PARTNER
Engineering and Science, Inc.

INVESTMENT ADVISORY
FACILITY CONDITION REPORT

County of Alameda – MLKJ Way
1918 Martin Luther King Jr. Way
Oakland, California 94612

December 6, 2022
Partner Project Number: 22-388732.1

Prepared for:

County of Alameda
Oakland, California 94612

December 6, 2022

Ms. Rachel Cafarelli
County of Alameda
1401 Lakeside Drive, 9th Floor
Oakland, California 94612

Subject: Property Condition Report
County of Alameda – MLKJ Way
1918 Martin Luther King Jr. Way
Oakland, California 94612
Partner Project No. 22-388732.1

Dear Ms. Cafarelli:

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Gary Cohn at 714-244-3648 or gcohn@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Gary Cohn, AIA
Principal | Director, Institutional A&E Services

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

In accordance with the requirements of County of Alameda ("Client"), Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements located at 1918 Martin Luther King Jr. Way, Oakland, California (subject property). The assessment was performed in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this PCA was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

The subject property consists of a three-story creative office building located in Oakland, California. The subject building contains an attic, a full-sized basement level, and an auditorium and was developed in 1912 using unreinforced brick masonry. The building used to be utilized as a union office and a church in the past, and underwent a basic renovation in 2020, seismic upgrades were performed in 1996. The gross building area is approximately 15,838 square feet and the rentable area is approximately 14,334 square feet. The attic space above the auditorium is unfinished. Access to the attic is provided using side access-scuttle type door at the pitched roof sections.

Property Data	
Name	County of Alameda – MLKJ Way
Address	1918 Martin Luther King Jr. Way
City, State and Zip Code	Oakland, California 94612
Property use	Commercial office
Land acreage (acres)	0.105
Number of buildings	One
Number of floors	Three floors (plus attic and basement)
Year built	1912
Gross building area (sf)	15,838
Net rentable area (sf)	14,334
Foundation / Substructure	Concrete slab-on-grade at the basement level with perimeter and interior footings under load bearing structures
Superstructure	Brick masonry
Façade	Painted stucco and brick masonry
Roof type	Sloped, built-up roofing with aluminum emulsion coating
Parking area	None provided
HVAC system	One split-AC system for cooling with gas furnace heating Four heating-only gas furnace units
Water supply piping	Copper
Electrical branch wiring	Copper
Number of elevators	None provided
Fire suppression	Fire extinguishers
Fire alarm	None provided

Parcel	Assessor's Parcel Number (APN)	Square Feet	Acreage	Parcel Improvements
1918 Martin Luther King Jr Way	003-0041-008-00	4,590	0.105	Commercial office building

The subject property improvements are placed upon one parcel. The parcel is rectangular and comprises 0.105 acres. The subject property is bound by Martin Luther King Jr. Way to the north and west, 19th Street to the south, and San Pablo Avenue to the east.

The subject property is a one-building, three-story, commercial office property containing approximately 14,334 square feet of rentable space. For general descriptive purposes, the subject property was renovated to be utilized as a creative office space in 2020 by the owner who was also the general contractor.

The building's foundations are presumed to consist of a conventional reinforced-concrete slab-below-grade at the basement level with continuous strip footings at the perimeter and isolated spread footings at interior bearing locations. Cast-in-place concrete foundation walls were observed at the perimeters of the below-grade basement which extend under the municipal sidewalk. The building is constructed of cast-in-place concrete at the below grade level and unreinforced brick masonry bearing walls at the ground and elevated levels. The upper levels consist of wood-framed supported intermediate floors. Straight sheathing and hardwood floorings on wood joists span between exterior brick walls and interior wood stud walls with plaster finishes. The roof is straight sheathed with wood joist span between 5-foot-deep wood trusses. The third floor has a break in the floor diaphragm that created an 18-foot-high ceiling assembly room/auditorium on the second floor. An approximately 8-foot-high attic exists above the third-floor ceiling. The subject building has been seismically retrofitted in 1996 by installing anchors at all unreinforced masonry (URM) walls around the perimeter of the building for the roof and floor level to hold the structure.

The exterior walls of the building consist of unreinforced brick bearing walls with a smooth hard-coat stucco finish at the front elevation. The front façade is articulated with gray paint that emphasizes the ground floor and beige paint that emphasizes the upper floors. Horizontal and vertical band was provided that define the first floor and reinforces the symmetry of the subject property. Painted brick veneer is provided at the footing of the front elevation.

There are three distinct street-facing entrances provided at the front elevation of the subject building, which allows for multiple entry points and segmentation of the building. The entrances are aluminum-framed doors with double-pane, full-height glazing set in an anodized aluminum storefront system. Exterior windows at the ground and upper floors of the front elevation appeared to be newer double-pane, fixed and operable units. Window framing was observed to be anodized aluminum. Windows at the building entrances are part of a storefront window system consisting of full-height, low-e or solar-tinted glazing in anodized aluminum frames that incorporates the entry doors. Exterior windows at the side and rear elevations appeared to be older single-pane, single-hung, operable units. Window framing was observed to be painted wood.

Heating is provided to the entire building through gas-fired forced air furnaces, while one gas-electric split-AC unit provides cooling to 2nd and 3rd floors.

East Bay Municipal Utility District (EBMUD) is the water utility service provider for the building. Domestic water service to the building is provided from the street adjacent to West Martin Luther King Jr. Way and enters the basement via a 2" copper water line that is equipped with a water meter. A backflow preventer was not observed. The property has no irrigation services. PG&E is the natural gas utility provider for the building. Natural gas service is provided via one gas meter located in an underground vault along Martin Luther King Jr. Way on the western exterior side of the building via an approximately 1-1/4" main line that is equipped with a shut-off valve, pressure regulators and a gas meter. Gas piping was observed to be black iron. Natural gas service is provided for the gas DHW heater and space heating gas furnace units.

The building is not provided with a centralized fire suppression system.

Pacific Gas and Electric (PG&E) is the electricity utility provider for the building. The property is serviced by one main electrical room located in the building basement, with a switchboard rated at 400 amps, 240/120-volt, 1-phase, 3-wire power supply.

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in fair to poor condition. The overall level of preventative maintenance appeared to be fair. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the Appendices.

Reported Capital Expenditures

According to property management, the following capital improvements were completed within the last three years:

- Basic building renovation, completed in 2020.

According to property management, the following capital improvements are proposed to be completed within the next three years:

- Orion Machine-Room-Less (MRL) elevator, assumed to be installed in 2023.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action, but should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Expected Useful Life

Unless noted otherwise, the subject property appeared to be performing within its intended purpose. Assuming the collective building systems are maintained within industry-recognized standards of care with respect to scope and frequency and correction of apparent deficiencies, the remaining useful life of the subject property is estimated to be no less than 35 years. This opinion assumes indemnity from natural disaster and is based on observations within the limits of ASTM E 2018-15.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.

Recommendations for Additional Investigations

During the observations at the subject property, the following suspect conditions were determined to warrant further investigation. Further detail of the issues observed is provided in the following sections of the report.

- Concrete at the underside of the municipal sidewalk located within the basement of the subject property has significantly deteriorated from moisture intrusion. Active moisture intrusion was observed. Spalling concrete is evident over the length of the basement under the sidewalk. The reinforcing rebar in the concrete has become exposed, and rusting is evident throughout the underside of the sidewalk deck.
- The building was originally designed as an unreinforced masonry structure. Seismic upgrades have been performed but may be inadequate to meet the client's current requirements. The probable maximum loss (PML) appears to be significant at this time. This is pending the scenario expected loss (SEL) report from Partner, but at this time, the SEL appears to be approximately 35%.

- The 1996 seismic retrofit appears to not meet reasonable life safety standards. The building poses a high probability of catastrophic failure as it would potentially not handle a significant seismic event. A significant seismic event is an earthquake measured at 7.0 and above on the Richter magnitude scale.
- The ground floor of the subject building contains an open front soft/weak wall line. The slender piers do not appear to have flexural capacity to provide adequate lateral restraint to the building sections above, which could lead to structural instability during a seismic event.
- Two ceiling systems are utilized at the auditorium within the subject building's interior area. The original system remains in place and has been covered by a newer system. It appears the original lath and plaster system has significant moisture damage. The newer system consists of 2 x 4 wood stud framing suspended using simple 12-gauge hanger wire and 3 ½ inch 16d nail ties into the wood studs. There is no lateral seismic bracing provided. This is a non-conventional system with no lateral seismic support system. Potential failure of this system during a significant seismic event is likely.
- The attic space above the auditorium lacks ventilation which appears to create excessive moisture content in the air space of the attic. In time, the wood stud framing could accumulate the excessive moisture and get heavier as a result, which could potentially collapse the ceiling systems.
- It appears that the quantity, size, and location of existing roof drains is inadequate. Partner recommends the facilities to have a plumbing and roofing consultant further evaluate the quantity, location, and size of roof drains as per code. In a significant foul weather event, if the single known drain becomes clogged, the roof system may potentially catastrophically fail.
- Partner recommends the facilities to have an electrical consultant perform further investigation of the ground and neutral connections from main service utility line into the switchboard, and test and verify the grounding and ground-fault system of the switchboard and overall building distribution. It should be verified that the entire building's electrical system has been upgraded from a two-wire system to a three-wire system with hot, neutral, and ground at all devices.

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

County of Alameda - MLKJ Way

1918 Martin Luther King Jr. Way
Oakland, California

Partner Project No. 22-388732.1
December 6, 2022

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
2.0	**Regulatory Compliance**						
	None Noted						
3.0	**Site Improvements**						
3.2.3	Repairing of the municipal sidewalk located within the basement is strongly recommended. Additional reinforcing of this basement area to support the sidewalk above may be needed. Some sidewalk replacement with new metal decking and concrete fill may be required. Some foundation work may also be required at the basement and sidewalk. Cleaning all rust off the wide flange I-beams and providing a rust inhibitor sealer is also recommended	1	ALLOW	$500,000	$500,000		$500,000
3.2.6	A full evaluation should be performed to determine how the billboard is anchored to the building and the current condition of the anchorage. This can be done in conjunction with the structural evaluation recommendation listed in Section 4.2.	1	ADVISORY	$0.00			
3.2.6	Installation of permanent building address identification is recommended. Due to the limited scope of work and a resulting opinion of cost that falls within the definition of a de minimis condition, this issue can be addressed as part of routine maintenance.	1	MAINTENANCE	$0.00			
4.0	**Structural Frame and Building Envelope**						
4.2	A full structural evaluation of the subject building is strongly recommended	1	ALLOW	$15,000	$15,000		$15,000
4.2	An additional seismic retrofit is recommended prior to any occupancy to meet current life safety standards	15,383	SF	$175	$2,692,025		$2,692,025
4.2	Proper ventilation of the attic space above the auditorium is recommended	1	ALLOW	$15,000	$15,000		$15,000
4.3.3	Some interior door thresholds pose a potential trip hazard due to the threshold transition being greater than ½ inch in height. Providing a solution to all interior threshold transitions greater than ½ inch height is recommended	1	ALLOW	$6,500	$6,500		$6,500
4.4.1	Replacing the roof hatch with a new unit that includes safety railing is recommended	1	EA	$4,000	$4,000		$4,000

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Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
4.4.1	The aluminized emulsion coating appears to have been close to the end of its EUL. A new roof membrane is recommended, which would include a tear-off of all existing roof membranes and new metal top cap coping	6,500	SF	$12		$78,000	$78,000
4.4.1	The flagpole on the roof poses a safety issue and removal of the flagpole is recommended	1	EA	$5,000	$5,000		$5,000
4.4.2	Only one roof drain was observed on the roof. Installation of no less than six roof drains, each with emergency overflow drainage is recommended to avoid potential severe ponding which could collapse the roof due to the presence high parapets and lack of drainage points	6	EA	$10,000	$60,000		$60,000
4.5	The fire escape is deemed unsafe to use. Making the fire escape safe, repairing the damaged section of the roof, certification of the fire escape, and balancing the pivoting ground floor stair/ladder is recommended	1	ALLOW	$25,000	$25,000		$25,000
4.5	The interior stairways have existing guardrails that are not mounted properly, are too low, and pose a potential fall hazard. Proper installation of guardrails to meet current safety standards is recommended	1	ALLOW	$10,000	$10,000		$10,000
4.5	Some stairways lack guardrails on their open sides. Proper installation of guardrails and handrails to meet current safety standards on all stairs or steps within the building for the full length of the stairs or steps is recommended	1	ALLOW	$20,000	$20,000		$20,000
4.4.3	A solid-core wood door was observed to be missing in the attic. Installation of missing doors is recommended	1	EA	$3,000	$3,000		$3,000
4.3.1	Repointing, tuck and pointing, and sectional replacement of the masonry mortar is recommended	14,000	SF	$100		$1,400,000	$1,400,000
4.3.2	Replacement of the older window units is recommended	1	ALLOW	$45,000		$45,000	$45,000
4.3.2	The metal security bars at the rear elevation appeared to be rusted and need to be cleaned. This can be done in conjunction with the cleaning of the exterior walls recommended in Section 4.3.1.	1	ADVISORY	$0.00			

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4.4.1	Replacement of the skylights on the roof is recommended and can be done in conjunction with the window replacement on the rest of the subject building, as stated in Section 4.3.2.	1	ADVISORY	$0.00			
5.0	**Mechanical and Electrical Systems**						
5.1	Domestic water service backflow preventer, Install	1	EA	$4,000	$4,000		$4,000
5.1	Smoke/CO alarm in domestic water heater room, Install	1	EA	$150	$150		$150
5.2	Split-AC condensing unit on roof, Provide adequate seismic bracing [CURSORY COST - contingent upon contractor's proposal]	1	EA	$3,000	$3,000		$3,000
5.2	Smoke/CO alarms in vicinity of gas furnace units, Install	4	EA	$150	$600		$600
5.2	Gas furnace units' condensate drain lines, Furnish with condensate neutralizers	5	EA	$600	$3,000		$3,000
5.3	Further investigation of ground and neutral connections from main service utility line into switchboard, test/ verify grounding and ground-fault system of the switchboard and building distribution, and verify whole-building three-wire system with hot, neutral, and ground at all devices	1	EA	$10,000	$10,000		$10,000
5.3	Potential refurbishment of the building electrical system for an adequate 3-wire system with proper grounding system in place [CURSORY COST - contingent upon consultant's investigation and proposal]	1	EA	$50,000	$50,000		$50,000
5.3	Fire caulking for electrical conduits, Install	1	EA	$2,000	$2,000		$2,000
5.3	Infrared scan of electrical panels, Perform	1	EA	$1,500	$1,500		$1,500
5.3	Re-locate the roof junction box to be clear of the stormwater discharge path, and perform necessary electrical repairs and service for junction boxes, conduits, GFCI outlets and associated electrical components, including all that may be identified by IR scan [CURSORY COST - contingent upon contractor's proposal]	1	EA	$7,500	$7,500		$7,500
5.3	Arc flash hazard analysis of electrical system, Perform	1	EA	$20,000	$20,000		$20,000

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5.3	Gas service line seismic shutoff valve, Install	1	EA	$2,000	$2,000		$2,000
5.5.1	Fire extinguishers, Securely install in required areas and perform current testing	20	EA	$150	$3,000		$3,000
5.5.2	Standalone smoke alarms within the building in corridors, egress paths and other spaces as deemed necessary, Install [CURSORY COST - contingent upon quantity verification]	12	EA	$150	$1,800		$1,800
5.5.3	Basement obstructed exit sign, Relocate to approved visible location	1	EA	$200	$200		$200
5.5.3	2nd-floor broken self-luminous exit sign, Replace	1	EA	$300	$300		$300
5.2	The four gas furnace units serving the building were installed in 2019 and appeared to be in good condition. The gas furnace units have duct smoke detectors in the discharge air ducts. As the gas furnace units use natural gas, smoke / CO alarms are recommended to be installed in vicinity of the gas furnace units.	4	EA	$250	$1,000		$1,000
5.2	The gas furnaces are condensing type and were observed to not have condensate neutralizers instated in the condensate drain piping. Partner recommends condensate drain lines to be furnished with condensate neutralizers	5	EA	$600	$3,000		$3,000
5.3	Exposed wiring was also observed in the DHW room and a third floor office. Repair of the any exposed wires in habitable areas is required.	1	LS	$1,500	$1,500		$1,500
6.0	**Interior Elements**						
6.4	Testing for asbestos at the surface mounted 1x1 acoustical tile at the back room of the ground floor is recommended	1	ALLOW	$10,000	$10,000		$10,000
7.0	**Accessibility**						
7.0	Performing a complete ADA survey is recommended. All restrooms above the ground floor, doorways, access to elevated floors, and stairways do not meet ADA office occupancy requirements	1	ALLOW	$7,500	$7,500		$7,500
8.0	**Water Intrusion and Microbial Growth**						

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	None Noted						
	TOTAL				$ 3,487,575	$ 1,523,000	$ 5,010,575

TABLE 2 - LONG-TERM COST OPINION

County of Alameda - MLKJ Way

1918 Martin Luther King Jr. Way
Oakland, California

Partner Project No. 22-388732.1
December 6, 2022

Rentable area (sf): 14,334
Site effective age (years): 107
Inflation rate: 2.5%
Evaluation period (years): 10

Sect. No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
3.0	**Site Improvements**																		
	None anticipated																		$ -
4.0	**Structural Frame and Building Envelope**																		
4.3.1	Exterior cleaning, painting, sealing	8	7	1	14,000	28,000	SF	$5.00	$ 70,000								$ 70,000		$ 140,000
5.0	**Mechanical and Electrical Systems**																		
5.1	Plumbing piping sections, Replacement allowance	50	45	5	100	100	LF	$120						$ 2,400	$ 2,400	$ 2,400	$ 2,400	$ 2,400	$ 12,000
5.2	Basement sump pump, Replace	10	5	5	1	1	EA	$1,800					$ 1,800						$ 1,800
5.2	Instantaneous electric water heaters, Replace	20	11	9	2	2	EA	$500									$ 1,000		$ 1,000
6.0	**Interior Elements**																		
	None anticipated-tenant responsibility																		$ -
								Uninflated Totals:	$ 70,000	$ -	$ -	$ -	$ 1,800	$ 2,400	$ 2,400	$ 2,400	$ 73,400	$ 2,400	$ 154,800
								Inflated Totals:	$ 70,000	$ -	$ -	$ -	$ 1,987	$ 2,715	$ 2,783	$ 2,853	$ 89,431	$ 2,997	$ 172,766

Uninflated cost per square foot per year: $1.08

Inflated cost per square foot per year: $1.21

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FIGURES AND APPENDICES

The following report Figures and Appendices are attached at the end of this report.

Figure 1: Site Location Map

Figure 2: Site Plan

Appendix A: Site Photographs

Appendix B: Supporting Documentation

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good	In working condition and does not require immediate or short-term repairs above an agreed threshold.
Fair	In working condition, but may require immediate or short-term repairs above an agreed threshold.
Poor	Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date:	November 16, 2022
Weather:	Sunny, approximately 60° Fahrenheit
Observation Team:	The project observation was conducted by a Partner team comprised of Gary Stevens and Ali Khalidi
Escorts:	Paul O'Drobinak, Senior Associate Broker, TRI Commercial, 925-708-9182

Limiting Conditions

The performance of this assessment was limited by the following condition(s):

- No limiting conditions beyond those specified by ASTM were encountered while preparing this report.

2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Additional site personnel were not available for interview. Mr. O'Drobinak has been associated with the subject property for approximately one year and was cooperative during the property observations. Mr. O'Drobinak appeared to have limited knowledge about the subject property history and maintenance practices.

2.3 Regulatory Compliance Inquiry

Building Codes	City of Oakland Planning and Building		
Contact:	COPB	Telephone:	510-238-3381
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response
	Awaiting response. A written request for information was submitted on December 1, 2022; no response was received prior to the preparation of this report.		
Fire or Life Safety	City of Oakland Fire Department		
Contact:	COFD	Telephone:	510-238-3856
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response
	Awaiting response. A written request for information was submitted on December 1, 2022; no response was received prior to the preparation of this report.		
Zoning	City of Oakland Planning and Building		
Contact:	COPB	Telephone:	510-238-3911
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response
	Awaiting response. A written request for information was submitted on December 1, 2022; no response was received prior to the preparation of this report. According to a review of the zoning map obtained from the City of Oakland, the subject property is zoned CBD-X and Central Business District. The permitted uses listed in the zoning regulations include retail, office, commercial, and mixed use. Based on limited review, the subject property appeared to be compliant.		

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Code Review

The information provided below is generally obtained from the design documents and/or the building owner/manager.

No original construction documents were provided for review. The subject property was constructed in 1912, prior to an official building code in California, but was seismically retrofitted in 1996, assumingly under the 1994 Uniform Building Code. General construction is assumed to be Type II.

No Certificate of Occupancy was provided for review.

2.5 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment.

- Alameda County Tax Assessor property information
- Alameda County Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Brochures
- Engineering Analysis Report, prepared by Bay Area Seismic Engineering and Construction, dated August 12, 1996.

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel is rectangular and comprises approximately 0.105 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity is relatively flat. The area surrounding the subject property gently slopes west. Gentle slopes are present for drainage purposes to accommodate grade changes where required due to building pad elevations and roadway design.

The subject property is a zero-lot line property; therefore, storm water runoff from the roof of the subject building is removed primarily by sheet flow action across the paved surfaces towards a drain located on the north side of the roof. Through-parapet scuppers are not provided.

The subject property is connected to a storm sewer system that is owned and maintained by the municipality.

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed to be present at the subject property.

Survey Condition and Analysis

The topography appeared to be in good overall condition and appeared to adequately accommodate the built improvements. No significant areas of erosion were observed. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible. Evidence of improper operation was not readily apparent or reported. Routine maintenance, including clearing of debris from inlets, channels, piping, and outlets, is anticipated throughout the evaluation period.

3.2.2 Vehicular Access, Paving

Due to the urban location of the subject property, no vehicular access is provided besides the municipal street. There is no drop-off zone in front of the building.

Pedestrian access is provided via municipal sidewalks that run along Martin Luther King Jr. Way.

No parking is provided at the subject property besides municipal street parking.

3.2.3 Walkways, Grade-Level Steps and Ramps

Municipal concrete sidewalks run along Martin Luther King Jr. Way and provide access to the subject building's entrances.

Cast-in-place concrete steps are provided at the front elevation central entrance. No exterior ramps are provided.

Ramps are provided on the interior by the two side entrances. Metal guardrails are provided on the interior.

Survey Condition and Analysis

The pedestrian walkways appeared to be in fair to poor overall condition.

Concrete at the underside of the municipal sidewalk located within the basement of the subject property has significantly deteriorated from moisture intrusion. Active moisture intrusion was observed. Spalling concrete is evident over the length of the basement under the sidewalk. The reinforcing rebar in the concrete has become exposed, and rusting is evident throughout the underside of the sidewalk deck.

These conditions will need to be repaired, and the moisture intrusion will need to be corrected with a new moisture barrier throughout the basement area. Additional reinforcing of this basement area to support the sidewalk above may be needed. Some sidewalk replacement with new metal decking and concrete fill may be required. Some foundation work may also be required at the basement and sidewalk. It is unknown how the steel I-beams are supported.

The thin concrete poured over the original glass brick at the sidewalk was not properly installed and will continue to deteriorate and fail, causing a potential trip hazard.

- Repairing of the municipal sidewalk located within the basement is strongly recommended. Additional reinforcing of this basement area to support the sidewalk above may be needed. Some sidewalk replacement with new metal decking and concrete fill may be required. Some foundation work may also be required at the basement and sidewalk. Cleaning all rust off the wide flange I-beams and providing a rust inhibitor sealer is also recommended. An opinion of cost for this work is included in Table 1.

Handrails provided at the interior appeared to be in good condition. See Section 4.5 regarding installing handrails to the exterior steps.

3.2.4 Landscaping and Irrigation

No landscaped areas are present at the subject property.

3.2.5 Retaining Walls

Retaining walls are not present.

3.2.6 Site and Building Signage

Building address identification was not observed on the exterior of the subject building. Tenant specific signage was not observed on the exterior of the subject building.

A limited quantity of façade mounted, surveillance/private property signage was observed on the front elevation of the subject building, near the entrances.

A façade mounted billboard is provided on the southern elevation of the subject building, providing coverage for the street frontage of Martin Luther King Jr. Way, heading northeast.

