



EXHIBIT B - FCA

To whom it may concern:

USE OF THIS REPORT BY ANY PARTY OTHER THAN THE COUNTY OF ALAMEDA SHALL BE FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION IN THIS REPORT IS OUTDATED. PARTIES OTHER THAN THE COUNTY OF ALAMEDA MAY NOT RELY ON ANY OF THE INFORMATION IN THIS REPORT TO DRAW ANY CONCLUSIONS RELATED TO THE CURRENT CONDITION OF THE PROPERTY.

FOR PURPOSES OF CLARIFICATION, THE ADDRESSES IN THIS REPORT FOR BUILDINGS 1 & 3 HAVE BEEN INADVERTENTLY SWITCHED. THE CORRECT BUILDING NUMBERS AND THEIR CORRESPONDING ADDRESSES ARE BELOW:

BUILDING 1 - 7195 OAKPORT ST
1-STORY WITH A MEZZANINE

BUILDING 2 - 7001 OAKPORT ST
2-STORY

BUILDING 3 - 6775 OAKPORT ST
3-STORY, SHELL CONDITION



2018 FACILITY CONDITION ASSESSMENT

ALAMEDA COUNTY
ALAMEDA COUNTY - ARENA CENTER BUILDING #1 (04544)

FINAL Report

October 31, 2019

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CANNONDESIGN



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1. EXECUTIVE SUMMARY

Summary Statement:

The purpose of the executive summary is to answer the four fundamental questions underlying an objective assessment. What is owned (Current Replacement Value); what is the current-state of condition (Facility Condition Index); what are the Estimated Budget Costs* to maintain (Funding Needs); and how to strategically plan for the future needs (Priority Planning).

This summary and report is based on our field assessments, interviews with staff engineers, our professional opinions, and comparative analysis of assessment items within our expansive facility condition assessment database. The following is a summary of our findings and recommendations.

$$\text{Unit Cost} \times \text{Quantity} \times \text{Repair Factor} \times \text{Adjustment Factor} \times \text{Region Factor} = \text{Cost (Estimated Budget Cost)}$$

Unit Costs - assigned to each UniFormat catalog item and adjusted to suit the observed condition.

Quantity - determined by count and field estimating

Repair Factor - determined by the assessor during the on-site assessment. An assigned repair factor of 100% illustrates specifying full replacement of the assessed component or system.

Adjustment Factor - Utilized to allow for customized estimating or atypical applications. The cost that is estimated to address each identified deficiency has been adjusted by an adjustment factor (refer to Table 1 for a list of facility types, specific facilities within each type and project percentages applied per type) to better reflect a, Estimated Budget Cost for each deficiency. The adjustment factor applied includes some of the 'soft costs' and project delivery costs associated with designing, bidding, and constructing the work described.

Regional Factor - The unit cost assigned to each component, assembly and system includes cost adjustments for the specific geographical location of the building or facility. Known as the Regional Factor. This metric is determined by national databases and the CannonDesign cost estimation and bid results database.



Arena Center Building #1 (04544)

The scope of this project categorized the facilities into Building Types. The facilities included within each Building Type are shown below, along with an Adjustment Factor that applied a percentage used to obtain Estimated Budget Costs for planning purposes.

Building Types	Alameda County Buildings within each Building Type	Percentage applied for Estimated Budget Costs
Animal Shelter	East County Animal Shelter (11030)	40%
Central Plants	Fairmont Carpenter Shop & Boiler Plant (17290); Wiley E. Manuel Courthouse (Central Plant) (04310)	50%
Clinics	Fairmont Hospital Building "C" (17250-3); Fairmont Hospital Building "H" (17250-4); Morton Bakar Center (13030); Youth and Family Services (17132)	50%
Courts	Family Justice Center (04360); Rene C. Davidson Courthouse (04400); Superior Court John George Pavilion (17241)	70%
Detention Facilities	Contract Services / AC Transit Police (04160); Eden Township Station (17080); Glenn E. Dyer Jail (04280); Juvenile Justice Center (17215); Santa Rita Jail (11060)	70%
Homeless Shelters	Homeless Shelter (13170)	40%
Hospital	Fairmont Hospital Building "B" (17250-2)	70%
Libraries	12th and Oak St. Building - Law Library / Conference Center (04410); Castro Valley Library (Old) (10030); Niles Library (12010)	40%
Mental health Facilities	BHCS Crisis Response Unit (17300); Cherry Hill Detox (17270); Cherry Hill Sobering Center (17295); Conner Program (17166); Eden Socialization Program (17167); HCSA / BHCS Eden Community Mental Health Center (CMHC) (17150); John George Pavilion (17240); Las Vistas I (17172); Las Vistas II (17201); Las Vistas III (17010); Snedigar Cottage (17171); Villa Fairmont (17090); Willow Rock Center (17160)	70%
Office Buildings	224 W. Winton Building (13060); Arena Center Building #1 (04544); Arena Center Building #2 (04546); Arena Center Building #3 (04548); Building Maintenance Department (BMD) Administration Building (17163); County Administration Building (04390); Courthouse Square (13112); Fairmont Hospital Administration Building (17250-1); Fairmont Hospital Building "E" (17250-7); Heritage House (16015); Lakeside Plaza (04430); Madison Building (Recorder - County Clerk Building) (04380); Public Works Agency (PWA) Flood Office (13181); Public Works Agency (PWA) Operations Office (11130); Public Works Agency (PWA) Roads Office (13182); Social Services Agency (SSA) Enterprise (04560)	40%
Operations Centers	Alameda County Sheriff's Office (ACSO) Communications Center (17130); Fairmont Hospital Cafeteria (17250-6); Office of Emergency Services (11040); Public Works Agency (PWA) Building / Annex (13150); South County Crisis Building (13230)	50%
Parking Structures	ALCO Parking Garage (04440); Amador Parking Structure (13120); North County Self-Sufficiency Center (NCSSC) Parking Garage (04736); Oakland Parking Structure (04290)	40%
Recycling Centers	East Alameda County Household Hazardous Waste Collection Facility (14030); North Alameda County Household Hazardous Waste Collection Facility (04030); South Alameda County Household Hazardous Waste Collection Facility (13050)	5-%
Maintenance Shops	General Services Agency (GSA) Auto Repair Shop (11110); Hayward Motor Vehicle Shop (13040); Public Works Agency (PWA) Heavy Equipment Repair Building (11100); Weights and Measures (04190)	50%
Training Facilities	Alameda County Sheriff's Office (ACSO) Academy Training (11020); Alameda County Sheriff's Office (ACSO) Firing Range Classrooms (11085)	40%
Veteran's Memorial Buildings	Albany Veterans Memorial Building (VMB) (02010); Fairmont Hospital Chapel (17250-5); Fairmont Hospital Covered Walkways (17250-8); Hayward Veterans Memorial Building (VMB) (13070); Livermore Veterans Memorial Building (VMB) (14100); Niles Veterans Memorial Building (VMB) (12050); San Leandro Veterans Memorial Building (VMB) (17040)	40%
Warehouses	Building Maintenance Department (BMD) Warehouse (11115); Property and Salvage (17100); Registrar of Voters (ROV) Warehouse (04730)	40%
Youth center	Las Vistas Recreation (17202); Youth Uprising Center / Project Yes (04110); Youth Uprising Clinic (04115)	40%

Estimated Budget Costs Include:

General Contractor / Construction Manager (GC/CM) overhead and profit / fees, initial mobilization / demobilization, permitting, soliciation fees, annual inflation (3-4% per year compounded), design fees, legal fees (up to 5%), special access to expose or permit safe access to the work area, equipment mobilization, architectural or structural remodel work required to accommodate infrastructure work, contingency funds (25%), commissioning.



Arena Center Building #1 (04544)

Facility Condition Index Ranking Scale Summary:

The FCI Scale is an industry standard scale used to communicate condition. It assigns the numeric value of the FCI Equation to five general condition rankings: Good, Fair, Poor, Critical, and Divest.



Facility Condition Index (FCI) Equation: The FCI is calculated by adding the estimated value for all of the assessed Deferred Maintenance Deficiencies (DMD) by assigned Priority. Priority 1, 2 and 3 contain assessment years one through five and Priority 4 contains years six through ten. These two number sets are then grouped into two value categories: The 5-year and 10-year DMD. These numbers are each divided by the Current Replacement Value (CRV) of the asset in the equation shown below.

$$\text{FCI} = \frac{\text{DMD}}{\text{CRV}}$$

Current Replacement Value (CRV) and Facility Condition Index (FCI):

An FCI value can be understood as the ratio of the cost to correct all deferred maintenance deficiencies within an asset divided by its CRV. For example, an asset scoring a "Good" FCI of 0.05 means that only 5% of the CRV is recommended for repairs or replacement. The overall asset condition is determined by the 5-year FCI ranking and score. Please see the following page for an expanded description of CRV and FCI.

Results:

			(CRV)
Arena Center Building #1 (04544) - CRV			\$13,465,136
	Ranking	FCI	\$ (DMD) Value
Facility Condition Index Scoring - 1-YEAR FCI	GOOD	0.00	\$28,790
Facility Condition Index Scoring - 5-YEAR FCI	GOOD	0.05	\$612,821
Facility Condition Index Scoring - 10-YEAR FCI	POOR	0.23	\$3,038,754

Rolling Clock:

The 10-year total Deferred Maintenance Deficiencies (DMD) include the 5-year total DMD. The 10-year DMD total may be revised if 5-year needs are cured within the assessment 5-year window. As each year passes, remaining deficiencies generally have action timeframes reduced by one year, which may impact the priority. The industry-standard recommendation is to perform a re-assessment in 5-years to capture new 10-year needs.

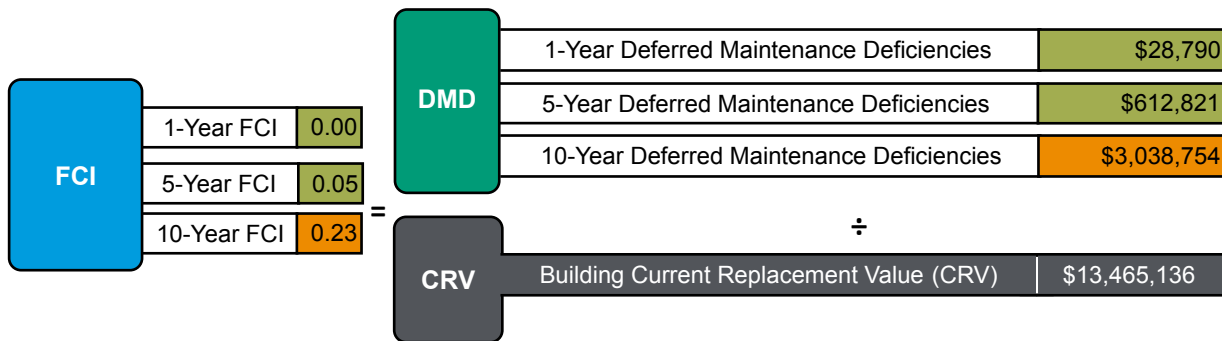
Estimated Budget Costs - By Priority, Year, and Term

PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 - 10	TOTAL (Years 1 - 10)
\$28,790	\$537,704	\$46,326	\$2,425,933	\$3,038,754
Immediate	Short-Term		Long-Term	

Each priority group includes the assessed DMD that falls into each respective term regardless of the discipline. Detailed descriptions of observed issues, recommendations, and associated costs are included within the building report.



RANKING METRICS



Discipline Condition Index (DCI) and System Condition Index (SCI) Ranking Scales: A similar scale to the Facility Condition Index scale is used in describing SCI and DCI. The two major differences between the FCI scale and the DCI / SCI scale shown below is that the "Divest" ranking has been omitted, and the "Critical" score has been expanded to 1.00. The reason for these changes is to illustrate that an asset's systems or disciplines cannot be divested. They usually require full replacement to enable the asset to function as originally designed and intended.

Discipline Condition Index								
Disciplines	CRV	CRV/SF	1 YR Needs	5 YR Needs	10 YR Needs	1 YR DCI	5 YR DCI	10 YR DCI
Structural	\$1,961,693	\$52	\$0	\$0	\$0	0.00	0.00	0.00
Architectural	\$2,355,151	\$62	\$0	\$532,436	\$2,351,282	0.00	0.23	1.00
Plumbing	\$6,600,991	\$174	\$0	\$9,302	\$9,302	0.00	0.00	0.00
Mechanical	\$1,049,019	\$28	\$0	\$40,229	\$647,316	0.00	0.04	0.62
Fire Protection	\$196,169	\$5	\$0	\$0	\$0	0.00	0.00	0.00
Electrical	\$720,883	\$19	\$28,790	\$28,790	\$28,790	0.04	0.04	0.04
Communications	\$196,169	\$5	\$0	\$0	\$0	0.00	0.00	0.00
Safety and Security	\$196,169	\$5	\$0	\$0	\$0	0.00	0.00	0.00
Civil	\$0	\$0	\$0	\$0	\$0	0.00	0.00	0.00
ADA Assessments	\$188,891	\$5	\$0	\$2,063	\$2,063	0.00	0.01	0.01
						FCI	FCI	FCI
Total	\$13,465,136	\$354	\$28,790	\$612,821	\$3,038,754	0.00	0.05	0.23



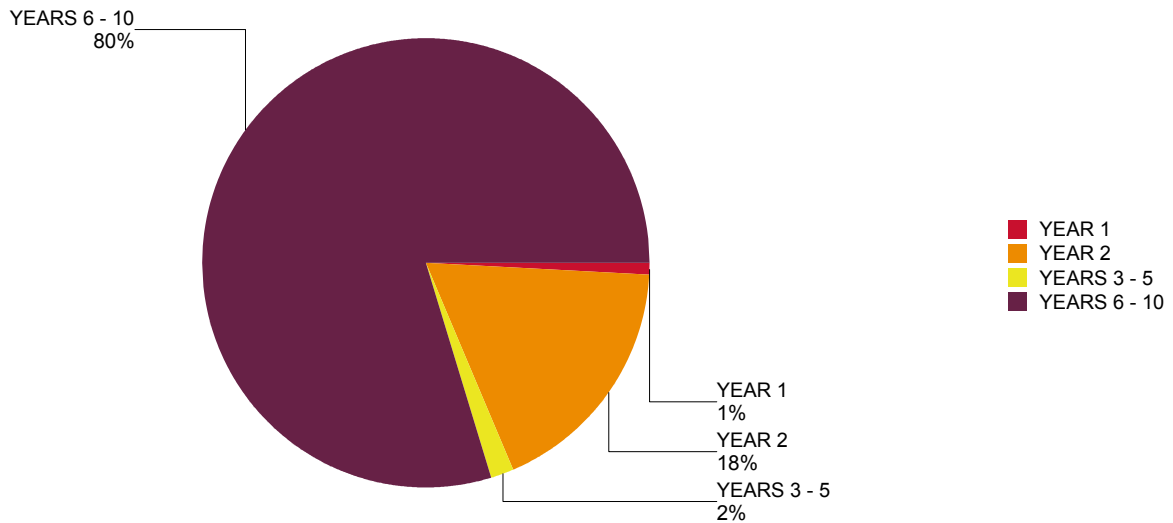
PRIORITY PLANNING DASHBOARDS - (Estimated Budget Costs)

Capital Planning:

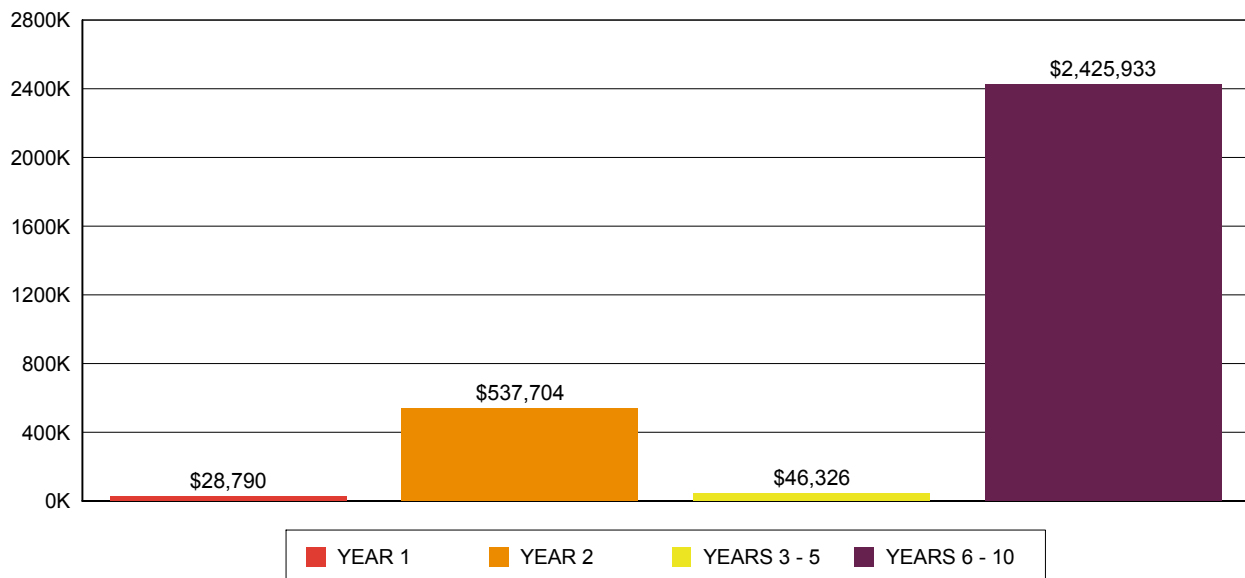
The Estimated Budget Costs for the asset are shown below by Priority and Percentage and Year .

FUNDING NEEDS ALLOCATION				
PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 -10	TOTAL
\$28,790	\$537,704	\$46,326	\$2,425,933	\$3,038,754

TOTAL DIRECT COSTS BY PRIORITY AND PERCENT



PRIORITIZATION OF TOTAL DIRECT COSTS BY YEAR



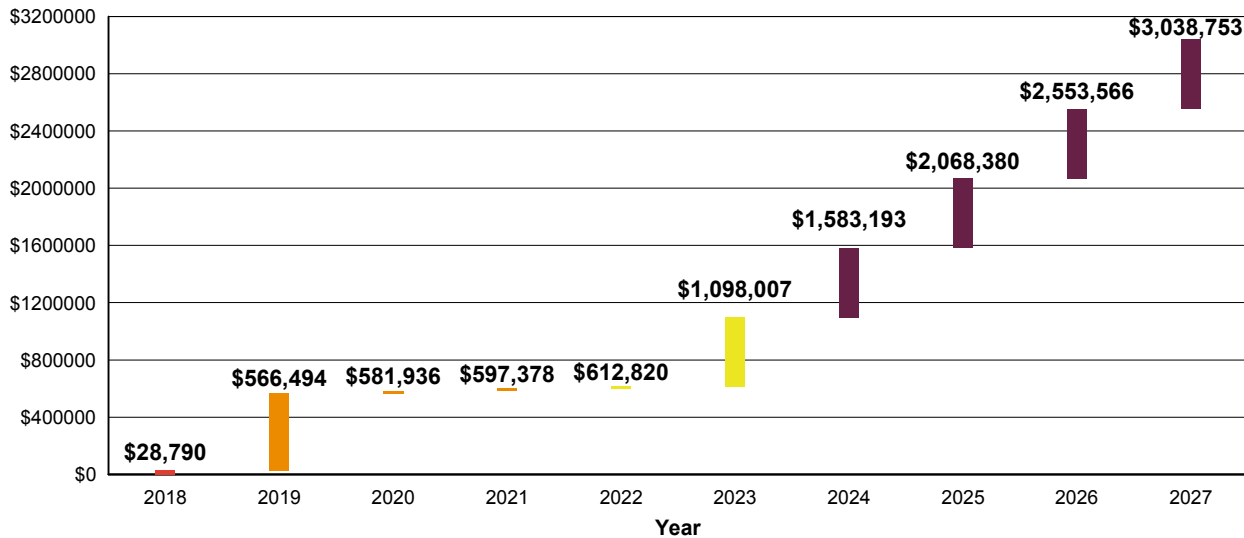


Arena Center Building #1 (04544)

PRIORITY NEEDS BY ACTION TIMEFRAME:

The Priority Funding Needs for the asset are further expanded to break out each estimated annual cost. This is helpful to understand years with lulls or spikes in funding needs and helps proactively plan year over year.

PRIORITY NEEDS BY ACTION TIMEFRAME



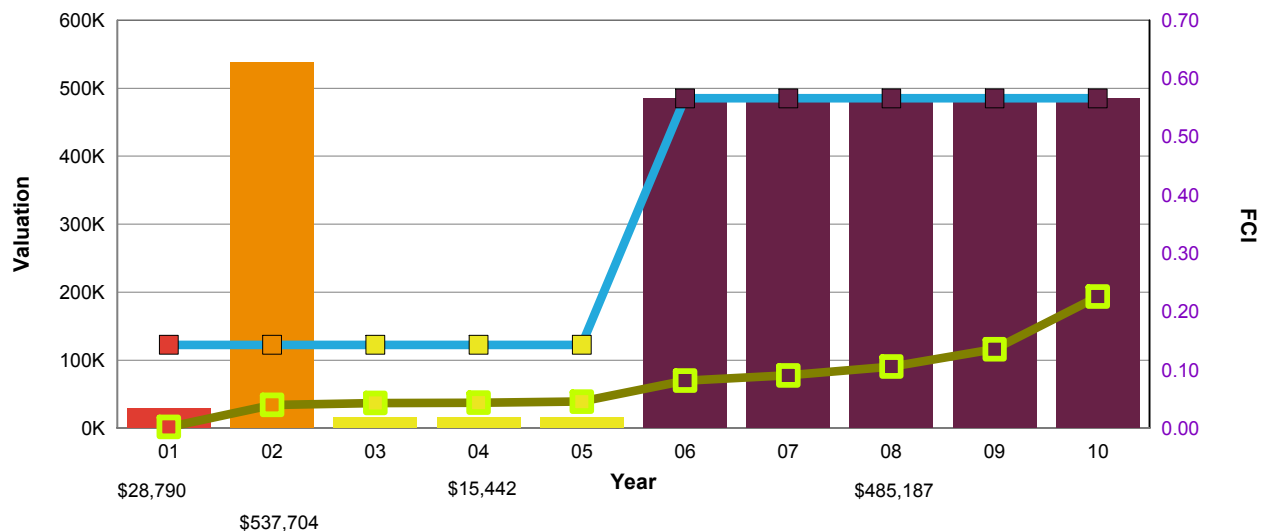
AVERAGE FUNDING:

The below graph shows the current asset FCI Trend line when the 5-year needs are averaged and spread over 5-years. Years 6 through 10 needs are handled in the same manner. This approach may be useful if funding is limited, or there are spikes in a single year cost.

AVERAGE ESTIMATED BUDGET COSTS

PRIORITY 1-3 (YEARS 1-5 = \$122,564)

PRIORITY 4 (YEARS 6-10 = \$485,187)

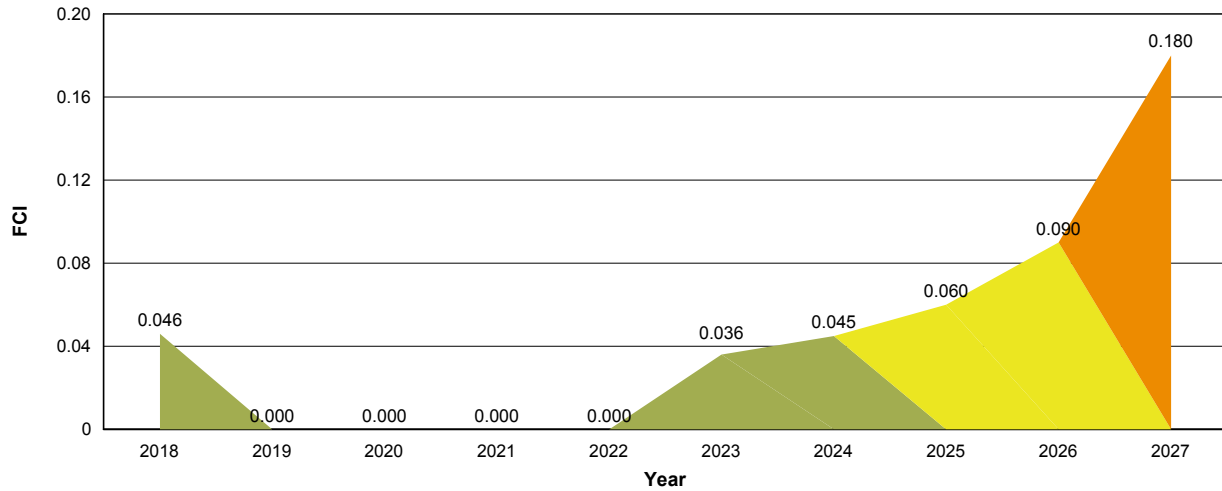




PROACTIVE STATE - RAPID IMPROVEMENT:

Summary: the below graph shows the current asset FCI Trend line after the entire 5-year needs are met in Year 1. This substantially reduces (improves) the 10-Year FCI score if funding is available.

