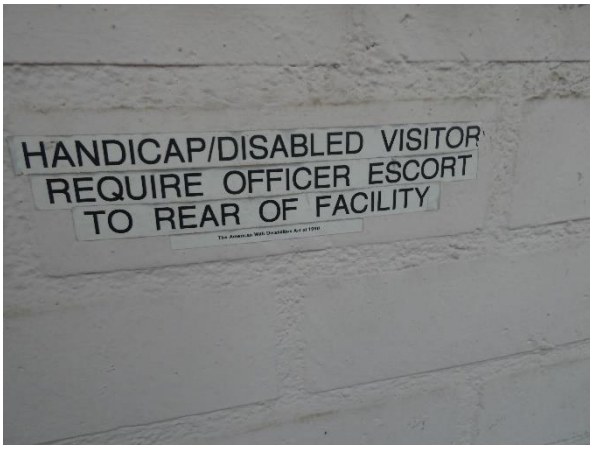

Photo 165 - Building 340 (Police Department): Main entrance is not accessible.

Photo 166 - An accessible path from the municipal sidewalks to City Hall entrance from Palos Verdes Drive West is not provided.

Photo 167 - Building 340 (City Hall): Accessible restroom stall.

Photo 168 - Building 320 (Homeowners Association): The bottom edge of the reflective surface exceeds 40-inches AFF.

Photo 169 - Building 320 (Homeowners Association): Paper towel dispenser lever is in excess of 48-inches AFF.

Photo 170 - Building 340 (City Hall): The bottom edge of the reflective surface exceeds 40-inches AFF.