Survey Condition and Analysis

The signage appeared to be insufficient. New signage can be conducted on an as-needed basis or at new tenant occupancy during the evaluation period as part of routine maintenance or future tenant improvements.

- A full evaluation should be performed to determine how the billboard is anchored to the building and the current condition of the anchorage. This can be done in conjunction with the structural evaluation recommendation listed in Section 4.2.
- Installation of permanent building address identification is recommended. Due to the limited scope of work and a resulting opinion of cost that falls within the definition of a de minimis condition, this issue can be addressed as part of routine maintenance.

3.2.7 Perimeter Walls, Gates, and Fences

The subject property is a zero-lot line property; therefore, no perimeter walls, gates, or fences were present.

3.2.8 Exterior Lights

Outdoor lighting is provided by facade-mounted wall-pack light fixtures at the front elevation. The fixtures are equipped with light emitting diode (LED) flood lamps. Soffit areas over entryways do not have lighting. Photocells control exterior lighting.

Survey Condition and Analysis

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good overall condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.9 Site Amenities

Recreational facilities and additional site amenities are not present.

3.2.10 Refuse Transfer Areas

Refuse collection enclosures were not observed.

Survey Condition and Analysis

A method of refuse collection will need to be determined for future tenant occupancy. This is for information only. No costs have been provided for this issue.

3.2.11 Special Utility Systems

Special utility systems are not present.

3.2.12 Utility Service Providers

Water service is provided from Martin Luther King Jr. Way, entering the building at the main utility room in the basement. A backflow preventer was not observed. Sanitary Sewer service is provided from Martin Luther King Jr. Way, entering the building at the basement main utility room. Utility-owned electrical pole-mounted transformers are located across the front elevation of subject building. Natural gas service enters the basement main utility room.

Utility	Provider	Meter configuration and location
Storm Water	City of Oakland	
Electric	Pacific Gas & Electric	The building meter is located in the basement
Gas	Pacific Gas & Electric	The building meter is located in an underground vault in front of the building
Water	East Bay Municipal Utility District	The building meter is located in the basement
Sanitary Sewer	City of Oakland	

Survey Condition and Analysis

No issues or service deficiencies were reported. Utility services are the responsibility of the various purveyors to maintain. The provided services are reported to be adequate. Routine maintenance is anticipated during the evaluation period.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Based on experience with similar structures in this geographic region, foundations are presumed to consist of a conventional reinforced-concrete slab-on-grade at the basement level with continuous strip footings at the perimeter and isolated spread footings at interior bearing locations. Cast-in-place concrete foundation walls were observed at the perimeters of the below-grade basement.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. Foundations appeared to be in functional condition with no significant movement anticipated. Normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

According to the engineering analysis report provided, the building is constructed of cast-in-place concrete and unreinforced brick-bearing walls. The unreinforced brick masonry exterior walls are on concrete basement walls assumed on concrete spread footings.

The upper levels consist of wood-framed floors. Straight sheathing and hardwood floorings on wood joists span between exterior brick walls and interior wood stud walls with plaster finishes.

The roof is straight sheathed with wood joist span between 5-foot-deep wood trusses. The third floor has a break in the floor diaphragm that created an 18-foot-high ceiling assembly room/auditorium on the second floor. An approximately 8-foot-high attic exists above the third-floor ceiling.

The subject building has been seismically retrofitted in 1996 by installing anchors at all unreinforced masonry (URM) walls around the perimeter of the building for the roof and floor level to hold the structure. The anchor is attached to the roof and floor joists with steel plates and wood screws. At the masonry end, the anchors penetrate through the masonry wall with a steel plate on the exterior of the building. Where this is not possible, such as the first floor at the south elevation, it is embedded into the wall with approved epoxy.

Survey Condition and Analysis

The building was originally designed as an unreinforced masonry structure. Seismic upgrades have been performed but may be inadequate to meet the client's current requirements. The probable maximum loss (PML) appears to be significant at this time. This is pending the scenario expected loss (SEL) report from Partner, but at this time, the SEL appears to be approximately ~35%.

The 1996 seismic retrofit appears to not meet reasonable life safety standards. The building poses a high probability of catastrophic failure as it would not handle a significant seismic event. A significant seismic event is an earthquake measured at 7.0 and above on the Richter magnitude scale.

The ground floor of the subject building contains an open front soft/weak wall line. The slender piers do not appear to have flexural capacity to provide adequate lateral restraint to the building sections above, which could lead to structural instability during a seismic event.

Two ceiling systems are utilized at the auditorium within the subject building's interior area. The original system remains in place and has been covered by a newer system. It appears the original lath and plaster system has significant moisture damage. The newer system consists of 2 x 4 wood stud framing suspended using simple 12-gauge hanger wire and 3 ½ inch 16d nail ties into the wood studs. There is no lateral seismic bracing provided. This is a non-conventional system with no lateral seismic support system. Failure of this system during a significant seismic event is likely.

The attic space above the auditorium lacks ventilation that appears to create excessive moisture content in the air space of the attic. In time, the wood stud framing could accumulate the excessive moisture and get heavier as a result, which could collapse the ceiling systems.

- A full structural evaluation of the subject building is strongly recommended and a full evaluation should be performed to determine how the billboard is anchored to the building and the current condition of the anchorage. An opinion of cost for this work is included in Table 1.
- An additional seismic retrofit is recommended prior to any occupancy to meet current life safety standards. An opinion of cost is included in Table 1.
- Proper ventilation of the attic space above the auditorium is recommended. An opinion of cost for this work is included in Table 1.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of the building consist of unreinforced brick-bearing masonry walls with a smooth hard-coat stucco finish at the front elevation.

According to the engineering analysis report provided, the building measures approximately 90 feet in length and 50 feet in width and is rectangular in plan except for a small notch in the northeast corner. The building is approximately 50 feet high with a typical story height of approximately 16 feet for the ground floor and 10.5 feet for the second and third floors.

The subject building has 17 inches wide, four wythe brick walls located on the ground floor, which is then reduced to 13 inches wide, three wythe brick walls above the second floor. Two wythe wide brick parapet walls are located on the roof.

The front façade is articulated with gray paint that emphasizes the ground floor and beige paint that emphasizes the upper floors. Horizontal and vertical banding are provided that define the first floor and reinforces the symmetry of the subject property. Painted brick veneer is provided at the footing of the front elevation.

Row lock brick arches are provided above the exterior windows on the rear and side elevations of the subject property, except for the second-floor auditorium windows.

Hard-coat stucco soffits are located above the entrances at the front elevation of the subject building.

Survey Condition and Analysis

The exterior walls appeared to be in generally fair to poor overall condition.

All elevations of the subject building will require repointing or tuck and pointing of the masonry mortar. There are significant areas of deterioration of the masonry brick. Some replacement of the brick will be likely, as has already occurred at the rear elevation of the building.

Repointing refers to the process of removing old mortar and replacing it with new mortar. Tuckpointing refers to a similar process where the damaged mortar is removed and replaced with new mortar with a color similar to the bricks.

- Repointing, tuck and pointing, and sectional replacement of the masonry mortar is recommended. An opinion of cost for this work is included in Table 1.
- Based on the observed condition of the cleanliness of the exterior walls, the paint finish, and the average effective useful life of paint coatings, reapplication of exterior paint and cleaning of the graffiti is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The soffits appeared to be in generally good condition. Routine maintenance is anticipated during the evaluation period.

4.3.2 Windows

Exterior windows at the ground floor of the front elevation appeared to be newer double-pane, fixed units. Window framing was observed to be anodized aluminum. Windows at the building entrances are part of a storefront window system consisting of full-height, low-e, or solar-tinted glazing in anodized aluminum frames that incorporates the entry doors. Vinyl gaskets are used at the joints between glazing panes and the framing.

Exterior windows at the upper floors of the front elevation appeared to be newer double-pane, single-hung, operable units. Window framing was observed to be anodized aluminum. Vinyl gaskets are used at the joints between glazing panes and the framing.

Exterior windows at the side and rear elevations appeared to be older single-pane, single-hung, operable units. Window framing was observed to be painted wood. Traditional caulking is used at the joints between glazing panes and the framing.

Exterior windows at the rear elevation, utilized in the auditorium, appeared to be older, larger, fire-rated type wire glazing, single-pane, single-hung, operable units with wood muntins separating the panes. Window framing was observed to be painted wood. Traditional caulking is used at the joints between glazing panes and the framing.

Exterior windows on the rear and southern elevations utilize metal security bars installed on the exterior walls that are non-releasable.

There was one sliding single-pane, operable unit at the southern elevation, on the third floor. Window framing was observed to be painted wood. Traditional caulking is used at the joints between glazing panes and the framing.

The windows above the doors leading to the fire escape at the front elevation appeared to be single-pane, fixed units. Window framing was observed to be painted wood. Traditional caulking is used at the joints between glazing panes and the framing.

Conventional domed skylights are provided on the roof, above the attic space. The skylights are constructed of translucent Plexiglas materials and are factory flashed.

Exterior windows in the attic space appeared to be single-pane, fixed units. Window framing was observed to be painted wood. Traditional caulking is used at the joints between glazing panes and the framing.

Frosted interior glazing was observed on the ground floor. The glazing appeared to be single-pane, fixed unit. Glazing framing was observed to be painted wood. Traditional caulking is used at the joints between glazing panes and the framing.

Survey Condition and Analysis

The exterior windows at ground and upper levels of the front elevation of the subject building appeared to have been replaced with newer units, while the exterior windows at ground and upper levels of the rear and side elevations appeared to have been original.

Windows appeared to be in good to poor overall condition. The newer units appeared to be in good condition, while the older units appeared to be in poor condition.

The original wood framed windows require complete replacement, including the framing of the building. The windows are at the end of their EUL, and many do not operate with a mixture of warped frames and non-working rope pulls. Several of the wire safety glass windows are cracked. Refurbishment of the single pane, non-energy efficient windows does not appear cost-effective.

- Replacement of the older window units is recommended. An opinion of cost for this work is included in Table 1.
- The metal security bars at the rear elevation appeared to be rusted and need to be cleaned. This can be done in conjunction with the cleaning of the exterior walls recommended in Section 4.3.1.

4.3.3 Doors

There are three distinct street-facing entrances provided at the front elevation of the subject building which allows for multiple entry points and segmentation of the building.

The central entrance consists of a pair of aluminum-framed doors with double-pane, full-height glazing set in an anodized aluminum storefront system. Hardware includes horizontal exit bars, exterior pulls, and deadbolts.

The other two entrances consist of single aluminum-framed doors with double-pane, full-height glazing set in an anodized aluminum storefront system. Hardware includes horizontal exit bars, exterior pulls, and deadbolts

The upper floor doors leading to the fire escape on the front elevation are painted solid-core wood doors with five-panel glazing set in wood frames. Hardware includes knob handles and chain locks.

Interior doors are painted, solid-core wood set in wood frames. Hardware includes lever handles with electric keypad lock and lever handles. Attic doors have knob handles.

The interior entryways have a mix of flush doors, flush with glass insert doors, flush double doors, one-panel doors, one-panel with glass insert doors, one-panel with peephole doors, one-panel double doors, two-panel with glass insert doors, and two-panel double doors.

The attic entryways have a mix of a one-panel door, louvered one-panel door, and a five-panel door.

Survey Condition and Analysis

Doors were reported and appeared to be in good to fair overall condition.

The opening for the doors utilized in all the upper-level restrooms and some offices spaces are approximately 22 inches wide. The minimum clear width for all doorways should be 32 inches. See Section 7.0 regarding performing a complete ADA survey.

Some interior door thresholds pose a potential trip hazard due to the threshold transition being greater than ½ inch in height.

- Providing a solution to all interior threshold transitions greater than ½ inch height is recommended. An opinion of cost for this work is included in Table 1.
- A solid-core wood door was observed to be missing in the attic. Installation of missing doors is recommended. An opinion of cost for this work is included in Table 1.

4.3.4 Parapets

Exterior walls extend above the roof plane as parapets and are capped with mastic. Roof materials cover the inboard sides of the parapets. Two wythe wide brick parapet walls are located on the roof.

Parapet bracings are provided which consisted of through bolts at a minimum of 12" from the top of the parapet with steel plates on the exterior. The bolts attach via diagonal steel angles that is then attached to the roof diaphragm.

Survey Condition and Analysis

Parapets appeared to be in fair overall condition. Routine maintenance is anticipated during the evaluation period.

The parapets do not seem to have any through-the-wall scuppers. See Section 4.4.2 for additional information regarding issues with roof drainage.

4.4 Roof

4.4.1 Roofing Materials

Roof coverings consist of a built-up roofing (BUR) system with aluminized emulsion coating installed over a plywood deck.

The roofing materials extend vertically up the inboard side of the parapet walls, terminating with the mastic applied to the top of the parapet. Flashing materials appeared to be similar to the roofing membrane.

Roof areas are accessible by an internal ships ladder.

Conventional domed skylights are provided on the roof, above the attic space. The skylights are constructed of translucent Plexiglas materials and are factory flashed.

A flagpole was located on the western side of the roof, near the fire escape ladder.

Survey Condition and Analysis

The roofing systems appeared to be in fair to poor overall condition.

The age of the roof membrane was not provided and is unknown. Warranties were not provided.

Aluminum coatings do no provide protection against water and are unable to expand and contract with changing temperatures, the inflexible nature of the coating can lead to bubbling, cracking, and gaping in the roof. They also lose reflectivity as the aluminum oxidizes and the surface dulls from exposure.

The aluminum emulsion coating was observed to be cracked and worn off, exposing the black emulsion beneath it, which weakens the BUR and exposes it to water intrusion. The mastic on the parapets is pulling away and cracking. These are signs of a roof system reaching the end of its useful life.

By industry standards, the average useful life of a BUR system is 15 to 20 years, although it can be extended with regular maintenance. The average useful life of the aluminum emulsion coating is three to four years, which prompts frequent recoating.

- The aluminized emulsion coating appears to have been close to the end of its EUL. A new roof membrane is recommended, which would include a tear-off of all existing roof membranes and new metal top cap coping. An opinion of cost for this work is included in Table 2.
- Replacing the roof hatch with a new unit that includes safety railing is recommended. An opinion of cost for this work is included in Table 1.
- The junction box located on the roof that services the package unit poses a fire hazard due to it being positioned within the stormwater discharge path. Proper relocation of the junction box is recommended. See Section 5.3 for this issue in the cost tables.
- The flagpole on the roof poses a safety issue and removal of the flagpole is recommended. An opinion of cost is included in Table 1.

The skylights appeared to be in fair to poor condition.

- Replacement of the skylights on the roof is recommended and can be done in conjunction with the window replacement on the rest of the subject building, as stated in Section 4.3.2.

4.4.2 Roof Drainage

The roofing slope appeared to be adequate and appeared to meet industry standards for the type of roof installed. Storm water runoff for the roof is directed to a roof drain connected to an internal leader that exits through the exterior wall and discharges directly into the storm drain collection system. Emergency overflow scuppers are not provided at the subject building.

Survey Condition and Analysis

The single roof drain appeared to be in fair overall condition. Roof drains should be kept clear, repaired, or replaced as needed during roof replacement and maintenance activities.

- Only one roof drain was observed on the roof. Installation of no less than six roof drains, each with emergency overflow drainage, is recommended to avoid potential severe ponding, which could collapse the roof due to the presence high parapets and lack of drainage points. An opinion for this work is included in Table 1.

4.5 Fire Escapes, Stairs, or Balconies

A painted steel fire escape is located on the front building façade. The fire escape serves the upper two levels of the building and uses a water tank counter-balanced stairway for access to the ground level.

The building has exterior steps providing access to the central entrance. Exterior steps consist of cast-in-place concrete. No handrails were provided.

The main stairway at the central entrance is constructed of wood and has wood stringers. Steel pipe handrails are located on walls at both closed sides with wood guardrails provided on the open sides at the top of the stairway. All observed metal components are painted, and the treads are exposed.

Interior stairs located in the enclosed stairways are wood framed and have wood stringers. Open sides are protected by wood guardrails and steel pipe handrails are located on walls at closed sides. All observed steel components are painted, and the treads are exposed.

Survey Condition and Analysis

Stairs and fire escapes appeared to be in fair to poor overall condition.

- The fire escape is deemed unsafe to use. Making the fire escape safe, repairing the damaged section of the roof, certification of the fire escape, and balancing the pivoting ground floor stair/ladder is recommended. An opinion of cost for this work is included in Table 1.
- The interior stairways have existing guardrails that are not mounted properly, are too low, and pose a potential fall hazard. Proper installation of guardrails to meet current safety standards is recommended. An opinion of cost for this work is included in Table 1.
- Some stairways lack guardrails on their open sides. Proper installation of guardrails and handrails to meet current safety standards on all stairs or steps within the building for the full length of the stairs or steps is recommended. An opinion of cost for this work is included in Table 1.

Painting of the stairs, fire escapes, and guard rails can be performed in conjunction with the painting of the building exterior or interior common areas.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

East Bay Municipal Utility District (EBMUD) is the water utility service provider for the building. Domestic water service to the building is provided from the street adjacent to West Martin Luther King Jr. Way and enters the basement via a 2" copper water line that is equipped with a water meter. A backflow preventer was not observed. The property has no irrigation services.

The domestic water service utilizes street pressure, and a booster pump is not used.

Domestic water piping at the main water service line, domestic hot water heaters and back-of-house areas was observed to be primarily copper.

Observation of visible vent piping on the roof indicates that the sanitary sewer and storm water piping is cast iron.

The building has one stormwater drain with dome covers at flat portions of the roof. Water from roof drains flows down through concealed piping that connects to the underground city line. Secondary roof drains were not observed.

The HVAC indoor fan coil unit and gas furnace units have small condensate pumps and PVC condensate drain piping that is anticipated to be routed to approved sanitary receptors.

One small fractional-HP sump pump is located in the basement, that pumps out the water collected in the surface-mounted floor drain into the main drain line.

Domestic hot water (DHW) to the building common area restrooms is provided by one gas-fired, storage-type hot water heater located in the 5th-floor water heater room. The DHW heater is manufactured by Rheem, and it has a heating input capacity of 38-MBH and a storage capacity of 39-gallons. The DHW piping loop does not have an expansion tank or a mixing valve. The hot water return line is equipped with a small fractional-horsepower recirculation pump manufactured by Watts.

Additionally, one breakroom kitchenette in the basement and the first-floor bathroom are provided with small, electric, point-of-use, instantaneous water heaters under the sinks. The instantaneous water heaters are manufactured by Chronomite and range from 6.2-7.2 kW in heating capacity.

The common area restrooms have manual faucets and tank type toilets. There is also a kitchenette on each floor with a kitchen faucet. Observed kitchen faucets are rated at 1.8 gallon-per-minute (gpm) flowrate and the bathroom faucets had a prescribed flowrate of 1.2 gpm. The tank type toilets have prescribed flowrate of 1.28 gallons-per-flush (gpf).

Survey Condition and Analysis

The plumbing systems were observed in fair overall condition.

The main domestic water service line does not have a backflow preventer installed, and it is recommended to be furnished with a backflow preventer. An opinion of cost for this work is included in Table 1. Annual testing of the backflow preventer, thereafter, is anticipated under routine maintenance during the evaluation period.

The domestic water piping, and sanitary drainage and vent piping system, appeared to be in fair-to-good overall condition. Evidence of active plumbing leaks or faulty piping were not observed or reported. Based on age of the building, sections of the plumbing piping are anticipated to be replaced during the evaluation period. An allowance-based opinion of cost for this work is included in Table 2.

The small sump pump in the basement appeared to be in good condition. Reportedly five years ago, the building basement was flooded, and sump pump was installed to address the issue. Since its installation there have been no reported issues of water flooding, and any recent water damage was not observed. Based on age and relatively shorter EUL, the sump pump is anticipated to be replaced during the evaluation period. An opinion of cost for this work is included in Table 2.

The gas fired DHW heater has been manufactured in 2020 and appeared to be in good overall condition. The DHW heater is seismically braced at top and bottom, and the combustion air inlet and exhaust flue vent are directly ducted from outside, which appeared adequate. The pressure relief safety valve drain line is routed behind the wall and is anticipated to discharge into approved sanitary receptors. Partner recommends installing a smoke/ carbon-monoxide (CO) alarm in the water heater room as the equipment uses natural gas. An opinion of the cost for this work is included in Table 1.

The small, electric, point-of-use instantaneous water heaters under the basement kitchenette sink and 1st floor bathroom appeared to be in good operating condition. They are reportedly 10 years old. Based on EUL, the instantaneous water heaters are each anticipated to be replaced during the evaluation period. An opinion of the cost for this work is included in Table 2.

The plumbing fixtures in common restrooms and kitchenettes were observed to be in good overall condition with no observable problems. They were reportedly replaced as part of building retrofitting in 2020. One bathroom in the basement was observed to have been decommissioned, with the toilet removed. As this bathroom is no longer in use, no repairs are anticipated.

5.2 Heating, Air Conditioning, and Ventilation

Equipment description	Model number	Capacity	Manufacturer (date)	Building Area Served	Condition
AC Condenser	24AAA560A300	5 tons	Carrier (2019)	2nd and 3rd Floor	Good
Split System Fan Coil	CNPVT6024ALAA	0.75 HP	Carrier (2018)	2nd and 3rd Floor	Good
Gas Furnace	59SP5A120E241222	120 MBH Input	Carrier (2019)	2nd and 3rd Floor	Good
Gas Furnace	59SP5A120E241222	120 MBH Input	Carrier (2019)	2nd and 3rd Floor	Good
Gas Furnace	59SC5B060E17114	60 MBH Input	Carrier (2019)	2nd Floor	Good
Gas Furnace	59SP5A120E241222	120 MBH Input	Carrier (2019)	Basement and 1st Floor	Good
Gas Furnace	59SP5A120E241222	120 MBH Input	Carrier (2019)	Basement and 1st Floor	Good

Heating is provided to the entire building through gas-fired forced air furnaces, while one gas-electric split-AC unit provides cooling to 2nd and 3rd floors.

The split-AC system serving 2nd and 3rd floors is a single-zone, constant-air-volume unit manufactured by Carrier, and has a nominal cooling capacity of 5-tons. Outdoor condensing unit is located on the roof and provides cooling by direct-expansion (DX) coils utilizing R-410A refrigerant. The indoor fan-coil unit (FCU) is located in the mechanical room and has a gas-fired furnace with an input heating capacity of 120-MBH and a rated thermal efficiency of 96.5%. The gas-fired furnace is condensing type and utilizes direct-vent combustion system with sealed combustion-air intakes and exhaust-flue outlets terminated at the roof. Fresh air is provided via outside-air intake duct to the indoor FCU that does not have an economizer.

The building has four additional heating only systems comprised of gas furnace units located in mechanical rooms at the 5th floor, basement and 1st floor. The gas furnace units provide input heating capacities ranging 60-MBH to 120-MBH each, with a rated thermal efficiency of 96.5%. Gas furnace units are condensing type and utilize direct-vent combustion system with sealed combustion-air intakes and exhaust-flue outlets terminated at the roof. Fresh air is provided via outside-air intake ducts connected to the return air ducts.

Ventilation air is provided by HVAC systems described above and infiltration through operable windows and exterior doors.

The common area bathrooms have ceiling-mounted exhaust fans that exhaust the air out through the roof.

The HVAC systems are controlled by standalone, wall-mounted, programmable thermostats manufactured typically by Honeywell. Two mercury thermostats were also observed but are not-in-use. It was reported that these served the old heating system through baseboards and radiant heat.

Survey Condition and Analysis

The mechanical equipment is primarily maintained by outside contractors. The mechanical systems were observed to be in good overall condition with all systems replaced in 2019-2020 including new duct work. The cooling and heating capacities appear to be adequate for an office building in local climate.

The split-AC system serving 2nd and 3rd floors was observed to be in good overall condition. The outdoor and indoor units did not have major deterioration on visible components. Seismic bracing of the outdoor condensing unit on roof appeared to be inadequate, and it is recommended to be furnished with adequate seismic bracing. An opinion of cost, contingent upon a contractor's proposal, is included in Table 1. The split-AC system is anticipated to stay in service with continued preventive maintenance during the evaluation period.

The four gas furnace units serving the building were installed in 2019 and appeared to be in good condition. The gas furnace units have duct smoke detectors in the discharge air ducts. As the gas furnace units use natural gas, smoke / CO alarms are recommended to be installed in vicinity of the gas furnace units. An opinion of the cost for this work is included in Table 1. The gas furnaces are condensing type and were observed to not have condensate neutralizers instated in the condensate drain piping. Partner recommends condensate drain lines to be furnished with condensate neutralizers. An opinion of cost for this work is included in Table 1. The gas furnace units are anticipated to stay in service with continued preventive maintenance during the evaluation period.