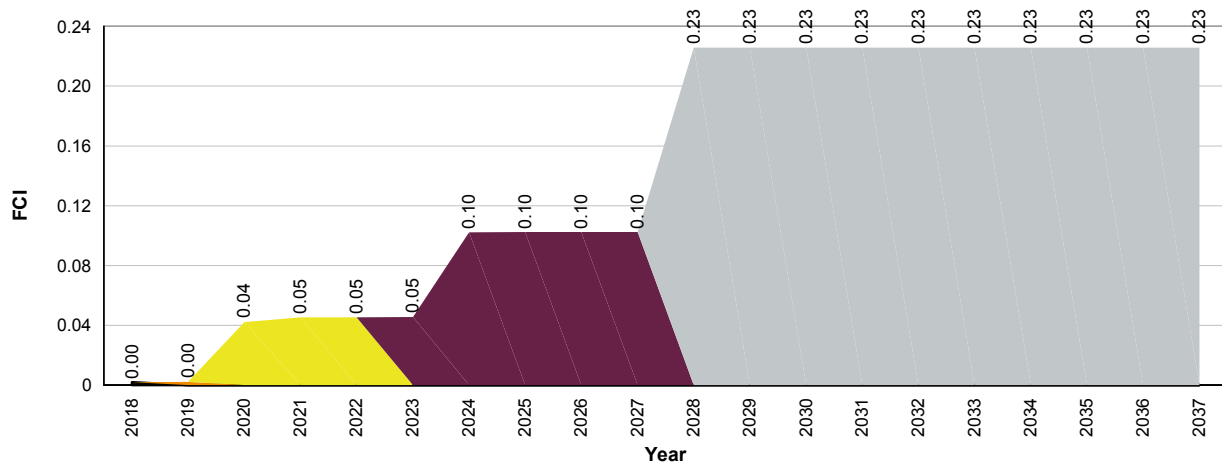
COMPLETE YEARS 1-5 PRIORITY DEFICIENCIES IN YEAR 1



FUTURE STATE - DO NOTHING:

Summary: The below graph shows the current asset FCI Trend line projecting out through years 11 -20. This shows the minimum potential of new 10-year needs awaiting the asset, and the subsequent increases in FCI.

CURRENT FCI TRENDLINE - Conditions Over Time if "No Action Taken"



Projected Growth Of Funding Needs Over Time



ADA Accessibility Ranking System:

The CannonDesign FOS team developed an ADA Accessibility Ranking system to help our clients to better understand how their portfolio quantitatively measures toward achieving ADA accessibility . A ranking for each asset was assigned one of the following:



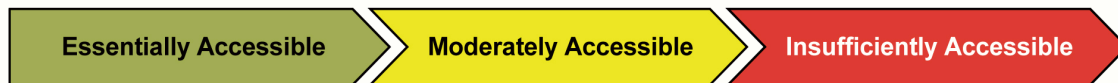
INSUFFICIENTLY ACCESSIBLE (Higher Priority Issues Noted)	<ul style="list-style-type: none"> • Buildings that are not accessible OR • Accessible from the exterior to the first level only
MODERATELY ACCESSIBLE (Moderate Priority Issues Noted)	<ul style="list-style-type: none"> • Building accessible to the first level • Buildings that include accessible vertical accessibility • Accessible rooms, spaces and restrooms
ESSENTIALLY ACCESSIBLE (Lower Priority Issues Noted)	<ul style="list-style-type: none"> • Building accessible to the first level • Buildings that include accessible vertical accessibility to all levels • Accessible rooms, spaces and restrooms • Accessible Drinking Fountains • Accessible communication features, i.e. A/V fire alarm notification devices, and accessible signage with braille



ADA / Accessibility Observations:

ADA Accessibility Ranking Scale:

Summary: The CannonDesign FOS team developed an ADA / Accessibility Ranking system to assist our clients to better understand how their portfolio of buildings ranks toward achieving ADA and applicable state accessibility requirements. A ranking for each building was assigned based on our general observations* to one of three general accessibility rankings: Essentially Accessible, Moderately Accessible, and Insufficiently Accessible.



* General observations of: Site Accessibility, Building Accessibility, Access to Building Services, Restrooms, and Communication Features were observed during the FCA survey. Specifics of our methodology are described in the Methodology section of this report.

This **is not** a full ADA / Accessibility assessment, nor documentation of compliance with the ADA or with state building codes. Further analysis may be warranted based on the building's level of accessibility, age and use.

Arena Center Building #1 (04544)	Essentially Accessible (5)
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ADA Compliance:

The Americans with Disabilities Act (ADA) is federal civil rights legislation, as opposed to a standard building code, and is enforced by the Department of Justice (DOJ). All public, commercial, and state / local government facilities have been subject to the ADA since 1990. Compliance with the ADA is an ongoing obligation. No public facility is exempt or grandfathered, and strict adherence to applicable standards is required in order to achieve compliance. Many organizations which have not upgraded their facilities or prepared a written transition plan toward achieving full compliance are at risk. Cost associated with proactive facility planning is far less than the cost to settle a complaint.

Description	Essentially Accessible (5 of 5)	Moderately Accessible (3 or 4 of 5)	Insufficiently Accessible (Less than 3 of 5)
1 Exterior Accessible Routes	5		
2 Interior Accessible Routes	5		
3 Access to Service	5		
4 Restroom Access	5		
5 Communication Features	5		
SUB TOTAL		25	
AVERAGE TOTAL		5	



2. RESULTS

Asset Summary Report

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1-year, 5-year and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: Alameda County
Building: Arena Center Building #1 (04544)
Site: Alameda County
Building Type: Office
Building #: 04544
Floors: 2
Gross S.F. Size: 38,035
Year Constructed: 2004

LOCATION

Address: 6775 Oakport St.
City: Oakland
State: CA
Zip Code: 94612



CRV DATA:

CRV: \$13,465,136

FCI DATA:

1/ 5 / 10 Yr. FCI: 0.00 / 0.05 / 0.23
(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)
\$ 1/ 5 / 10 Yr. Deficiencies: 28,790/ \$612,821 / \$3,038,754

ASSESSMENT DATE:

8/27/2018



BUILDING SUMMARY:

General Description:

Arena Center Building 1 is a vacant office building located near the Oakland Coliseum and constructed in 2004.

B10 - Structure:

The building structure is comprised of steel columns with steel beam frame/steel joist floor structure. The roof structure is a steel joist framing with composite decking. The foundation is assumed to be cast-in-place concrete walls. The floor consists of cast-in-place concrete slab.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows and Doors):

Exterior walls are comprised of steel stud framing with aluminum rainscreen curtain wall system, aluminum framed curtain wall system with single pane glazing with integral door system, and precast concrete curtain wall system. Exterior windows are comprised of aluminum framed punched windows with single pane glazing.

B30 - Exterior Horizontal Enclosures (Roofing):

A majority of the roof system is comprised of a modified bituminous roof membrane with light colored aggregate surface.

C20 - (Architectural) Interior Finishes and E20 - Fixed Furnishings (Cabinetry):

Interior floor finishes consists of vinyl composite tiles, sheet carpeting and ceramic floor tile. Interior wall finishes consists of painted gypsum wall board and ceramic wall tile. Interior ceiling finishes consists of painted exposed structure, acoustical ceiling panel systems and suspended cloud ceiling systems. Interior doors consists of polyurethaned wood doors with aluminum frames. Interior millwork consists of plastic laminate counters, wall cabinets and base cabinets.

D10 - Conveying:

The building has a hydraulic passenger elevator with carpeted floors, stainless steel walls and translucent ceiling panels

D20- Plumbing:

The building is served with domestic municipal water distributed to water closets, urinals, sinks and hose bibbs with copper pipe. Fixtures are commercial grade porcelain and stainless steel. Hot water is provided with a 20-gallon electric hot water heater. Waste piping is cast iron to the municipal sewer.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):



Arena Center Building #1 (04544)

The building is conditioned with packages rooftop DX cooling units and VAV's with hot water reheat coils. A rooftop boiler and hot water pump skid provided hot water heating to the reheat coils. The system is controlled through VAV wall thermostats by a central Trane Tracer control system located in Building #2. Computer room areas are conditioned with Liebert packaged water cooled A/C units with remote centralized cooling towers.

D40 - Fire Protection:

The building is fully protected by a backflow protected municipal water wet sprinkler system with 200-degree Fahrenheit sprinkler heads.

D50 – Electrical:

The building was constructed in 2004 and the original equipment consists of a main Industrial Electric switchboards and panelboards. The building's electrical service is supplied underground to 3 phase, 4 wire 480/277V, 3500A main switchboard that supplies for the elevator, lighting, mechanical systems and transformers to supply panelboards for general-purpose use. Interior lighting consists mainly of fluorescent troffers, track lighting, surface mounted fluorescent lights, compact fluorescent fixtures and incandescent lighting. Emergency lighting is accomplished wall packs and an emergency generators. Exit signs are green letter with battery packs. Site Lighting consists of wall and pole mounted LED light fixtures, controls and associated wiring. Basic line voltage switching, which includes multi-level switching, and occupancy sensors are being used to control the building. The quantity of general-purpose receptacles appears to be original.

D60 – Communications:

The building has a modern data network, phone and wireless system managed and monitored by the IT staff.

D70 - Electronic Safety and Security:

The security system consists of access control which is restricted to selected entrances of the building with the use of magnetic stripe card readers linked with door controllers. The video surveillance system consists of security surveillance cameras located throughout the building. A commercial addressable Fire Alarm System extended throughout the facility, which consists of a Notifier AFP-200 panel connected to an auto dialer.

G20 - Site Improvements (Civil):

Concrete sidewalks, asphalt parking lot, landscaping, bollards



System Summary List - By Discipline

Architectural

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489155	B2010 Exterior Walls	Exterior Concrete Panels	Corrosion, cracking and dirt were observed on exterior walls.	Repair cracking, power wash exterior walls, and remove corrosion.	2	2	50	\$51,576
489210	B2020 Exterior Windows	Exterior aluminum framed, single-pane windows	Energy inefficient single-pane glazing assemblies observed	Replacement of window systems with energy efficient units is recommended to increase exterior envelope thermal performance	2	2	30	\$361,270
489208	B2020 Storefronts	Pre-finished aluminum storefront assembly with single-pane glazing	Energy inefficient single-pane glazing assemblies observed.	Replacement of storefront systems with energy efficient units is recommended to increase exterior envelope thermal resistance.	2	2	30	\$100,745
525400	B3060 Skylights	Polycarbonate translucent skylights	Skylights do not have fall protection.	Installation of skylights screens or guard rails at the perimeter of the skylight should be undertaken during prescribed action time frame.	2	2	25	\$16,082
489170	B2050 Exterior Doors And Grilles	Exterior Metal Doors	Dirt and water staining observed on exterior doors.	Clean exterior surfaces on metal doors and repaint as needed.	3	3	15	\$1,289
525345	B3060 Roof Hatches	Manufactured metal roof hatch, fixed ladder, and operable watertight hinged cover flashed into the existing roofing membrane	Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing; roof access hatch equipped with a fixed ladder and a hatch cover are required to have a device to grab onto to for exit and entry.	Scrape surface rust, prime and repaint roof hatch should be undertaken during prescribed action timeframe. Provide required device to grab onto to exit and enter the hatchway.	3	5	75	\$1,474
525287	B3010 Roofing - Unprotected Membrane	Modified bituminous roof membrane with light colored aggregate surface	Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Numerous patches were observed. Galvanized caps and flashing is beginning to rust. Roof is approaching the end of the expected life cycle	Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.	4	10	20	\$1,660,900
525211	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear. The flooring finish has exceeded the lifecycle expectancy	Condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Open office areas, office spaces, training space	4	6	5	\$111,767
525367	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear. The flooring finish has exceeded the lifecycle expectancy	Condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Open office areas, office spaces, training space	4	6	5	\$44,122
525276	E2010 Wood Veneer Countertops	Stained wood veneer countertop	Countertop is worn and scratched.	Replace system due to condition within prescribed priority time frame. Areas observed that warrant consideration include: Receptionist Desk	4	7	10	\$2,058
Architectural Total:								\$2,351,282



Arena Center Building #1 (04544)

Plumbing

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493853	D2060 Air Compressors - Duplex	High pressure Duplex air compressor and remote air dryer	Compressor sheet metal components and the top panel of the Air dryer are heavily corroded. A roof system has been installed over the compressor but not over the Air dryer. The compressor seems to be in fair mechanical condition with only 1906 hours of run time.	Clean and repaint the rusting surfaces to increase the unit exteriors longevity. Consider extending the roof system to cover the Air dryer. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.	3	3	15	\$9,302
Plumbing Total:								\$9,302



Arena Center Building #1 (04544)

Mechanical

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493845	D3050 Hot Water Pumps- 0 to 10 HP	End suction pump	Pump is severally corroding due to exposure to the elements.	Budget near term for pump replacement.	2	2	25	\$5,968
493849	D3050 Chilled Water Pumps- 11 TO 50 HP	Two (2) 75HP Horizontal Split Case pumps	Bearings & seals may be due for replacement based on age and estimated heavy daily run time.	Inspect all bearings & seals and replace as needed. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.	3	3	25	\$17,131
493851	D3050 Condenser Water Pumps- 11 TO 50 HP	Two (2) 75 HP Horizontal Split Case pumps	Bearings & seals may be due for replacement based on age and estimated heavy daily run time.	Inspect all bearings & seals and replace as needed. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.	3	3	25	\$17,131
493846	D3020 Fuel-Fired Heating Boilers - 501 to 1750 MBH	Gas fired cast iron Hot water boiler	Exact age of the boiler is unknown, it is assumed to be original to the facility. Boiler is beginning to heavily corrode on the top and on the steel bulkhead. Burner components may be in need of replacement based on the boilers age. Boiler may not meet today's current California clean air standards.	Consider cleaning boiler sections. Budget for burner repairs. Confirm boilers compliance with current California clean air standards and make adjusts or upgrades as needed. Perform routine monthly, quarterly or annual inspections and maintenance per manufacturer's recommendations.	4	6	30	\$19,857
493838	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	One (1) each 60, 50 & 10 Ton DX, packaged air conditioning units	Units are showing physical signs of weathering. Compressors are rusting. Fan motor was recently replaced on the 60 ton unit. Which shows that components are beginning to fail. The units are approaching the end of remaining useful life. They have already exceeded their useful rated life by 3 years. These units also contains R-22 refrigerant that is being phased out and will no longer be produced or imported in North America as of 1/1/2020. R-22 is available until 1/1/2020 but will be costlier than in prior years.	Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation. Budget to replace these units with one that uses modern refrigerant and consider a model with increased efficiency. After-market refrigerant conversion may be available for this unit but is not recommended because of the deficiencies observed.	4	6	15	\$587,230
Mechanical Total:								\$647,316

2018 Facilities Condition Assessment



Arena Center Building #1 (04544)

Electrical

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493479	D5020 Electrical Arc Flash Hazard Analysis and Short Circuit Coordination	Electrical arc flash hazard analysis and short circuit coordination.	No evidence of a short circuit coordination study or arc flash hazard assessment. Electrical equipment was not observed as having the required safety information clearly posted. Arch flash warning labels are installed on some panelboards but the information is not consistent with current requirements.	Perform a short circuit coordination study and an arc flash hazard analysis. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed, appropriate PPE should be purchased for qualified personnel. all electrical equipment must be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only.)	1	0	30	\$24,521
493498	D5020 Electrical Service And Distribution	Industrial Electric Panelboards: Panel L1B, Panel MSB, Panel HA	Some panelboards are missing dead fronts or have empty circuit breaker locations, which expose energized electrical conductors.	Install circuit breaker filler plates and dead fronts immediately.	1	1	30	\$1,506
493495	D5040 Exit Signs	The building has exit lights with green letters on a white background with battery backup.	Some exit signs are inoperable.	Recommend that a survey be conducted to test all exit sign and replace or repair as needed. Cost is for testing with minimal replacement only.	1	1	30	\$2,763
Electrical Total:								\$28,790

2018 Facilities Condition Assessment



Arena Center Building #1 (04544)

Civil

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489215	G2030 Exterior Concrete Ramps	Exterior concrete walls at loading dock.	Concrete is cracking at the steel posts.	Repair cracked concrete.	2	2	75	\$0
Civil Total:								\$0

2018 Facilities Condition Assessment



Arena Center Building #1 (04544)



ADA Assessments

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489144	H2010 ADA Assessments	General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.	ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.	Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.	2	2	75	\$2,063
ADA Assessments Total:								\$2,063



3. RECOMMENDATIONS

Action Item List - By Priority

P R I O R I T Y 1		<p>FOScore #: 493479 Uniformat Name: D5020 - Electrical Arc Flash Hazard Analysis and Short Circuit Coordination Category: Code Compliance - Life Safety Location: Entire Building Area Served: Entire Building Observed Remaining Life: 0 year(s) Act By: 2019 Action Timeframe: 0 year(s) Reference Life (BOMA): 30 year(s)</p>
		<p><u>Description:</u> Electrical arc flash hazard analysis and short circuit coordination.</p> <p><u>Critical Issues:</u> No evidence of a short circuit coordination study or arc flash hazard assessment. Electrical equipment was not observed as having the required safety information clearly posted. Arch flash warning labels are installed on some panelboards but the information is not consistent with current requirements.</p> <p><u>Recommendations:</u> Perform a short circuit coordination study and an arc flash hazard analysis. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed, appropriate PPE should be purchased for qualified personnel. all electrical equipment must be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only.)</p> <p><u>Repair Factor:</u> 100%</p> <p style="text-align: right;">Pricing Unit: 38,035 BGSF Cost: \$24,521</p>
P R I O R I T Y 1		<p>FOScore #: 493495 Uniformat Name: D5040 - Exit Signs Category: Code Compliance - Life Safety Location: Entire Building Area Served: Entire Building Observed Remaining Life: 1 year(s) Act By: 2020 Action Timeframe: 1 year(s) Reference Life (BOMA): 30 year(s)</p>
		<p><u>Description:</u> The building has exit lights with green letters on a white background with battery backup.</p> <p><u>Critical Issues:</u> Some exit signs are inoperable.</p> <p><u>Recommendations:</u> Recommend that a survey be conducted to test all exit sign and replace or repair as needed. Cost is for testing with minimal replacement only.</p> <p><u>Repair Factor:</u> 100%</p> <p style="text-align: right;">Pricing Unit: 5 EA Cost: \$2,763</p>



Arena Center Building #1 (04544)

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FOScore #: 493498
Uniformat Name: D5020 - Electrical Service And Distribution
Category: Code Compliance - Life Safety
Location: Entire Building
Area Served: Entire Building
Observed Remaining Life: 0 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 30 year(s)

Description: Industrial Electric Panelboards: Panel L1B, Panel MSB, Panel HA
Critical Issues: Some panelboards are missing dead fronts or have empty circuit breaker locations, which expose energized electrical conductors.
Recommendations: Install circuit breaker filler plates and dead fronts immediately.
Repair Factor: 1%

Pricing Unit: 38,035 BGSF Cost: \$1,506

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FOScore #: 489144
Uniformat Name: H2010 - ADA Assessments
Category: Code Compliance - ADA/Accessibility
Location: Building Exterior
Area Served: Partial building exterior
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 75 year(s)

Description: General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.
Critical Issues: ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.
Recommendations: Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.
Repair Factor: 100%

Pricing Unit: 1 EA Cost: \$2,063



Arena Center Building #1 (04544)

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FOScore #: 489155
Uniformat Name: B2010 - Exterior Walls
Category: Building Integrity - Appearance
Location: Building Exterior
Area Served: Partial building exterior
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 50 year(s)

Description: Exterior Concrete Panels
Critical Issues: Corrosion, cracking and dirt were observed on exterior walls.
Recommendations: Repair cracking, power wash exterior walls, and remove corrosion.
Repair Factor: 100%

Pricing Unit: 2,500 WSF Cost: \$51,576

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FOScore #: 489208
Uniformat Name: B2020 - Storefronts
Category: Environmental - Energy Conservation Opportunity
Location: Building Exterior
Area Served: Partial exterior shell of building
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 30 year(s)

Description: Pre-finished aluminum storefront assembly with single-pane glazing
Critical Issues: Energy inefficient single-pane glazing assemblies observed.
Recommendations: Replacement of storefront systems with energy efficient units is recommended to increase exterior envelope thermal resistance.
Repair Factor: 100%

Pricing Unit: 1,000 SF Cost: \$100,745



Arena Center Building #1 (04544)

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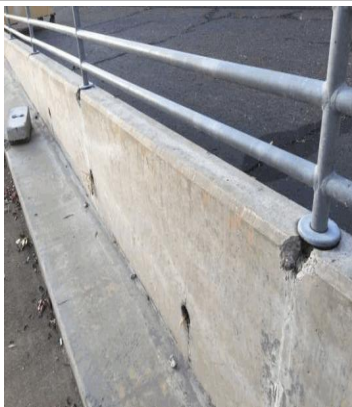


FOScore #: 489210
Uniformat Name: B2020 - Exterior Windows
Category: Environmental - Energy Conservation Opportunity
Location: Building Exterior
Area Served: Partial exterior shell of building
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 30 year(s)

Description: Exterior aluminum framed, single-pane windows
Critical Issues: Energy inefficient single-pane glazing assemblies observed
Recommendations: Replacement of window systems with energy efficient units is recommended to increase exterior envelope thermal performance
Repair Factor: 100%
Pricing Unit: 2,939 WSF Cost: \$361,270

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FOScore #: 489215
Uniformat Name: G2030 - Exterior Concrete Ramps
Category: Building Integrity - Construction Deficiency
Location: Building Exterior
Area Served:
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 75 year(s)

Description: Exterior concrete walls at loading dock.
Critical Issues: Concrete is cracking at the steel posts.
Recommendations: Repair cracked concrete.
Repair Factor: 100%
Pricing Unit: 200 SF Cost: \$0



Arena Center Building #1 (04544)

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FOScore #: 493845
Uniformat Name: D3050 - Hot Water Pumps- 0 to 10 HP
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 25 year(s)

Description: End suction pump
Critical Issues: Pump is severely corroding due to exposure to the elements.
Recommendations: Budget near term for pump replacement.
Repair Factor: 30%

Pricing Unit: 8 HP Cost: \$5,968

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FOScore #: 525400
Uniformat Name: B3060 - Skylights
Category: Building Integrity - Reliability
Location: Roof
Area Served: Roof
Observed Remaining Life: 10 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 25 year(s)

Description: Polycarbonate translucent skylights
Critical Issues: Skylights do not have fall protection.
Recommendations: Installation of skylights screens or guard rails at the perimeter of the skylight should be undertaken during prescribed action time frame.
Repair Factor: 100%

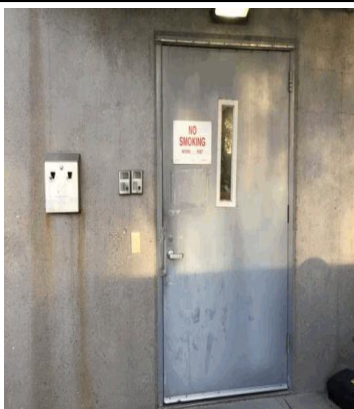
Pricing Unit: 100 SF Cost: \$16,082



Arena Center Building #1 (04544)

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FOScore #: 489170
Uniformat Name: B2050 - Exterior Doors And Grilles
Category: Building Integrity - Appearance
Location: Building Exterior
Area Served: Partial building exterior
Observed Remaining Life: 3 year(s)
Act By: 2022
Action Timeframe: 3 year(s)
Reference Life (BOMA): 15 year(s)

Description: Exterior Metal Doors
Critical Issues: Dirt and water staining observed on exterior doors.
Recommendations: Clean exterior surfaces on metal doors and repaint as needed.
Repair Factor: 25%

Pricing Unit: 2 EA Cost: \$1,289

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FOScore #: 493849
Uniformat Name: D3050 - Chilled Water Pumps- 11 TO 50 HP
Category: Building Integrity - Reliability
Location: Building Exterior
Area Served: Entire Building
Observed Remaining Life: 11 year(s)
Act By: 2022
Action Timeframe: 3 year(s)
Reference Life (BOMA): 25 year(s)

Description: Two (2) 75HP Horizontal Split Case pumps
Critical Issues: Bearings & seals may be due for replacement based on age and estimated heavy daily run time.
Recommendations: Inspect all bearings & seals and replace as needed. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.
Repair Factor: 10%

Pricing Unit: 150 HP Cost: \$17,131



Arena Center Building #1 (04544)

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FOScore #: 493851
Uniformat Name: D3050 - Condenser Water Pumps- 11 TO 50 HP
Category: Building Integrity - Reliability
Location: Building Exterior
Area Served: Entire Building
Observed Remaining Life: 11 year(s)
Act By: 2022
Action Timeframe: 3 year(s)
Reference Life (BOMA): 25 year(s)

Description: Two (2) 75 HP Horizontal Split Case pumps
Critical Issues: Bearings & seals may be due for replacement based on age and estimated heavy daily run time.
Recommendations: Inspect all bearings & seals and replace as needed. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.
Repair Factor: 10%

Pricing Unit: 150 HP Cost: \$17,131

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FOScore #: 493853
Uniformat Name: D2060 - Air Compressors - Duplex
Category: Building Integrity - Reliability
Location: Building Exterior
Area Served: Entire Building
Observed Remaining Life: 5 year(s)
Act By: 2022
Action Timeframe: 3 year(s)
Reference Life (BOMA): 15 year(s)

Description: High pressure Duplex air compressor and remote air dryer
Critical Issues: Compressor sheet metal components and the top panel of the Air dryer are heavily corroded. A roof system has been installed over the compressor but not over the Air dryer. The compressor seems to be in fair mechanical condition with only 1906 hours of run time.
Recommendations: Clean and repaint the rusting surfaces to increase the unit exteriors longevity. Consider extending the roof system to cover the Air dryer. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.
Repair Factor: 15%

Pricing Unit: 1 EA Cost: \$9,302



Arena Center Building #1 (04544)

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FOScore #: 525345
Uniformat Name: B3060 - Roof Hatches
Category: Building Integrity - Reliability
Location: Roof
Area Served: Roof
Observed Remaining Life: 20 year(s)
Act By: 2024
Action Timeframe: 5 year(s)
Reference Life (BOMA): 75 year(s)

Description: Manufactured metal roof hatch, fixed ladder, and operable watertight hinged cover flashed into the existing roofing membrane
Critical Issues: Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing; roof access hatch equipped with a fixed ladder and a hatch cover are required to have a device to grab onto to for exit and entry.
Recommendations: Scrape surface rust, prime and repaint roof hatch should be undertaken during prescribed action timeframe. Provide required device to grab onto to exit and enter the hatchway.
Repair Factor: 100%

Pricing Unit: 1 EA Cost: \$1,474

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FOScore #: 493838
Uniformat Name: D3060 - Packaged DX Air-Conditioning Units- 6 to 50 TON
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 6 year(s)
Act By: 2025
Action Timeframe: 6 year(s)
Reference Life (BOMA): 15 year(s)

Description: One (1) each 60, 50 & 10 Ton DX, packaged air conditioning units
Critical Issues: Units are showing physical signs of weathering. Compressors are rusting. Fan motor was recently replaced on the 60 ton unit. Which shows that components are beginning to fail. The units are approaching the end of remaining useful life. They have already exceeded their useful rated life by 3 years. These units also contains R-22 refrigerant that is being phased out and will no longer be produced or imported in North America as of 1/1/2020. R-22 is available until 1/1/2020 but will be costlier than in prior years.
Recommendations: Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation. Budget to replace these units with one that uses modern refrigerant and consider a model with increased efficiency. After-market refrigerant conversion may be available for this unit but is not recommended because of the deficiencies observed.
Repair Factor: 100%

Pricing Unit: 120 TON Cost: \$587,230



Arena Center Building #1 (04544)

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FOScore #: 493846
Uniformat Name: D3020 - Fuel-Fired Heating Boilers - 501 to 1750 MBH
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 16 year(s)
Act By: 2025
Action Timeframe: 6 year(s)
Reference Life (BOMA): 30 year(s)

Description: Gas fired cast iron Hot water boiler

Critical Issues: Exact age of the boiler is unknown, it is assumed to be original to the facility. Boiler is beginning to heavily corrode on the top and on the steel bulkhead. Burner components may be in need of replacement based on the boilers age. Boiler may not meet today's current California clean air standards.

Recommendations: Consider cleaning boiler sections. Budget for burner repairs. Confirm boilers compliance with current California clean air standards and make adjusts or upgrades as needed. Perform routine monthly, quarterly or annual inspections and maintenance per manufacturer's recommendations.

Repair Factor: 20%

Pricing Unit: 1,375 MBH Cost: \$19,857

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FOScore #: 525211
Uniformat Name: C2030 - Sheet Carpeting
Category: Building Integrity - Appearance
Location: 1st Floor
Area Served: Open office areas, office spaces, training space
Observed Remaining Life: 6 year(s)
Act By: 2025
Action Timeframe: 6 year(s)
Reference Life (BOMA): 5 year(s)

Description: Broadloom interior floor carpeting

Critical Issues: Flooring is stained and showing signs of wear. The flooring finish has exceeded the lifecycle expectancy

Recommendations: Condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Open office areas, office spaces, training space

Repair Factor: 100%

Pricing Unit: 16,311 SF Cost: \$111,767



Arena Center Building #1 (04544)

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FOScore #: 525276
Uniformat Name: E2010 - Wood Veneer Countertops
Category: Building Integrity - Appearance
Location: 1st Floor
Area Served: Receptionist Desk
Observed Remaining Life: 7 year(s)
Act By: 2026
Action Timeframe: 7 year(s)
Reference Life (BOMA): 10 year(s)

Description: Stained wood veneer countertop
Critical Issues: Countertop is worn and scratched.
Recommendations: Replace system due to condition within prescribed priority time frame. Areas observed that warrant consideration include:
 Receptionist Desk
Repair Factor: 100%
Pricing Unit: 15 LF Cost: \$2,058

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FOScore #: 525287
Uniformat Name: B3010 - Roofing - Unprotected Membrane
Category: Building Integrity - Reliability
Location: Roof
Area Served: Roof
Observed Remaining Life: 10 year(s)
Act By: 2029
Action Timeframe: 10 year(s)
Reference Life (BOMA): 20 year(s)

Description: Modified bituminous roof membrane with light colored aggregate surface
Critical Issues: Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Numerous patches were observed. Galvanized caps and flashing is beginning to rust. Roof is approaching the the end of the expected life cycle
Recommendations: Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.
Repair Factor: 100%
Pricing Unit: 38,035 SF Cost: \$1,660,900



Arena Center Building #1 (04544)

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FOScore #: 525367
Uniformat Name: C2030 - Sheet Carpeting
Category: Building Integrity - Appearance
Location: Mezzanine
Area Served: Open office areas, office spaces
Observed Remaining Life: 6 year(s)
Act By: 2025
Action Timeframe: 6 year(s)
Reference Life (BOMA): 5 year(s)

Description: Broadloom interior floor carpeting
Critical Issues: Flooring is stained and showing signs of wear. The flooring finish has exceeded the lifecycle expectancy
Recommendations: Condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Open office areas, office spaces, training space
Repair Factor: 100%

Pricing Unit: 6,439 SF Cost: \$44,122



Photo Log by Priority, Uniformat #, Item #



Item #: 493479
Uniformat Number: D5020
Item Title: Electrical Arc Flash Hazard Analysis and Short Circuit Coordination
Caption: Equipment not labeled with required safety information
Priority: 1 - Currently Critical



Item #: 493479
Uniformat Number: D5020
Item Title: Electrical Arc Flash Hazard Analysis and Short Circuit Coordination
Caption: Equipment not labeled with required safety information
Priority: 1 - Currently Critical



Item #: 493479
Uniformat Number: D5020
Item Title: Electrical Arc Flash Hazard Analysis and Short Circuit Coordination
Caption: Equipment not labeled with required safety information
Priority: 1 - Currently Critical



Item #: 493479
Uniformat Number: D5020
Item Title: Electrical Arc Flash Hazard Analysis and Short Circuit Coordination
Caption: Equipment not labeled with required safety information
Priority: 1 - Currently Critical

Arena Center Building #1 (04544)



Item #: 493479
 Uniformat Number: D5020
 Item Title: Electrical Arc Flash Hazard Analysis and Short Circuit Coordination
 Caption: Equipment not labeled with required safety information
 Priority: 1 - Currently Critical



Item #: 493479
 Uniformat Number: D5020
 Item Title: Electrical Arc Flash Hazard Analysis and Short Circuit Coordination
 Caption: Equipment not labeled with required safety information
 Priority: 1 - Currently Critical



Item #: 493498
 Uniformat Number: D5020
 Item Title: Electrical Service And Distribution
 Caption: Panel L1B
 Priority: 1 - Currently Critical



Item #: 493498
 Uniformat Number: D5020
 Item Title: Electrical Service And Distribution
 Caption: Empty circuit breakers location
 Priority: 1 - Currently Critical



Arena Center Building #1 (04544)



Item #: 493498
Uniformat Number: D5020
Item Title: Electrical Service And Distribution
Caption: Panel L1B
Priority: 1 - Currently Critical



Item #: 493498
Uniformat Number: D5020
Item Title: Electrical Service And Distribution
Caption: Switchboard MSB
Priority: 1 - Currently Critical



Item #: 493498
Uniformat Number: D5020
Item Title: Electrical Service And Distribution
Caption: Switchboard MSB
Priority: 1 - Currently Critical



Item #: 493498
Uniformat Number: D5020
Item Title: Electrical Service And Distribution
Caption: Missing dead front
Priority: 1 - Currently Critical



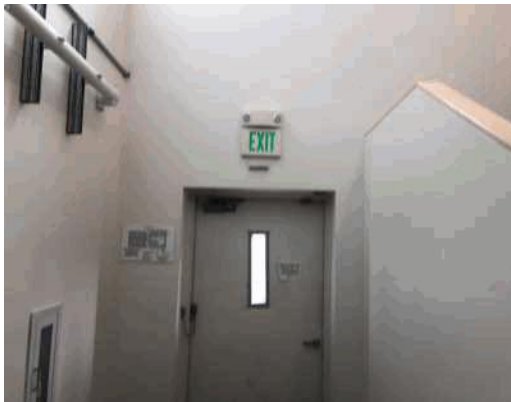
Item #: 493498
Uniformat Number: D5020
Item Title: Electrical Service And Distribution
Caption: Panel HA
Priority: 1 - Currently Critical



Item #: 493498
Uniformat Number: D5020
Item Title: Electrical Service And Distribution
Caption: Empty circuit breaker location
Priority: 1 - Currently Critical



Arena Center Building #1 (04544)



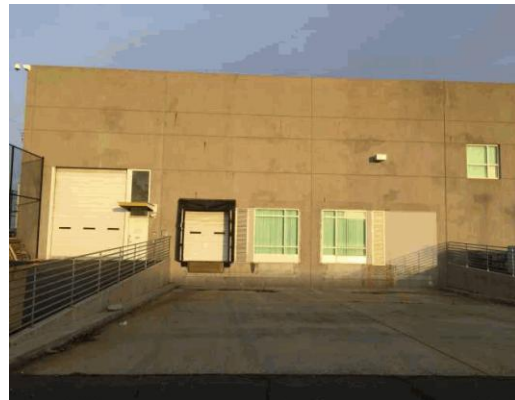
Item #: 493495
Uniformat Number: D5040
Item Title: Exit Signs
Caption: Exit sign
Priority: 1 - Currently Critical



Item #: 493495
Uniformat Number: D5040
Item Title: Exit Signs
Caption: Exit sign
Priority: 1 - Currently Critical



Item #: 493495
Uniformat Number: D5040
Item Title: Exit Signs
Caption: Inoperable exit sign
Priority: 1 - Currently Critical



Item #: 489155
Uniformat Number: B2010
Item Title: Exterior Walls
Caption: Exterior wall at loading dock
Priority: 2 - Potentially Critical



Item #: 489155
Uniformat Number: B2010
Item Title: Exterior Walls
Caption: Corrosion at exterior wall
Priority: 2 - Potentially Critical



Item #: 489155
Uniformat Number: B2010
Item Title: Exterior Walls
Caption: Cracking in concrete walls
Priority: 2 - Potentially Critical



Arena Center Building #1 (04544)



Item #: 489210
Uniformat Number: B2020
Item Title: Exterior Windows
Caption: Energy inefficient single pane glazing assemblies observed
Priority: 2 - Potentially Critical



Item #: 489208
Uniformat Number: B2020
Item Title: Storefronts
Caption: Energy inefficient single pane glazing assemblies observed
Priority: 2 - Potentially Critical



Item #: 489208
Uniformat Number: B2020
Item Title: Storefronts
Caption: Energy inefficient single pane glazing assemblies observed
Priority: 2 - Potentially Critical



Item #: 525400
Uniformat Number: B3060
Item Title: Skylights
Caption: Skylights do not have fall protection
Priority: 2 - Potentially Critical



Arena Center Building #1 (04544)



Item #: 493845
Uniformat Number: D3050
Item Title: Hot Water Pumps- 0 to 10 HP
Caption: Hot water pump
Priority: 2 - Potentially Critical



Item #: 493845
Uniformat Number: D3050
Item Title: Hot Water Pumps- 0 to 10 HP
Caption: Hot water pump motor nameplate
Priority: 2 - Potentially Critical



Item #: 489215
Uniformat Number: G2030
Item Title: Exterior Concrete Ramps
Caption: Concrete wall at loading dock ramp 1
Priority: 2 - Potentially Critical



Item #: 489215
Uniformat Number: G2030
Item Title: Exterior Concrete Ramps
Caption: Concrete wall at loading dock ramp 2
Priority: 2 - Potentially Critical



Item #: 489144
Uniformat Number: H2010
Item Title: ADA Assessments
Caption: ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.
Priority: 2 - Potentially Critical



Arena Center Building #1 (04544)



Item #: 489170
Uniformat Number: B2050
Item Title: Exterior Doors And Grilles
Caption: Exterior Door 1
Priority: 3 - Necessary - Not Yet Critical



Item #: 489170
Uniformat Number: B2050
Item Title: Exterior Doors And Grilles
Caption: Exterior Door 2
Priority: 3 - Necessary - Not Yet Critical



Item #: 525345
Uniformat Number: B3060
Item Title: Roof Hatches
Caption: Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing
Priority: 3 - Necessary - Not Yet Critical



Item #: 525345
Uniformat Number: B3060
Item Title: Roof Hatches
Caption: Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing
Priority: 3 - Necessary - Not Yet Critical



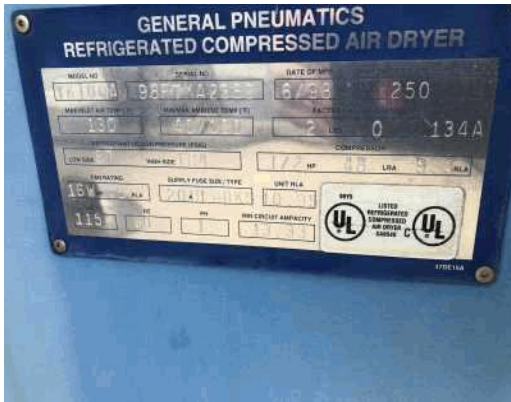
Item #: 493853
Uniformat Number: D2060
Item Title: Air Compressors - Duplex
Caption: Air compressor & air dryer
Priority: 3 - Necessary - Not Yet Critical



Item #: 493853
Uniformat Number: D2060
Item Title: Air Compressors - Duplex
Caption: Air dryer
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #1 (04544)



Item #: 493853
 Uniformat Number: D2060
 Item Title: Air Compressors - Duplex
 Caption: Air dryer nameplate
 Priority: 3 - Necessary - Not Yet Critical



Item #: 493849
 Uniformat Number: D3050
 Item Title: Chilled Water Pumps- 11 TO 50 HP
 Caption: Chilled water pumps
 Priority: 3 - Necessary - Not Yet Critical



Item #: 493849
 Uniformat Number: D3050
 Item Title: Chilled Water Pumps- 11 TO 50 HP
 Caption: Pump motor nameplate
 Priority: 3 - Necessary - Not Yet Critical



Item #: 493849
 Uniformat Number: D3050
 Item Title: Chilled Water Pumps- 11 TO 50 HP
 Caption: Pump nameplate
 Priority: 3 - Necessary - Not Yet Critical



Item #: 493851
 Uniformat Number: D3050
 Item Title: Condenser Water Pumps- 11 TO 50 HP
 Caption: Condenser water pumps
 Priority: 3 - Necessary - Not Yet Critical



Item #: 493851
 Uniformat Number: D3050
 Item Title: Condenser Water Pumps- 11 TO 50 HP
 Caption: Condenser water pump Motor nameplate
 Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #1 (04544)



Item #: 493851
Uniformat Number: D3050
Item Title: Condenser Water Pumps- 11 TO 50 HP
Caption: Condenser water pump nameplate
Priority: 3 - Necessary - Not Yet Critical



Item #: 525287
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof membrane at roof curbs and parapets are beginning to crack & deteriorate.
Priority: 4 - Recommended



Item #: 525287
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Numerous roof patches were observed
Priority: 4 - Recommended



Item #: 525287
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof membrane at roof curbs and parapets are beginning to crack & deteriorat
Priority: 4 - Recommended



Arena Center Building #1 (04544)



Item #: 525287
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof membrane at roof curbs and parapets are beginning to crack & deteriorat
Priority: 4 - Recommended



Item #: 525287
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: View of aging roof system
Priority: 4 - Recommended



Item #: 525287
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: View of aging roof system
Priority: 4 - Recommended



Item #: 525287
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Galvanized caps and flashing is beginning to rust
Priority: 4 - Recommended



Arena Center Building #1 (04544)



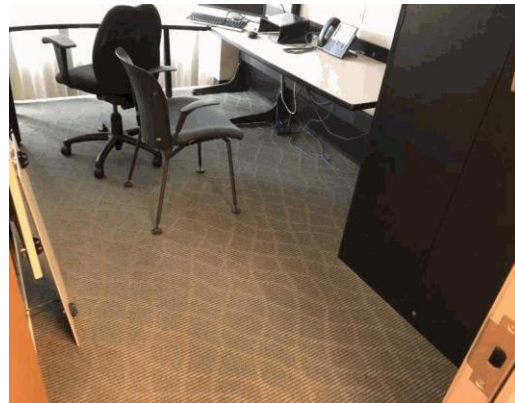
Item #: 525211
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 4 - Recommended



Item #: 525211
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 4 - Recommended



Item #: 525211
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 4 - Recommended



Item #: 525211
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 4 - Recommended



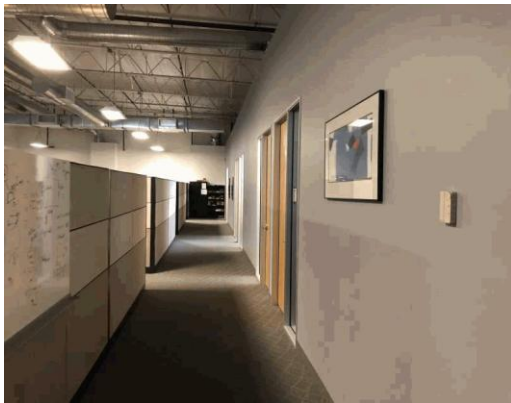
Arena Center Building #1 (04544)



Item #: 525211
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 4 - Recommended



Item #: 525367
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear.
Priority: 4 - Recommended



Item #: 525367
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear.
Priority: 4 - Recommended



Item #: 525367
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear.
Priority: 4 - Recommended



Arena Center Building #1 (04544)



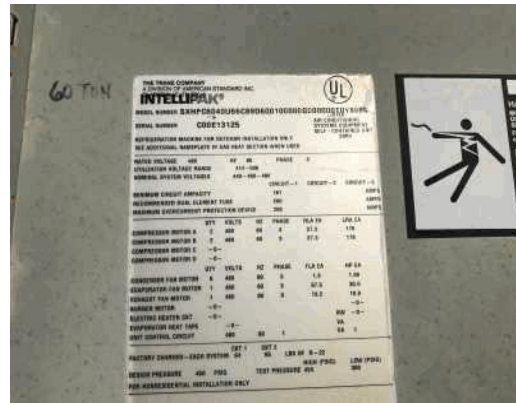
Item #: 493846
 Uniformat Number: D3020
 Item Title: Fuel-Fired Heating Boilers - 501 to 1750 MBH
 Caption: Hot water boiler
 Priority: 4 - Recommended



Item #: 493846
 Uniformat Number: D3020
 Item Title: Fuel-Fired Heating Boilers - 501 to 1750 MBH
 Caption: Hot water boiler nameplate
 Priority: 4 - Recommended



Item #: 493838
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: 60 Ton A/C unit
 Priority: 4 - Recommended



Item #: 493838
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: 60 Ton A/C unit Nameplate
 Priority: 4 - Recommended



Arena Center Building #1 (04544)



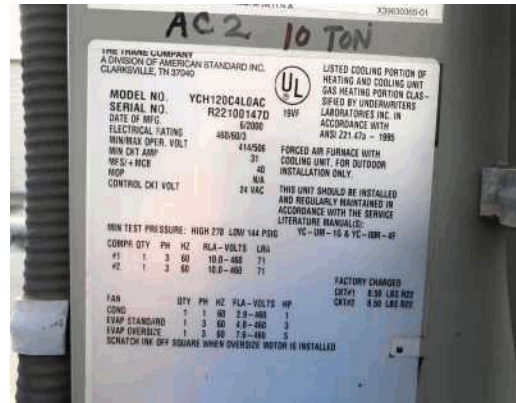
Item #: 493838
Uniformat Number: D3060
Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
Caption: 50 Ton A/C unit
Priority: 4 - Recommended



Item #: 493838
Uniformat Number: D3060
Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
Caption: 50 Ton A/C unit Nameplate
Priority: 4 - Recommended



Item #: 493838
Uniformat Number: D3060
Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
Caption: 10 Ton A/C unit
Priority: 4 - Recommended



Item #: 493838
Uniformat Number: D3060
Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
Caption: 10 Ton A/C unit Nameplate
Priority: 4 - Recommended

2018 Facilities Condition Assessment



Arena Center Building #1 (04544)



Item #: 525276
Uniformat Number: E2010
Item Title: Wood Veneer Countertops
Caption: Countertop is worn and scratched
Priority: 4 - Recommended



4. PLANNING

System Summary List - By Priority

PRIORITY 1

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493479	D5020 Electrical Arc Flash Hazard Analysis and Short Circuit Coordination	Electrical arc flash hazard analysis and short circuit coordination.	No evidence of a short circuit coordination study or arc flash hazard assessment. Electrical equipment was not observed as having the required safety information clearly posted. Arch flash warning labels are installed on some panelboards but the information is not consistent with current requirements.	Perform a short circuit coordination study and an arc flash hazard analysis. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed, appropriate PPE should be purchased for qualified personnel. all electrical equipment must be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only.)	1	0	30	\$24,521
493498	D5020 Electrical Service And Distribution	Industrial Electric Panelboards: Panel L1B, Panel MSB, Panel HA	Some panelboards are missing dead fronts or have empty circuit breaker locations, which expose energized electrical conductors.	Install circuit breaker filler plates and dead fronts immediately.	1	1	30	\$1,506
493495	D5040 Exit Signs	The building has exit lights with green letters on a white background with battery backup.	Some exit signs are inoperable.	Recommend that a survey be conducted to test all exit sign and replace or repair as needed. Cost is for testing with minimal replacement only.	1	1	30	\$2,763



Arena Center Building #1 (04544)

PRIORITY 2

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489155	B2010 Exterior Walls	Exterior Concrete Panels	Corrosion, cracking and dirt were observed on exterior walls.	Repair cracking, power wash exterior walls, and remove corrosion.	2	2	50	\$51,576
489210	B2020 Exterior Windows	Exterior aluminum framed, single-pane windows	Energy inefficient single-pane glazing assemblies observed	Replacement of window systems with energy efficient units is recommended to increase exterior envelope thermal performance	2	2	30	\$361,270
489208	B2020 Storefronts	Pre-finished aluminum storefront assembly with single-pane glazing	Energy inefficient single-pane glazing assemblies observed.	Replacement of storefront systems with energy efficient units is recommended to increase exterior envelope thermal resistance.	2	2	30	\$100,745
525400	B3060 Skylights	Polycarbonate translucent skylights	Skylights do not have fall protection.	Installation of skylights screens or guard rails at the perimeter of the skylight should be undertaken during prescribed action time frame.	2	2	25	\$16,082
493845	D3050 Hot Water Pumps- 0 to 10 HP	End suction pump	Pump is severally corroding due to exposure to the elements.	Budget near term for pump replacement.	2	2	25	\$5,968
489215	G2030 Exterior Concrete Ramps	Exterior concrete walls at loading dock.	Concrete is cracking at the steel posts.	Repair cracked concrete.	2	2	75	\$0
489144	H2010 ADA Assessments	General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.	ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.	Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.	2	2	75	\$2,063

2018 Facilities Condition Assessment



Arena Center Building #1 (04544)

PRIORITY 3

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489170	B2050 Exterior Doors And Grilles	Exterior Metal Doors	Dirt and water staining observed on exterior doors.	Clean exterior surfaces on metal doors and repaint as needed.	3	3	15	\$1,289
525345	B3060 Roof Hatches	Manufactured metal roof hatch, fixed ladder, and operable watertight hinged cover flashed into the existing roofing membrane	Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing; roof access hatch equipped with a fixed ladder and a hatch cover are required to have a device to grab onto to for exit and entry.	Scrape surface rust, prime and repaint roof hatch should be undertaken during prescribed action timeframe. Provide required device to grab onto to exit and enter the hatchway.	3	5	75	\$1,474
493853	D2060 Air Compressors - Duplex	High pressure Duplex air compressor and remote air dryer	Compressor sheet metal components and the top panel of the Air dryer are heavily corroded. A roof system has been installed over the compressor but not over the Air dryer. The compressor seems to be in fair mechanical condition with only 1906 hours of run time.	Clean and repaint the rusting surfaces to increase the unit exteriors longevity. Consider extending the roof system to cover the Air dryer. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.	3	3	15	\$9,302
493849	D3050 Chilled Water Pumps- 11 TO 50 HP	Two (2) 75HP Horizontal Split Case pumps	Bearings & seals may be due for replacement based on age and estimated heavy daily run time.	Inspect all bearings & seals and replace as needed. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.	3	3	25	\$17,131
493851	D3050 Condenser Water Pumps- 11 TO 50 HP	Two (2) 75 HP Horizontal Split Case pumps	Bearings & seals may be due for replacement based on age and estimated heavy daily run time.	Inspect all bearings & seals and replace as needed. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation.	3	3	25	\$17,131



Arena Center Building #1 (04544)

PRIORITY 4

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
525287	B3010 Roofing - Unprotected Membrane	Modified bituminous roof membrane with light colored aggregate surface	Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Numerous patches were observed. Galvanized caps and flashing is beginning to rust. Roof is approaching the the end of the expected life cycle	Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.	4	10	20	\$1,660,900
525211	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear. The flooring finish has exceeded the lifecycle expectancy	Condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Open office areas, office spaces, training space	4	6	5	\$111,767
525367	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear. The flooring finish has exceeded the lifecycle expectancy	Condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Open office areas, office spaces, training space	4	6	5	\$44,122
493846	D3020 Fuel-Fired Heating Boilers - 501 to 1750 MBH	Gas fired cast iron Hot water boiler	Exact age of the boiler is unknown, it is assumed to be original to the facility. Boiler is beginning to heavily corrode on the top and on the steel bulkhead. Burner components may be in need of replacement based on the boilers age. Boiler may not meet today's current California clean air standards.	Consider cleaning boiler sections. Budget for burner repairs. Confirm boilers compliance with current California clean air standards and make adjusts or upgrades as needed. Perform routine monthly, quarterly or annual inspections and maintenance per manufacturer's recommendations.	4	6	30	\$19,857
493838	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	One (1) each 60, 50 & 10 Ton DX, packaged air conditioning units	Units are showing physical signs of weathering. Compressors are rusting. Fan motor was recently replaced on the 60 ton unit. Which shows that components are beginning to fail. The units are approaching the end of remaining useful life. They have already exceeded their useful rated life by 3 years. These units also contains R-22 refrigerant that is being phased out and will no longer be produced or imported in North America as of 1/1/2020. R-22 is available until 1/1/2020 but will be costlier than in prior years.	Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations to maintain proper function and operation. Budget to replace these units with one that uses modern refrigerant and consider a model with increased efficiency. After-market refrigerant conversion may be available for this unit but is not recommended because of the deficiencies observed.	4	6	15	\$587,230
525276	E2010 Wood Veneer Countertops	Stained wood veneer countertop	Countertop is worn and scratched.	Replace system due to condition within prescribed priority time frame. Areas observed that warrant consideration include: Receptionist Desk	4	7	10	\$2,058



5. APPENDICES

A. KITCHEN & LAUNDRY EQUIPMENT ASSESSMENT - CINI-LITTLE INTERNATIONAL, INC (NOT APPLICABLE)

B. BUILDING AUTOMATION SYSTEM/BUILDING MANAGEMENT SYSTEM TESTING - KW ENGINEERING, INC (NOT APPLICABLE)

C. SEISMIC LEVEL 0 REVIEW - BUEHLER ENGINEERING, INC (NOT INCLUDED IN SCOPE)

CANNONDESIGN



2018 FACILITY CONDITION ASSESSMENT

ALAMEDA COUNTY
ALAMEDA COUNTY - ARENA CENTER BUILDING #2 (04546)

FINAL Report

October 31, 2019

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CANNONDESIGN



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1. EXECUTIVE SUMMARY

Summary Statement:

The purpose of the executive summary is to answer the four fundamental questions underlying an objective assessment. What is owned (Current Replacement Value); what is the current-state of condition (Facility Condition Index); what are the Estimated Budget Costs* to maintain (Funding Needs); and how to strategically plan for the future needs (Priority Planning).