No significant ventilation system issues were noted. The restroom exhaust fans appeared to be in good working condition. Routine maintenance is anticipated during the evaluation period.

The not-in-use mercury thermostats are recommended to be removed.

5.3 Electrical

Pacific Gas and Electric (PG&E) is the electricity utility provider for the building. The property is serviced by one main electrical room located in the building basement, with a switchboard rated at 400 amps, 240/120-volt, 1-phase, 3-wire power supply. The switchboard is equipped with a utility meter, a service disconnect switch, and multiple circuit breakers. Breaker panels for lighting and power controls are in the electrical room, corridors, and back-of-house area. Observed panels were manufactured by Siemens, Murray, and Square D.

Electrical branch wiring was reported to be copper. Few outlet covers were removed to verify branch electrical wiring to be copper. Ground fault circuit interrupter (GFCI) outlets were observed in the restrooms.

There is no emergency generator onsite.

Interior lighting in the building primarily consists of light-emitting-diode (LED) technology. Reportedly two years ago, the property underwent a LED lighting retrofit with all lights replaced with high efficacy LEDs. The office areas primarily consist of LED strip light fixtures. The corridors are illuminated by ceiling-recessed fixtures with LED lamps. The back-of-house areas and mechanical/electrical rooms are illuminated by LED lamps. Most of the interior lighting including corridors is primarily controlled via manual wall switches.

Outdoor lighting is provided by building mounted LED flood lights. Photocells control exterior lighting.

PG&E is the natural gas utility provider for the building. Natural gas service is provided via one gas meter located in an underground vault along Martin Luther King Jr. Way on the western exterior side of the building via an approximately 1-1/4" main line that is equipped with a shut-off valve, pressure regulators and a gas meter. Gas piping was observed to be black iron. Natural gas service is provided for the gas DHW heater and space heating gas furnace units.

Survey Condition and Analysis

The electrical service was reported to be adequate for current demands of the building. The switchboard, circuit-breaker panels, electrical meter, and wiring conduits appeared to be in good overall condition. It was observed that the switchboard had been replaced in 2020, the electrical system appeared to be reasonably new and in good condition.

The new switchboard is a 3-wire system; however, the building was built in 1915, which could be anticipated to have an original two-wire system. A copper wiring grounding system was observed at exterior rear wall of the building; however, grounding of the overall building electrical distribution system could not be completely verified during the survey. Few GFCI outlets were tested to have issues such as Open Hot or Open Ground. Partner recommends the facilities to have an electrical consultant perform further investigation of the ground and neutral connections from main service utility line into the switchboard, and test and verify the grounding and ground-fault system of the switchboard and overall building distribution. It should be verified that the entire building's electrical system has been upgraded from a two-wire system to a three-wire system with hot, neutral, and ground at all devices. An opinion for the cost of this work is

included in Table 1. Based on the outcome of investigation, refurbishment of the building electrical system could be needed for an adequate 3-wire system with proper grounding system in place. An accurate opinion of cost for potential electrical system refurbishment cannot be provided before completing the detailed investigation; however, a cursory opinion of cost, contingent upon a consultant's investigation and proposal, is included in Table 1.

Electrical conduits are required to fire caulked. In the first-floor mechanical closet conduits were observed to not have fire sealant caulking. It is recommended that all electrical wire conduits entering and exiting rooms be sealed with fire caulking. An opinion of the cost for this work is included in Table 1.

Infrared (IR) scan of electrical panels has not been performed by the facilities. The IR scan can identify electrical problems such as loose breaker terminals, worn-out wiring, overheating, voltage, and phase imbalances etc. Partner recommends performing IR scan on the electrical system. An opinion of cost for this work is included in Table 1.

A junction box at the roof was observed to be located within the stormwater discharge path. Partner recommends re-locating the roof junction box to be clear of the stormwater discharge path. An opinion of the cost for this work is included in Table 1. Few junction boxes were observed to be exposed in the basement next to the switchboard. Exposed wiring was also observed in the DHW room and 3rd floor office. Partner recommends performing necessary electrical repairs and service for junction boxes and conduits. An opinion of the cost for this work is included in Table 1.

Several GFCI outlets that were tested were noted to have issues such as Open Hot or Open Ground. Additional electrical issues are anticipated to be found through IR scans of electrical panels. A cursory opinion of the cost to address the issues with GFCI outlets and others that maybe identified as an outcome of the IR scan, contingent upon completion of the IR scan and contractor's proposal, is included in Table 1 as noted above.

Continued IR scan of electrical system every few years or as applicable is recommended to be performed under preventive maintenance during the evaluation period.

Exposed wiring was also observed in the DHW room and a third floor office. Repair of the any exposed wires in habitable areas is required. An opinion of the cost for this work is included in Table 1.

Arc flash hazard analysis has not been performed. Arc flash hazard analysis could identify potential arc flash hazard areas and equipment, establish arc flash boundary, and determine required clothing and personal protective equipment (PPE) for safety. Partner recommends performing an arc flash hazard analysis for the electrical system. An opinion of cost for this work is included in Table 1. Continued arc flash hazard analysis and ground-fault system testing every few years or when building's electrical distribution is changed, is recommended to be performed as part of routine maintenance.

The building's interior lighting systems and controls are in good overall condition and are typically the responsibility of management. Broken or non-functional lamps were not observed in the building. Routine maintenance and replacement of lamps is anticipated during the evaluation period.

The walk-through survey was conducted during daylight hours and exterior lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate

and was reported to be sufficient for the subject property. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

No significant issues were observed or reported with the building natural-gas distribution system. The gas meter did not have a seismic shutoff valve installed and is recommended to be installed. An opinion of the cost for this work is included in Table 1.

5.4 Vertical Transportation

Vertical conveyances are not provided.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

The building is not provided with a centralized fire suppression system.

Fire suppression is primarily provided through portable fire extinguishers. Fire extinguishers were observed to be stored in the basement and lobby, two were installed with one in the first-floor office and one in the basement shop. They are reportedly tested on a yearly basis, with the last inspection having occurred in August 2021. Fire hydrants were not observed on the property.

Survey Condition and Analysis

As the building has undergone renovations, the fire extinguishers have been stored in the lobby and the basement of the building. It is recommended prior to building occupancy, that the fire extinguishers be properly installed in all required areas and easily accessible. Fire extinguishers should be properly and safely secured as well. Current inspection tags were observed on some of the fire extinguishers with others being noncurrent. Inspection of the fire extinguishers is recommended. An opinion of the cost for this work is included in Table 1.

5.5.2 Alarm Systems

There is no centralized fire alarm system provided at the property.

Survey Condition and Analysis

Partner recommends the installation of standalone smoke alarms within the building in corridors, egress paths and other spaces as deemed necessary. A cursory opinion of cost, contingent upon required quantity verification, is included in Table 1.

5.5.3 Other Systems

Battery powered emergency lighting fixtures are located in the building. Exit signage is provided through electrically powered signs as well as self-luminous signs. Exit signage was observed within corridors, main lobby, common areas, and back-of-house areas. Exit signage appeared to be adequately positioned in the locations observed.

Survey Condition and Analysis

The emergency lighting fixtures system appeared to be in good overall condition. Routine maintenance, regular testing and as-needed battery replacements is anticipated during the evaluation period.

The exit signs in the building were observed to be in fair overall condition. One exit sign in the basement was observed to obstructed by the HVAC ductwork. It is recommended the exit sign be moved to an approved visible location. An opinion of the cost for this work is included in Table 1

One self-luminous exit sign in a common area on first floor was observed to be broken. It is recommended the broken sign be replaced with a new electrically powered sign. An opinion of the cost for this work is included in Table 1. Routine maintenance is anticipated during the evaluation period.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

The subject property is a single tenant facility. If redeveloped for multi-tenant occupancy, property tenant spaces would be accessed directly from exterior doors as no common areas are present.

6.2 Amenities and Special Features

The building is constructed with an auditorium containing an 18-foot-high ceiling and a pulpit, full-sized basement, attic, and break rooms. Built-in wood benches are provided at the perimeters of the auditorium.

Survey Condition and Analysis

Amenities and furnishing appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

6.3 Support Areas

No support areas are present.

6.4 Commercial Tenant Spaces

The subject property features high ceilings and spacious office rooms, much of the interior walls, floors, and trim details were renovated in 2020. The assumed occupancy is type B. If the auditorium space is used for assembly use, the occupancy of the building changes and additional requirements will likely be needed that are not a part of the review or terms of this report. Additional costs, upgrades, exiting requirements will need to be met. This is for information only. No costs have been provided for any of these issues.

Observed tenant space flooring consists of dimensional vinyl planks. Walls are typically painted gypsum board in the common hallways and painted gypsum board with painted wainscot panels utilized in the auditorium and rooms throughout the subject building. Wood siding and painted gypsum board walls are utilized in the attic space. 1x1 acoustic tile walls are utilized in the back room of the ground floor. Ceilings are typically painted gypsum board.

Toilet room finishes are typically ceramic tile flooring, painted gypsum board and ceramic tile walls, and painted gypsum board ceilings. Typical toilet room fixtures include a floor-mounted, tank-type commode and lavatories with and without plastic laminate countertops and a vanity.

Miscellaneous cabinetry is located at break and office areas. The kitchenettes are equipped with stainless steel sinks, composition board cabinets, and plastic laminate countertops.

Interior lighting is provided by ceiling-mounted flat panel fixtures. The fixtures are equipped with light emitting diode (LED) lamps.

Interior doors are painted, solid-core wood set in wood frames. Hardware includes lever handles with electric keypad lock and lever handles. Attic doors have knob handles.

The interior entryways have a mix of flush doors, flush with glass insert doors, flush double doors, one-panel doors, one-panel with glass insert doors, one-panel with peephole doors, one-panel double doors, two-panel with glass insert doors, and two-panel double doors.

The attic entryways have a mix of a one-panel door, louvered one-panel door, and a five-panel door.

Frosted interior glazing was observed in the basement. The glazing appeared to be single-pane, fixed unit. Glazing framing was observed to be painted wood. Vinyl gaskets are used at the joints between glazing panes and the framing.

Survey Condition and Analysis

The commercial tenant space finishes appeared to be in good to fair condition.

- Testing for asbestos at the surface mounted 1x1 acoustical tile at the back room of the ground floor is recommended. An opinion for this work is included in Table 1.

6.5 Residential Spaces

Residential spaces are not provided.

7.0 ACCESSIBILITY

Americans with Disabilities Act

The Americans with Disabilities Act ("ADA", or "Act") is a civil rights legislation that was enacted in 1990 to provide persons with disabilities access and accommodations equal, or similar, to that available to the general public. Partner understands the facility is likely covered under Title II of the ADA. Title II of the ADA applies to State and local government entities, and, in subtitle A, protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs, and activities provided by State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. Title II of the ADA applies to State and local government facilities, requiring newly constructed buildings or altered buildings to comply with the standards set forth in the 2010 ADA Standards for Accessible Design (2010 Standards).

As part of this assessment, a limited, visual, accessibility survey was conducted based on the physical features of the property. A random survey and measurement of key site and building components pertaining to accessibility requirements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observation was limited to areas that are open to the general public. Additionally, a review of the programs, activities, and services were not included as part of this assessment.

Survey Condition and Analysis

Based on current use, the subject property is a "commercial facility." Common area elements were identified that are not accessible. Non-accessible issues have been listed for future planning purposes. Design of the means of access is beyond the scope of this report.

- Performing a complete ADA survey is recommended. All restrooms above the ground floor, doorways, access to elevated floors, and stairways do not meet ADA office occupancy requirements. An opinion of cost for this work is included in Table 1.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Visual or olfactory indications of significant suspect microbial growth were not observed. However, as discussed in the above sections of this report, water damage was observed in the attic space above the auditorium. See the above referenced sections of this report for further discussion and recommended repairs.

9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 06001C0067H, dated December 21, 2018, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 4.

9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone I, an area with design winds speeds up to 130 miles per hour. The subject property does appear to be located in a special wind region or hurricane-susceptible zone.

10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;

- Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

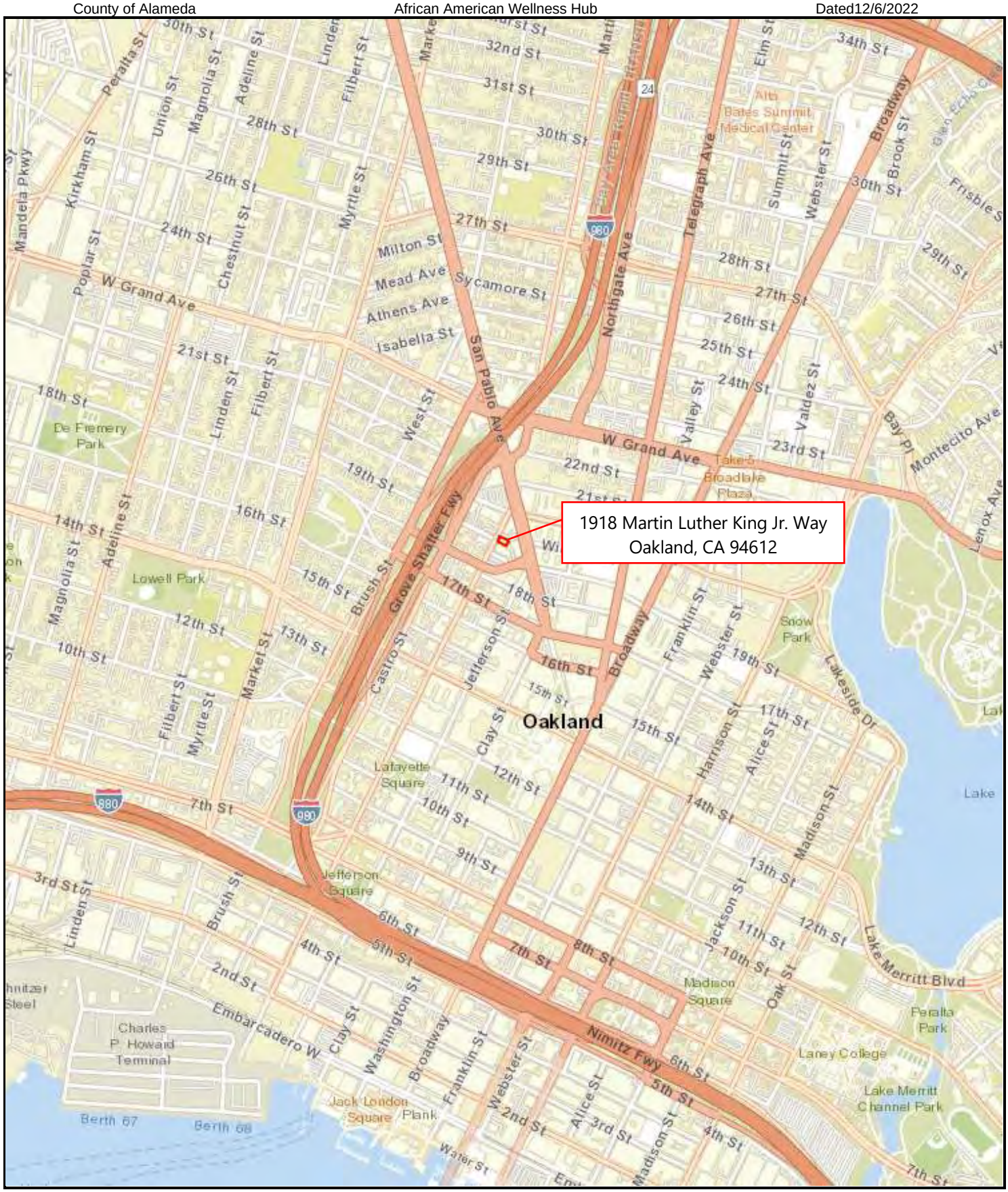
Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

FIGURES

1. Site Location Map

2. Site Plan



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KEY:
Subject Property

FIGURE 1: SITE LOCATION MAP
Project No. 22-388732.1

1918 Martin Luther King Jr. Way
Oakland CA 94612

PARTNER

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KEY:
Subject Property

FIGURE 1: SITE PLAN
Project No. 22-388732.1

1918 Martin Luther King Jr. Way
Oakland CA 94612

APPENDIX A: SITE PHOTOGRAPHS

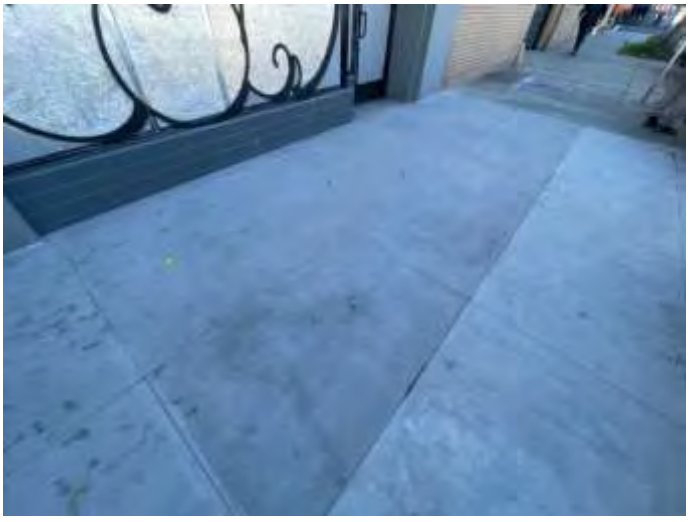
1. Front elevation of subject property

2. North elevation of subject property

3. South elevation of subject property

4. Rear elevation of subject property

5. Martin Luther King Jr. Way street frontage



6. Sidewalk

7. Typical front elevation façade mounted light fixture

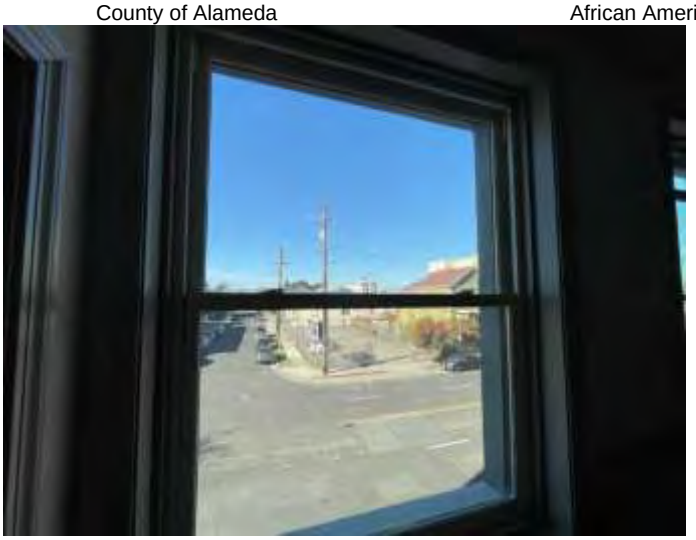
8. Four wythe wide brick at ground level

9. Concrete at perimeter of basement

10. Wood frame

11. Two ceiling systems above the auditorium

12. Three entrances at front elevation



13. Typical aluminum framed exterior window

14. Typical wood framed exterior window

15. BUR with aluminized emulsion coating

16. Aluminized emulsion coating

17. Two wythe wide parapet walls

18. Parapet wall bracing

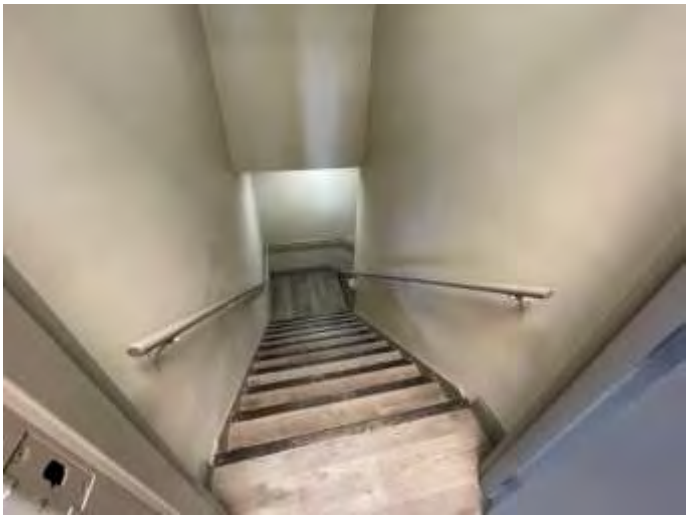
19. Internal drain

20. Self-flashed skylight

21. Steel fire escape on front elevation with water tank counterbalance ladder/stairs

22. Main interior wood stairway to upper floors

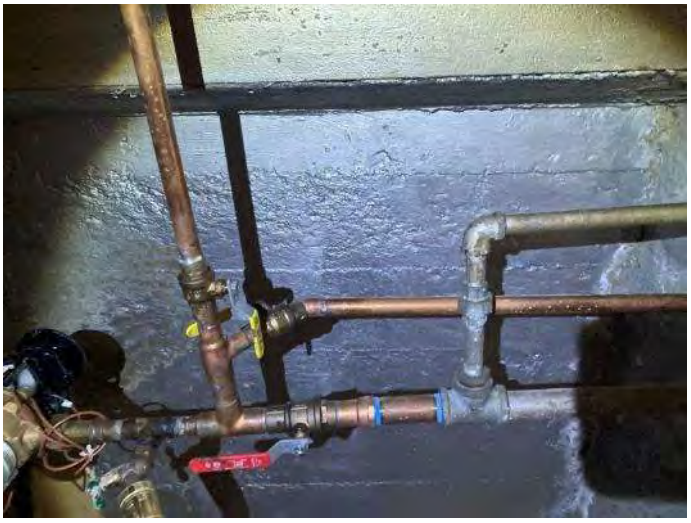
23. Wood stairway to basement



24. Wood stairway to upper floors

25. Water service entrance in the basement

26. Water meter in the basement



27. Domestic water service copper piping

28. Cast iron sanitary vent

29. Sump pump in the basement

30. PVC condensate piping and condensate pump in the basement

31. Gas storage-type water heater

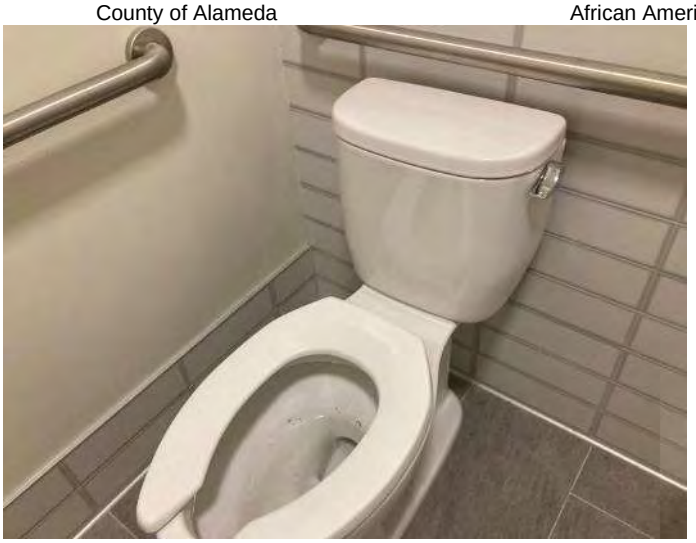
32. Floor pan for water heater

33. Timer controlled recirculation pump

34. Electric instantaneous water heater in the first-floor bathroom

35. 1.8 gpm kitchen faucet in the basement

36. 1.2 gallon per minute bathroom faucet



37. 1.28 gallon per flush toilet in first floor bathroom

38. Rooftop condensing unit for split-AC system

39. Split-AC system indoor fan coil unit

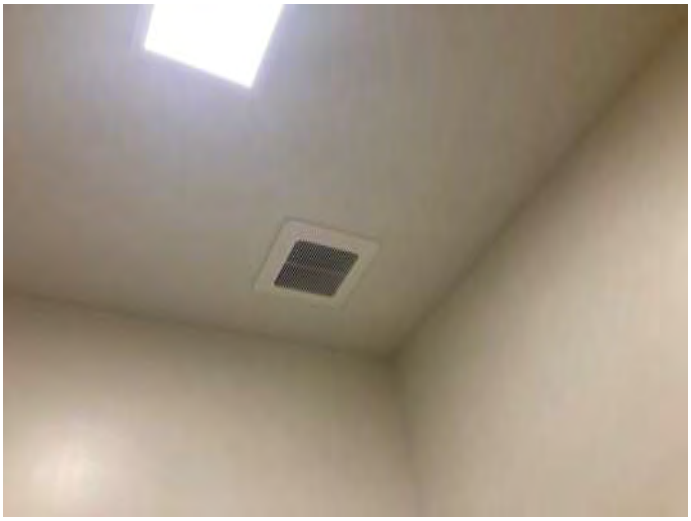
40. Typical condensing gas furnace unit

41. Gas furnace blower

42. Outside air intake ducts for gas furnace units

43. Gas furnace units' exhaust flue termination at the roof

44. Gas furnace unit discharge duct smoke detector



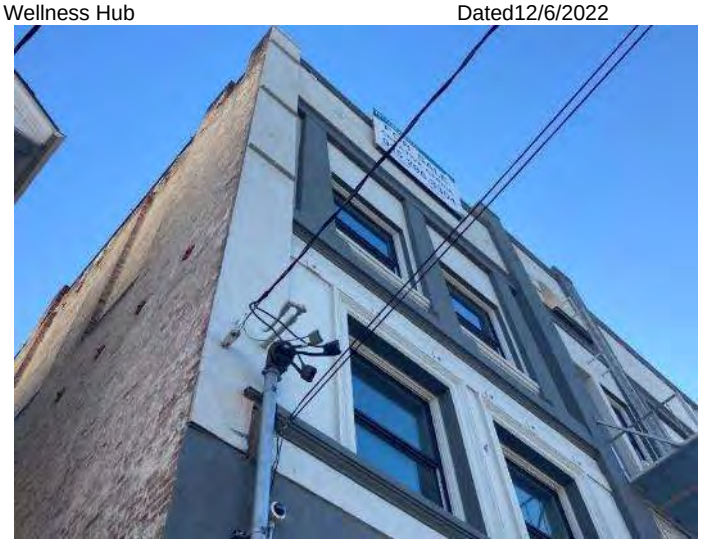
45. Bathroom exhaust fan

46. Programmable thermostat

47. Decommissioned mercury thermostat

48. Electrical switchboard in the basement

49. Pole mounted transformer



50. Electrical service entering the building

51. Copper wiring ground system

52. Electrical breaker in the furnace room at the roof level

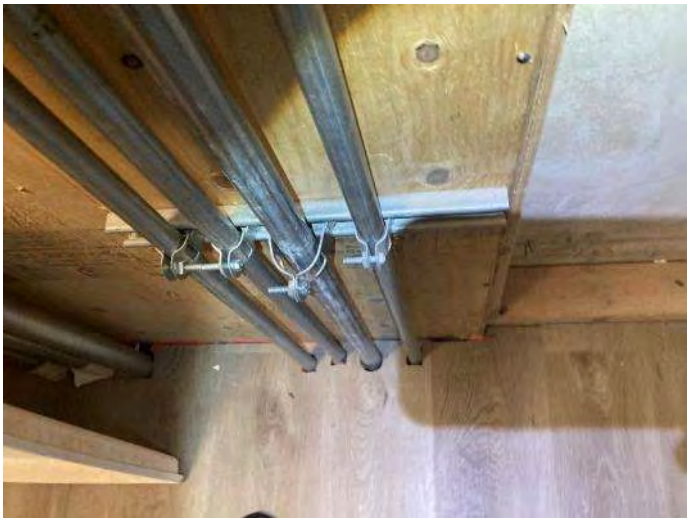
53. Functioning GFCI in the water heater room