This summary and report is based on our field assessments, interviews with staff engineers, our professional opinions, and comparative analysis of assessment items within our expansive facility condition assessment database. The following is a summary of our findings and recommendations.

$$\text{Unit Cost} \times \text{Quantity} \times \text{Repair Factor} \times \text{Adjustment Factor} \times \text{Region Factor} = \text{Cost (Estimated Budget Cost)}$$

Unit Costs - assigned to each UniFormat catalog item and adjusted to suit the observed condition.

Quantity - determined by count and field estimating

Repair Factor - determined by the assessor during the on-site assessment. An assigned repair factor of 100% illustrates specifying full replacement of the assessed component or system.

Adjustment Factor - Utilized to allow for customized estimating or atypical applications. The cost that is estimated to address each identified deficiency has been adjusted by an adjustment factor (refer to Table 1 for a list of facility types, specific facilities within each type and project percentages applied per type) to better reflect a, Estimated Budget Cost for each deficiency. The adjustment factor applied includes some of the 'soft costs' and project delivery costs associated with designing, bidding, and constructing the work described.

Regional Factor - The unit cost assigned to each component, assembly and system includes cost adjustments for the specific geographical location of the building or facility. Known as the Regional Factor. This metric is determined by national databases and the CannonDesign cost estimation and bid results database.



Arena Center Building #2 (04546)

The scope of this project categorized the facilities into Building Types. The facilities included within each Building Type are shown below, along with an Adjustment Factor that applied a percentage used to obtain Estimated Budget Costs for planning purposes.

Building Types	Alameda County Buildings within each Building Type	Percentage applied for Estimated Budget Costs
Animal Shelter	East County Animal Shelter (11030)	40%
Central Plants	Fairmont Carpenter Shop & Boiler Plant (17290); Wiley E. Manuel Courthouse (Central Plant) (04310)	50%
Clinics	Fairmont Hospital Building "C" (17250-3); Fairmont Hospital Building "H" (17250-4); Morton Bakar Center (13030); Youth and Family Services (17132)	50%
Courts	Family Justice Center (04360); Rene C. Davidson Courthouse (04400); Superior Court John George Pavilion (17241)	70%
Detention Facilities	Contract Services / AC Transit Police (04160); Eden Township Station (17080); Glenn E. Dyer Jail (04280); Juvenile Justice Center (17215); Santa Rita Jail (11060)	70%
Homeless Shelters	Homeless Shelter (13170)	40%
Hospital	Fairmont Hospital Building "B" (17250-2)	70%
Libraries	12th and Oak St. Building - Law Library / Conference Center (04410); Castro Valley Library (Old) (10030); Niles Library (12010)	40%
Mental health Facilities	BHCS Crisis Response Unit (17300); Cherry Hill Detox (17270); Cherry Hill Sobering Center (17295); Conced Program (17166); Eden Socialization Program (17167); HCSA / BHCS Eden Community Mental Health Center (CMHC) (17150); John George Pavilion (17240); Las Vistas I (17172); Las Vistas II (17201); Las Vistas III (17010); Snedigar Cottage (17171); Villa Fairmont (17090); Willow Rock Center (17160)	70%
Office Buildings	224 W. Winton Building (13060); Arena Center Building #1 (04544); Arena Center Building #2 (04546); Arena Center Building #3 (04548); Building Maintenance Department (BMD) Administration Building (17163); County Administration Building (04390); Courthouse Square (13112); Fairmont Hospital Administration Building (17250-1); Fairmont Hospital Building "E" (17250-7); Heritage House (16015); Lakeside Plaza (04430); Madison Building (Recorder - County Clerk Building) (04380); Public Works Agency (PWA) Flood Office (13181); Public Works Agency (PWA) Operations Office (11130); Public Works Agency (PWA) Roads Office (13182); Social Services Agency (SSA) Enterprise (04560)	40%
Operations Centers	Alameda County Sheriff's Office (ACSO) Communications Center (17130); Fairmont Hospital Cafeteria (17250-6); Office of Emergency Services (11040); Public Works Agency (PWA) Building / Annex (13150); South County Crisis Building (13230)	50%
Parking Structures	ALCO Parking Garage (04440); Amador Parking Structure (13120); North County Self-Sufficiency Center (NCSSC) Parking Garage (04736); Oakland Parking Structure (04290)	40%
Recycling Centers	East Alameda County Household Hazardous Waste Collection Facility (14030); North Alameda County Household Hazardous Waste Collection Facility (04030); South Alameda County Household Hazardous Waste Collection Facility (13050)	5-%
Maintenance Shops	General Services Agency (GSA) Auto Repair Shop (11110); Hayward Motor Vehicle Shop (13040); Public Works Agency (PWA) Heavy Equipment Repair Building (11100); Weights and Measures (04190)	50%
Training Facilities	Alameda County Sheriff's Office (ACSO) Academy Training (11020); Alameda County Sheriff's Office (ACSO) Firing Range Classrooms (11085)	40%
Veteran's Memorial Buildings	Albany Veterans Memorial Building (VMB) (02010); Fairmont Hospital Chapel (17250-5); Fairmont Hospital Covered Walkways (17250-8); Hayward Veterans Memorial Building (VMB) (13070); Livermore Veterans Memorial Building (VMB) (14100); Niles Veterans Memorial Building (VMB) (12050); San Leandro Veterans Memorial Building (VMB) (17040)	40%
Warehouses	Building Maintenance Department (BMD) Warehouse (11115); Property and Salvage (17100); Registrar of Voters (ROV) Warehouse (04730)	40%
Youth center	Las Vistas Recreation (17202); Youth Uprising Center / Project Yes (04110); Youth Uprising Clinic (04115)	40%

Estimated Budget Costs Include:

General Contractor / Construction Manager (GC/CM) overhead and profit / fees, initial mobilization / demobilization, permitting, soliciation fees, annual inflation (3-4% per year compounded), design fees, legal fees (up to 5%), special access to expose or permit safe access to the work area, equipment mobilization, architectural or structural remodel work required to accommodate infrastructure work, contingency funds (25%), commissioning.



Arena Center Building #2 (04546)

Facility Condition Index Ranking Scale Summary:

The FCI Scale is an industry standard scale used to communicate condition. It assigns the numeric value of the FCI Equation to five general condition rankings: Good, Fair, Poor, Critical, and Divest.



Facility Condition Index (FCI) Equation: The FCI is calculated by adding the estimated value for all of the assessed Deferred Maintenance Deficiencies (DMD) by assigned Priority. Priority 1, 2 and 3 contain assessment years one through five and Priority 4 contains years six through ten. These two number sets are then grouped into two value categories: The 5-year and 10-year DMD. These numbers are each divided by the Current Replacement Value (CRV) of the asset in the equation shown below.

$$\text{FCI} = \frac{\text{DMD}}{\text{CRV}}$$

Current Replacement Value (CRV) and Facility Condition Index (FCI):

An FCI value can be understood as the ratio of the cost to correct all deferred maintenance deficiencies within an asset divided by it's CRV. For example, an asset scoring a "Good" FCI of 0.05 means that only 5% of the CRV is recommended for repairs or replacement. The overall asset condition is determined by the 5-year FCI ranking and score. Please see the following page for an expanded description of CRV and FCI .

Results:

			(CRV)
Arena Center Building #2 (04546) - CRV			\$23,231,506
	Ranking	FCI	\$ (DMD) Value
Facility Condition Index Scoring - 1-YEAR FCI	GOOD	0.00	\$54,422
Facility Condition Index Scoring - 5-YEAR FCI	FAIR	0.06	\$1,346,693
Facility Condition Index Scoring - 10-YEAR FCI	POOR	0.12	\$2,784,825

Rolling Clock:

The 10-year total Deferred Maintenance Deficiencies (DMD) include the 5-year total DMD. The 10-year DMD total may be revised if 5-year needs are cured within the assessment 5-year window. As each year passes, remaining deficiencies generally have action timeframes reduced by one year, which may impact the priority. The industry-standard recommendation is to perform a re-assessment in 5-years to capture new 10-year needs.

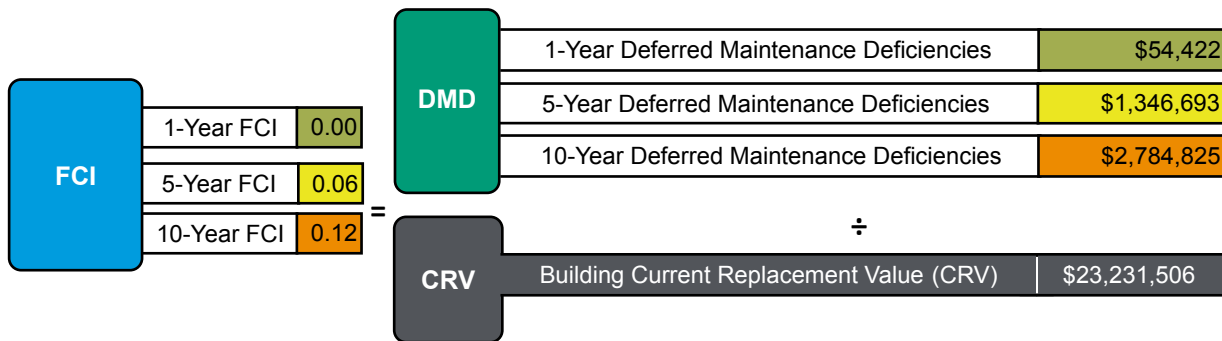
Estimated Budget Costs - By Priority, Year, and Term

PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 - 10	TOTAL (Years 1 - 10)
\$54,422	\$21,680	\$1,270,590	\$1,438,132	\$2,784,825
Immediate	Short-Term		Long-Term	

Each priority group includes the assessed DMD that falls into each respective term regardless of the discipline. Detailed descriptions of observed issues, recommendations, and associated costs are included within the building report.



RANKING METRICS



Discipline Condition Index (DCI) and System Condition Index (SCI) Ranking Scales: A similar scale to the Facility Condition Index scale is used in describing SCI and DCI. The two major differences between the FCI scale and the DCI / SCI scale shown below is that the "Divest" ranking has been omitted, and the "Critical" score has been expanded to 1.00. The reason for these changes is to illustrate that an asset's systems or disciplines cannot be divested. They usually require full replacement to enable the asset to function as originally designed and intended.

Discipline Condition Index		0.00 - 0.05 GOOD				0.06 - 0.10 FAIR		0.11 - 0.30 POOR	0.31 - 1.00 CRITICAL
Disciplines	CRV	CRV/SF	1 YR Needs	5 YR Needs	10 YR Needs	1 YR DCI	5 YR DCI	10 YR DCI	
Structural	\$3,654,426	\$60	\$0	\$0	\$0	0.00	0.00	0.00	
Architectural	\$7,421,583	\$122	\$0	\$1,284,903	\$2,723,035	0.00	0.17	0.37	
Plumbing	\$2,637,185	\$43	\$1,075	\$1,075	\$1,075	0.00	0.00	0.00	
Mechanical	\$5,118,632	\$84	\$26,125	\$31,430	\$31,430	0.01	0.01	0.01	
Fire Protection	\$522,061	\$9	\$0	\$0	\$0	0.00	0.00	0.00	
Electrical	\$2,637,526	\$43	\$27,222	\$27,222	\$27,222	0.01	0.01	0.01	
Communications	\$522,061	\$9	\$0	\$0	\$0	0.00	0.00	0.00	
Safety and Security	\$417,649	\$7	\$0	\$0	\$0	0.00	0.00	0.00	
Civil	\$0	\$0	\$0	\$0	\$0	0.00	0.00	0.00	
ADA Assessments	\$300,384	\$5	\$0	\$2,063	\$2,063	0.00	0.01	0.01	
						FCI	FCI	FCI	
Total	\$23,231,506	\$383	\$54,422	\$1,346,693	\$2,784,825	0.00	0.06	0.12	



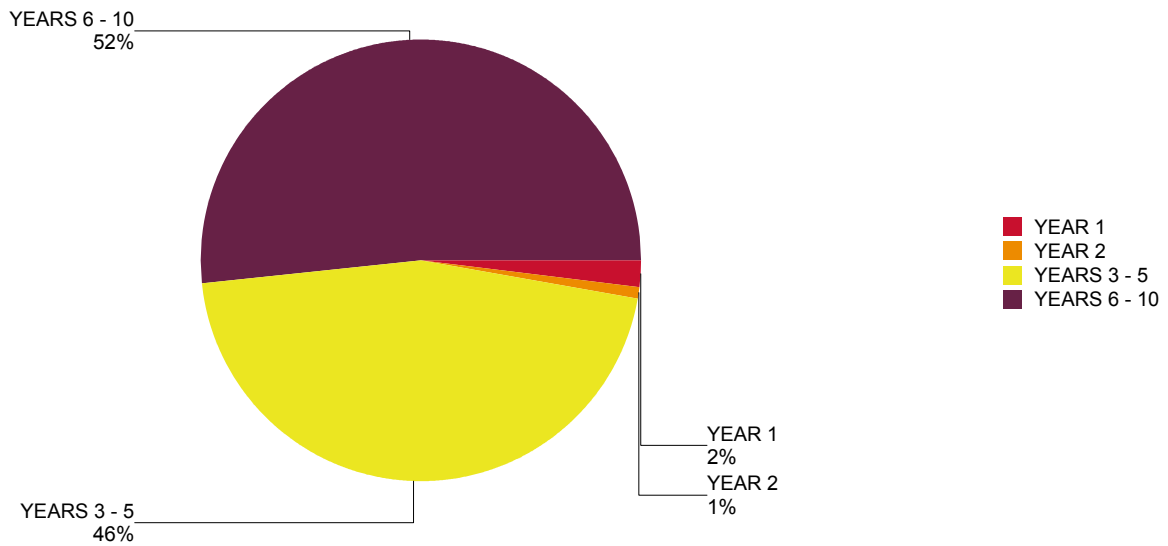
PRIORITY PLANNING DASHBOARDS - (Estimated Budget Costs)

Capital Planning:

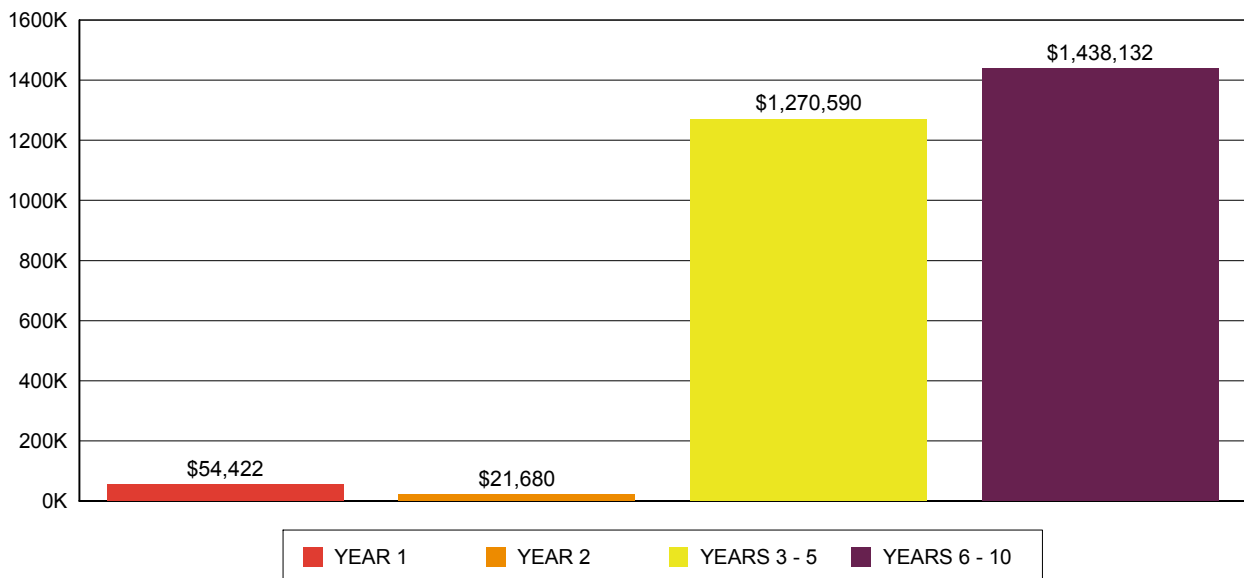
The Estimated Budget Costs for the asset are shown below by Priority and Percentage and Year .

FUNDING NEEDS ALLOCATION				
PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 -10	TOTAL
\$54,422	\$21,680	\$1,270,590	\$1,438,132	\$2,784,825

TOTAL DIRECT COSTS BY PRIORITY AND PERCENT



PRIORITIZATION OF TOTAL DIRECT COSTS BY YEAR



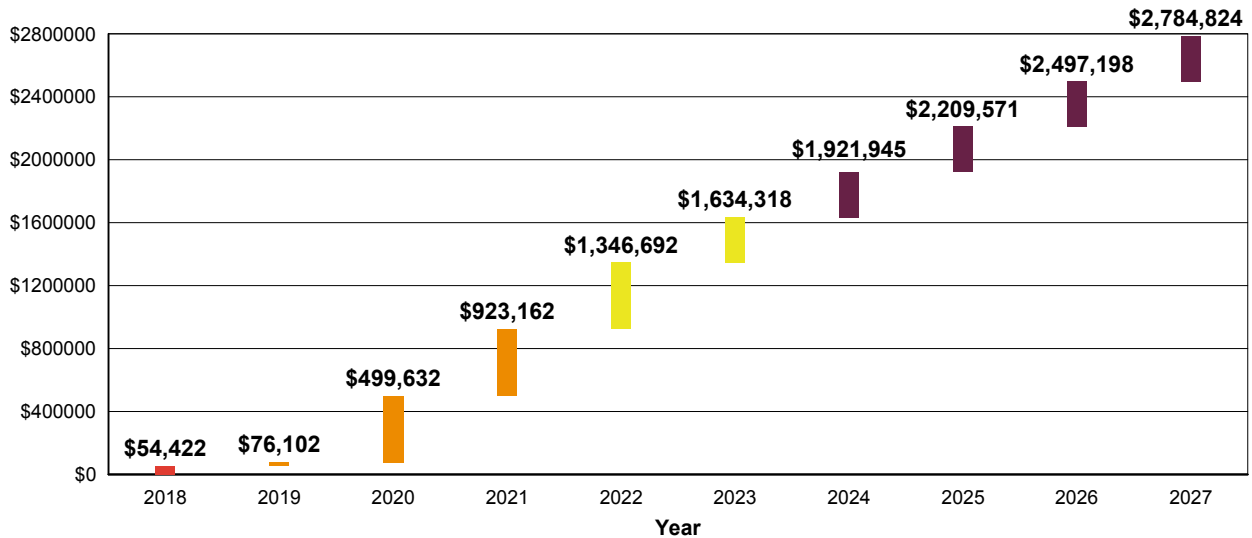


Arena Center Building #2 (04546)

PRIORITY NEEDS BY ACTION TIMEFRAME:

The Priority Funding Needs for the asset are further expanded to break out each estimated annual cost. This is helpful to understand years with lulls or spikes in funding needs and helps proactively plan year over year.

PRIORITY NEEDS BY ACTION TIMEFRAME



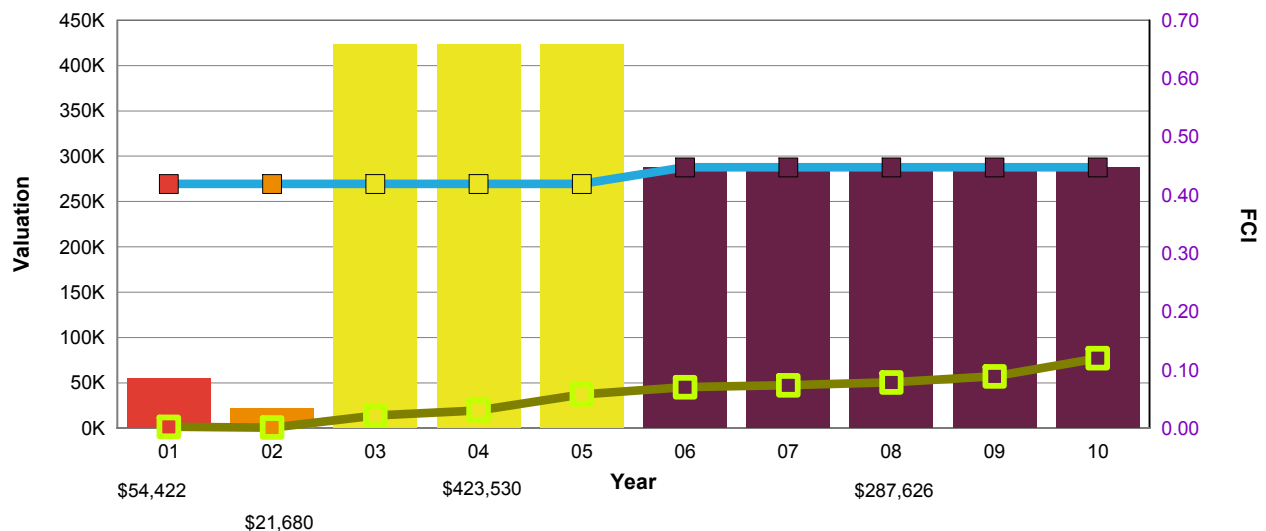
AVERAGE FUNDING:

The below graph shows the current asset FCI Trend line when the 5-year needs are averaged and spread over 5-years. Years 6 through 10 needs are handled in the same manner. This approach may be useful if funding is limited, or there are spikes in a single year cost.

AVERAGE ESTIMATED BUDGET COSTS

PRIORITY 1-3 (YEARS 1-5 = \$269,339)

PRIORITY 4 (YEARS 6-10 = \$287,626)

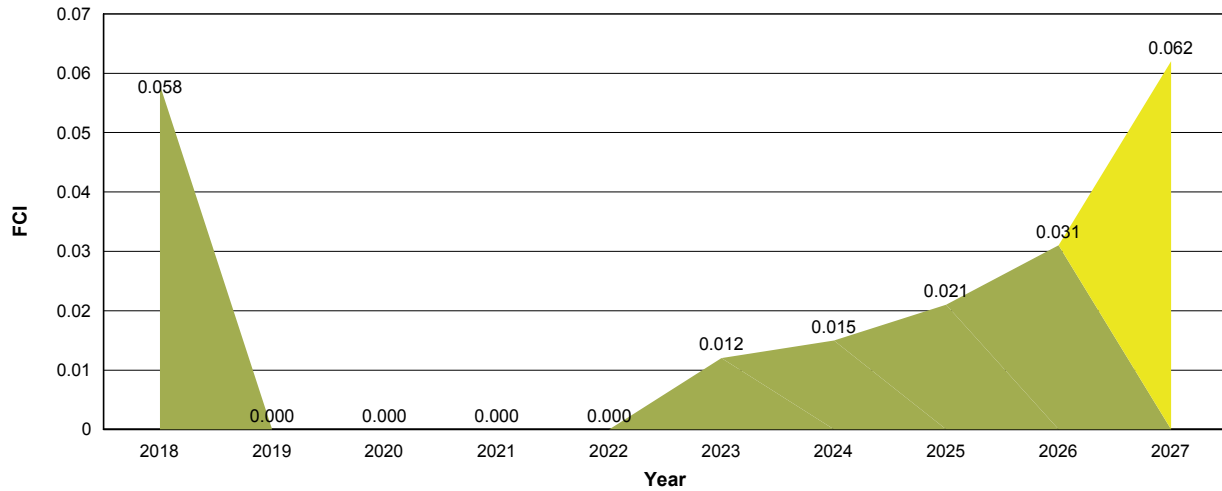




PROACTIVE STATE - RAPID IMPROVEMENT:

Summary: the below graph shows the current asset FCI Trend line after the entire 5-year needs are met in Year 1. This substantially reduces (improves) the 10-Year FCI score if funding is available.

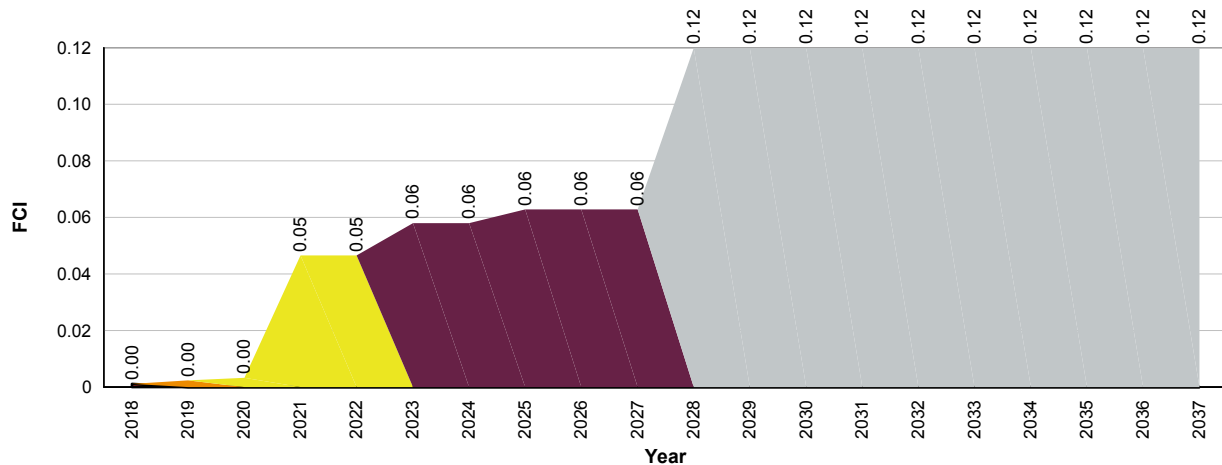
COMPLETE YEARS 1-5 PRIORITY DEFICIENCIES IN YEAR 1



FUTURE STATE - DO NOTHING:

Summary: The below graph shows the current asset FCI Trend line projecting out through years 11 -20. This shows the minimum potential of new 10-year needs awaiting the asset, and the subsequent increases in FCI.

CURRENT FCI TRENDLINE - Conditions Over Time if "No Action Taken"



Projected Growth Of Funding Needs Over Time



ADA Accessibility Ranking System:

The CannonDesign FOS team developed an ADA Accessibility Ranking system to help our clients to better understand how their portfolio quantitatively measures toward achieving ADA accessibility . A ranking for each asset was assigned one of the following:



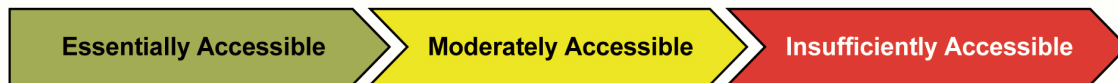
	INSUFFICIENTLY ACCESSIBLE (Higher Priority Issues Noted)	<ul style="list-style-type: none"> • Buildings that are not accessible OR • Accessible from the exterior to the first level only
	MODERATELY ACCESSIBLE (Moderate Priority Issues Noted)	<ul style="list-style-type: none"> • Building accessible to the first level • Buildings that include accessible vertical accessibility • Accessible rooms, spaces and restrooms
	ESSENTIALLY ACCESSIBLE (Lower Priority Issues Noted)	<ul style="list-style-type: none"> • Building accessible to the first level • Buildings that include accessible vertical accessibility to all levels • Accessible rooms, spaces and restrooms • Accessible Drinking Fountains • Accessible communication features, i.e. A/V fire alarm notification devices, and accessible signage with braille



ADA / Accessibility Observations:

ADA Accessibility Ranking Scale:

Summary: The CannonDesign FOS team developed an ADA / Accessibility Ranking system to assist our clients to better understand how their portfolio of buildings ranks toward achieving ADA and applicable state accessibility requirements. A ranking for each building was assigned based on our general observations* to one of three general accessibility rankings: Essentially Accessible, Moderately Accessible, and Insufficiently Accessible.



* General observations of: Site Accessibility, Building Accessibility, Access to Building Services, Restrooms, and Communication Features were observed during the FCA survey. Specifics of our methodology are described in the Methodology section of this report.

This **is not** a full ADA / Accessibility assessment, nor documentation of compliance with the ADA or with state building codes. Further analysis may be warranted based on the building's level of accessibility, age and use.

Arena Center Building #2 (04546)	Essentially Accessible (5)
----------------------------------	----------------------------

ADA Compliance:

The Americans with Disabilities Act (ADA) is federal civil rights legislation, as opposed to a standard building code, and is enforced by the Department of Justice (DOJ). All public, commercial, and state / local government facilities have been subject to the ADA since 1990. Compliance with the ADA is an ongoing obligation. No public facility is exempt or grandfathered, and strict adherence to applicable standards is required in order to achieve compliance. Many organizations which have not upgraded their facilities or prepared a written transition plan toward achieving full compliance are at risk. Cost associated with proactive facility planning is far less than the cost to settle a complaint.

Description	Essentially Accessible (5 of 5)	Moderately Accessible (3 or 4 of 5)	Insufficiently Accessible (Less than 3 of 5)
1 Exterior Accessible Routes	5		
2 Interior Accessible Routes	5		
3 Access to Service	5		
4 Restroom Access	5		
5 Communication Features	5		
SUB TOTAL		25	
AVERAGE TOTAL		5	



2. RESULTS

Asset Summary Report

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1-year, 5-year and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: Alameda County
Building: Arena Center Building #2 (04546)
Site: Alameda County
Building Type: Office
Building #: 04546
Floors: 2
Gross S.F. Size: 60,733
Year Constructed: 2004

LOCATION

Address: 7001 Oakport St.
City: Oakland
State: CA
Zip Code: 94612

CRV DATA:

CRV: \$23,231,506

FCI DATA:

1/ 5 / 10 Yr. FCI: 0.00 / 0.06 / 0.12
(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)
\$ 1/ 5 / 10 Yr. Deficiencies: 54,422/ \$1,346,693 / \$2,784,825

ASSESSMENT DATE:

8/27/2018





BUILDING SUMMARY:

General Description:

Arena Center Building #2 is a vacant office building located near the Oakland Coliseum and constructed in 2004.

B10 - Structure:

The building structure is comprised of steel columns with steel beam frame/steel joist floor structure. The roof structure is a steel joist framing with composite decking. The foundation is assumed to be cast-in-place concrete walls. The floor consists of cast-in-place concrete slab.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows and Doors):

Exterior walls are comprised of steel stud framing with aluminum rainscreen curtain wall system, aluminum framed curtain wall system with single pane glazing with integral door system, and precast concrete curtain wall system. Exterior windows are comprised of aluminum framed punched windows with single pane glazing.

B30 - Exterior Horizontal Enclosures (Roofing):

A majority of the roof system is comprised of a modified bituminous roof membrane with light colored aggregate surface and a small area of metal panel roof system and concrete paver plaza system

C20 - (Architectural) Interior Finishes and E20 - Fixed Furnishings (Cabinetry):

Interior floor finishes consists of vinyl composite tiles, sheet carpeting and ceramic floor tile. Interior wall finishes consists of painted gypsum wall board and ceramic wall tile. Interior ceiling finishes consists of painted exposed structure, acoustical ceiling panel systems and suspended cloud ceiling systems. Interior doors consists of polyurethaned wood doors with aluminum frames. Interior millwork consists of plastic laminate counters, wall cabinets and base cabinets.

D10 - Conveying:

The building has a hydraulic passenger elevator with carpeted floors, stainless steel walls and translucent ceiling panels

D20- Plumbing:

The building is served with domestic municipal water distributed to water closets, urinals, sinks and hose bibbs with copper pipe. Fixtures are commercial grade porcelain and stainless steel. Hot water is provided by a 100-gallon gas hot water heater. Waste piping is cast iron to the municipal sewer.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):



Arena Center Building #2 (04546)

The building is conditioned with packages rooftop DX cooling units and VAV's with hot water reheat coils. A rooftop boiler and hot water pump skid provided hot water heating to the reheat coils. The system is controlled through VAV wall thermostats by a central Trane Tracer control system. Computer room areas are conditioned with Liebert packaged water cooled A/C units with remote centralized cooling towers.

D40 - Fire Protection:

The building is fully protected by a backflow protected municipal water wet sprinkler system with 155-degree Fahrenheit sprinkler heads.

D50 – Electrical:

The facility has a 480/277V, 3000A main electrical service. Two 500KVA 480:208/120V transformers are present. Distribution panelboards are located throughout the facility. Interior lighting consists of CFL uplighting, fluorescent uplighting, Flush mount fluorescent fixtures, recessed CFL fixtures, battery backup emergency lighting and exit signs.

D60 – Communications:

A large structured wiring system supports the phone and data system within the facility.

D70 - Electronic Safety and Security:

A fire alarm system is present in the building.

G20 - Site Improvements (Civil):

Concrete sidewalks, asphalt parking lot, landscaping, bollards



Arena Center Building #2 (04546)

System Summary List - By Discipline

Architectural

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489222	B2010 Exterior Walls	Precast concrete exterior wall panels	Exposed rebar on exterior wall.	Remove corrosion, treat the exposed rebar and patch the damaged area to match adjacent surfaces.	2	2	50	\$14,312
525408	B2010 Exterior Curtain Wall Assemblies	Pre-finished aluminum curtain wall assembly with single-pane glazing	Energy inefficient single-pane glazing assemblies observed.	Replacement of curtain wall systems with energy efficient units is recommended to increase exterior envelope thermal performance.	3	3	50	\$763,939
525410	B2020 Aluminum Windows (fixed)	Pre-finished aluminum frames with fixed single-pane glazing	Energy inefficient single-pane glazing assemblies observed	Replacement of window systems with energy efficient units is recommended to increase exterior envelope thermal performance.	3	3	30	\$216,025
525387	B3060 Skylights	Polycarbonate translucent skylights	Skylights do not have fall protection.	Installation of skylights screens or guard rails at the perimeter of the skylight should be undertaken during prescribed action time frame.	3	3	25	\$24,123
525379	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear in some areas. In other areas, the flooring is functional, but has exceeded the expected life cycle.	Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Hallways, enclosed and open office spaces	3	5	5	\$119,592
525382	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear in some areas. In other areas, the flooring is functional, but has exceeded the expected life cycle.	Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Hallways, enclosed and open office spaces	3	5	5	\$146,912
525384	B3010 Roofing - Unprotected Membrane	Modified bituminous roof membrane with light colored aggregate surface	Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Roof is approaching the the end of the expected life cycle.	Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.	4	10	20	\$1,325,751
525381	C2030 Vinyl Composite Tile Flooring	Vinyl composite tile interior flooring	Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.	Age and condition warrants replacement of flooring during prescribed action time frames.	4	7	12	\$56,191
525383	C2030 Vinyl Composite Tile Flooring	Vinyl composite tile interior flooring	Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.	Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Office areas	4	7	12	\$56,191
Architectural Total:								\$2,723,035

2018 Facilities Condition Assessment



Arena Center Building #2 (04546)

Plumbing

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493864	D2010 Domestic Water Heaters	100 Gallon gas hot water heater	Water heater is in good condition however the building is vacant and the heater is not being utilized.	Turn off and drain the hot water heater and follow the manufacturer's recommendations for long term storage until the heater is needed.	1	1	15	\$1,075
Plumbing Total:								\$1,075

2018 Facilities Condition Assessment



Arena Center Building #2 (04546)

Mechanical

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493863	D3020 Fuel-Fired Heating Boilers - 501 to 1750 MBH	Gas fired cast iron hot water boiler	The building is mostly vacant and the equipment is not being utilized or used very little.	Consider setting up a maintenance schedule to routinely operate or cycle the boiler to prevent damages from the lack of usage over long periods. Consult the manufacturer for recommendations on long term storage procedures. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendation.	1	1	30	\$4,964
493865	D3040 Computer-Room Air-Conditioners	Water cooled Computer room A/C units	The building is vacant and the equipment is not in operation. Long periods of inactivity may have adverse effects on the equipment components.	Consult the manufacturer for requirements and recommendations on equipment long term storage procedures. Consider setting up a maintenance schedule to routinely operate or cycle the units to prevent damages from the lack of usage over long terms. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations.	1	1	15	\$15,289
493862	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Two (2) 60 Ton Packaged rooftop DX cooling units	The building is mostly vacant, and equipment is not being utilized or used very little.	Consider setting up a maintenance schedule to routinely operate or cycle the units to prevent damages from the lack of usage over long periods. Consult the manufacturer for recommendations and long term storage procedures for in active units. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations.	1	1	15	\$5,872
493861	D3050 Hot Water Pumps- 0 to 10 HP	5 HP End suction pump	Pump is severally corroding due to exposure to the elements.	Budget near term for replacement.	2	2	25	\$5,305
Mechanical Total:								\$31,430

2018 Facilities Condition Assessment



Arena Center Building #2 (04546)

Electrical

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493474	D5020 Electrical Arc Flash Hazard Analysis and Short Circuit Coordination	Electrical arc flash hazard analysis and short circuit coordination	No evidence of a short circuit coordination study or arc flash hazard assessment. Electrical equipment was not observed as having the required safety information clearly posted.	Perform a short circuit coordination study and an arc flash hazard analysis. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed, appropriate PPE should be purchased for qualified personnel. All electrical equipment must be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only.)	1	0	30	\$26,103
493625	D5020 Panelboard Deficiencies	Panel ZX3A and Panel ZX5	Circuit breaker locations were observed empty in these 2 panelboards causing energized components to be exposed.	Install manufacturer approved breakers seals to eliminated the hazards associated with exposed energized components.	1	0	30	\$1,119
Electrical Total:								\$27,222

2018 Facilities Condition Assessment



Arena Center Building #2 (04546)


ADA Assessments


Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489217	H2010 ADA Assessments	General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.	ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.	Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.	2	2	75	\$2,063
ADA Assessments Total:								\$2,063



3. RECOMMENDATIONS

Action Item List - By Priority

P R I O R I T Y 1		<p>FOScore #: 493474 Uniformat Name: D5020 - Electrical Arc Flash Hazard Analysis and Short Circuit Coordination Category: Life Safety - Life Safety Location: Entire Building Area Served: Entire building Observed Remaining Life: 0 year(s) Act By: 2019 Action Timeframe: 0 year(s) Reference Life (BOMA): 30 year(s)</p>
	<p><u>Description:</u> Electrical arc flash hazard analysis and short circuit coordination</p> <p><u>Critical Issues:</u> No evidence of a short circuit coordination study or arc flash hazard assessment. Electrical equipment was not observed as having the required safety information clearly posted.</p> <p><u>Recommendations:</u> Perform a short circuit coordination study and an arc flash hazard analysis. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed, appropriate PPE should be purchased for qualified personnel. All electrical equipment must be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only.)</p> <p><u>Repair Factor:</u> 100%</p> <p style="text-align: right;">Pricing Unit: 60,733 BGSF Cost: \$26,103</p>	

P R I O R I T Y 1		<p>FOScore #: 493625 Uniformat Name: D5020 - Panelboard Deficiencies Category: Code Compliance - Life Safety Location: Entire Building Area Served: Entire building Observed Remaining Life: 0 year(s) Act By: 2019 Action Timeframe: 0 year(s) Reference Life (BOMA): 30 year(s)</p>
	<p><u>Description:</u> Panel ZX3A and Panel ZX5</p> <p><u>Critical Issues:</u> Circuit breaker locations were observed empty in these 2 panelboards causing energized components to be exposed.</p> <p><u>Recommendations:</u> Install manufacturer approved breakers seals to eliminated the hazards associated with exposed energized components.</p> <p><u>Repair Factor:</u> 100%</p> <p style="text-align: right;">Pricing Unit: 60,733 BGSF Cost: \$1,119</p>	



Arena Center Building #2 (04546)

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FOScore #: 493862
Uniformat Name: D3060 - Packaged DX Air-Conditioning Units- 6 to 50 TON
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 15 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 15 year(s)

Description: Two (2) 60 Ton Packaged rooftop DX cooling units
Critical Issues: The building is mostly vacant, and equipment is not being utilized or used very little.
Recommendations: Consider setting up a maintenance schedule to routinely operate or cycle the units to prevent damages from the lack of usage over long periods. Consult the manufacturer for recommendations and long term storage procedures for in active units. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations.
Repair Factor: 1%

Pricing Unit: 120 TON Cost: \$5,872

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FOScore #: 493863
Uniformat Name: D3020 - Fuel-Fired Heating Boilers - 501 to 1750 MBH
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 16 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 30 year(s)

Description: Gas fired cast iron hot water boiler
Critical Issues: The building is mostly vacant and the equipment is not being utilized or used very little.
Recommendations: Consider setting up a maintenance schedule to routinely operate or cycle the boiler to prevent damages from the lack of usage over long periods. Consult the manufacturer for recommendations on long term storage procedures. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendation.
Repair Factor: 5%

Pricing Unit: 1,375 MBH Cost: \$4,964



Arena Center Building #2 (04546)

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FOScore #: 493864
Uniformat Name: D2010 - Domestic Water Heaters
Category: Building Integrity - Reliability
Location: 1st Floor
Area Served: Entire Building
Observed Remaining Life: 11 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 15 year(s)

Description: 100 Gallon gas hot water heater
Critical Issues: Water heater is in good condition however the building is vacant and the heater is not being utilized.
Recommendations: Turn off and drain the hot water heater and follow the manufacturer's recommendations for long term storage until the heater is needed.
Repair Factor: 4%

Pricing Unit: 199,000 BTU Cost: \$1,075

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FOScore #: 493865
Uniformat Name: D3040 - Computer-Room Air-Conditioners
Category: Building Integrity - Reliability
Location: 1st Floor
Area Served: Entire Building
Observed Remaining Life: 15 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 15 year(s)

Description: Water cooled Computer room A/C units
Critical Issues: The building is vacant and the equipment is not in operation. Long periods of inactivity may have adverse effects on the equipment components.
Recommendations: Consult the manufacturer for requirements and recommendations on equipment long term storage procedures. Consider setting up a maintenance schedule to routinely operate or cycle the units to prevent damages from the lack of usage over long terms. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations.
Repair Factor: 2%

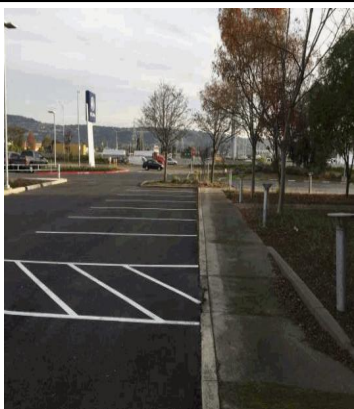
Pricing Unit: 500 TON Cost: \$15,289



Arena Center Building #2 (04546)

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FOScore #: 489217
Uniformat Name: H2010 - ADA Assessments
Category: Code Compliance - ADA/Accessibility
Location: Partial Building
Area Served:
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 75 year(s)

Description: General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.
Critical Issues: ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.
Recommendations: Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.
Repair Factor: 100%

Pricing Unit: 1 EA Cost: \$2,063

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FOScore #: 489222
Uniformat Name: B2010 - Exterior Walls
Category: Building Integrity - Construction Deficiency
Location: Building Exterior
Area Served: Partial exterior shell of building
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 50 year(s)

Description: Precast concrete exterior wall panels
Critical Issues: Exposed rebar on exterior wall.
Recommendations: Remove corrosion, treat the exposed rebar and patch the damaged area to match adjacent surfaces.
Repair Factor: 100%

Pricing Unit: 150 WSF Cost: \$14,312





Arena Center Building #2 (04546)

P R I O R I T Y 2		<p>FOScore #: 493861 Uniformat Name: D3050 - Hot Water Pumps- 0 to 10 HP Category: Building Integrity - Reliability Location: Roof Area Served: Entire Building Observed Remaining Life: 2 year(s) Act By: 2021 Action Timeframe: 2 year(s) Reference Life (BOMA): 25 year(s)</p>
		<p>Description: 5 HP End suction pump Critical Issues: Pump is severally corroding due to exposure to the elements. Recommendations: Budget near term for replacement. Repair Factor: 40%</p> <p style="text-align: right;">Pricing Unit: 5 HP Cost: \$5,305</p>
P R I O R I T Y 3		<p>FOScore #: 525379 Uniformat Name: C2030 - Sheet Carpeting Category: Building Integrity - Appearance Location: 1st Floor Area Served: Hallways, enclosed and open office spaces Observed Remaining Life: 5 year(s) Act By: 2024 Action Timeframe: 5 year(s) Reference Life (BOMA): 5 year(s)</p>
		<p>Description: Broadloom interior floor carpeting Critical Issues: Flooring is stained and showing signs of wear in some areas. In other areas, the flooring is functional, but has exceeded the expected life cycle. Recommendations: Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Hallways, enclosed and open office spaces Repair Factor: 100%</p> <p style="text-align: right;">Pricing Unit: 17,453 SF Cost: \$119,592</p>



Arena Center Building #2 (04546)

P R I O R I T Y 3		<p> FOScore #: 525382 Uniformat Name: C2030 - Sheet Carpeting Category: Building Integrity - Appearance Location: 2nd floor Area Served: Hallways, enclosed and open office spaces Observed Remaining Life: 5 year(s) Act By: 2024 Action Timeframe: 5 year(s) Reference Life (BOMA): 5 year(s) </p>
	<p> Description: Broadloom interior floor carpeting Critical Issues: Flooring is stained and showing signs of wear in some areas. In other areas, the flooring is functional, but has exceeded the expected life cycle. Recommendations: Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Hallways, enclosed and open office spaces Repair Factor: 100% </p> <p style="text-align: right;">Pricing Unit: 21,440 SF Cost: \$146,912</p>	
P R I O R I T Y 3		<p> FOScore #: 525387 Uniformat Name: B3060 - Skylights Category: Building Integrity - Reliability Location: Roof Area Served: Roof Observed Remaining Life: 10 year(s) Act By: 2022 Action Timeframe: 3 year(s) Reference Life (BOMA): 25 year(s) </p>
	<p> Description: Polycarbonate translucent skylights Critical Issues: Skylights do not have fall protection. Recommendations: Installation of skylights screens or guard rails at the perimeter of the skylight should be undertaken during prescribed action time frame. Repair Factor: 100% </p> <p style="text-align: right;">Pricing Unit: 150 SF Cost: \$24,123</p>	



Arena Center Building #2 (04546)

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FOScore #: 525408
Uniformat Name: B2010 - Exterior Curtain Wall Assemblies
Category: Environmental - Energy Conservation Opportunity
Location: Building Exterior
Area Served: Partial exterior shell of building
Observed Remaining Life: 35 year(s)
Act By: 2022
Action Timeframe: 3 year(s)
Reference Life (BOMA): 50 year(s)

Description: Pre-finished aluminum curtain wall assembly with single-pane glazing
Critical Issues: Energy inefficient single-pane glazing assemblies observed.
Recommendations: Replacement of curtain wall systems with energy efficient units is recommended to increase exterior envelope thermal performance.
Repair Factor: 100%

Pricing Unit: 5,000 SF Cost: \$763,939

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FOScore #: 525410
Uniformat Name: B2020 - Aluminum Windows (fixed)
Category: Environmental - Energy Conservation Opportunity
Location: Partial Building
Area Served: Partial building exterior
Observed Remaining Life: 15 year(s)
Act By: 2022
Action Timeframe: 3 year(s)
Reference Life (BOMA): 30 year(s)

Description: Pre-finished aluminum frames with fixed single-pane glazing
Critical Issues: Energy inefficient single-pane glazing assemblies observed
Recommendations: Replacement of window systems with energy efficient units is recommended to increase exterior envelope thermal performance.
Repair Factor: 100%

Pricing Unit: 2,397 SF Cost: \$216,025



Arena Center Building #2 (04546)

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FOScore #: 525381
Uniformat Name: C2030 - Vinyl Composite Tile Flooring
Category: Building Integrity - Appearance
Location: 1st Floor
Area Served: Vacant areas within the 1st floor
Observed Remaining Life: 7 year(s)
Act By: 2026
Action Timeframe: 7 year(s)
Reference Life (BOMA): 12 year(s)

Description: Vinyl composite tile interior flooring
Critical Issues: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Recommendations: Age and condition warrants replacement of flooring during prescribed action time frames.
Repair Factor: 100%
Pricing Unit: 8,350 SF Cost: \$56,191

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FOScore #: 525383
Uniformat Name: C2030 - Vinyl Composite Tile Flooring
Category: Building Integrity - Appearance
Location: 2nd floor
Area Served: Vacant areas within the 2nd floor
Observed Remaining Life: 7 year(s)
Act By: 2026
Action Timeframe: 7 year(s)
Reference Life (BOMA): 12 year(s)

Description: Vinyl composite tile interior flooring
Critical Issues: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Recommendations: Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Office areas
Repair Factor: 100%
Pricing Unit: 8,350 SF Cost: \$56,191



Arena Center Building #2 (04546)

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FOScore #: 525384
Uniformat Name: B3010 - Roofing - Unprotected Membrane
Category: Building Integrity - Reliability
Location: Roof
Area Served: Roof
Observed Remaining Life: 10 year(s)
Act By: 2029
Action Timeframe: 10 year(s)
Reference Life (BOMA): 20 year(s)

Description: Modified bituminous roof membrane with light colored aggregate surface
Critical Issues: Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Roof is approaching the the end of the expected life cycle.
Recommendations: Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.
Repair Factor: 100%

Pricing Unit: 30,360 SF Cost: \$1,325,751

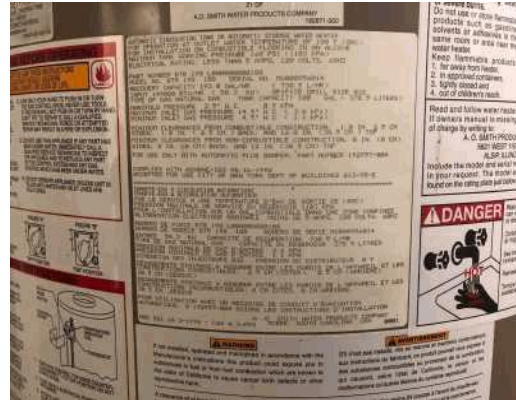


Photo Log by Priority, Uniformat #, Item #

RECOMMENDATIONS



Item #: 493864
Uniformat Number: D2010
Item Title: Domestic Water Heaters
Caption: Gas hot water heater
Priority: 1 - Currently Critical