54. Open hot GFCI outlet in the 3rd floor open area

55. Old breaker panel in the 3rd floor open area

56. Exposed electrical wiring in furnace room on the roof level

57. Exposed junction box



58. Uncaulked electrical pipes on 1st floor

59. LED lighting in the basement

60. LED lighting in closet

61. Light switch

62. Gas meter in underground vault

63. Inventoried fire extinguishers

64. Fire extinguisher in the lobby office

65. Exit sign with battery powered emergency lighting

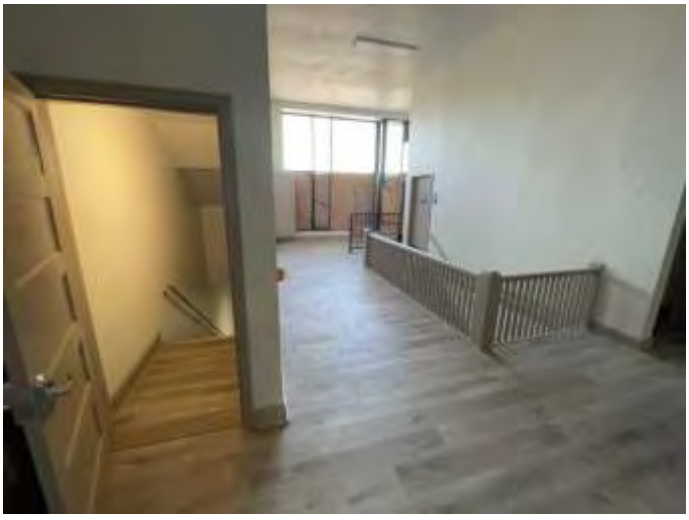
66. Broken exit sign in the 1st floor open area

67. Exit sign in basement obstructed by HVAC duct

68. Auditorium finishes

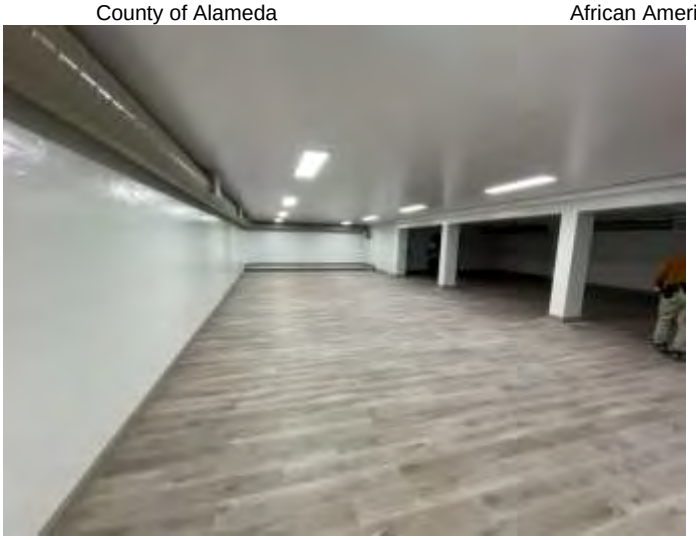
69. Typical hallway finishes

70. Typical office space finishes



71. Ground floor finishes

72. Back room on ground floor with 1x1 acoustic tile walls



73. Basement finishes

74. Attic finishes

75. Attic finishes

76. Typical ADA ground floor restroom finishes

77. Typical upper-level restroom finishes

78. Exposed rebar was observed on the underside of the sidewalk in the basement

79. Exposed glass block was observed on the underside of the sidewalk in the basement

80. Rusted rebar and efflorescence were observed on the underside of the sidewalk in the basement

81. Moisture intrusion was observed on the underside of the sidewalk in the basement

82. Deteriorating thin concrete poured sidewalk

83. Moisture intrusion in the attic space above the auditorium

84. Deterioration of the masonry brick on the upper part of the rear elevation and graffiti

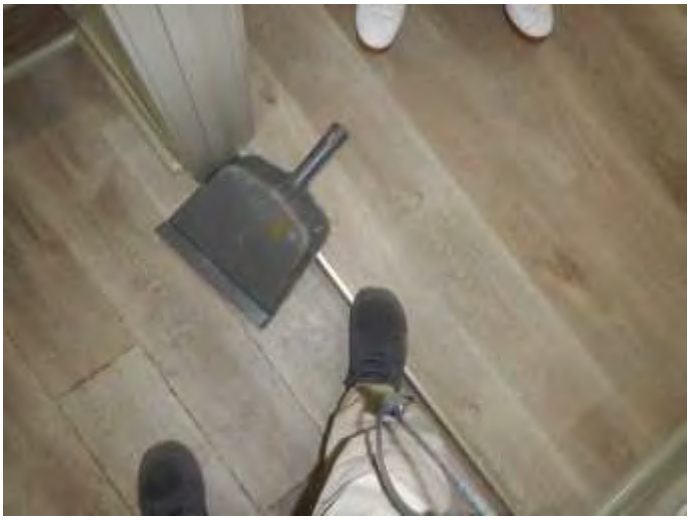
85. Deterioration of the masonry brick at the ground floor rear elevation

86. Close up of deteriorated mortar and brick coursing

87. Cracked original window glazing

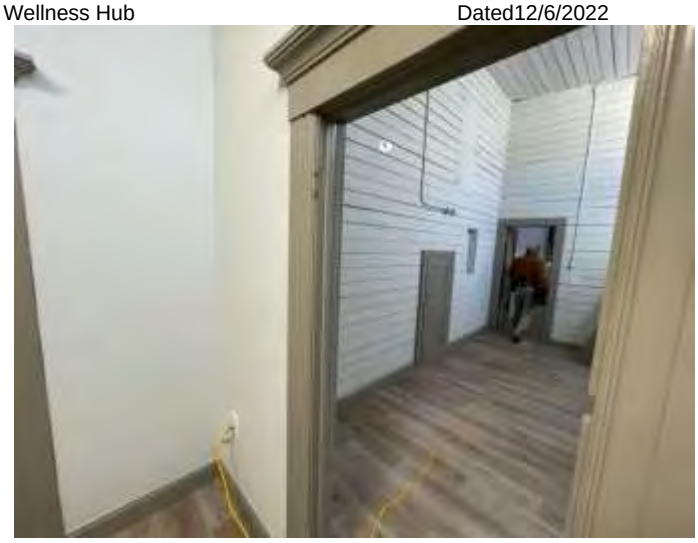
88. Rotted wood window frame

89. Rusted metal security bar at the ground floor rear elevation



90. Door threshold transition trip hazard

91. Some doorways have 22" openings



92. Missing door in the attic space

93. A proper roof hatch with safety rails needs to be installed

94. Junction box positioned within stormwater discharge path

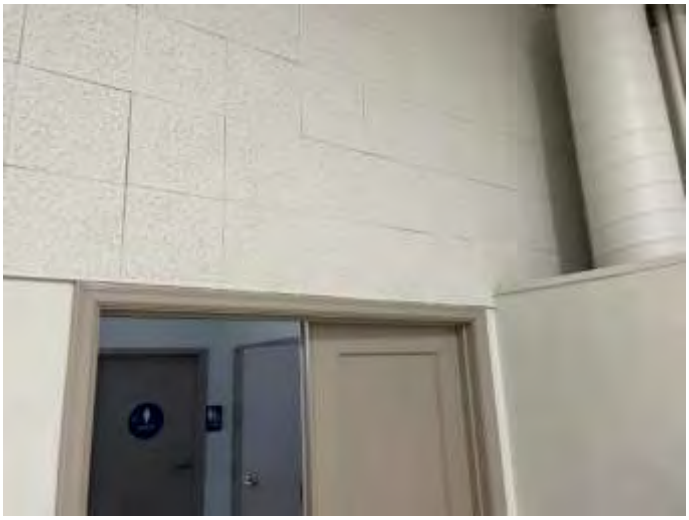
95. Flagpole needs to be removed

96. Certification and making the fire escape safe is required

97. Unsafe fire escape access from roof

98. Guardrails throughout the subject property are too low and pose a fall hazard

99. Missing guardrails on the basement stairs



100. 1x1 acoustical tiles at the back room of the ground floor need to be tested for asbestos

APPENDIX B: SUPPORTING DOCUMENTATION

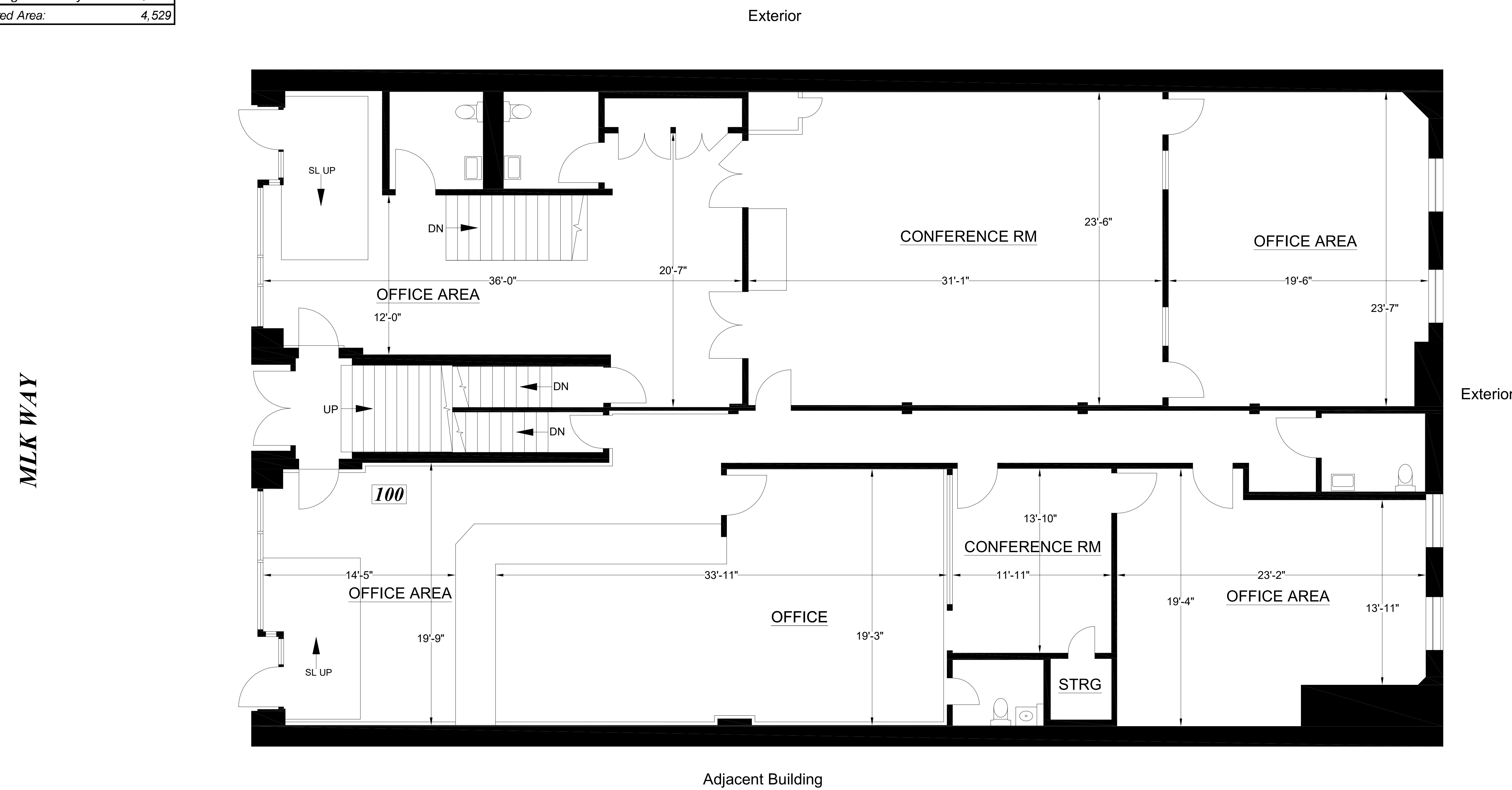
PREPARED FOR:
CRC Development
364 41st Street
Oakland, CA 94609

1918 MARTIN LUTHER KING JR. WAY
OAKLAND, CA

FLOOR PLAN

FIRST FLOOR
(As Measured: July 2022)

Floor Billing Summary 1	SQ.FT.
*Measured Area:	4,529



Building Billing Summary	SQ.FT.
*Measured Area:	17,892
Exterior Area:	112

Survey Accuracy: +/- 0.04 %

Note: *All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.*

8' 4' 0 8'

SCALE: 1/8"=1'-0"

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**Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.*

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FILE: 22-252

LEASE PLAN

1918 MARTIN LUTHER KING JR. WAY
OAKLAND, CA

FIRST FLOOR
(As Measured: July 2022)

BUILDING SUMMARY	SQ.FT.
Total Rentable	14,334
Total Occupant Storage	1,593
Total Usable	13,501
Total Tenant	13,483
Total Ancillary	18
Total Occupant	13,501
Floor Service	477
Building Service	355
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	267
Total Unenclosed Covered Gallery	0
Total Parking	0

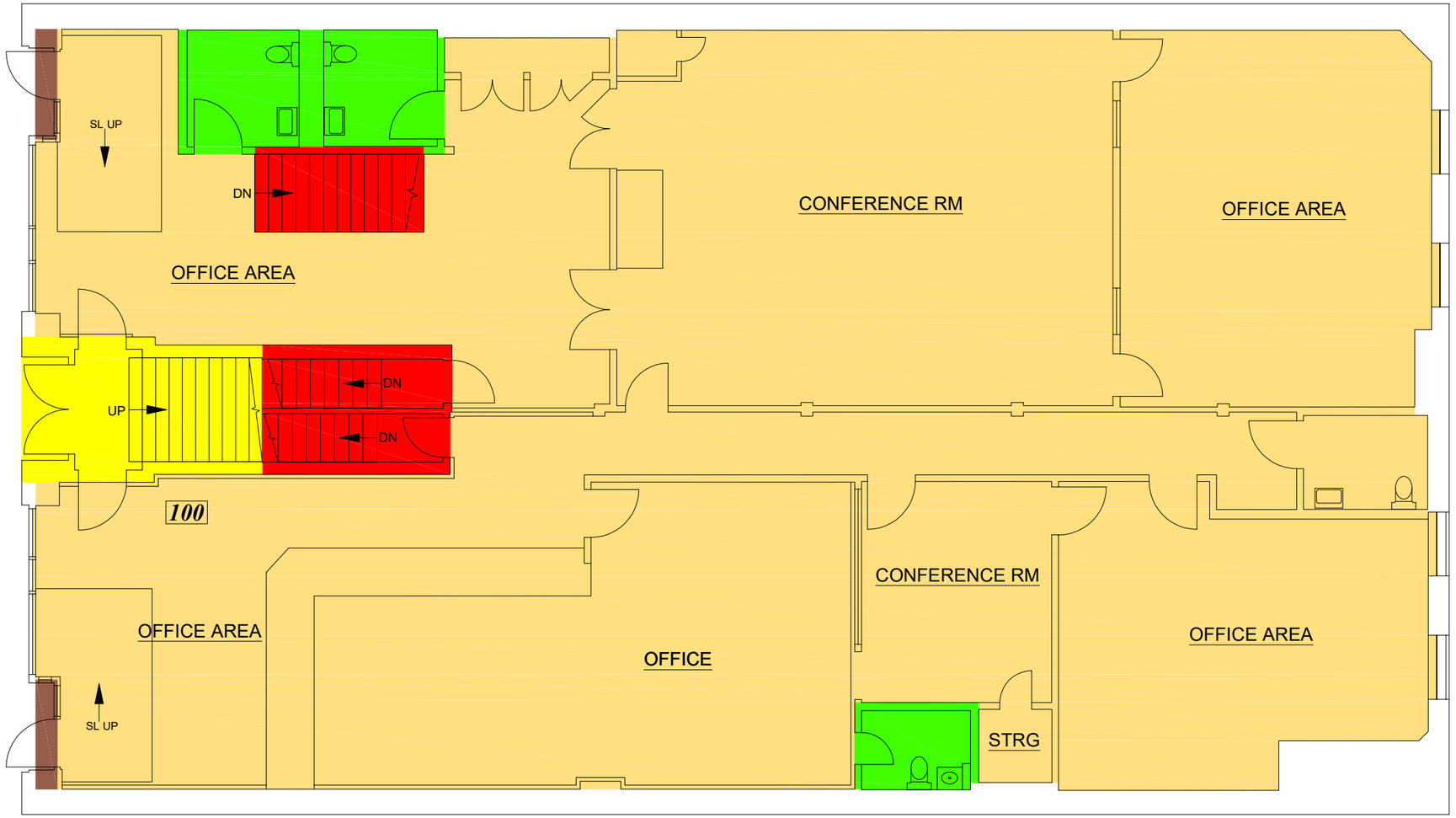
FLOOR SUMMARY	SQ.FT.
Total Rentable	3,948
Total Occupant Storage	0
Total Usable	3,684
Total Tenant	3,665
Total Ancillary	18
Total Occupant	3,684
Floor Service	167
Building Service	131
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	153
Total Unenclosed Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
100	3,683.8	3,948.2	3,948.2	1.0718	27.5

*AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, **METHOD A (Multiple Load Factors Method)**.*

Survey Accuracy: +/- 0.04 %

Exterior



Exterior

Adjacent Building

MLK WAY

8′ 4′ 0 8′

SCALE: 1/8″ =1′ -0″

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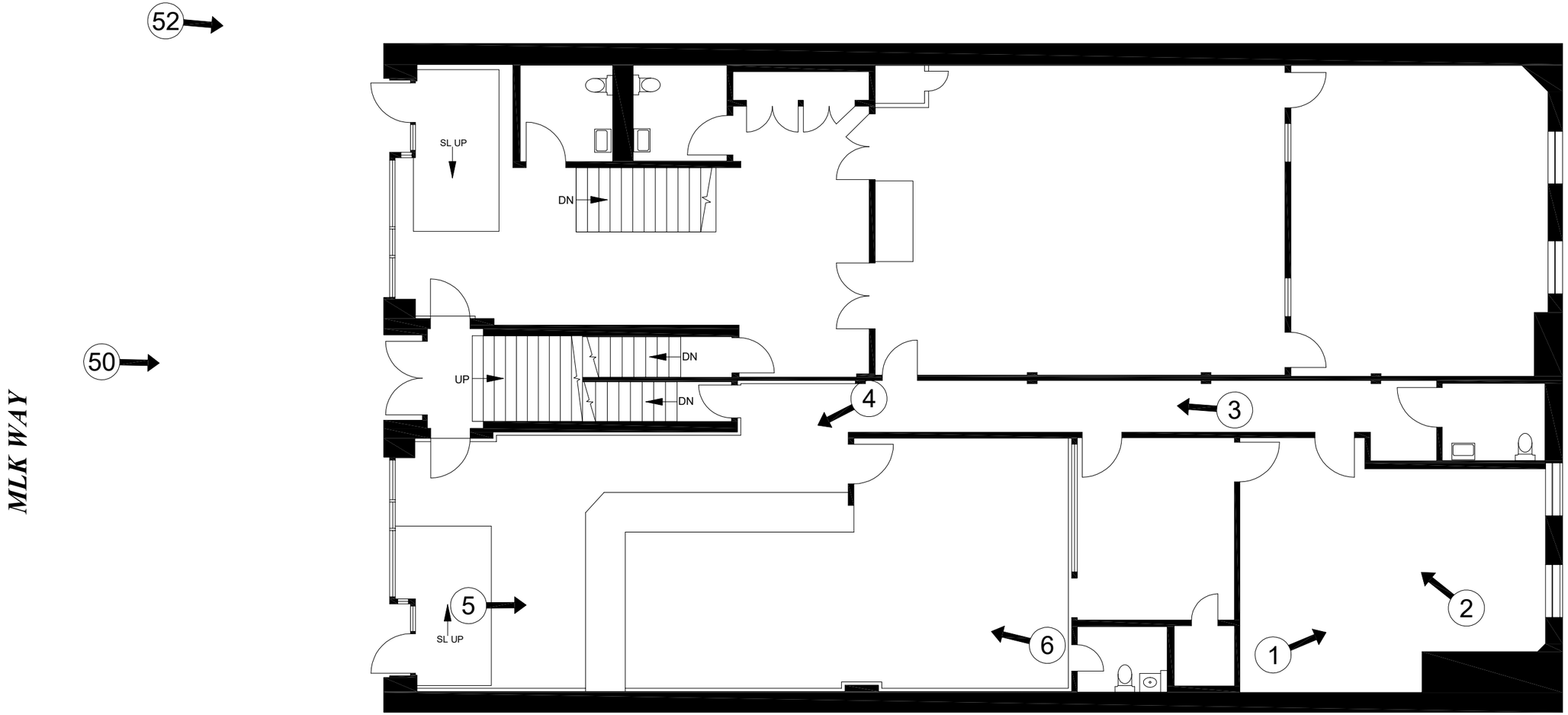
FIRST FLOOR
(As Measured: July 2022)