Item #: 493864
Uniformat Number: D2010
Item Title: Domestic Water Heaters
Caption: Hot water heater nameplate
Priority: 1 - Currently Critical



Item #: 493863
Uniformat Number: D3020
Item Title: Fuel-Fired Heating Boilers - 501 to 1750 MBH
Caption: Hot water boiler
Priority: 1 - Currently Critical



Item #: 493865
Uniformat Number: D3040
Item Title: Computer-Room Air-Conditioners
Caption: Water cooled Computer room A/C units
Priority: 1 - Currently Critical

2018 Facilities Condition Assessment



Arena Center Building #2 (04546)



Item #: 493865
 Uniformat Number: D3040
 Item Title: Computer-Room Air-Conditioners
 Caption: Typical Computer room A/C unit
 Priority: 1 - Currently Critical



Item #: 493862
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit
 Priority: 1 - Currently Critical



Item #: 493862
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: RTU Nameplate
 Priority: 1 - Currently Critical



Item #: 493862
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit
 Priority: 1 - Currently Critical



Arena Center Building #2 (04546)



Item #: 493474
 Uniformat Number: D5020
 Item Title: Electrical Arc Flash Hazard Analysis and Short Circuit Coordination
 Caption: Equipment not labeled with hazards
 Priority: 1 - Currently Critical



Item #: 493625
 Uniformat Number: D5020
 Item Title: Panelboard Deficiencies
 Caption: ZX3A
 Priority: 1 - Currently Critical



Item #: 493625
 Uniformat Number: D5020
 Item Title: Panelboard Deficiencies
 Caption: ZX3A
 Priority: 1 - Currently Critical



Item #: 493625
 Uniformat Number: D5020
 Item Title: Panelboard Deficiencies
 Caption: ZX3A
 Priority: 1 - Currently Critical



Item #: 493625
 Uniformat Number: D5020
 Item Title: Panelboard Deficiencies
 Caption: ZX5
 Priority: 1 - Currently Critical



Item #: 493625
 Uniformat Number: D5020
 Item Title: Panelboard Deficiencies
 Caption: ZX5
 Priority: 1 - Currently Critical



Arena Center Building #2 (04546)



Item #: 493625
Uniformat Number: D5020
Item Title: Panelboard Deficiencies
Caption: ZX5
Priority: 1 - Currently Critical



Item #: 489222
Uniformat Number: B2010
Item Title: Exterior Walls
Caption: Exposed rebar on exterior wall
Priority: 2 - Potentially Critical



Item #: 493861
Uniformat Number: D3050
Item Title: Hot Water Pumps- 0 to 10 HP
Caption: Hot water pump
Priority: 2 - Potentially Critical



Item #: 493861
Uniformat Number: D3050
Item Title: Hot Water Pumps- 0 to 10 HP
Caption: Hot water pump motor nameplate
Priority: 2 - Potentially Critical



Item #: 489217
Uniformat Number: H2010
Item Title: ADA Assessments
Caption: Non compliant parking space
Priority: 2 - Potentially Critical



Item #: 525408
Uniformat Number: B2010
Item Title: Exterior Curtain Wall Assemblies
Caption: Energy inefficient single pane glazing
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #2 (04546)



Item #: 525408
Uniformat Number: B2010
Item Title: Exterior Curtain Wall Assemblies
Caption: Energy inefficient single pane glazing
Priority: 3 - Necessary - Not Yet Critical



Item #: 525410
Uniformat Number: B2020
Item Title: Aluminum Windows (fixed)
Caption: Energy inefficient single pane glazing assemblies observed
Priority: 3 - Necessary - Not Yet Critical



Item #: 525410
Uniformat Number: B2020
Item Title: Aluminum Windows (fixed)
Caption: Energy inefficient single pane glazing assemblies observed
Priority: 3 - Necessary - Not Yet Critical



Item #: 525410
Uniformat Number: B2020
Item Title: Aluminum Windows (fixed)
Caption: Energy inefficient single pane glazing assemblies observed
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #2 (04546)



Item #: 525387
Uniformat Number: B3060
Item Title: Skylights
Caption: Skylights do not have fall protection
Priority: 3 - Necessary - Not Yet Critical



Item #: 525387
Uniformat Number: B3060
Item Title: Skylights
Caption: Skylights do not have fall protection
Priority: 3 - Necessary - Not Yet Critical



Item #: 525379
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear in some areas
Priority: 3 - Necessary - Not Yet Critical



Item #: 525379
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear in some areas
Priority: 3 - Necessary - Not Yet Critical



Item #: 525379
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: In other areas, the flooring is functional, but has exceeded the expected lifecycle.
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #2 (04546)



Item #: 525379
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear in some areas
Priority: 3 - Necessary - Not Yet Critical



Item #: 525379
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear in some areas
Priority: 3 - Necessary - Not Yet Critical



Item #: 525382
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 3 - Necessary - Not Yet Critical



Item #: 525382
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #2 (04546)



Item #: 525382
Uniformat Number: C2030
Item Title: Sheet Carpeting
Caption: Flooring is stained and showing signs of wear
Priority: 3 - Necessary - Not Yet Critical



Item #: 525384
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof is approaching the the end of the expected life cycle
Priority: 4 - Recommended



Item #: 525384
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof is approaching the the end of the expected life cycle
Priority: 4 - Recommended



Item #: 525384
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof is approaching the the end of the expected life cycle
Priority: 4 - Recommended



Arena Center Building #2 (04546)



Item #: 525384
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof is approaching the the end of the expected life cycle
Priority: 4 - Recommended



Item #: 525381
Uniformat Number: C2030
Item Title: Vinyl Composite Tile Flooring
Caption: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Priority: 4 - Recommended



Item #: 525381
Uniformat Number: C2030
Item Title: Vinyl Composite Tile Flooring
Caption: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Priority: 4 - Recommended



Item #: 525381
Uniformat Number: C2030
Item Title: Vinyl Composite Tile Flooring
Caption: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Priority: 4 - Recommended



Arena Center Building #2 (04546)



Item #: 525383
Uniformat Number: C2030
Item Title: Vinyl Composite Tile Flooring
Caption: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Priority: 4 - Recommended



Item #: 525383
Uniformat Number: C2030
Item Title: Vinyl Composite Tile Flooring
Caption: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Priority: 4 - Recommended



Item #: 525383
Uniformat Number: C2030
Item Title: Vinyl Composite Tile Flooring
Caption: Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.
Priority: 4 - Recommended



Arena Center Building #2 (04546)

4. PLANNING

System Summary List - By Priority

PRIORITY 1

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493864	D2010 Domestic Water Heaters	100 Gallon gas hot water heater	Water heater is in good condition however the building is vacant and the heater is not being utilized.	Turn off and drain the hot water heater and follow the manufacturer's recommendations for long term storage until the heater is needed.	1	1	15	\$1,075
493863	D3020 Fuel-Fired Heating Boilers - 501 to 1750 MBH	Gas fired cast iron hot water boiler	The building is mostly vacant and the equipment is not being utilized or used very little.	Consider setting up a maintenance schedule to routinely operate or cycle the boiler to prevent damages from the lack of usage over long periods. Consult the manufacturer for recommendations on long term storage procedures. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendation.	1	1	30	\$4,964
493865	D3040 Computer-Room Air-Conditioners	Water cooled Computer room A/C units	The building is vacant and the equipment is not in operation. Long periods of inactivity may have adverse effects on the equipment components.	Consult the manufacturer for requirements and recommendations on equipment long term storage procedures. Consider setting up a maintenance schedule to routinely operate or cycle the units to prevent damages from the lack of usage over long terms. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations.	1	1	15	\$15,289
493862	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Two (2) 60 Ton Packaged rooftop DX cooling units	The building is mostly vacant, and equipment is not being utilized or used very little.	Consider setting up a maintenance schedule to routinely operate or cycle the units to prevent damages from the lack of usage over long periods. Consult the manufacturer for recommendations and long term storage procedures for in active units. Perform monthly, quarterly or annual maintenance and inspections per manufacturer's recommendations.	1	1	15	\$5,872
493474	D5020 Electrical Arc Flash Hazard Analysis and Short Circuit Coordination	Electrical arc flash hazard analysis and short circuit coordination	No evidence of a short circuit coordination study or arc flash hazard assessment. Electrical equipment was not observed as having the required safety information clearly posted.	Perform a short circuit coordination study and an arc flash hazard analysis. Make required changes to the electrical system to ensure proper circuit coordination and to minimize electrical flash hazards. Once completed, appropriate PPE should be purchased for qualified personnel. All electrical equipment must be labeled with necessary safety information specific to each piece of equipment. (Price reflects cost of engineering for short circuit coordination and arc flash assessment only.)	1	0	30	\$26,103

2018 Facilities Condition Assessment



Arena Center Building #2 (04546)

PRIORITY 1

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493625	D5020 Panelboard Deficiencies	Panel ZX3A and Panel ZX5	Circuit breaker locations were observed empty in these 2 panelboards causing energized components to be exposed.	Install manufacturer approved breakers seals to eliminated the hazards associated with exposed energized components.	1	0	30	\$1,119

2018 Facilities Condition Assessment



Arena Center Building #2 (04546)

PRIORITY 2

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489222	B2010 Exterior Walls	Precast concrete exterior wall panels	Exposed rebar on exterior wall.	Remove corrosion, treat the exposed rebar and patch the damaged area to match adjacent surfaces.	2	2	50	\$14,312
489361	D3050 Hot Water Pumps- 0 to 10 HP	5 HP End suction pump	Pump is severely corroding due to exposure to the elements.	Budget near term for replacement.	2	2	25	\$5,305
489217	H2010 ADA Assessments	General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.	ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.	Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.	2	2	75	\$2,063



Arena Center Building #2 (04546)

PRIORITY 3

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
525408	B2010 Exterior Curtain Wall Assemblies	Pre-finished aluminum curtain wall assembly with single-pane glazing	Energy inefficient single-pane glazing assemblies observed.	Replacement of curtain wall systems with energy efficient units is recommended to increase exterior envelope thermal performance.	3	3	50	\$763,939
525410	B2020 Aluminum Windows (fixed)	Pre-finished aluminum frames with fixed single-pane glazing	Energy inefficient single-pane glazing assemblies observed	Replacement of window systems with energy efficient units is recommended to increase exterior envelope thermal performance.	3	3	30	\$216,025
525387	B3060 Skylights	Polycarbonate translucent skylights	Skylights do not have fall protection.	Installation of skylights screens or guard rails at the perimeter of the skylight should be undertaken during prescribed action time frame.	3	3	25	\$24,123
525379	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear in some areas. In other areas, the flooring is functional, but has exceeded the expected life cycle.	Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Hallways, enclosed and open office spaces	3	5	5	\$119,592
525382	C2030 Sheet Carpeting	Broadloom interior floor carpeting	Flooring is stained and showing signs of wear in some areas. In other areas, the flooring is functional, but has exceeded the expected life cycle.	Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Hallways, enclosed and open office spaces	3	5	5	\$146,912



Arena Center Building #2 (04546)

PRIORITY 4

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
525384	B3010 Roofing - Unprotected Membrane	Modified bituminous roof membrane with light colored aggregate surface	Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Roof is approaching the the end of the expected life cycle.	Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.	4	10	20	\$1,325,751
525381	C2030 Vinyl Composite Tile Flooring	Vinyl composite tile interior flooring	Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.	Age and condition warrants replacement of flooring during prescribed action time frames.	4	7	12	\$56,191
525383	C2030 Vinyl Composite Tile Flooring	Vinyl composite tile interior flooring	Flooring is damaged in some areas. Flooring has exceeded the lifecycle expectancy.	Age and condition warrants replacement of flooring during prescribed action time frames. Areas observed that warrant consideration include: Office areas	4	7	12	\$56,191



5. APPENDICES

A. KITCHEN & LAUNDRY EQUIPMENT ASSESSMENT - CINI-LITTLE INTERNATIONAL, INC (NOT APPLICABLE)

B. BUILDING AUTOMATION SYSTEM/BUILDING MANAGEMENT SYSTEM TESTING - kW ENGINEERING, INC (NOT APPLICABLE)

C. SEISMIC LEVEL 0 REVIEW - BUEHLER ENGINEERING, INC (NOT INCLUDED IN SCOPE)

CANNONDESIGN



2018 FACILITY CONDITION ASSESSMENT

ALAMEDA COUNTY
ALAMEDA COUNTY - ARENA CENTER BUILDING #3 (04548)

FINAL Report

October 31, 2019

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CANNONDESIGN



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1. EXECUTIVE SUMMARY

Summary Statement:

The purpose of the executive summary is to answer the four fundamental questions underlying an objective assessment. What is owned (Current Replacement Value); what is the current-state of condition (Facility Condition Index); what are the Estimated Budget Costs* to maintain (Funding Needs); and how to strategically plan for the future needs (Priority Planning).

This summary and report is based on our field assessments, interviews with staff engineers, our professional opinions, and comparative analysis of assessment items within our expansive facility condition assessment database. The following is a summary of our findings and recommendations.

$$\text{Unit Cost} \times \text{Quantity} \times \text{Repair Factor} \times \text{Adjustment Factor} \times \text{Region Factor} = \text{Cost (Estimated Budget Cost)}$$

Unit Costs - assigned to each UniFormat catalog item and adjusted to suit the observed condition.

Quantity - determined by count and field estimating

Repair Factor - determined by the assessor during the on-site assessment. An assigned repair factor of 100% illustrates specifying full replacement of the assessed component or system.

Adjustment Factor - Utilized to allow for customized estimating or atypical applications. The cost that is estimated to address each identified deficiency has been adjusted by an adjustment factor (refer to Table 1 for a list of facility types, specific facilities within each type and project percentages applied per type) to better reflect a, Estimated Budget Cost for each deficiency. The adjustment factor applied includes some of the 'soft costs' and project delivery costs associated with designing, bidding, and constructing the work described.

Regional Factor - The unit cost assigned to each component, assembly and system includes cost adjustments for the specific geographical location of the building or facility. Known as the Regional Factor. This metric is determined by national databases and the CannonDesign cost estimation and bid results database.



Arena Center Building #3 (04548)

The scope of this project categorized the facilities into Building Types. The facilities included within each Building Type are shown below, along with an Adjustment Factor that applied a percentage used to obtain Estimated Budget Costs for planning purposes.

Building Types	Alameda County Buildings within each Building Type	Percentage applied for Estimated Budget Costs
Animal Shelter	East County Animal Shelter (11030)	40%
Central Plants	Fairmont Carpenter Shop & Boiler Plant (17290); Wiley E. Manuel Courthouse (Central Plant) (04310)	50%
Clinics	Fairmont Hospital Building "C" (17250-3); Fairmont Hospital Building "H" (17250-4); Morton Bakar Center (13030); Youth and Family Services (17132)	50%
Courts	Family Justice Center (04360); Rene C. Davidson Courthouse (04400); Superior Court John George Pavilion (17241)	70%
Detention Facilities	Contract Services / AC Transit Police (04160); Eden Township Station (17080); Glenn E. Dyer Jail (04280); Juvenile Justice Center (17215); Santa Rita Jail (11060)	70%
Homeless Shelters	Homeless Shelter (13170)	40%
Hospital	Fairmont Hospital Building "B" (17250-2)	70%
Libraries	12th and Oak St. Building - Law Library / Conference Center (04410); Castro Valley Library (Old) (10030); Niles Library (12010)	40%
Mental health Facilities	BHCS Crisis Response Unit (17300); Cherry Hill Detox (17270); Cherry Hill Sobering Center (17295); Conner Program (17166); Eden Socialization Program (17167); HCSA / BHCS Eden Community Mental Health Center (CMHC) (17150); John George Pavilion (17240); Las Vistas I (17172); Las Vistas II (17201); Las Vistas III (17010); Snedigar Cottage (17171); Villa Fairmont (17090); Willow Rock Center (17160)	70%
Office Buildings	224 W. Winton Building (13060); Arena Center Building #1 (04544); Arena Center Building #2 (04546); Arena Center Building #3 (04548); Building Maintenance Department (BMD) Administration Building (17163); County Administration Building (04390); Courthouse Square (13112); Fairmont Hospital Administration Building (17250-1); Fairmont Hospital Building "E" (17250-7); Heritage House (16015); Lakeside Plaza (04430); Madison Building (Recorder - County Clerk Building) (04380); Public Works Agency (PWA) Flood Office (13181); Public Works Agency (PWA) Operations Office (11130); Public Works Agency (PWA) Roads Office (13182); Social Services Agency (SSA) Enterprise (04560)	40%
Operations Centers	Alameda County Sheriff's Office (ACSO) Communications Center (17130); Fairmont Hospital Cafeteria (17250-6); Office of Emergency Services (11040); Public Works Agency (PWA) Building / Annex (13150); South County Crisis Building (13230)	50%
Parking Structures	ALCO Parking Garage (04440); Amador Parking Structure (13120); North County Self-Sufficiency Center (NCSSC) Parking Garage (04736); Oakland Parking Structure (04290)	40%
Recycling Centers	East Alameda County Household Hazardous Waste Collection Facility (14030); North Alameda County Household Hazardous Waste Collection Facility (04030); South Alameda County Household Hazardous Waste Collection Facility (13050)	5-%
Maintenance Shops	General Services Agency (GSA) Auto Repair Shop (11110); Hayward Motor Vehicle Shop (13040); Public Works Agency (PWA) Heavy Equipment Repair Building (11100); Weights and Measures (04190)	50%
Training Facilities	Alameda County Sheriff's Office (ACSO) Academy Training (11020); Alameda County Sheriff's Office (ACSO) Firing Range Classrooms (11085)	40%
Veteran's Memorial Buildings	Albany Veterans Memorial Building (VMB) (02010); Fairmont Hospital Chapel (17250-5); Fairmont Hospital Covered Walkways (17250-8); Hayward Veterans Memorial Building (VMB) (13070); Livermore Veterans Memorial Building (VMB) (14100); Niles Veterans Memorial Building (VMB) (12050); San Leandro Veterans Memorial Building (VMB) (17040)	40%
Warehouses	Building Maintenance Department (BMD) Warehouse (11115); Property and Salvage (17100); Registrar of Voters (ROV) Warehouse (04730)	40%
Youth center	Las Vistas Recreation (17202); Youth Uprising Center / Project Yes (04110); Youth Uprising Clinic (04115)	40%

Estimated Budget Costs Include:

General Contractor / Construction Manager (GC/CM) overhead and profit / fees, initial mobilization / demobilization, permitting, soliciation fees, annual inflation (3-4% per year compounded), design fees, legal fees (up to 5%), special access to expose or permit safe access to the work area, equipment mobilization, architectural or structural remodel work required to accommodate infrastructure work, contingency funds (25%), commissioning.



Arena Center Building #3 (04548)

Facility Condition Index Ranking Scale Summary:

The FCI Scale is an industry standard scale used to communicate condition. It assigns the numeric value of the FCI Equation to five general condition rankings: Good, Fair, Poor, Critical, and Divest.



Facility Condition Index (FCI) Equation: The FCI is calculated by adding the estimated value for all of the assessed Deferred Maintenance Deficiencies (DMD) by assigned Priority. Priority 1, 2 and 3 contain assessment years one through five and Priority 4 contains years six through ten. These two number sets are then grouped into two value categories: The 5-year and 10-year DMD. These numbers are each divided by the Current Replacement Value (CRV) of the asset in the equation shown below.

$$\text{FCI} = \frac{\text{DMD}}{\text{CRV}}$$

Current Replacement Value (CRV) and Facility Condition Index (FCI):

An FCI value can be understood as the ratio of the cost to correct all deferred maintenance deficiencies within an asset divided by its CRV. For example, an asset scoring a "Good" FCI of 0.05 means that only 5% of the CRV is recommended for repairs or replacement. The overall asset condition is determined by the 5-year FCI ranking and score. Please see the following page for an expanded description of CRV and FCI.

Results:

			(CRV)
Arena Center Building #3 (04548) - CRV			\$34,845,596
	Ranking	FCI	\$ (DMD) Value
Facility Condition Index Scoring - 1-YEAR FCI	GOOD	0.00	\$66,553
Facility Condition Index Scoring - 5-YEAR FCI	GOOD	0.03	\$905,550
Facility Condition Index Scoring - 10-YEAR FCI	FAIR	0.07	\$2,295,675

Rolling Clock:

The 10-year total Deferred Maintenance Deficiencies (DMD) include the 5-year total DMD. The 10-year DMD total may be revised if 5-year needs are cured within the assessment 5-year window. As each year passes, remaining deficiencies generally have action timeframes reduced by one year, which may impact the priority. The industry-standard recommendation is to perform a re-assessment in 5-years to capture new 10-year needs.

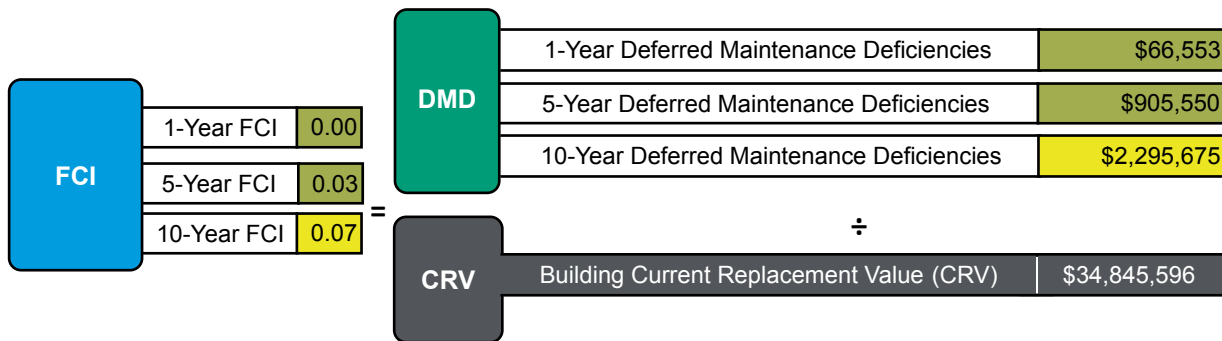
Estimated Budget Costs - By Priority, Year, and Term

PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 - 10	TOTAL (Years 1 - 10)
\$66,553	\$369,539	\$469,459	\$1,390,125	\$2,295,675
Immediate	Short-Term		Long-Term	

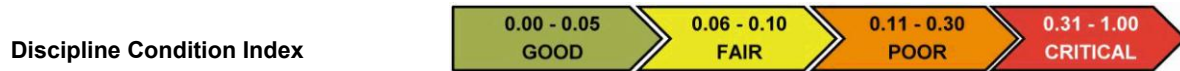
Each priority group includes the assessed DMD that falls into each respective term regardless of the discipline. Detailed descriptions of observed issues, recommendations, and associated costs are included within the building report.



RANKING METRICS



Discipline Condition Index (DCI) and System Condition Index (SCI) Ranking Scales: A similar scale to the Facility Condition Index scale is used in describing SCI and DCI. The two major differences between the FCI scale and the DCI / SCI scale shown below is that the "Divest" ranking has been omitted, and the "Critical" score has been expanded to 1.00. The reason for these changes is to illustrate that an asset's systems or disciplines cannot be divested. They usually require full replacement to enable the asset to function as originally designed and intended.



Disciplines	CRV	CRV/SF	1 YR Needs	5 YR Needs	10 YR Needs	1 YR DCI	5 YR DCI	10 YR DCI
Structural	\$9,671,993	\$103	\$0	\$89,587	\$166,057	0.00	0.01	0.02
Architectural	\$5,646,646	\$60	\$2,418	\$751,828	\$2,065,483	0.00	0.13	0.37
Plumbing	\$4,046,739	\$43	\$0	\$0	\$0	0.00	0.00	0.00
Mechanical	\$9,014,935	\$96	\$59,586	\$59,586	\$59,586	0.01	0.01	0.01
Fire Protection	\$820,910	\$9	\$2,486	\$2,486	\$2,486	0.00	0.00	0.00
Electrical	\$3,884,869	\$41	\$0	\$0	\$0	0.00	0.00	0.00
Communications	\$647,478	\$7	\$0	\$0	\$0	0.00	0.00	0.00
Safety and Security	\$647,478	\$7	\$0	\$0	\$0	0.00	0.00	0.00
Civil	\$0	\$0	\$0	\$0	\$0	0.00	0.00	0.00
ADA Assessments	\$464,547	\$5	\$2,063	\$2,063	\$2,063	0.00	0.00	0.00
						FCI	FCI	FCI
Total	\$34,845,596	\$370	\$66,553	\$905,550	\$2,295,675	0.00	0.03	0.07



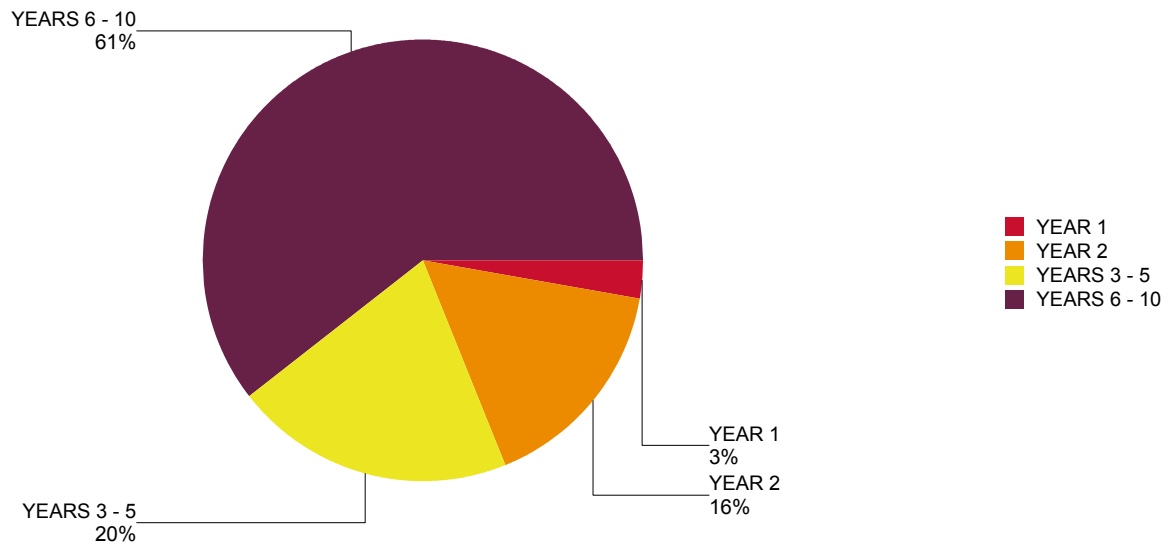
PRIORITY PLANNING DASHBOARDS - (Estimated Budget Costs)

Capital Planning:

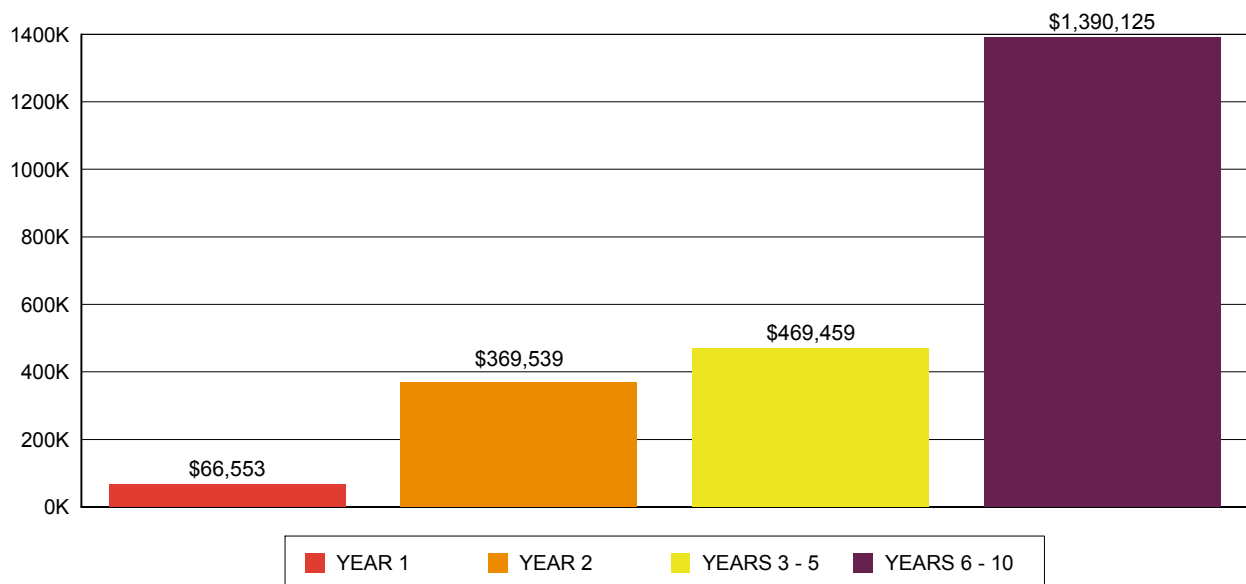
The Estimated Budget Costs for the asset are shown below by Priority and Percentage and Year .

FUNDING NEEDS ALLOCATION				
PRIORITY 1 Year 1	PRIORITY 2 Year 2	PRIORITY 3 Years 3 - 5	PRIORITY 4 Years 6 -10	TOTAL
\$66,553	\$369,539	\$469,459	\$1,390,125	\$2,295,675

TOTAL DIRECT COSTS BY PRIORITY AND PERCENT



PRIORITIZATION OF TOTAL DIRECT COSTS BY YEAR



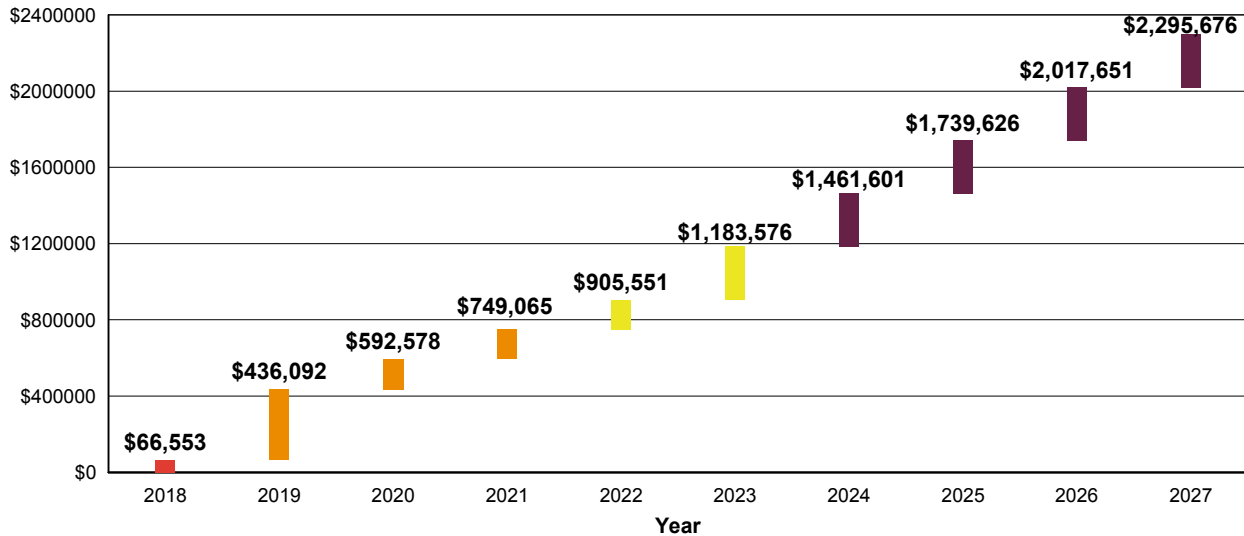


Arena Center Building #3 (04548)

PRIORITY NEEDS BY ACTION TIMEFRAME:

The Priority Funding Needs for the asset are further expanded to break out each estimated annual cost. This is helpful to understand years with lulls or spikes in funding needs and helps proactively plan year over year.

PRIORITY NEEDS BY ACTION TIMEFRAME



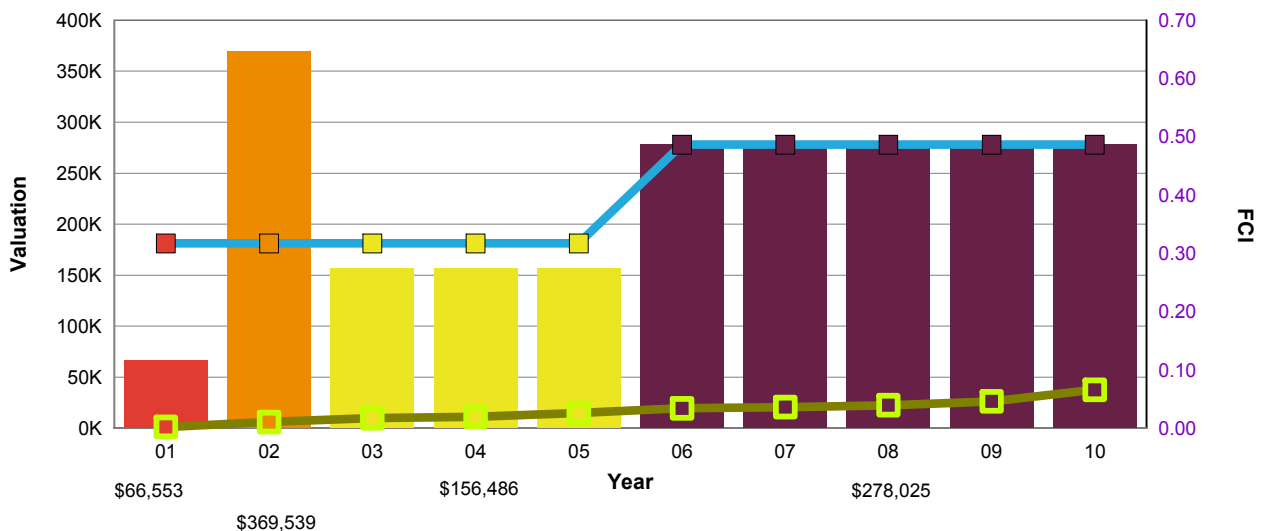
AVERAGE FUNDING:

The below graph shows the current asset FCI Trend line when the 5-year needs are averaged and spread over 5-years. Years 6 through 10 needs are handled in the same manner. This approach may be useful if funding is limited, or there are spikes in a single year cost.

AVERAGE ESTIMATED BUDGET COSTS

PRIORITY 1-3 (YEARS 1-5 = \$181,110)

PRIORITY 4 (YEARS 6-10 = \$278,025)

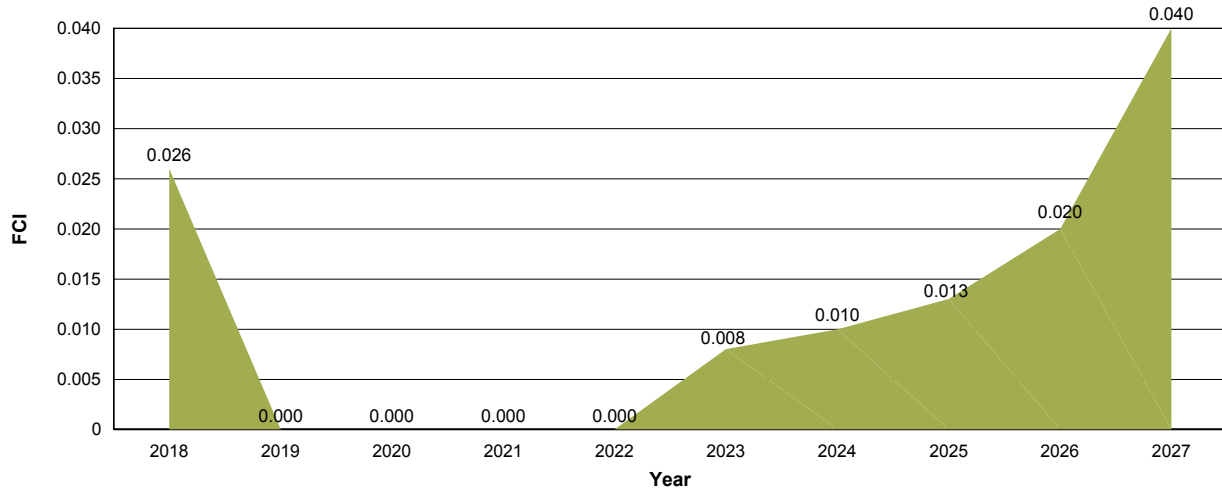




PROACTIVE STATE - RAPID IMPROVEMENT:

Summary: the below graph shows the current asset FCI Trend line after the entire 5-year needs are met in Year 1. This substantially reduces (improves) the 10-Year FCI score if funding is available.

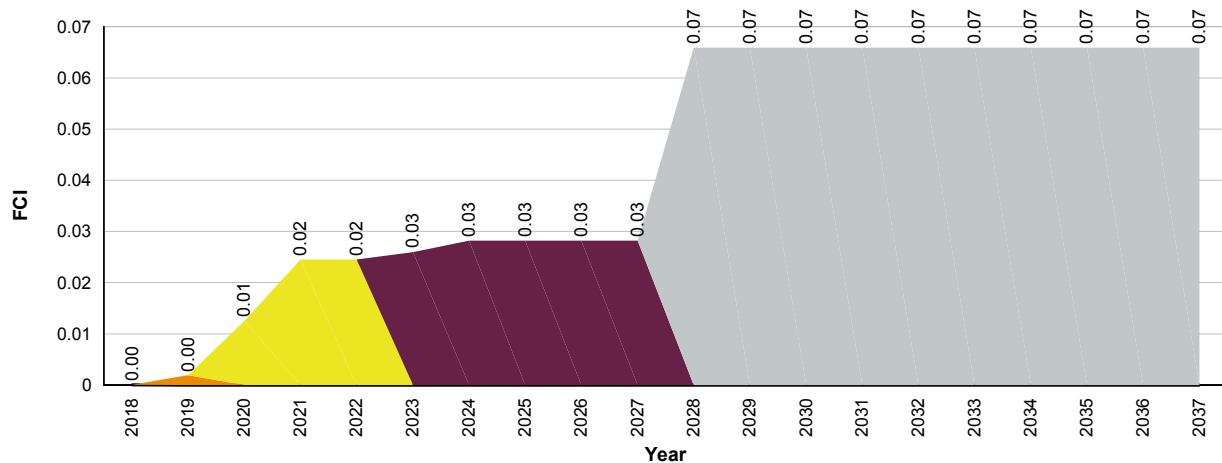
COMPLETE YEARS 1-5 PRIORITY DEFICIENCIES IN YEAR 1



FUTURE STATE - DO NOTHING:

Summary: The below graph shows the current asset FCI Trend line projecting out through years 11-20. This shows the minimum potential of new 10-year needs awaiting the asset, and the subsequent increases in FCI.

CURRENT FCI TRENDLINE - Conditions Over Time if "No Action Taken"



Projected Growth Of Funding Needs Over Time



ADA Accessibility Ranking System:

The CannonDesign FOS team developed an ADA Accessibility Ranking system to help our clients to better understand how their portfolio quantitatively measures toward achieving ADA accessibility . A ranking for each asset was assigned one of the following:



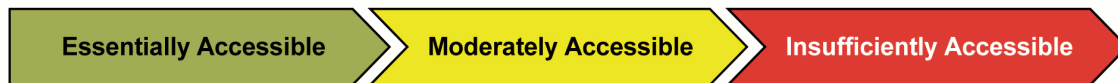
	INSUFFICIENTLY ACCESSIBLE (Higher Priority Issues Noted)	<ul style="list-style-type: none"> • Buildings that are not accessible OR • Accessible from the exterior to the first level only
	MODERATELY ACCESSIBLE (Moderate Priority Issues Noted)	<ul style="list-style-type: none"> • Building accessible to the first level • Buildings that include accessible vertical accessibility • Accessible rooms, spaces and restrooms
	ESSENTIALLY ACCESSIBLE (Lower Priority Issues Noted)	<ul style="list-style-type: none"> • Building accessible to the first level • Buildings that include accessible vertical accessibility to all levels • Accessible rooms, spaces and restrooms • Accessible Drinking Fountains • Accessible communication features, i.e. A/V fire alarm notification devices, and accessible signage with braille



ADA / Accessibility Observations:

ADA Accessibility Ranking Scale:

Summary: The CannonDesign FOS team developed an ADA / Accessibility Ranking system to assist our clients to better understand how their portfolio of buildings ranks toward achieving ADA and applicable state accessibility requirements. A ranking for each building was assigned based on our general observations* to one of three general accessibility rankings: Essentially Accessible, Moderately Accessible, and Insufficiently Accessible.



* General observations of: Site Accessibility, Building Accessibility, Access to Building Services, Restrooms, and Communication Features were observed during the FCA survey. Specifics of our methodology are described in the Methodology section of this report.

This **is not** a full ADA / Accessibility assessment, nor documentation of compliance with the ADA or with state building codes. Further analysis may be warranted based on the building's level of accessibility, age and use.

Arena Center Building #3 (04548)	Essentially Accessible (5)
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ADA Compliance:

The Americans with Disabilities Act (ADA) is federal civil rights legislation, as opposed to a standard building code, and is enforced by the Department of Justice (DOJ). All public, commercial, and state / local government facilities have been subject to the ADA since 1990. Compliance with the ADA is an ongoing obligation. No public facility is exempt or grandfathered, and strict adherence to applicable standards is required in order to achieve compliance. Many organizations which have not upgraded their facilities or prepared a written transition plan toward achieving full compliance are at risk. Cost associated with proactive facility planning is far less than the cost to settle a complaint.

Description	Essentially Accessible (5 of 5)	Moderately Accessible (3 or 4 of 5)	Insufficiently Accessible (Less than 3 of 5)
1 Exterior Accessible Routes	5		
2 Interior Accessible Routes	5		
3 Access to Service	5		
4 Restroom Access	5		
5 Communication Features	5		
SUB TOTAL		25	
AVERAGE TOTAL		5	



2. RESULTS

Asset Summary Report

This summary provides an overview of this asset in both high-level and specific deficiency values. This report provides the asset's Facility Condition Index for a 1-year, 5-year and 10-year planning period, the overall Current Replacement Value of the asset, and basic record information, followed by a Building Summary. The Building Summary includes descriptions of the: structure, envelope, architectural interiors, HVAC, plumbing, electrical, communications, safety and security, and civil / site improvements. Additionally, the Current Replacement Value is shown by system alongside the 5-year and 10-year deficiencies. One Asset Summary Report is provided for each facility.

BUILDING DATA

Portfolio: Alameda County
Building: Arena Center Building #3 (04548)
Site: Alameda County
Building Type: Office
Building #: 04548
Floors: 3
Gross S.F. Size: 94,154
Year Constructed: 2004

LOCATION

Address: 7195 Oakport St.
City: Oakland
State: CA
Zip Code: 94612

CRV DATA:

CRV: \$34,845,596

FCI DATA:

1/ 5 / 10 Yr. FCI: 0.00 / 0.03 / 0.07
(0.00 - 0.05 Good) (0.06 - 0.10 Fair) (0.11 - 0.30 Poor) (0.31 - 0.50 Critical) (0.51 - 1.00 Divest)
\$ 1/ 5 / 10 Yr. Deficiencies: 66,553/ \$905,550 / \$2,295,675

ASSESSMENT DATE:

8/27/2018





BUILDING SUMMARY:

General Description:

Arena Center Building #3 is a vacant office building located near the Oakland Coliseum and constructed in 2004.

B10 - Structure:

The building structure is comprised of steel columns with steel beam frame/steel joist floor structure. The roof structure is a steel joist framing with composite decking. The foundation is assumed to be cast-in-place concrete walls. The floor consists of cast-in-place concrete slab.

B20 - Exterior Vertical Enclosures (Exterior Walls, Windows and Doors):

Exterior walls are comprised of steel stud framing with aluminum rainscreen curtain wall system, aluminum framed curtain wall system with single pane glazing with integral door system, and precast concrete curtain wall system. Exterior windows are comprised of aluminum framed punched windows with single pane glazing.

B30 - Exterior Horizontal Enclosures (Roofing):

A majority of the roof system is comprised of a modified bituminous roof membrane with light colored aggregate surface and a small area of metal panel roof system and concrete paver plaza system

C20 - (Architectural) Interior Finishes and E20 - Fixed Furnishings (Cabinetry):

The majority of the office space is vacant and unfinished. The few walls that exist in the building consist of steel stud framed walls with unfinished gypsum wall board.

D10 - Conveying:

The building has a hydraulic passenger elevator

D20- Plumbing:

The building construction is unfinished and is served with domestic municipal water distributed with copper pipe. Waste piping is cast iron to the municipal sewer. There are no fixtures, or a hot water heater present currently. All plumbing is incomplete throughout the building.

D30 - Heating, Ventilation, and Air Conditioning (HVAC):

The building construction is unfinished and contains the following rooftop equipment that is not powered and has never been put into service: Packaged DX cooling units, Packaged gas heat DX cooling units, Hot water boiler with pump assembly and exhaust fans. There are some VAV's with hot water reheat coils hung in floor spaces. The Ductwork and piping is incomplete throughout the building.

2018 Facilities Condition Assessment

Arena Center Building #3 (04548)



D40 - Fire Protection:

The building is fully protected by a backflow protected municipal water wet sprinkler system with sprinkler heads turned up to the deck for temporary protection until the building fit out is complete.

D50 – Electrical:

Under construction.

D60 – Communications:

Under construction.

D70 - Electronic Safety and Security:

Under construction.

G20 - Site Improvements (Civil):

Concrete sidewalks, asphalt parking lot, landscaping, bollards



Arena Center Building #3 (04548)

System Summary List - By Discipline

Structural

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
525465	B1030 Steel Building Structure	Steel column & beam building structure	Some fireproofing on steel columns is missing.	Provide fireproofing where missing on steel columns.	3	3	100	\$40,467
525529	B1030 Steel Building Structure	Steel column & beam building structure	Some areas of the steel canopy frame above the 3rd floor plaza is beginning to rust.	Scrape, prime and repaint steel frame to prevent further damage.	3	5	100	\$49,120
525449	B1010 Composite Floor Decking	Composite floor deck system	Surface cracking in concrete topping was observed.	Repairs and maintenance should be performed to prevent accelerated system decay. Areas observed that warrant consideration include: Portions of the building	4	6	100	\$38,235
525456	B1010 Composite Floor Decking	Composite floor deck system	Surface cracking in concrete topping was observed.	Repairs and maintenance should be performed to prevent accelerated system decay. Areas observed that warrant consideration include: Portions of the building	4	6	100	\$38,235
Structural Total:								\$166,057



Arena Center Building #3 (04548)

Architectural

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
491194	B2020 Storefronts	Aluminum Sill	Sill is detaching from the building envelope.	Repair aluminum sill.	1	1	30	\$2,418
490022	B2020 Exterior Windows	Pre-finished aluminum windows with single-pane glazing	Energy inefficient single-pane glazing observed.	Replacement of exterior windows with energy efficient units should be undertaken during prescribed action time frame.	2	2	30	\$368,768
491219	B3020 Downspouts	Downspouts	Lack of drainage at downspout.	Provide proper drainage for downspout.	2	2	30	\$770
525530	B2010 Exterior Curtain Wall Assemblies	Pre-finished aluminum curtain wall assembly with single-pane glazing	Energy inefficient single-pane glazing assemblies observed.	Replacement of glazing system and accessories with energy efficient units is recommended to increase exterior envelope thermal resistance	3	3	50	\$343,772
490815	B2010 Exterior Walls	Exterior wall panels	Staining observed on exterior walls.	Powerwash to clean exterior walls.	3	3	50	\$34,257
525491	B3060 Roof Hatches	Manufactured metal roof hatch, fixed ladder, and operable watertight hinged cover flashed into the existing roofing membrane	Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing; roof access hatch equipped with a fixed ladder and a hatch cover are required to have a device to grab onto to for exit and entry.	Scrape surface rust, prime and repaint roof hatch should be undertaken during prescribed action timeframe. Provide required device to grab onto to exit and enter the hatchway. Areas observed that warrant consideration include: the roof.	3	5	75	\$1,842
525488	B3010 Roofing - Unprotected Membrane	Modified bituminous roof membrane with light colored aggregate surface	Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Roof is approaching the the end of the expected life cycle.	Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.	4	10	20	\$1,313,655
Architectural Total:								\$2,065,483

2018 Facilities Condition Assessment



Arena Center Building #3 (04548)

Mechanical

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493889	D3020 Fuel-Fired Heating Boilers - 3751 to 7500 MBH	Gas fired Hot water boiler	The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years.	Consult the manufacturer for an onsite certified technician inspection of the unit. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	30	\$5,106
493888	D3040 Split-System Air-Conditioners	30 Ton Air cooled condensing unit and evaporator section	The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years.	Consult the manufacturer for an onsite certified technician inspection of the unit. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	15	\$4,912
493890	D3060 Exhaust Air HVAC Fans- General	Centrifugal exhaust fans	The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years. EF-2 exterior is heavily rusted.	Consult the manufacturer for an onsite certified technician inspection of the units. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	15	\$5,526
493875	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	(4) Packaged DX cooling rooftop units	The building is vacant, unfinished, and the units have never been powered up or started in the past 18 years.	Consult the manufacturer for an onsite certified technician inspection of the units. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	15	\$44,042
Mechanical Total:								\$59,586

2018 Facilities Condition Assessment



Arena Center Building #3 (04548)

Fire Protection

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
493872	D4010 Fire Suppression - Wet System	Wet standpipe system with full sprinkler head coverage	Annual inspection sticker is 2 years out of date at the interior standpipe.	Contact the local inspection agency for immediate inspection.	1	0	20	\$2,486
Fire Protection Total:								\$2,486

2018 Facilities Condition Assessment



Arena Center Building #3 (04548)



ADA Assessments

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
489338	H2010 ADA Assessments	General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.	ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.	Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.	1	1	75	\$2,063
ADA Assessments Total:								\$2,063



3. RECOMMENDATIONS

Action Item List - By Priority

P R I O R I T Y 1		<p> FOScore #: 489338 Uniformat Name: H2010 - ADA Assessments Category: Code Compliance - ADA/Accessibility Location: Building Exterior Area Served: Partial building exterior Observed Remaining Life: 1 year(s) Act By: 2020 Action Timeframe: 1 year(s) Reference Life (BOMA): 75 year(s) </p> <hr/> <p> Description: General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities. Critical Issues: ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space. Recommendations: Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code. Repair Factor: 100% </p> <p style="text-align: right;">Pricing Unit: 1 EA Cost: \$2,063</p>
P R I O R I T Y 1		<p> FOScore #: 491194 Uniformat Name: B2020 - Storefronts Category: Building Integrity - Construction Deficiency Location: Partial Building Area Served: Partial building exterior Observed Remaining Life: 1 year(s) Act By: 2020 Action Timeframe: 1 year(s) Reference Life (BOMA): 30 year(s) </p> <hr/> <p> Description: Aluminum Sill Critical Issues: Sill is detaching from the building envelope. Recommendations: Repair aluminum sill. Repair Factor: 100% </p> <p style="text-align: right;">Pricing Unit: 24 SF Cost: \$2,418</p>



Arena Center Building #3 (04548)

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FOScore #: 493872
Uniformat Name: D4010 - Fire Suppression - Wet System
Category: Code Compliance - Life Safety
Location: 1st Floor
Area Served: Entire Building
Observed Remaining Life: 6 year(s)
Act By: 2019
Action Timeframe: 0 year(s)
Reference Life (BOMA): 20 year(s)

Description: Wet standpipe system with full sprinkler head coverage
Critical Issues: Annual inspection sticker is 2 years out of date at the interior standpipe.
Recommendations: Contact the local inspection agency for immediate inspection.
Repair Factor: 1%

Pricing Unit: 94,154 BGSF Cost: \$2,486

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FOScore #: 493875
Uniformat Name: D3060 - Packaged DX Air-Conditioning Units- 6 to 50 TON
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 15 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 15 year(s)

Description: (4) Packaged DX cooling rooftop units
Critical Issues: The building is vacant, unfinished, and the units have never been powered up or started in the past 18 years.
Recommendations: Consult the manufacturer for an onsite certified technician inspection of the units. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations .
Repair Factor: 3%

Pricing Unit: 300 TON Cost: \$44,042



Arena Center Building #3 (04548)

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FOScore #: 493888
Uniformat Name: D3040 - Split-System Air-Conditioners
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 15 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 15 year(s)

Description: 30 Ton Air cooled condensing unit and evaporator section
Critical Issues: The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years.
Recommendations: Consult the manufacturer for an onsite certified technician inspection of the unit. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.
Repair Factor: 5%

Pricing Unit: 1 EA Cost: \$4,912

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FOScore #: 493889
Uniformat Name: D3020 - Fuel-Fired Heating Boilers - 3751 to 7500 MBH
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 30 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 30 year(s)

Description: Gas fired Hot water boiler
Critical Issues: The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years.
Recommendations: Consult the manufacturer for an onsite certified technician inspection of the unit. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.
Repair Factor: 4%

Pricing Unit: 4,500 MBH Cost: \$5,106



Arena Center Building #3 (04548)

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FOScore #: 493890
Uniformat Name: D3060 - Exhaust Air HVAC Fans- General
Category: Building Integrity - Reliability
Location: Roof
Area Served: Entire Building
Observed Remaining Life: 15 year(s)
Act By: 2020
Action Timeframe: 1 year(s)
Reference Life (BOMA): 15 year(s)

Description: Centrifugal exhaust fans

Critical Issues: The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years. EF-2 exterior is heavily rusted.