PHOTO KEYMAP



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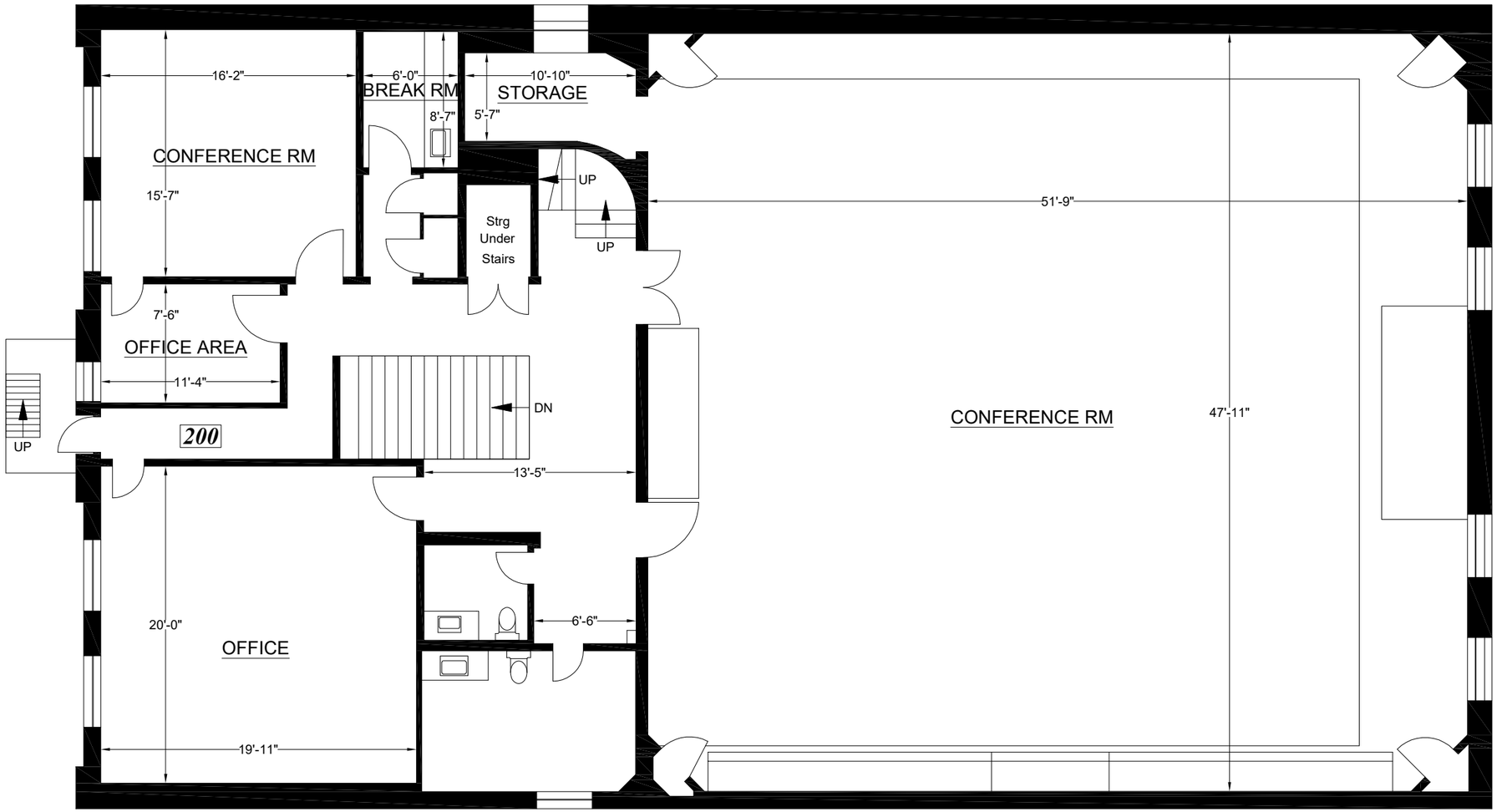
OAKLAND, CA

FLOOR PLAN

SECOND FLOOR
(As Measured: July 2022)

Floor Billing Summary 2	SQ.FT.
*Measured Area:	4,528
Exterior Area:	37



8′ 4′ 0 8′

SCALE: 1/8″ = 1′ -0″

Note: *All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.*

**Measured Area represents the footprint of the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.*

Survey Accuracy: +/- 0.04 %

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LEASE PLAN

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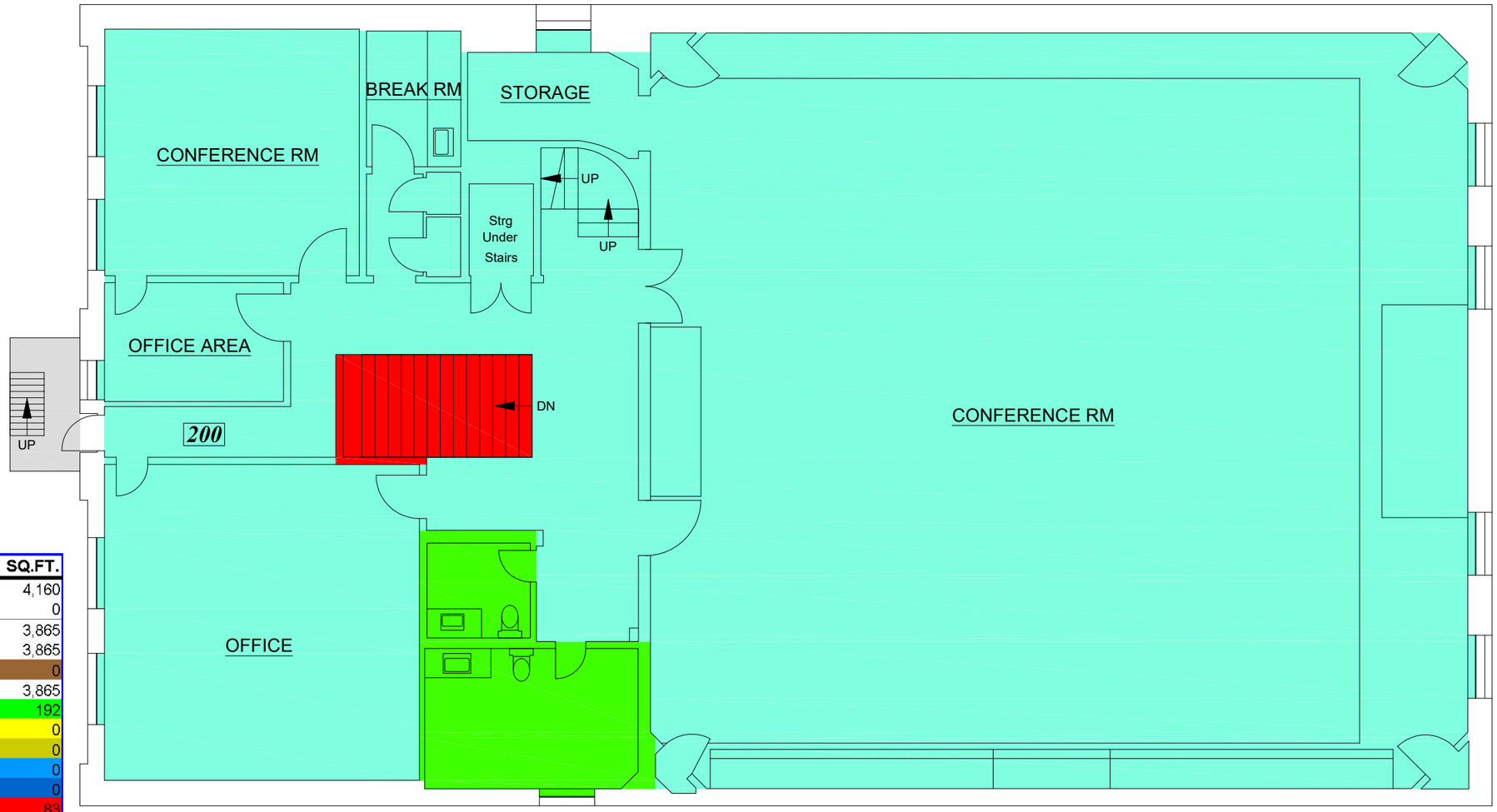
SECOND FLOOR

(As Measured: July 2022)



Area: 37 s.f.

FLOOR SUMMARY	SQ.FT.
Total Rentable	4,160
Total Occupant Storage	0
Total Usable	3,865
Total Tenant	3,865
Total Ancillary	0
Total Occupant	3,865
Floor Service	192
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	83
Total Unenclosed Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
200	3,865.2	4,159.9	4,159.9	1.0762	29.0

*AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, **METHOD A (Multiple Load Factors Method)**.*

Survey Accuracy: +/- 0.04 %

8′ 4′ 0 8′

SCALE: 1/8″=1′-0″

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PHOTO KEYMAP

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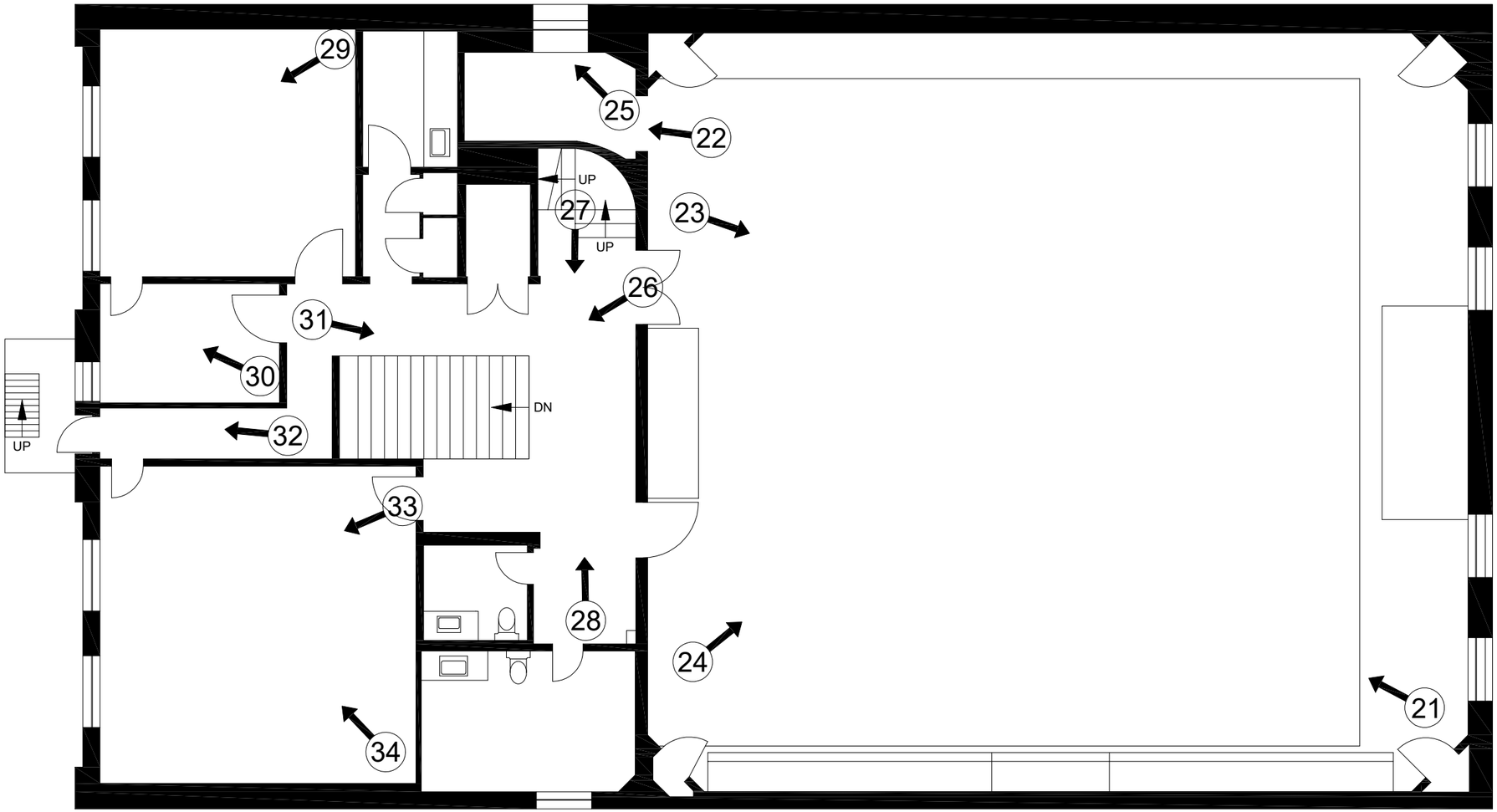
SECOND FLOOR

(As Measured: July 2022)



8′ 4′ 0 8′

SCALE: 1/8″ =1′ -0″

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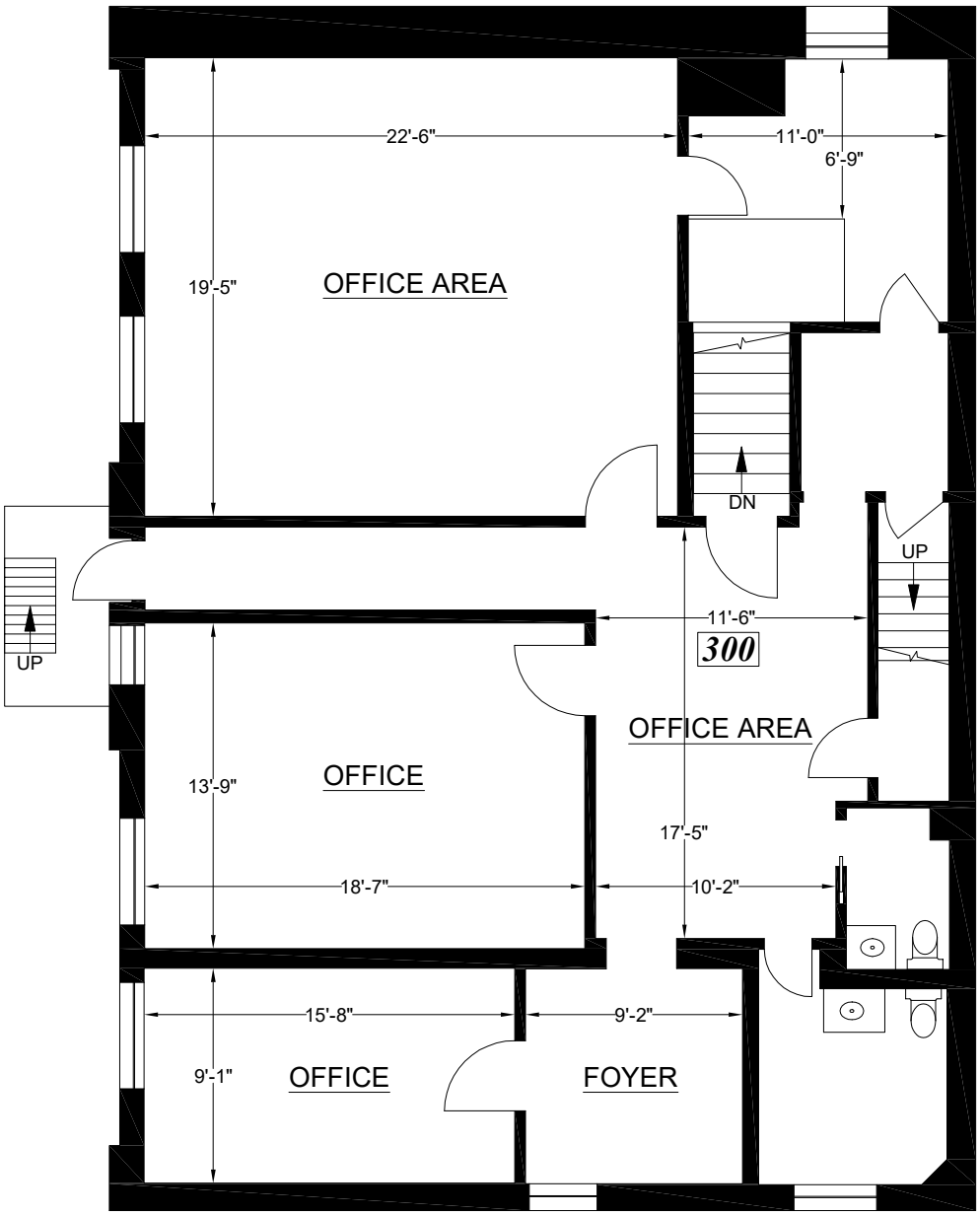
THIRD FLOOR

(As Measured: July 2022)

Floor Billing Summary 3	SQ.FT.
*Measured Area:	1,847
Exterior Area:	37

FLOOR PLAN



*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Note: *All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.*

8′ 4′ 0 8′

SCALE: 1/8″ = 1′ −0″

Survey Accuracy: +/- 0.03 %

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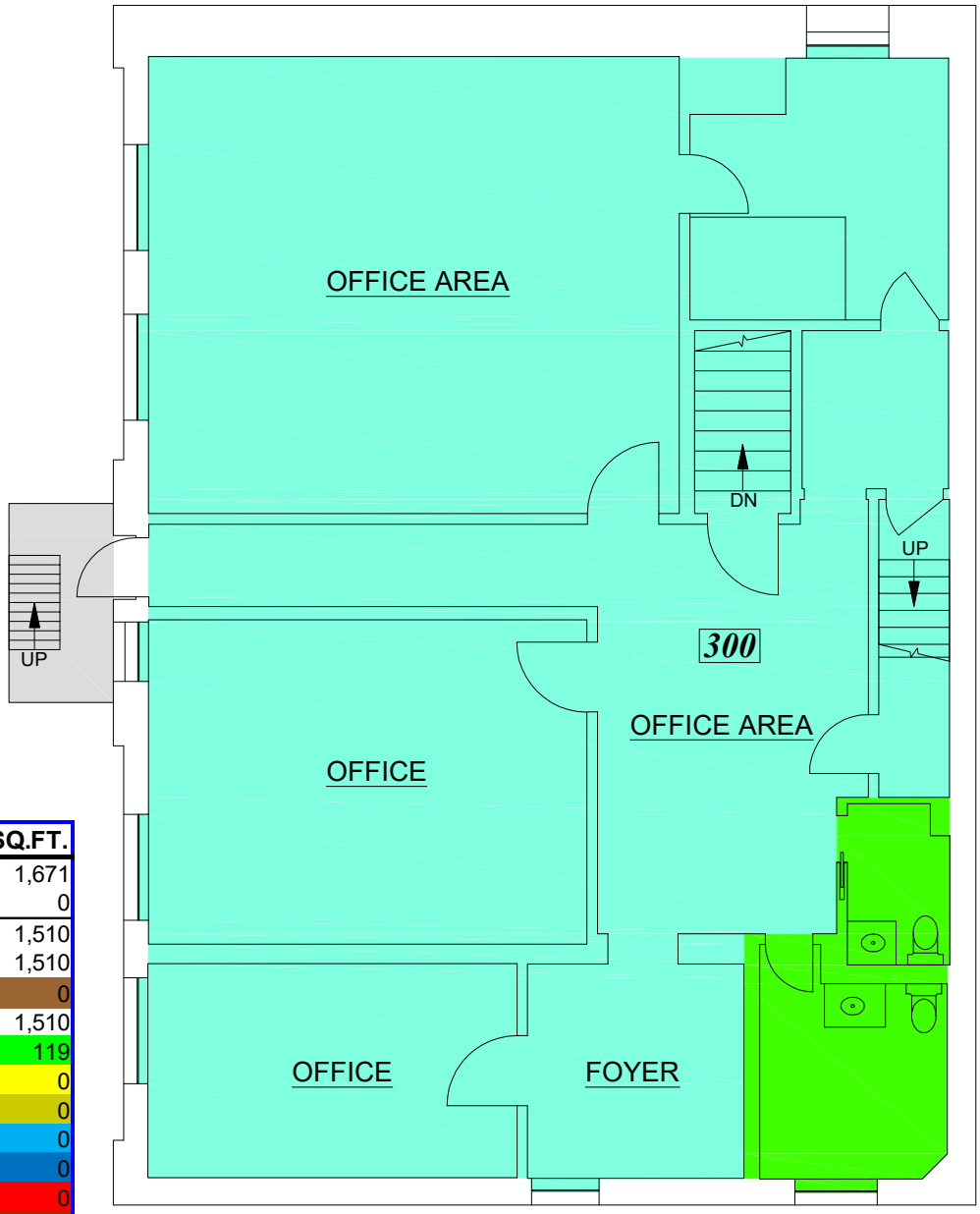
THIRD FLOOR

(As Measured: July 2022)

LEASE PLAN



Area: 37 s.f.

FLOOR SUMMARY	SQ.FT.
Total Rentable	1,671
Total Occupant Storage	0
Total Usable	1,510
Total Tenant	1,510
Total Ancillary	0
Total Occupant	1,510
Floor Service	119
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
300	1,510.0	1,670.5	1,670.5	1.1063	11.7

*AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, **METHOD A (Multiple Load Factors Method)**.*

8′ 4′ 0 8′

SCALE: 1/8″ = 1′ −0″

Survey Accuracy: +/- 0.03 %

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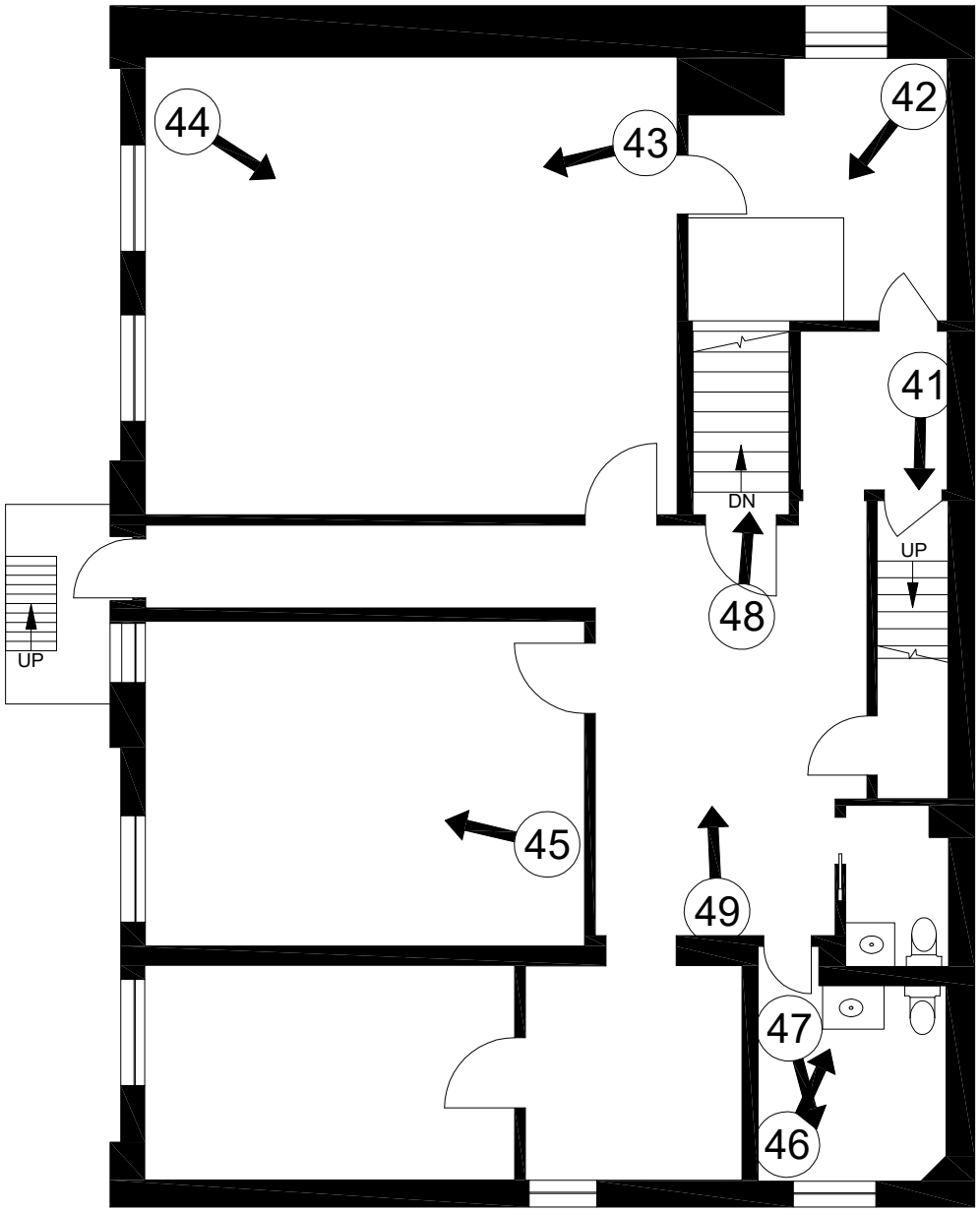
THIRD FLOOR

(As Measured: July 2022)

PHOTO KEYMAP



8′ 4′ 0 8′

SCALE: 1/8″ = 1′ -0″

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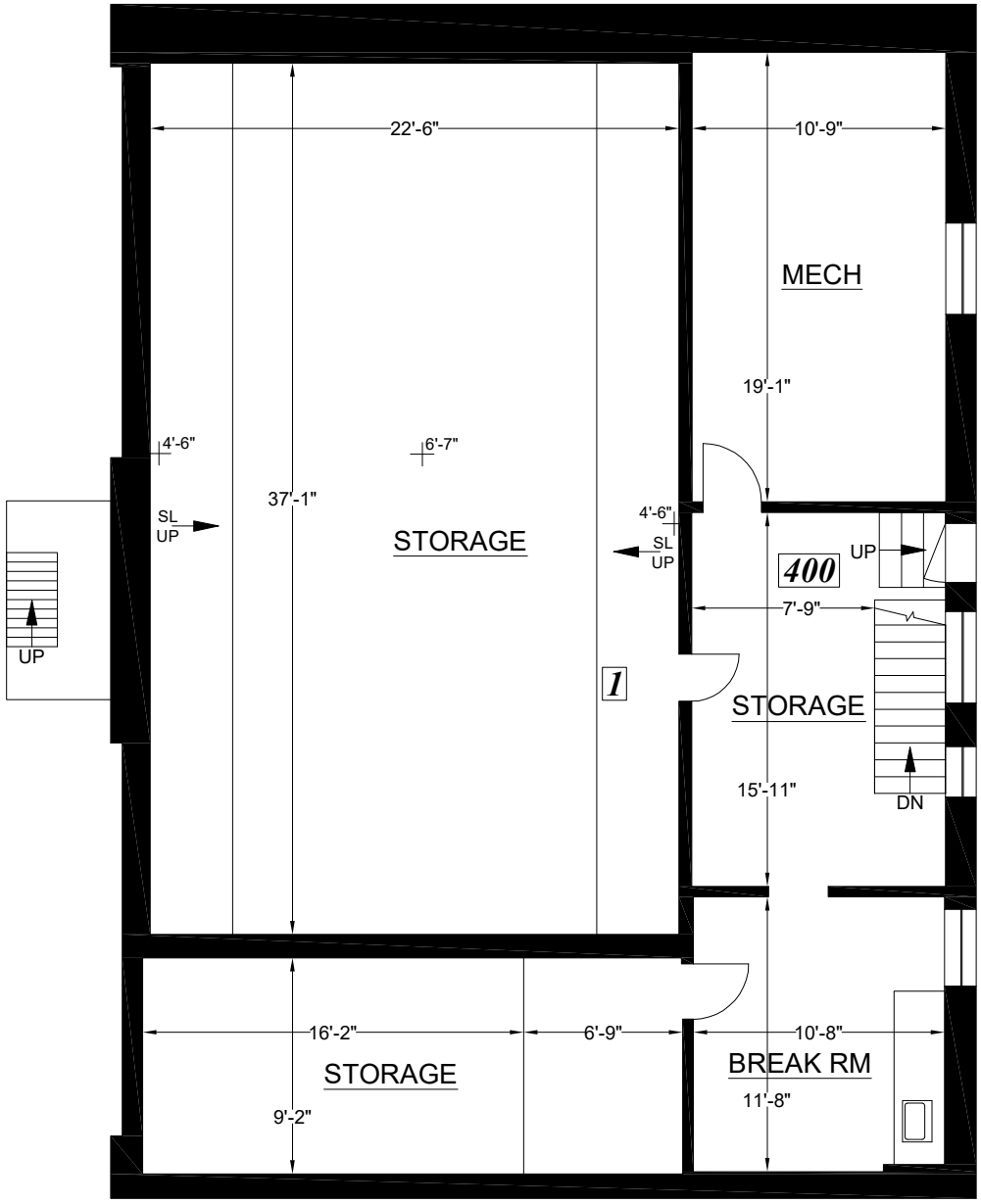
FOURTH FLOOR

(As Measured: July 2022)

Floor Billing Summary 4	SQ.FT.
*Measured Area:	1,852
Exterior Area:	37

FLOOR PLAN



ELEVATION LEGEND

Spot Height (Above Finished Floor): + X'-X"

**Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.*

Note: *All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.*

8′ 4′ 0 8′

SCALE: 1/8″ =1′ -0″

Survey Accuracy: +/- 0.03 %

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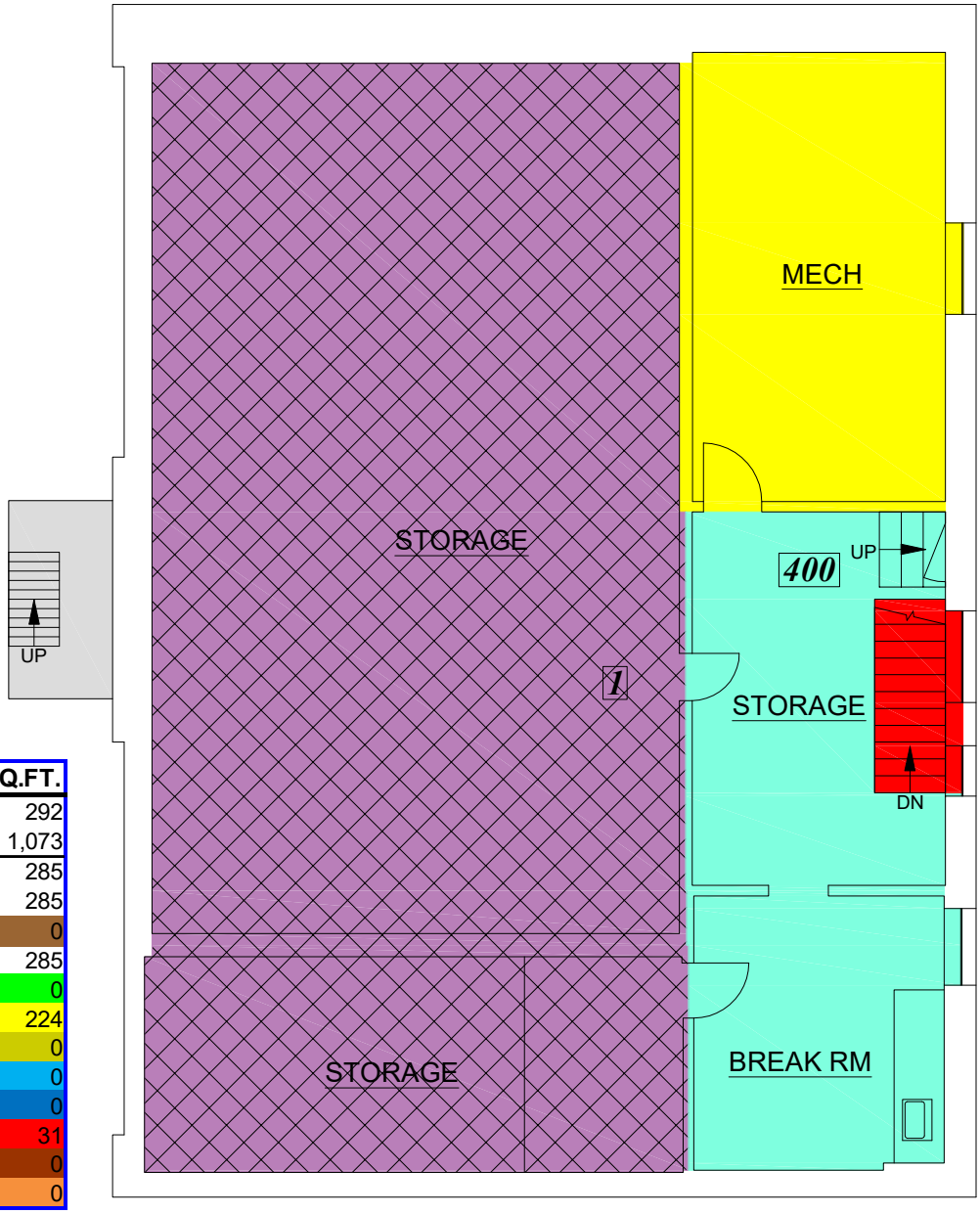
FOURTH FLOOR

(As Measured: July 2022)

LEASE PLAN



Area: 37 s.f.

FLOOR SUMMARY	SQ.FT.
Total Rentable	292
Total Occupant Storage	1,073
Total Usable	285
Total Tenant	285
Total Ancillary	0
Total Occupant	285
Floor Service	0
Building Service	224
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	31
Total Unenclosed Covered Gallery	0
Total Parking	0

OS #	Occup Strg
1-RHA	1,073.1

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
400	285.2	292.5	292.5	1.0254	2.0

*AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, **METHOD A (Multiple Load Factors Method)**.*

Survey Accuracy: +/- 0.03 %

8′ 4′ 0 8′

SCALE: 1/8″ = 1′ −0″

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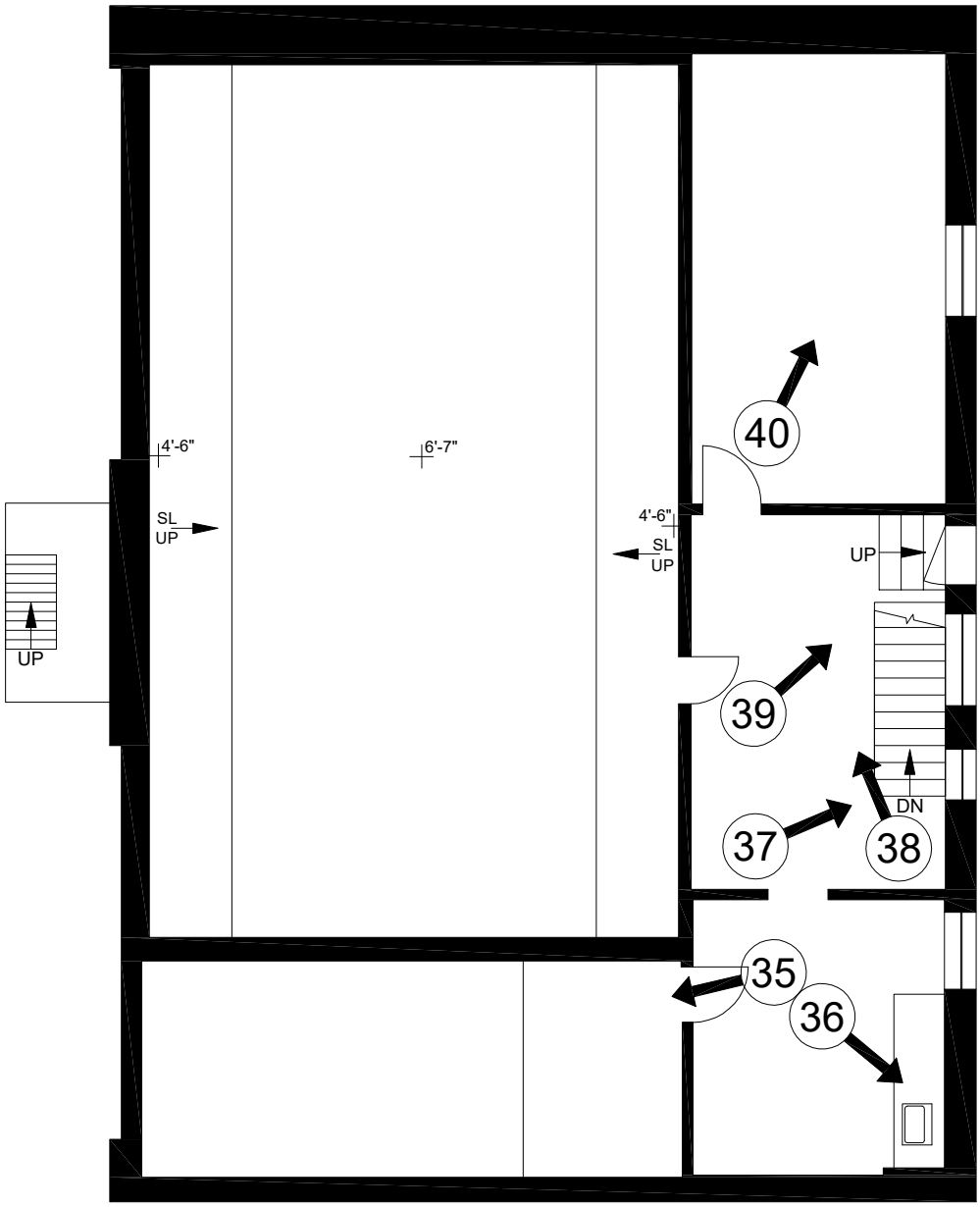
FOURTH FLOOR

(As Measured: July 2022)

PHOTO KEYMAP



8′ 4′ 0 8′

SCALE: 1/8″ = 1′ -0″

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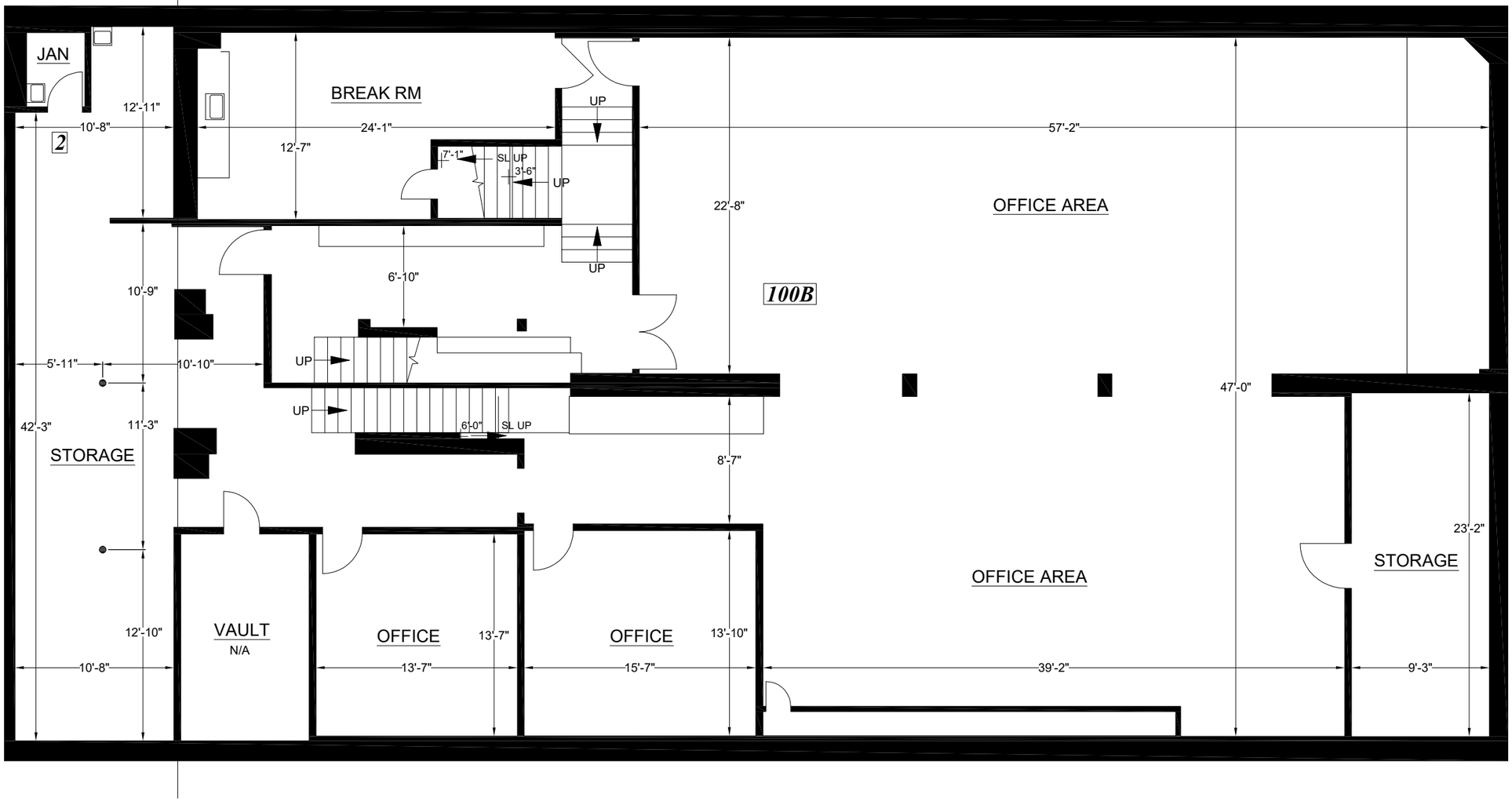
OAKLAND, CA

BASEMENT
(As Measured: July 2022)

FLOOR PLAN

Floor Billing Summary Ba	SQ.FT.
*Measured Area:	5,136



ELEVATION LEGEND

Spot Height (Above Finished Floor): + X'-X"

Survey Accuracy: +/- 0.03 %

Note: *All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.*

8′ 4′ 0 8′

SCALE: 1/8″ =1′ -0″

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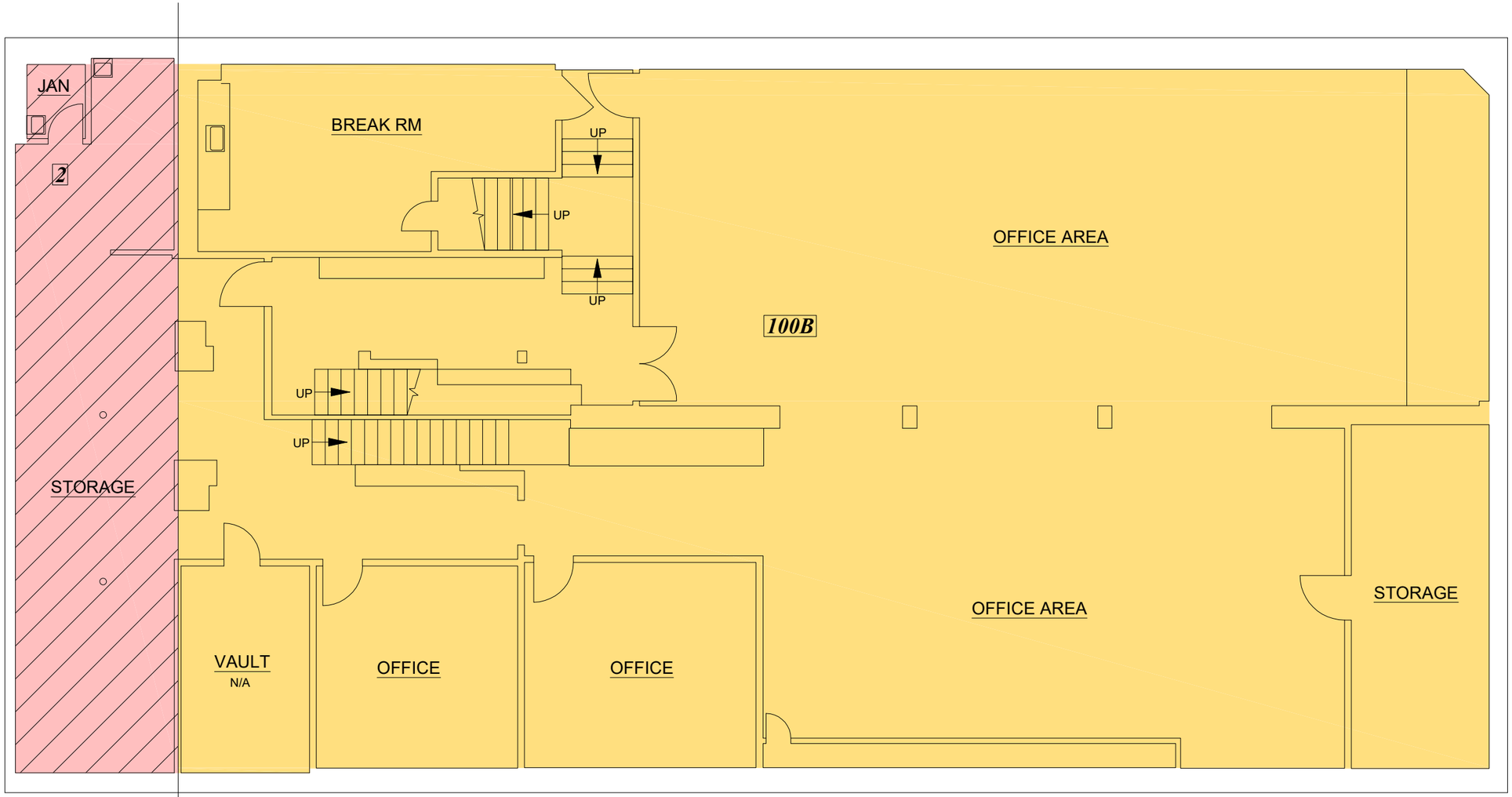
OAKLAND, CA

BASEMENT
(As Measured: July 2022)

LEASE PLAN



FLOOR SUMMARY	SQ.FT.
Total Rentable	4,263
Total Occupant Storage	520
Total Usable	4,157
Total Tenant	4,157
Total Ancillary	0
Total Occupant	4,157
Floor Service	0
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0

OS #	Occup Strg
2-VS	519.8

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
100B	4,157.1	4,262.7	4,262.7	1.0254	29.7

*AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, **METHOD A (Multiple Load Factors Method)**.*

Survey Accuracy: +/- 0.03 %

8′ 4′ 0 8′

SCALE: 1/8″ =1′ -0″

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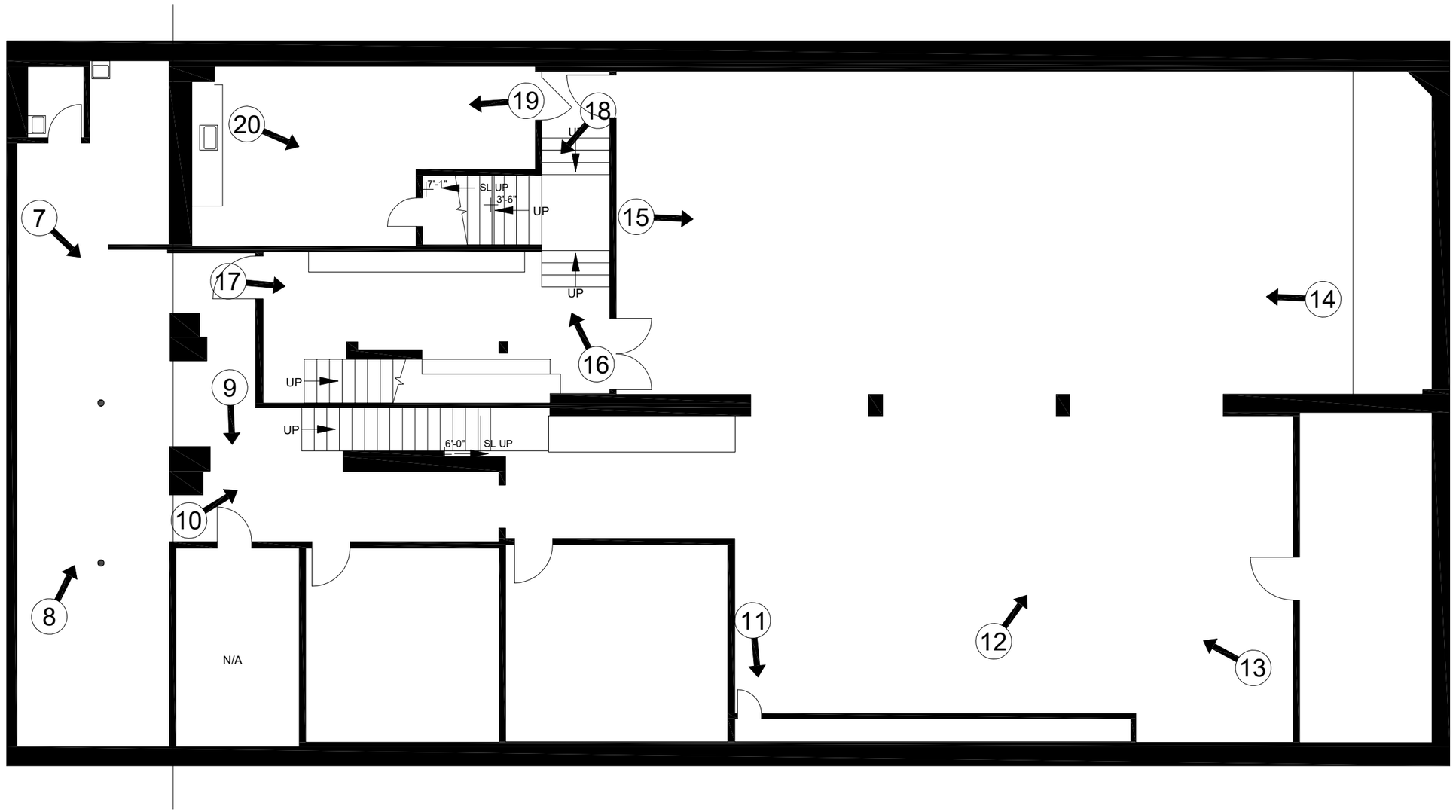
BASEMENT
(As Measured: July 2022)

PHOTO KEYMAP



8′ 4′ 0 8′

SCALE: 1/8″ = 1′ -0″

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1918 Martin Luther King Jr. Way
Oakland CA 94612

Parcel Viewer
Alameda County Assessor's Office

APN: 3-41-8

Description

1918 M L KING JR WAY OAKLAND 94612 -
Open in Google Maps

Parcel Information | Tax Information

Details

APN Book Number
3

APN Page Number
41

APN Parcel Number
8

APN Sub Parcel Number
N/A

Sort Parcel
003 004100800

Parcel Number
3-41-8

TRA Primary (City)
17

TRA Secondary
022

Land Value
964971

Improvement Value
573621

CLCA Land Value
0

CLCA Improvement Value
0

Homeowner's Exemption
0

Other Exemption
0

Total Net Value
1564550

Latest Document Prefix
2021

Latest Document Series
111383

Latest Document Date
3/17/2021, 5:00:00 PM

Use Code
3200

Economic Unit Flag
N/A

Situs Address
1918 M L KING JR WAY OAKLAND
94612

Mailing Address
149 EDGEWOOD AVE MILL VALLEY CA
94941

‹ 17.56.210 - Other zoning provisions.