Recommendations: Consult the manufacturer for an onsite certified technician inspection of the units. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.

Repair Factor: 15%

Pricing Unit: 2 EA Cost: \$5,526

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FOScore #: 490022
Uniformat Name: B2020 - Exterior Windows
Category: Building Integrity - Construction Deficiency
Location: Building Exterior
Area Served: Partial exterior elevation
Observed Remaining Life: 2 year(s)
Act By: 2021
Action Timeframe: 2 year(s)
Reference Life (BOMA): 30 year(s)

Description: Pre-finished aluminum windows with single-pane glazing

Critical Issues: Energy inefficient single-pane glazing observed.



Recommendations: Replacement of exterior windows with energy efficient units should be undertaken during prescribed action time frame.

Repair Factor: 100%

Pricing Unit: 3,000 WSF Cost: \$368,768





Arena Center Building #3 (04548)

P R I O R I T Y 2		<p>FOScore #: 491219 Uniformat Name: B3020 - Downspouts Category: Building Integrity - Construction Deficiency Location: Building Exterior Area Served: Partial building exterior Observed Remaining Life: 2 year(s) Act By: 2021 Action Timeframe: 2 year(s) Reference Life (BOMA): 30 year(s)</p>
		<p>Description: Downspouts Critical Issues: Lack of drainage at downspout. Recommendations: Provide proper drainage for downspout. Repair Factor: 100%</p> <p style="text-align: right;">Pricing Unit: 1 LF Cost: \$770</p>
P R I O R I T Y 3		<p>FOScore #: 490815 Uniformat Name: B2010 - Exterior Walls Category: Building Integrity - Appearance Location: Building Exterior Area Served: Partial exterior elevation Observed Remaining Life: 3 year(s) Act By: 2022 Action Timeframe: 3 year(s) Reference Life (BOMA): 50 year(s)</p>
		<p>Description: Exterior wall panels Critical Issues: Staining observed on exterior walls. Recommendations: Powerwash to clean exterior walls. Repair Factor: 100%</p> <p style="text-align: right;">Pricing Unit: 13,284 WSF Cost: \$34,257</p>

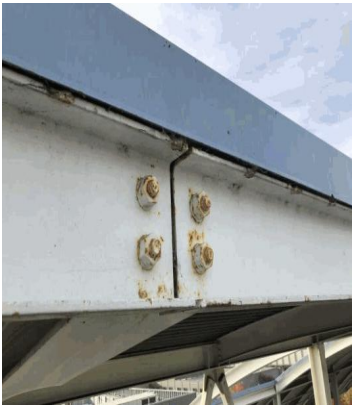



Arena Center Building #3 (04548)

P R I O R I T Y 3		<p> FOScore #: 525465 Uniformat Name: B1030 - Steel Building Structure Category: Building Integrity - Latent Deficiency Location: Partial Building Area Served: Partial building Observed Remaining Life: 85 year(s) Act By: 2022 Action Timeframe: 3 year(s) Reference Life (BOMA): 100 year(s) </p>
	<p> Description: Steel column & beam building structure Critical Issues: Some fireproofing on steel columns is missing. Recommendations: Provide fireproofing where missing on steel columns. Repair Factor: 1% </p> <p style="text-align: right;">Pricing Unit: 94,154 BGSF Cost: \$40,467</p>	
P R I O R I T Y 3		<p> FOScore #: 525491 Uniformat Name: B3060 - Roof Hatches Category: Building Integrity - Reliability Location: Roof Area Served: Roof Observed Remaining Life: 5 year(s) Act By: 2024 Action Timeframe: 5 year(s) Reference Life (BOMA): 75 year(s) </p>
	<p> Description: Manufactured metal roof hatch, fixed ladder, and operable watertight hinged cover flashed into the existing roofing membrane Critical Issues: Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing; roof access hatch equipped with a fixed ladder and a hatch cover are required to have a device to grab onto to for exit and entry. Recommendations: Scrape surface rust, prime and repaint roof hatch should be undertaken during prescribed action timeframe. Provide required device to grab onto to exit and enter the hatchway. Areas observed that warrant consideration include: the roof. Repair Factor: 100% </p> <p style="text-align: right;">Pricing Unit: 1 EA Cost: \$1,842</p>	



Arena Center Building #3 (04548)

P R I O R I T Y 3		<p> FOScore #: 525529 Uniformat Name: B1030 - Steel Building Structure Category: Building Integrity - Appearance Location: Partial Building Area Served: Exterior canopy on the roof Observed Remaining Life: 5 year(s) Act By: 2024 Action Timeframe: 5 year(s) Reference Life (BOMA): 100 year(s) </p>
		<p> Description: Steel column & beam building structure Critical Issues: Some areas of the steel canopy frame above the 3rd floor plaza is beginning to rust. Recommendations: Scrape, prime and repaint steel frame to prevent further damage. Repair Factor: 100% </p> <p style="text-align: right;">Pricing Unit: 4,000 BGSF Cost: \$49,120</p>
P R I O R I T Y 3		<p> FOScore #: 525530 Uniformat Name: B2010 - Exterior Curtain Wall Assemblies Category: Environmental - Energy Conservation Opportunity Location: Building Exterior Area Served: Partial exterior shell of building Observed Remaining Life: 3 year(s) Act By: 2022 Action Timeframe: 3 year(s) Reference Life (BOMA): 50 year(s) </p>
		<p> Description: Pre-finished aluminum curtain wall assembly with single-pane glazing Critical Issues: Energy inefficient single-pane glazing assemblies observed. Recommendations: Replacement of glazing system and accessories with energy efficient units is recommended to increase exterior envelope thermal resistance Repair Factor: 50% </p> <p style="text-align: right;">Pricing Unit: 4,500 SF Cost: \$343,772</p>



Arena Center Building #3 (04548)

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FOScore #: 525449
Uniformat Name: B1010 - Composite Floor Decking
Category: Building Integrity - Latent Deficiency
Location: 3rd Floor
Area Served: Portions of the building
Observed Remaining Life: 85 year(s)
Act By: 2025
Action Timeframe: 6 year(s)
Reference Life (BOMA): 100 year(s)

Description: Composite floor deck system
Critical Issues: Surface cracking in concrete topping was observed.
Recommendations: Repairs and maintenance should be performed to prevent accelerated system decay. Areas observed that warrant consideration include: Portions of the building
Repair Factor: 5%
Pricing Unit: 30,083 SF Cost: \$38,235

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FOScore #: 525456
Uniformat Name: B1010 - Composite Floor Decking
Category: Building Integrity - Latent Deficiency
Location: 2nd floor
Area Served: Portions of the building
Observed Remaining Life: 85 year(s)
Act By: 2025
Action Timeframe: 6 year(s)
Reference Life (BOMA): 100 year(s)

Description: Composite floor deck system
Critical Issues: Surface cracking in concrete topping was observed.
Recommendations: Repairs and maintenance should be performed to prevent accelerated system decay. Areas observed that warrant consideration include: Portions of the building
Repair Factor: 5%
Pricing Unit: 30,083 SF Cost: \$38,235



Arena Center Building #3 (04548)

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FOScore #: 525488
Uniformat Name: B3010 - Roofing - Unprotected Membrane
Category: Building Integrity - Reliability
Location: Roof
Area Served: Roof
Observed Remaining Life: 10 year(s)
Act By: 2029
Action Timeframe: 10 year(s)
Reference Life (BOMA): 20 year(s)

Description: Modified bituminous roof membrane with light colored aggregate surface
Critical Issues: Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Roof is approaching the the end of the expected life cycle.
Recommendations: Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.
Repair Factor: 100%

Pricing Unit: 30,083 SF Cost: \$1,313,655



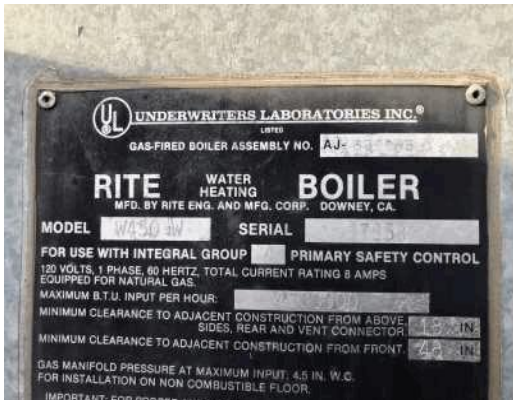
Photo Log by Priority, Uniformat #, Item #



Item #: 491194
Uniformat Number: B2020
Item Title: Storefronts
Caption: Aluminum Sill
Priority: 1 - Currently Critical



Item #: 493889
Uniformat Number: D3020
Item Title: Fuel-Fired Heating Boilers - 3751 to 7500 MBH
Caption: Hot water boiler
Priority: 1 - Currently Critical



Item #: 493889
Uniformat Number: D3020
Item Title: Fuel-Fired Heating Boilers - 3751 to 7500 MBH
Caption: Hot water boiler nameplate
Priority: 1 - Currently Critical



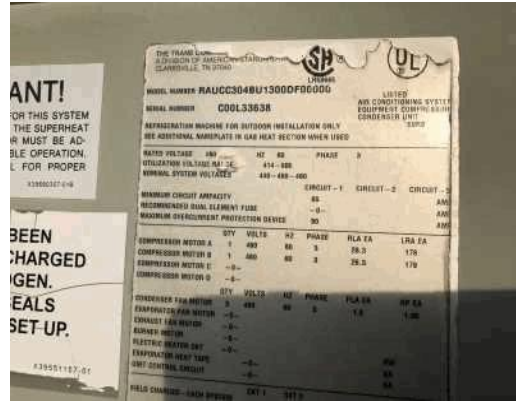
Item #: 493888
Uniformat Number: D3040
Item Title: Split-System Air-Conditioners
Caption: Evaporator section
Priority: 1 - Currently Critical



Arena Center Building #3 (04548)



Item #: 493888
 Uniformat Number: D3040
 Item Title: Split-System Air-Conditioners
 Caption: Air cooled condenser section
 Priority: 1 - Currently Critical



Item #: 493888
 Uniformat Number: D3040
 Item Title: Split-System Air-Conditioners
 Caption: Air cooled condenser section nameplate
 Priority: 1 - Currently Critical



Item #: 493890
 Uniformat Number: D3060
 Item Title: Exhaust Air HVAC Fans- General
 Caption: EF-2
 Priority: 1 - Currently Critical



Item #: 493890
 Uniformat Number: D3060
 Item Title: Exhaust Air HVAC Fans- General
 Caption: E-2 nameplate
 Priority: 1 - Currently Critical



Item #: 493890
 Uniformat Number: D3060
 Item Title: Exhaust Air HVAC Fans- General
 Caption: EF-1
 Priority: 1 - Currently Critical



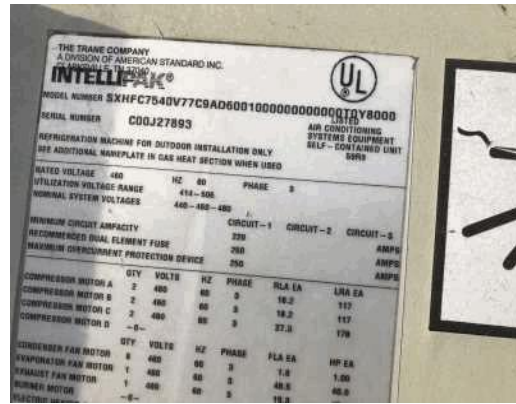
Item #: 493890
 Uniformat Number: D3060
 Item Title: Exhaust Air HVAC Fans- General
 Caption: EF-1 nameplate
 Priority: 1 - Currently Critical



Arena Center Building #3 (04548)



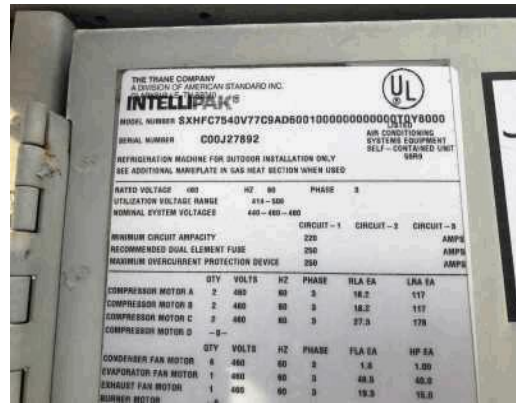
Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit
 Priority: 1 - Currently Critical



Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit nameplate
 Priority: 1 - Currently Critical



Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit
 Priority: 1 - Currently Critical



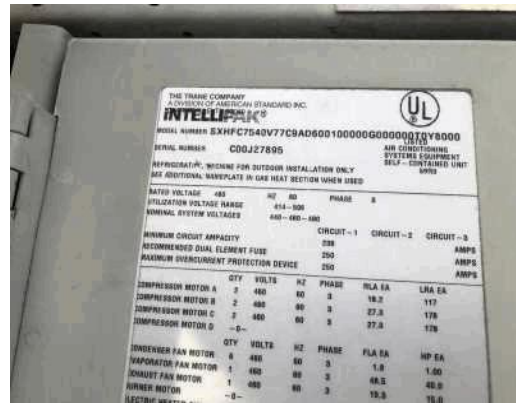
Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit nameplate
 Priority: 1 - Currently Critical



Arena Center Building #3 (04548)



Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit
 Priority: 1 - Currently Critical



Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit nameplate
 Priority: 1 - Currently Critical



Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit
 Priority: 1 - Currently Critical



Item #: 493875
 Uniformat Number: D3060
 Item Title: Packaged DX Air-Conditioning Units- 6 to 50 TON
 Caption: Packaged DX Rooftop unit nameplate
 Priority: 1 - Currently Critical



Arena Center Building #3 (04548)



Item #: 493872
 Uniformat Number: D4010
 Item Title: Fire Suppression - Wet System
 Caption: Design placard
 Priority: 1 - Currently Critical



Item #: 493872
 Uniformat Number: D4010
 Item Title: Fire Suppression - Wet System
 Caption: Out of date inspection sticker
 Priority: 1 - Currently Critical



Item #: 493872
 Uniformat Number: D4010
 Item Title: Fire Suppression - Wet System
 Caption: Interior standpipe riser
 Priority: 1 - Currently Critical



Item #: 489338
 Uniformat Number: H2010
 Item Title: ADA Assessments
 Caption: Parking spaces
 Priority: 1 - Currently Critical



Item #: 490022
 Uniformat Number: B2020
 Item Title: Exterior Windows
 Caption: Exterior windows on facade
 Priority: 2 - Potentially Critical



Item #: 490022
 Uniformat Number: B2020
 Item Title: Exterior Windows
 Caption: Exterior windows on facade 2
 Priority: 2 - Potentially Critical



Arena Center Building #3 (04548)



Item #: 491219
Uniformat Number: B3020
Item Title: Downspouts
Caption: Downspout at exterior
Priority: 2 - Potentially Critical



Item #: 525529
Uniformat Number: B1030
Item Title: Steel Building Structure
Caption: Areas of the steel canopy frame is beginning to rust
Priority: 3 - Necessary - Not Yet Critical



Item #: 525529
Uniformat Number: B1030
Item Title: Steel Building Structure
Caption: Areas of the steel canopy frame is beginning to rust
Priority: 3 - Necessary - Not Yet Critical



Item #: 525529
Uniformat Number: B1030
Item Title: Steel Building Structure
Caption: Areas of the steel canopy frame is beginning to rust
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #3 (04548)



Item #: 525465
Uniformat Number: B1030
Item Title: Steel Building Structure
Caption: Some fireproofing on steel columns is missing
Priority: 3 - Necessary - Not Yet Critical



Item #: 525465
Uniformat Number: B1030
Item Title: Steel Building Structure
Caption: Some fireproofing on steel columns is missing
Priority: 3 - Necessary - Not Yet Critical



Item #: 525465
Uniformat Number: B1030
Item Title: Steel Building Structure
Caption: Some fireproofing on steel columns is missing
Priority: 3 - Necessary - Not Yet Critical



Item #: 525465
Uniformat Number: B1030
Item Title: Steel Building Structure
Caption: Some fireproofing on steel columns is missing
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #3 (04548)



Item #: 490815
Uniformat Number: B2010
Item Title: Exterior Walls
Caption: Staining observed on exterior walls
Priority: 3 - Necessary - Not Yet Critical



Item #: 525530
Uniformat Number: B2010
Item Title: Exterior Curtain Wall Assemblies
Caption: Energy inefficient single-pane glazed curtain wall assemblies
Priority: 3 - Necessary - Not Yet Critical



Item #: 525530
Uniformat Number: B2010
Item Title: Exterior Curtain Wall Assemblies
Caption: Energy inefficient single-pane glazed curtain wall assemblies
Priority: 3 - Necessary - Not Yet Critical



Item #: 525491
Uniformat Number: B3060
Item Title: Roof Hatches
Caption: Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing
Priority: 3 - Necessary - Not Yet Critical



Arena Center Building #3 (04548)



Item #: 525456
Uniformat Number: B1010
Item Title: Composite Floor Decking
Caption: Surface cracking in concrete topping was observed.
Priority: 4 - Recommended



Item #: 525456
Uniformat Number: B1010
Item Title: Composite Floor Decking
Caption: Surface cracking in concrete topping was observed.
Priority: 4 - Recommended



Item #: 525449
Uniformat Number: B1010
Item Title: Composite Floor Decking
Caption: Surface cracking in concrete topping was observed.
Priority: 4 - Recommended



Item #: 525488
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof is approaching the the end of the expected life cycle
Priority: 4 - Recommended



Arena Center Building #3 (04548)



Item #: 525488
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof is approaching the the end of the expected life cycle
Priority: 4 - Recommended



Item #: 525488
Uniformat Number: B3010
Item Title: Roofing - Unprotected Membrane
Caption: Roof is approaching the the end of the expected life cycle
Priority: 4 - Recommended



Arena Center Building #3 (04548)

4. PLANNING

System Summary List - By Priority

PRIORITY 1

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
491194	B2020 Storefronts	Aluminum Sill	Sill is detaching from the building envelope.	Repair aluminum sill.	1	1	30	\$2,418
493889	D3020 Fuel-Fired Heating Boilers - 3751 to 7500 MBH	Gas fired Hot water boiler	The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years.	Consult the manufacturer for an onsite certified technician inspection of the unit. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	30	\$5,106
493888	D3040 Split-System Air-Conditioners	30 Ton Air cooled condensing unit and evaporator section	The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years.	Consult the manufacturer for an onsite certified technician inspection of the unit. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	15	\$4,912
493890	D3060 Exhaust Air HVAC Fans-General	Centrifugal exhaust fans	The building is vacant, unfinished, and the unit has never been powered up or started in the past 18 years. EF-2 exterior is heavily rusted.	Consult the manufacturer for an onsite certified technician inspection of the units. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	15	\$5,526
493875	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	(4) Packaged DX cooling rooftop units	The building is vacant, unfinished, and the units have never been powered up or started in the past 18 years.	Consult the manufacturer for an onsite certified technician inspection of the units. Perform all recommend immediate preventive maintenance and long term outdoor storage procedures as directed by the technician. Perform monthly, quarterly or annual preventive maintenance and inspections per manufacturer's recommendations.	1	1	15	\$44,042
493872	D4010 Fire Suppression - Wet System	Wet standpipe system with full sprinkler head coverage	Annual inspection sticker is 2 years out of date at the interior standpipe.	Contact the local inspection agency for immediate inspection.	1	0	20	\$2,486

2018 Facilities Condition Assessment



Arena Center Building #3 (04548)

PRIORITY 1

Item ID	Unifomat	Description	Critical Issues	Recommendation	Act Pri	Time	Life Cycle	Estimated Cost
489338	H2010 ADA Assessments	General exterior use and access to building services and amenities for persons with disabilities: The intent for this limited overview of general accessibility outside the facility is to determine if a deeper, more detailed evaluation is warranted that would result in specific recommendations to improve the use of this facility for persons with disabilities.	ADA-designated parking is non-compliant. The path of travel to the building entrance is not clearly marked and there is no loading zone at the parking space.	Provide adequate ADA-compliant parking space, loading zone designations, signage, and path of travel per current code.	1	1	75	\$2,063

2018 Facilities Condition Assessment



Arena Center Building #3 (04548)

PRIORITY 2

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
490022	B2020 Exterior Windows	Pre-finished aluminum windows with single-pane glazing	Energy inefficient single-pane glazing observed.	Replacement of exterior windows with energy efficient units should be undertaken during prescribed action time frame.	2	2	30	\$368,768
491219	B3020 Downspouts	Downspouts	Lack of drainage at downspout.	Provide proper drainage for downspout.	2	2	30	\$770

2018 Facilities Condition Assessment



Arena Center Building #3 (04548)

PRIORITY 3

Item ID	Uniformat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
525465	B1030 Steel Building Structure	Steel column & beam building structure	Some fireproofing on steel columns is missing.	Provide fireproofing where missing on steel columns.	3	3	100	\$40,467
525529	B1030 Steel Building Structure	Steel column & beam building structure	Some areas of the steel canopy frame above the 3rd floor plaza is beginning to rust.	Scrape, prime and repaint steel frame to prevent further damage.	3	5	100	\$49,120
525530	B2010 Exterior Curtain Wall Assemblies	Pre-finished aluminum curtain wall assembly with single-pane glazing	Energy inefficient single-pane glazing assemblies observed.	Replacement of glazing system and accessories with energy efficient units is recommended to increase exterior envelope thermal resistance	3	3	50	\$343,772
490815	B2010 Exterior Walls	Exterior wall panels	Staining observed on exterior walls.	Powerwash to clean exterior walls.	3	3	50	\$34,257
525491	B3060 Roof Hatches	Manufactured metal roof hatch, fixed ladder, and operable watertight hinged cover flashed into the existing roofing membrane	Roof hatch finish is deteriorating. Surface rust was observed. Roof hatch is missing railing; roof access hatch equipped with a fixed ladder and a hatch cover are required to have a device to grab onto to for exit and entry.	Scrape surface rust, prime and repaint roof hatch should be undertaken during prescribed action timeframe. Provide required device to grab onto to exit and enter the hatchway. Areas observed that warrant consideration include: the roof.	3	5	75	\$1,842

2018 Facilities Condition Assessment



Arena Center Building #3 (04548)

PRIORITY 4

Item ID	Unifomat	Description	Critical Issues	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost
525449	B1010 Composite Floor Decking	Composite floor deck system	Surface cracking in concrete topping was observed.	Repairs and maintenance should be performed to prevent accelerated system decay. Areas observed that warrant consideration include: Portions of the building	4	6	100	\$38,235
525456	B1010 Composite Floor Decking	Composite floor deck system	Surface cracking in concrete topping was observed.	Repairs and maintenance should be performed to prevent accelerated system decay. Areas observed that warrant consideration include: Portions of the building	4	6	100	\$38,235
525488	B3010 Roofing - Unprotected Membrane	Modified bituminous roof membrane with light colored aggregate surface	Roof membrane at roof curbs and parapets are beginning to crack & deteriorate. Roof is approaching the the end of the expected life cycle.	Replace roofing system within the indicated timeframe. Verify insulation complies with current energy code requirements and provide additional thermal resistance, if required.	4	10	20	\$1,313,655



5. APPENDICES

A. KITCHEN & LAUNDRY EQUIPMENT ASSESSMENT - CINI-LITTLE INTERNATIONAL, INC (NOT APPLICABLE)

B. BUILDING AUTOMATION SYSTEM/BUILDING MANAGEMENT SYSTEM TESTING - KW ENGINEERING, INC (NOT APPLICABLE)

C. SEISMIC LEVEL 0 REVIEW - BUEHLER ENGINEERING, INC (NOT INCLUDED IN SCOPE)

CANNONDESIGN