Chapter 17.65 - HBX HOUSING AND BUSINESS MIX COMMERCIAL ZONES REGULATIONS ›

Chapter 17.58 - CBD CENTRAL BUSINESS DISTRICT ZONES REGULATIONS[25]

Sections:

Footnotes:
*--- **(25)** ---*
***Editor's note—** Ord. No. 12955, § 2(Exh. A), adopted July 21, 2009, repealed and reenacted Chapter 17.58 in its entirety to read as herein set out. Formerly, Chapter 17.58, §§ 17.58.010—17.58.210, pertained to similar subject matter, and derived from the prior planning code, §§ 4825, 4827.1, 4828—4834, 4838—4840, 4842, 4844—4849; Ord. No. 11807, § 3, adopted 1995; Ord. No. 11854, §§ 7, 8, adopted 1996; Ord. No. 11904, §§ 5.31, 5.42, 5.60, adopted 1996; Ord. No. 12021, § 5, adopted 1997; Ord. No. 12138, § 5, adopted 1999; Ord. No. 12224, §§ 3, 4, adopted 2000; Ord. No. 12266, § 5, adopted 2000; Ord. No. 12450, § 11, adopted 2002; Ord. No. 12606, Att. A, adopted 2004; Ord. No. 12626, § 4, adopted 2004; Ord. No. 12776, § 3(Exh. A), adopted 2006; Ord. No. 12872, § 4, adopted 2008; Ord. No. 12884, § 2, adopted 2008; Ord. No. 12899, § 4(Exh. A), adopted 2008, and Ord. No. 12939, § 4(Exh. A), adopted June 16, 2009.*

17.58.010 - Title, purpose, and applicability.

A. Intent. The provisions of this Chapter shall be known as the CBD Central Business District Zones Regulations. The intent of the Central Business District (CBD) Zones is to:
   1. Encourage, support, and enhance the Central Business District as a high density, mixed use urban center of regional importance and a primary hub for business, communications, office, government, urban residential activities, technology, retail, entertainment, and transportation.
   2. Encourage, support, and enhance a mix of large-scale offices, commercial, urban high-rise residential, institutional, open space, cultural, educational, arts, entertainment, services, community facilities, and visitor uses.
   3. Enhance the skyline and encourage well-designed, visually interesting, and varied buildings.
   4. Encourage and enhance a pedestrian-oriented streetscape.
   5. Encourage vital retail nodes that provide services, restaurants, and shopping opportunities for employees, residents, and visitors.
   6. Preserve and enhance distinct neighborhoods in the Central Business District.

B. Description of zones. This Chapter establishes land use regulations for the following four (4) zones:
   1. **CBD-R Central Business District Residential Zone.** The intent of the CBD-R Zone is to create, maintain, and enhance areas of the Central Business District appropriate for residential development with small-scaled compatible ground-level commercial uses.
   2. **CBD-P Central Business District Pedestrian Retail Commercial Zone.** The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.
   3. **CBD-C Central Business District General Commercial Zone.** The intent of the CBD-C Zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.
   4. **CBD-X Central Business District Mixed Commercial Zone.** The intent of the CBD-X Zone is to designate areas of the Central Business District appropriate for a wide range of upper-story and ground-level residential, commercial, and compatible light industrial activity.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13276, § 5(Exh. A), 12-9-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12955, § 2(Exh. A), 7-21-2009)

17.58.020 - Required design review process.

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13028, § 2(Exh. A), 7-20-2010; Ord. No. 12955, § 2(Exh. A), 7-21-2009)

17.58.030 - Conditional use permit for large-scale developments.

No development that involves more than two hundred thousand (200,000) square feet of new floor area, or a new building or portion thereof of more than two hundred fifty (250) feet in height, shall be permitted except upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). This requirement shall not apply to developments that have been approved according to the Planned Unit Development procedure (see Chapter 17.140 for the PUD procedure).

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 12955, § 2(Exh. A), 7-21-2009)

17.58.040 - Permitted and conditionally permitted activities.

Table 17.58.01 lists the permitted, conditionally permitted, and prohibited activities in the CBD Zones. The descriptions of these activities are contained in Chapter 17.10.

Planning Code

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure) in the corresponding zone.

"L" designates activities subject to certain limitations or notes listed at the bottom of the Table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.58.01: Permitted and Conditionally Permitted Activities

EXPAND

Activities	CBD-R	CBD-P	CBD-C	CBD-X	Additional Regulations
Residential Activities					
Permanent	P	P(L1)	P(L1)	P	
Residential Care	P(L2)	P(L1)(L2)	P(L1)(L2)	P	17.103.010
Supportive Housing	P	P(L1)	P(L1)	P	
Transitional Housing	P	P(L1)	P(L1)	P	
Emergency Shelter	C(L2)	C(L2)	C(L2)	C	17.103.010
Semi-Transient	C	C(L1)	C(L1)	C	
Bed and Breakfast	P	P	P	P	17.10.125
Civic Activities					
Administrative	P(L4)(L7)	P(L5)	P	P	
Essential Service	P	P	P	P	
Limited Child-Care Activities	P(L3)	P(L5)	P	P	
Community Assembly	C	C(L6)	C	C	
Recreational Assembly	P(L3)(L4)	P(L5)	P	P	
Community Education	P(L3)(L4)	P(L5)	P	P	
Nonassembly Cultural	P(L3)(L4)	P(L4)	P	P	
Administrative	P(L4)(L7)	P(L5)	P	P	
Health Care	P(L3)(L4)	P(L4)(L5)	P	P	
Special Health Care	—	C(L6)(L8)	C(L8)	C(L8)	17.103.020
Utility and Vehicular	C	C	C	C	
Extensive Impact	C	C	C	C	
Commercial Activities					
General Food Sales	P(L4)(L7)	P(L4)	P	P	
Full Service Restaurants	P(L4)(L7)	P	P	P	
Limited Service Restaurant and Cafe	P(L4)(L7)	P	P	P	
Fast-Food Restaurant	—	C	C	C	17.103.030 and 8.09
Convenience Market	C(L7)	C	C	C	17.103.030
Alcoholic Beverage Sales	C(L7)	C	C	C	17.103.030 and 17.114.030
Mechanical or Electronic Games	—	C	C	C	
Medical Service	P(L4)(L7)	P(L5)	P	P	

Planning Code

Activities	CBD-R	CBD-P	CBD-C	CBD-X	Additional Regulations
General Retail Sales	P(L4)(L7)	P	P	P	
Large-Scale Combined Retail and Grocery Sales	—	—	—	—	
Consumer Service	P(L4)(L7) (L9)	P(L4)(L9)	P(L9)	P(L9)	
Consultative and Financial Service	P(L4)(L7)	P(L5)	P	P	
Check Cashier and Check Cashing	—	C(L10)	C(L10)	C(L10)	17.103.040
Consumer Cleaning and Repair Service	P(L4)(L7)	P(L5)	P	P	
Consumer Dry Cleaning Plant	C(L7)	C	C	C	
Group Assembly	C(L7)(L11)	P(L4)(L11)	P(L11)	P(L11)	
Personal Instruction and Improvement Services	P(L4)(L7)	P(L5)	P	P	
Administrative	P(L4)(L7)	P(L5)	P	P	
Business, Communication, and Media Services	P(L4)(L7)	P(L5)	P	P	
Broadcasting and Recording Services Commercial Activities	—	P(L5)	P	P(L4)	
Research Service	P(L4)(L7)	P(L5)	P	P	
General Wholesale Sales	—	—	—	C	
Transient Habitation	C	C(L6)	C	C	17.103.050
Building Material Sales	—	—	—	—	
Automobile and Other Light Vehicle Sales and Rental	—	—	—	C	
Automobile and Other Light Vehicle Gas Station and Servicing	—	—	C(L13)	C(L13)	
Automobile and Other Light Vehicle Repair and Cleaning	—	—	—	—	
Taxi and Light Fleet-Based Services	—	—	C(L13)	C(L13)	
Automotive Fee Parking	C(L14)	C(L14)	C(L14)	C(L14)	17.103.055
Animal Boarding	—	—	—	—	
Animal Care	—	C(L6)	C	C	
Undertaking Service	—	—	C	C	
Industrial Activities					
Custom Manufacturing				C(L13)	
Light Manufacturing				C(L13)	
General Manufacturing				—	
Heavy/High Impact	—	—	—	—	
Research and Development	—	—	C(L13)	C(L13)	
Construction Operations	—	—	—	—	
Warehousing, Storage, and Distribution-Related					
A. General Warehousing, Storage and Distribution	—	—	—	C(L13)	
B. General Outdoor Storage	—	—	—	—	
C. Self- or Mini-Storage	—	—	—	—	

Activities	CBD-R	CBD-P	CBD-C	CBD-X	Additional Regulations
D. Container Storage	—	—	—	—	
E. Salvage/Junk Yards	—	—	—	—	
Regional Freight Transportation	—	—	—	—	
Trucking and Truck-Related	—	—	—	—	
Recycling and Waste-Related					
A. Satellite Recycling Collection Centers	—	—	C	C	
B. Primary Recycling Collection Centers	—	—	—	—	
Hazardous Materials Production, Storage, and Waste Management-Related	—	—	—	—	
Agriculture and Extractive Activities					
Limited Agriculture	P(L15)	P(L15)	P(L15)	P(L15)	
Extensive Agriculture	C(L16)	C(L16)	C(L16)	C(L16)	
Plant Nursery	—	—	—	—	
Mining and Quarrying	—	—	—	—	
Accessory off-street parking serving prohibited activities	C	C	C	C	17.116.075
Activities that are listed as prohibited, but are permitted or conditionally permitted on nearby lots in an adjacent zone	C	C	C	C	17.102.110

Limitations on Table 17.58.01:

L1. These activities may not be located within thirty (30) feet of the front lot line on the ground floor of the principal building with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

L2. Residential Care is permitted if located in a One-Family Dwelling Residential Facility; conditionally permitted if located elsewhere (see Chapter 17.134 for the CUP procedure). No Residential Care or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such Activity or Facility. See Section 17.103.010 for other regulations regarding Residential Care and Emergency Shelter Residential Activities.

L3. These activities may only be located above the ground floor of a building upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure).

L4. With the exception of parcels facing Broadway, Telegraph Avenue, and 14th Street, the total floor area devoted to these activities on the ground floor by any single establishment may only exceed seven thousand five hundred (7,500) square feet upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure).

L5. If located both on the ground floor of a building and within thirty (30) feet from any street-abutting property line, these activities are only permitted upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this conditional use permit requirement. In addition to the criteria contained in Section 17.134.050, these conditionally permitted ground floor proposals must also meet each of the following criteria:

a. The proposal will not impair a generally continuous wall of building facades;

b. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and

c. The proposal will not interfere with the movement of people along an important pedestrian street.

L6. These activities are only permitted upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, when these activities are located within thirty (30) feet of the front of the ground floor of the principal building (with the exception of incidental pedestrian entrances that lead to one (1) of these activities elsewhere in the building), the proposed activities must also meet the criteria contained in Note L5., above.

L7. These activities shall only be located on or below the ground floor of a building with the following two (2) exceptions:

a. Upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP process), an activity is permitted anywhere above the ground floor if the floor area devoted to the activity is both: 1) less than or equal to two thousand (2,000) square feet; and 2) a Local Register property; and

b. An activity located on the ground floor may extend to the second floor of a building if each: 1) the floor area devoted to Nonresidential Activities in the building is less than the floor area devoted to Residential Activities; 2) the activity on the second floor is the same as, or accessory to, the ground floor activity and part of the same business or establishment; and 3) there is a direct internal connection between the ground floor and the second story activities.

L8. No new or expanded Special Health Care Civic Activity shall be located closer than two thousand five hundred (2,500) feet from any other such activity, or five hundred (500 feet from any K-12 school or Licensed Emergency Shelters. See Section 17.103.020 for further regulations regarding Special Health Care Civic Activities.

any existing laundromat. See Section 17.102.450 for further regulations regarding laundromats.

L10. No new or expanded Check Cashier and Check Cashing Commercial Activity shall be located closer than one thousand (1,000) feet from any other such activity or five hundred (500) feet from any Community Education, Community Assembly, or Recreational Assembly Civic Activity; State or Federally chartered bank, savings association, credit union, or industrial loan company; or certain Alcoholic Beverage Sales Commercial Activities. See Section 17.103.040 for further regulations regarding Check Cashier and Check Cashing Commercial Activities.

L11. No new or expanded Adult Entertainment Activity shall be located closer than one thousand (1,000) feet to the boundary of any Residential Zone or three hundred (300) feet from any other Adult Entertainment Activity. See Section 17.102.160 for further regulations regarding Adult Entertainment Activities.

L12. The total floor area devoted to these activities by any single establishment shall not exceed three thousand (3,000) square feet.

L13. These activities, including accessory activities, are only allowed to be performed indoors. This requirement includes, but is not limited to: vehicles stored before and after servicing, general storage, vehicle and other repair, and automotive cleaning. This requirement excludes parking for customers currently at the business and automotive fueling.

L14. Automotive fee parking is permitted upon the granting of conditional use permit (see Chapter 17.134 for the CUP procedure) if it is located in either a parking structure that is at least three (3) stories high or in a below grade parking lot. Automotive fee parking is otherwise prohibited.

L15. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any sales area is less than one thousand (1,000) square feet; conditionally permitted if the activity is larger in either land or sales area (see Chapter 17.134 for the CUP procedure).

L16. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

L17. Community Gardens are permitted outright if they do not include the cultivation of animals, animal products, and/or livestock production, except for bee keeping involving no more than three (3) hives. The cultivation of animals, animal products and/or livestock production, except for bee keeping involving no more than three (3) hives, is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

(Ord. No. 13596, § 2(Exh. A), 6-2-2020; Ord. No. 13501, § 4(Exh. A), 7-24-2018; Ord. No. 13393, § 2(Exh. A), 10-4-2016; Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13276, § 5(Exh. A), 12-9-2014; Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010; Ord. No. 12955, § 2(Exh. A), 7-21-2009)

17.58.050 - Permitted and conditionally permitted facilities.

modified

Table 17.58.02 lists the permitted, conditionally permitted, and prohibited facilities in the CBD Zones. The descriptions of these facilities are contained in Chapter 17.10.

"**P**" designates permitted facilities in the corresponding zone.

"**C**" designates facilities that are permitted only upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure) in the corresponding zone.

"**L**" designates facilities subject to certain limitations listed at the bottom of the Table.

"**—**" designates facilities that are prohibited.

Table 17.58.02: Permitted and Conditionally Permitted Facilities

EXPAND

Activities	Zones				Additional Regulations
	CBD-R	CBD-P	CBD-C	CBD-X	
Residential Facilities					
One-Family Dwelling	—(L1)	—(L1)	—(L1)	—(L1)	17.103.080
Two-Family Dwelling	P(L1)	—(L1)	—(L1)	—(L1)	17.103.080
Multifamily Dwelling	P(L1)	P(L1)	P(L1)	P(L1)	17.103.080
Rooming House	P	P	P	P	
Vehicular	—P	—P	—P	—P	17.103.085
Nonresidential Facilities					
Enclosed Nonresidential	P	P	P	P	
Open Nonresidential	C(L3)	C(L3)	C(L3)	C(L3)	
Sidewalk Cafe	P	P	P	P	17.103.090
Drive-In Nonresidential	—	—	—	C	

Activities	Zones				Additional Regulations
	CBD-R	CBD-P	CBD-C	CBD-X	
Drive-Through Nonresidential	—	—	—	C (L2)	17.103.100
Telecommunications Facilities					
Micro Telecommunications	C	P	P	P	17.128
Mini Telecommunications	C	P	P	P	17.128
Macro Telecommunications	C	C	C	C	17.128
Monopole Telecommunications	C	C	C	C	17.128
Tower Telecommunications	—	—	—	—	17.128
Sign Facilities					
Residential Signs	P	P	P	P	17.104
Special Signs	P	P	P	P	17.104
Development Signs	P	P	P	P	17.104
Realty Signs	P	P	P	P	17.104
Civic Signs	P	P	P	P	17.104
Business Signs	P	P	P	P	17.104
Advertising Signs	—	—	—	—	17.104

Limitations on Table 17.58.02:

L1. See Section 17.103.080 and Chapter 17.88 for regulations regarding permitted Accessory Dwelling Units. See also Chapter 17.114, Nonconforming Uses, for additions and alterations to legal nonconforming Residential Facilities, provided, however, that Accessory Dwelling Units are permitted when there is an existing applicable Residential Facility on a lot, subject to the provisions of Section 17.103.080 and Chapter 17.88.

L2. No new or expanded Fast-Food Restaurants with Drive-Through Nonresidential Facilities shall be located closer than five hundred (500) feet of an elementary school, park, or playground. See Sections 17.103.030 and 17.103.100 for further regulations regarding Drive-Through Nonresidential Facilities.

L3. No Conditional Use Permit (CUP) is required for Open Nonresidential Facilities to accommodate Civic Activities, Limited Agriculture, seasonal sales, or special events.

(Ord. No. 13435, § 4(Exh. A), 5-2-2017; Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13276, § 5(Exh. A), 12-9-2014; Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010; Ord. No. 12955, § 2(Exh. A), 7-21-2009; Ord. No. 13666, § 3(Exh. A), 11-16-2021; Ord. No. 13677, § 4(Exh. A), 1-18-2022)

17.58.060 - Property development standards.

modified

A. Zone Specific Standards. Table 17.58.03 below prescribes development standards specific to individual zones. The number designations in the right-hand column refer to the additional regulations listed at the end of the Table. "N/A" designates the standard is not applicable to the specified zone.

Table 17.58.03: Property Development Standards

EXPAND

Development Standards	Zones				Additional Regulations
	CBD-R	CBD-P	CBD-C	CBD-X	
Minimum Lot Dimensions					
Lot Width mean	25 ft.	25 ft.	50 ft.	50 ft.	1
Frontage	25 ft.	25 ft.	50 ft.	50 ft.	1
Lot area	4,000 sf.	4,000 sf.	7,500 sf.	7,500 sf.	1
Minimum/Maximum Setbacks					
Minimum front	0 ft.	0 ft.	0 ft.	0 ft.	2, 9

Planning Code

Development Standards	Zones				Additional Regulations
	CBD-R	CBD-P	CBD-C	CBD-X	
Maximum front and street side for the first story	N/A	5 ft.	5 ft.	10 ft.	3, 9
Maximum front and street side for the second and third stories or 35 ft., whatever is lower	N/A	5 ft.	5 ft.	N/A	3, 9
Minimum interior side	0 ft.	0 ft.	0 ft.	0 ft.	4, 9
Minimum corner side	0 ft.	0 ft.	0 ft.	0 ft.	9
Rear	16 ft.	0 ft.	0 ft.	0 ft.	5, 9
Design Regulations					
Minimum facade transparency of ground floor Nonresidential Facilities	55%	65%	55%	55%	6
Minimum height of ground floor Nonresidential Facilities	15 ft.	15 ft.	15 ft.	15 ft.	7
Minimum separation between the grade and ground floor living space	2.5 ft.	N/A	N/A	2.5 ft.	8

Additional Regulations for Table 17.58.03:

1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, width and street frontage regulations.
2. See Section 17.108.040 for the minimum front yard setback when fifty percent (50%) or more of the frontage on the same block and side of the street is in a Residential Zone
3. The following notes apply to the maximum yard requirements:
   a. The requirements only apply to the construction of new principal buildings and to no more than two property lines. One of these property lines shall abut the principal street.
   b. The requirements do not apply to lots containing Recreational Assembly, Community Education, Utility and Vehicular, or Extensive Impact Civic Activities, Agricultural Activities, or Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities as principal activities.
   c. In the CBD-P, CBD-C, and CBD-X Zones, these maximum yards apply to seventy-five percent (75%) of the street frontage on the principal street and fifty percent (50%) on other streets, if any. All percentages, however, may be reduced to fifty percent (50%) upon the granting of Regular Design Review (see Chapter 17.136 for the design review procedure). In addition to the criteria contained in Section 17.136.050, the proposal must also meet each of the following criteria:
      i. Any additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, sidewalk cafes, or restaurants;
      ii. The proposal will not impair a generally continuous wall of building facades;
      iii. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and
      iv. The proposal will not interfere with the movement of people along an important pedestrian street.
   d. The maximum yard requirements above the ground floor may be waived upon the granting of a conditional use permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, the proposal must also meet each of the following criteria:
      i. It infeasible to both accommodate the use proposed for the space and meet the maximum yard requirement;
      ii. The proposal will not weaken the street definition provided by buildings with reduced setbacks; and
      iii. The proposal will not interrupt a continuity of 2 nd and 3 rd story facades on the street that have minimal front yard setbacks.
4. In the CBD-R Zone, portions of a building over fifty-five (55) feet in height shall have a setback of at least one (1) foot from the required interior side yard for every five (5) fee that portion is above fifty-five (55) feet. This setback, however, need not exceed forty (40) feet. Also, see Section 17.108.080 for the required interior side and rear yard setbacks on a lot containing two or more living units and opposite a legally-required living room window. See Section 17.108.130 for allowed projections into required yards
5. In the CBD-R Zone, portions of a building over fifty-five (55) feet shall setback at least one (1) foot from the required rear yard for every five (5) feet that portion is above fifty-five (55) feet. This regulation shall not apply when the rear yard faces a street. This setback, however, need not exceed forty (40) feet. The following other minimum rear yard setback regulations apply in all CBD Zones:
   a. A minimum ten (10) foot rear yard setback is required whenever a rear lot line abuts any portion of a lot in a Residential Zone; and
   b. See Section 17.108.130 for allowed projections into required yards.
6. This percentage of transparency is only required for principal buildings that include ground floor Nonresidential Facilities, and only applies to the facade facing the principal street. On all other street facing facades, the requirement is one-half (½) the standard for the facade facing the principal street. The area of required transparency is between two (2) feet and nine (9) feet in height of the ground floor and must be comprised of clear, non-reflective windows that allow views out of indoor commercial space or lobbies. Glass block does not quality as a transparent window. Exceptions to this regulation may be allowed by the Planning Director for unique facilities such as convention centers, gymnasiums, parks, gas stations, theaters and other similar facilities.

Planning Code

7. This height is required for new principal buildings that include ground floor Nonresidential Facilities, and is measured from the sidewalk grade to the second story floor.

8. This regulation only applies to ground floor living space located within fifteen (15) feet of a street frontage.

9. Vehicular Residential Facilities shall be located a minimum of thirty (30) feet from the street or be located behind a building. See Section 17.103.085 for additional setback and separation requirements for Vehicular Residential Facilities.

B. Design Standards Applying to All Zones. The following regulations apply to all of the zones:

1. Entrance. Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.
2. Ground Floor Treatment. All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.
3. Active Space Requirement. For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection (E4).
4. Parking and Loading Location. For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.
5. Massing. The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.
6. Upper Story Windows. An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.
7. Building Terminus. The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.
8. Utility Storage. For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.

C. Height, Bulk, and Intensity. Table 17.58.04 below prescribes height, bulk, and intensity standards associated with the height/bulk/intensity areas described in Map 17.58A (see Section 17.58.080). The numbers in the right-hand column refer to the additional regulations listed at the end of the Table. "N/A" designates the regulation is not applicable to the specified Height/Bulk/Intensity Area.

Table 17.58.04 Height, Density, Bulk, and Tower Regulations

EXPAND

Regulation	Height/Bulk/Intensity Area							Notes
	1	2	3	4	5	6	7	
Maximum Density (Square Feet of Lot Area Required Per Unit)								
Regular Dwelling Unit	300	200	90	90	90	90	90	1, 2
Rooming Unit	150	100	45	45	45	45	45	1, 2
Efficiency Dwelling Unit	150	100	45	45	45	45	45	1, 2
Maximum Floor Area Ratio	4.5	6.0	8.0	14.0	17.0	20.0	20.0	2
Maximum Height								
Building base	55 ft.	85 ft.	55 ft.	85 ft.	85 ft.	85 ft.	120 ft.	3
Total	55 ft.	85 ft.	170 ft.	275 ft.	400 ft.	No height limit	No height limit	3
Minimum Height								

Planning Code

Regulation	Height/Bulk/Intensity Area							Notes
	1	2	3	4	5	6	7	
New principal buildings	N/A	N/A	N/A	45 ft.	45 ft.	45 ft.	45 ft.	4
Maximum Lot Coverage								
Building base (for each story)	N/A	N/A	100% of site area	100% of site area	100% of site area	100% of site area	100% of site area	
Average per story lot coverage above the building base	N/A	N/A	50% of site area or 7,500 sf., whichever is greater	75% of site area or 10,000 sf., whichever is greater	75% of site area or 10,000 sf., whichever is greater	75% of site area or 10,000 sf., whichever is greater	85% of site area or 10,000 sf., whichever is greater	6
Tower Regulations								
Maximum average area of floor plates	N/A	N/A	10,000 sf.	15,000 sf.	20,000 sf.	25,000 sf.	No maximum	6
Maximum tower elevation length	N/A	N/A	115 ft.	150 ft.	175 ft.	195 ft.	No maximum	7
Maximum diagonal length	N/A	N/A	145 ft.	180 ft.	210 ft.	235 ft.	No maximum	
Minimum distance between towers on the same lot	N/A	N/A	40 ft.	40 ft.	40 ft.	40 ft.	No minimum	

Notes:

1. See Chapter 17.107 for affordable and senior housing density incentives.
2. For mixed use projects in the Central Business District (CBD) Zones, the allowable intensity of development shall be measured according to both the maximum nonresidential Floor Area Ratio (FAR) allowed by the zone and the maximum residential density allowed by the zone. The total lot area shall be used as a basis for computing both the maximum nonresidential FAR and the maximum residential density.
3. In Height Areas 4, 5, and 6, lots having frontage on Broadway, San Pablo Avenue, or Telegraph Avenue where the width of the right-of-way is greater than eighty-five (85) feet shall have a maximum base height equal to the width of that right-of-way. Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits in certain situations.
4. This minimum height excludes the height of the allowed projections into the height limit contained in Section 17.108.030.
5. The average floor area of the stories above the base cannot exceed this percentage of lot area, with the following qualifications:
   a. When a project contains more than one tower above the base, the floor area of a story is calculated by adding the square footages of the equivalent story in each tower. For example, if there are two towers above the base and the 5 th story of one tower is fifteen thousand (15,000) square feet and the 5 th story of the other tower is twenty thousand (20,000) square feet, then the total floor area of the 5 th story is thirty-five thousand (35,000) square feet.
   b. To allow a variety of articulation in a building, the floor area of an individual story can be as much as fifteen percent (15%) greater than the maximum average per story floor area above base.
   c. A story that is more than fifteen percent (15%) less than the maximum average floor area is not included in the average per story floor area above the base.
6. The average floor plate of an individual tower cannot exceed this area, with the following qualifications:
   a. The floor area of an individual tower floor plate cannot be more than fifteen percent (15%) greater than the maximum average tower floor plate.
   b. An individual tower floor plate that is more than fifteen percent (15%) less than the maximum average tower floor plate is not included in the maximum average tower floor plate area calculation.
7. The following regulation applies to lots that both: 1) are designated as Special Area A on Map 17.58; and 2) have either a west or east side property line that is more than ninety (90) feet in length: the cumulative building length of the east or west elevation of all towers on such a lot shall be no more than two-thirds (⅔) the length of any east or west side property line.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12955, § 2(Exh. A), 7-21-2009; Ord. No. 13666, § 3(Exh. A), 11-16-2021; Ord. No. 13677, § 4(Exh. A), 1-18-2022)

17.58.070 - Usable open space standards.

modified

A. General. This Section contains the usable open space standards and requirements for residential development in the CBD Zones. These requirements shall supersede those

in Chapter 17.120.

B. Definitions of CBD usable open space types. The following includes a list of available usable open space types eligible to fulfill the usable space requirements of this Chapter and the definitions of these types of open space:

1. "Private Usable Open Space". Private usable open space is accessible from a single unit and may be provided in a combination of recessed and projecting exterior spaces.
2. "Public Ground-Floor Plaza". Public ground-floor plazas (plazas) are group usable open space (see Section 17.127.030) located at street-level and adjacent to the building frontage. Plazas are publicly accessible during daylight hours and are maintained by the property owner. Plazas shall be landscaped and include pedestrian and other amenities, such as benches, fountains and special paving.
3. "Rooftop Open Space". Rooftop open space, a type of group usable open space, includes gardens, decks, swimming pools, spas and landscaping located on the rooftop and accessible to all tenants.
4. "Courtyard". A courtyard is a type of group usable open space that can be located anywhere within the subject property.

C. Standards. All required usable open space shall be permanently maintained and shall conform to the following standards:

1. Area. On each lot containing Residential Facilities with a total of two (2) or more dwelling units, excluding any permitted Accessory Dwelling Units, usable open space shall be provided for such facilities at a rate of seventy-five (75) square feet per Regular Dwelling Unit and thirty-eight (38) square feet per Rooming Unit or Efficiency Dwelling Unit.
2. Size and Shape. An area of contiguous space shall be of such size and shape that a rectangle inscribed within it shall have no dimension less than the dimensions shown in the following table:

Table 17.58.05: Required Dimensions of Usable Open Space

EXPAND

Type of Usable Open Space	Minimum Dimension	Notes
Private	10 ft. for space on the ground floor, no dimensional requirement elsewhere.	
Public Ground-Floor Plaza	10 ft.	
Rooftop	15 ft.	a.
Courtyard	15 ft.	

Notes for Table 17.58.05:

a. Areas occupied by vents or other structures which do not enhance usability of the space shall not be counted toward the above dimension.

3. Openness. There shall be no obstructions above the space except for devices to enhance its usability, such as pergola or awning structures. There shall be no obstructions over ground-level private usable open space except that not more than fifty percent (50%) of the space may be covered by a private balcony projecting from a higher story. Above-ground-level private usable open space shall have at least one exterior side open and unobstructed, except for incidental railings or balustrades, for eight (8) feet above its floor level.
4. Location. Required usable open space may be located anywhere on the lot except that not more than fifty percent (50%) of the required area may be located on the uppermost roof of any building. There is no limitation on rooftop open space on rooftop podiums that are not the uppermost roof of a building.
5. Usability. A surface shall be provided which prevents dust and allows convenient use for outdoor activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, asphalt or other serviceable, dust-free surfacing. Slope shall not exceed ten percent (10%). Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space. Adequate safety railings or other protective devices shall be erected whenever necessary for space on a roof, but shall not be more than four (4) feet high.
6. Accessibility. Usable open space, other than private usable open space, shall be accessible to all the living units on the lot. It shall be served by any stairway or other accessway qualifying under the Oakland Building Code as an egress facility from a habitable room. Private usable open space may be located anywhere on the lot except that ground-level space shall not be located in a required minimum front yard and except that above-ground-level space shall not be located within five (5) feet of an interior side lot line. Above-ground-level space may be counted even though it projects beyond a street line. All private usable open space shall be adjacent to, and not more than four (4) feet above or below the floor level of, the living unit served. Private usable open space shall be accessible to only one living unit by a doorway to a habitable room or hallway.

D. Landscaping requirements. At least fifty percent (50%) of rooftop or courtyard usable open space area shall include landscaping enhancements. At least thirty percent (30%) of public ground floor plaza shall include landscaping enhancements. Landscaping enhancements shall consist of permanent features, such as trees, shrubbery, decorative planting containers, fountains, boulders or artwork (sculptures, etc.) The remainder of the space shall include user amenities such as seating, decorative paving, sidewalk cafes, or playground structures.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12955, § 2(Exh. A), 7-21-2009; Ord. No. 13666, § 3(Exh. A), 11-16-2021; Ord. No. 13677, § 4(Exh. A), 1-18-2022)

17.58.080 - Other zoning provisions.

A. Parking and Loading. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.

B. Bicycle Parking. Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117.

C. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.

D. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.

E. General Provisions. The general exceptions and other regulations set forth in Chapter 17.102 shall apply in the CBD Zones.

F. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in the CBD Zones.

National Flood Hazard Layer FIRMette

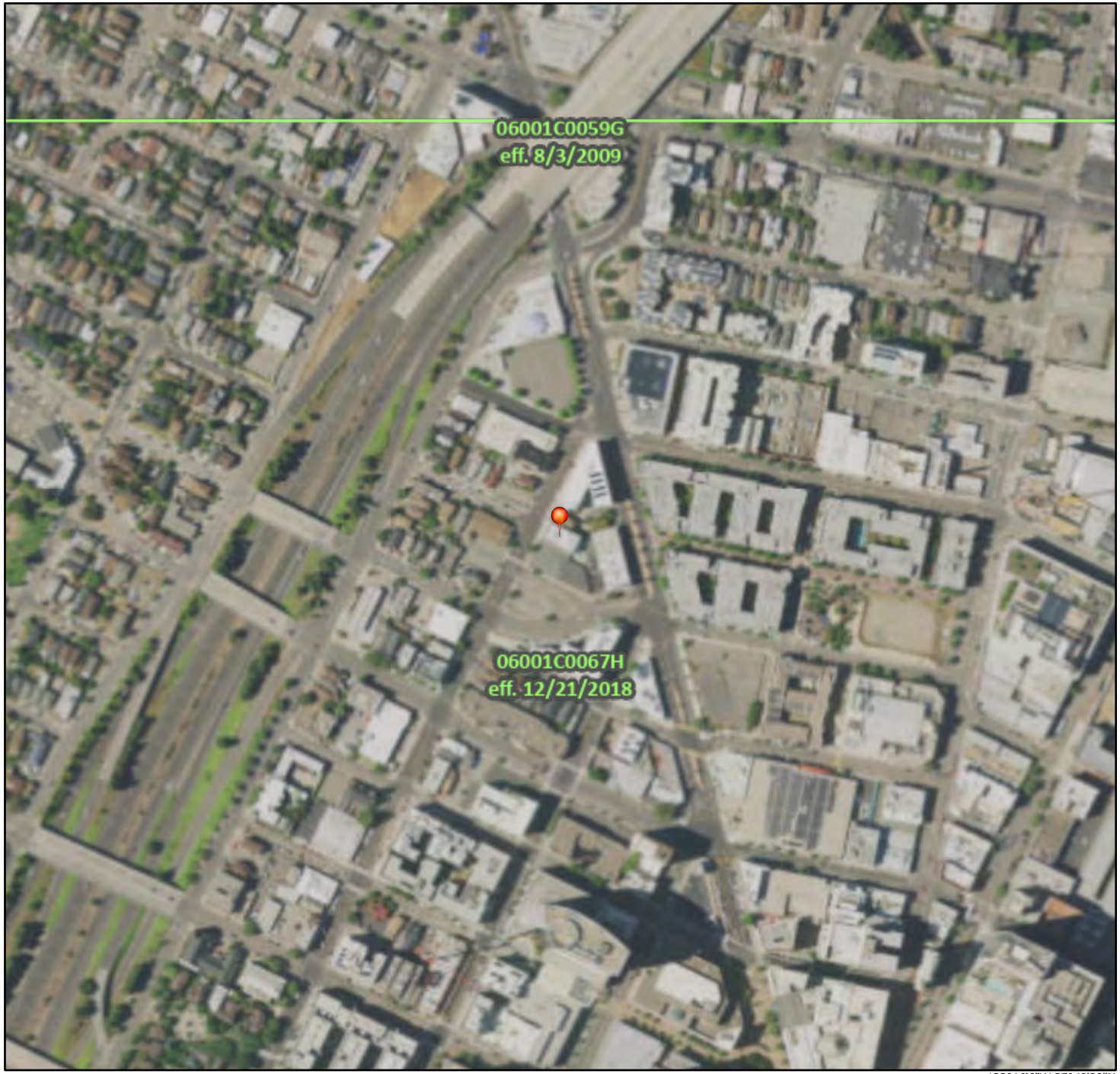
General Services Agency
County of Alamedia

Request for Qualifications and Proposals
African American Wellness Hub

FEMA

Exhibit IV.A - FCA Report
Dated12/6/2022

122°16'44"W 37°48'48"N



122°16'6"W 37°48'20"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

1918 Martin Luther King Jr. Way
Oakland CA 94612

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/17/2022 at 1:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CITY OF OAKLAND
PLANNING & BUILDING DEPARTMENT

CITY OF OAKLAND ZONING AND ESTUARY POLICY PLAN MAPS

NOTES
The designations on the Estuary Policy Plan Map are a general illustrasion of the written goals and policies of the Estuary Policy Plan. A determination for a specific site is based upon an analysis of the Estuary Policy Plan text and policies in addition to an evaluation of the surrounding land uses.

If an area has an Institutional General Plan Land Use classification check with Planning Department staff to determine allowed land uses.

This map may not contain all parcel-specific zoning information. Zoning information may also be viewed online at: https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=3b7614bea4924fc7b75e73509013c7224 or you may call the Planning and Zoning Hotline at (510) 238-3911.Verify all zoning information with the City of Oakland Planning and Zoning Division before making any final determinations.

Bureau of Planning, February 17, 2022

RESIDENTIAL ZONING

RH	Hillside
RD	Detached Unit
RM	Mixed Housing
RU	Urban
R-80	High-Rise Apartment

COMMERCIAL ZONING

CN	Neighborhood Center
CC	Community
CR	Regional
C-40	Community Thoroughfare
C-45	Community Shopping
HBX-1	Housing and Business Mix 1
HBX-2	Housing and Business Mix 2
HBX-3	Housing and Business Mix 3
HBX-4	Housing and Business Mix 4

OPEN SPACE ZONING

OS (AF)	Athletic Field
OS (CP)	Community Park
OS (LP)	Linear Park
OS (AMP)	Active Mini-Park
OS (NP)	Neighborhood Park
OS (PMP)	Passive Mini-Park
OS (RCA)	Resource Conservation Area
OS (RSP)	Region-Serving Park
OS (SU)	Special Use

INDUSTRIAL ZONING

M-20	Light
M-30	General
M-40	Heavy
CIX-1	Commercial Industrial Mix 1
CIX-1A	Business Enhancement
CIX-1B	Low Intensity Business
CIX-1C	High Intensity Business
CIX-1D	Retail Commercial Mix
CIX-2	Commercial Industrial Mix 2
IG	Industrial General
IO	Industrial Office

CENTRAL BUSINESS DISTRICT ZONING

CBD-C	Central Business District Commercial
CBD-P	Central Business District Pedestrian Retail
CBD-R	Central Business District Residential
CBD-X	Central Business District Mixed Commercial

SPECIAL and COMBINING ZONING

C	Residential Commercial
D-BV	Broadway Valdez District
D-GI	Gateway Industrial District
D-KP	Kaiser Permanente Oakland Medical Center District
D-OTN	Oak To Ninth District
D-WS	Wood Street District
N	North Large Development Site
S-1	Medical Center
S-2	Civic Center
S-3	Research Center
S-4	Design Review
S-6	Mobile Home Preservation
S-7	Fire Safety Protection
S-9	Scenic Route
S-10	Site Development and Design Review
S-11	Residential Parking
S-12	Transit Oriented
S-15	Transit Oriented West Oakland
S-15W	Downtown Residential Open Space
S-17	Health and Safety Protection Overlay
S-19	Historic Preservation District
S-20	West Oakland Industrial Overlay
T	

CENTRAL ESTUARY DISTRICT ZONING

D-CE-1	Central Estuary District Commercial Zone-1
D-CE-2	Central Estuary District Commercial Zone-2
D-CE-3	Central Estuary District Mix Zone-3
D-CE-4	Central Estuary District Mix Zone-4
D-CE-5	Central Estuary District Industrial Zone-5
D-CE-6	Central Estuary District Industrial Zone-6

LAKE MERRITT STATION AREA DISTRICT ZONING

D-LM-1	Lake Merritt Station Area District Mixed Residential Zone-1
D-LM-2	Lake Merritt Station Area District Pedestrian Commercial Zone-2
D-LM-3	Lake Merritt Station Area District General Commercial Zone-3
D-LM-4	Lake Merritt Station Area District Mixed Commercial Zone-4
D-LM-5	Lake Merritt Station Area District Institutional Zone-5

COLISEUM AREA DISTRICT ZONING

D-CO-1	Coliseum Area Transit Oriented Development District Zone-1
D-CO-2	Coliseum Area Commercial District Zone-2
D-CO-3	Coliseum Area Commercial District Zone-3
D-CO-5	Coliseum Area Commercial Industrial Mix District Zone-5
D-CO-6	Coliseum Area Commercial Industrial Mix District Zone-6

Zoning Boundaries

Estuary Policy Plan Area

Commercial / Corridor Height Limits (Feet)

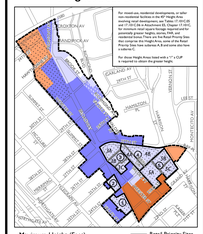
Base Heights < 90'

35
35*
45
45*
55
60
65
75
85
85/135

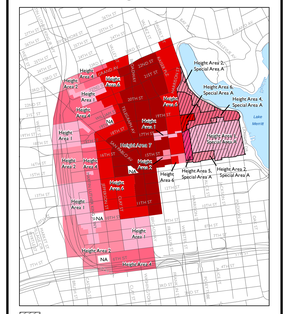
Base Heights >/ = 90'

90
100
120
135
135/200
140
160
250

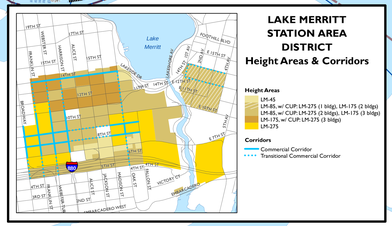
BROADWAY VALDEZ DISTRICT Height Areas Detail



CENTRAL BUSINESS DISTRICT Height Areas

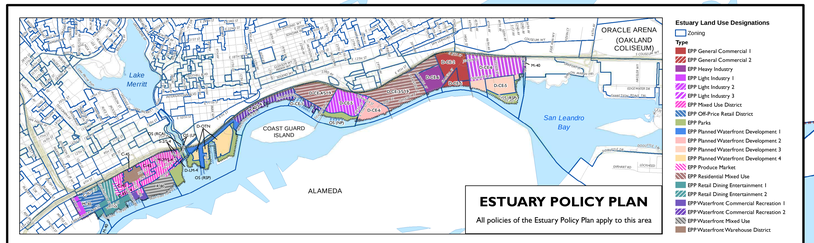


LAKE MERRITT STATION AREA DISTRICT Height Areas & Corridors



ESTUARY POLICY PLAN

All policies of the Estuary Policy Plan apply to this area



0 0.5 1 Mile

APPENDIX C: QUALIFICATIONS

PARTNER

Gary Stevens
Senior Project Manager

Education

BS, Environmental Design, Art Center College of Design, Pasadena, CA

Registrations

University of Wisconsin – Fire Sprinkler and Life Safety Certification
Advance Institute of Pest Technology – Branch III Certification

Highlights

20 years of experience in Property Condition Assessments
15 years of experience in architecture and commercial construction
5 Years of experience in Commercial Insurance Risk Analysis and Loss Control

Experience Summary

Gary Stevens currently serves as a Senior Project Manager at Partner Engineering and Science, Inc. (Partner), where he is responsible for overseeing all aspects of Equity Property Condition Assessments (PCAs) for Partner's wide range of institutional and investor clients in the commercial real estate industry. His duties include staffing and monitoring execution of PCAs according to ASTM or customized standards; troubleshooting and providing input; communicating progress and recommendations to clients; and assuring quality and accuracy of final technical report delivery.

Mr. Stevens brings a combined 40 years of experience in architecture and due diligence risk assessment of commercial properties, including portfolios of more than $1 Billion Dollars. His projects have included high-rise, mid-rise and low-rise office buildings; commercial warehouses, storage facilities and manufacturing facilities of more than 1 million square feet; multi-family residential complexes over 500 units; manufactured home sites; mixed-use Research and Development laboratories, campuses and complexes; hospitality, including low rise to high-rise hotels, and restaurants at all levels or service, design and quality.

Prior to joining Partner, Mr. Stevens acquired experience performing lender and equity PCA reports, comprehensive field analyses of deferred building maintenance and base building deficiencies forensic building investigations, BOMA square footage calculations/analysis for commercial buildings, and Construction Monitoring and Draw Reports for commercial, industrial, retail, and multi-family residential projects. He has extensive knowledge of construction methodology and building types, including historic development and design, expertise in building and fire codes, building types and occupancies, as well as seismic codes and compliance. He has worked as a client negotiation representative for acquisition purposes.

Mr. Stevens has expert knowledge of Americans with Disability Act and Fair Housing Amendments Act compliance requirements and working knowledge of building fire life safety systems, including alarm systems, and restaurant fire suppression systems. He has performed several fire loss investigations, involving IBC Type I and II fire rated construction, Type III mixed material fire rated, and Type IV non-combustible/heavy timber and V and combustible materials. Mr. Stevens has evaluated cost data for Structure Evaluation Reports and Insurable Value estimates.

Gary Stevens

Project Experience

San Diego Tech Center – The Park, San Diego, CA. Oversaw a commercial office development of an 11-building campus, 655,600 square feet within a seven acre amenitized park using boardwalks to interconnect buildings in a park setting.

Parkmerced, San Francisco, CA. Performed assessments of high-rise and low-rise multi-family residential on a 150-acre developed site. Parkmerced is the second largest contiguous neighborhood of apartment blocks west of the Mississippi River.

U.S. Bank Tower, Sacramento, CA. Performed assessment of this Class A high-rise office building. 25-story tower having 424,490 square feet. Building includes a seven-story atrium lobby and legacy artist LED rooftop light sculpture.

Rainier Brewery, Seattle, WA. Oversaw redevelopment of this multi-building flex business park first developed in 1878, and converted into an office mixed use site of original and new buildings. 187,477 square feet within 28 connected and freestanding buildings of a historic nature.

Double Tree Hilton, Boston North Shore, Danvers, MA. Oversaw architecture and commercial construction of this 364-unit hotel complex that includes a *Coco Key* water park. The site includes a sprawling complex of interconnected, low-rise guest rooms and banquet rooms, with a central, eight-story interior-corridor hotel.

Dover Mobile-home Park and Country Club Estates, Fairfield, CA. Designed 418 manufactured home pads on 59.78 acres. Six permeant accessory support structures within a low-density park like site.

Contact

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PARTNER

Ali Khalidi
Staff Engineer

Education

BS, Civil Engineering, San Francisco State University, San Francisco, CA

Highlights

Property Condition Assessments
Facility Condition Assessments
Roof Consulting
Owner Representation

Experience Summary

Mr. Khalidi is a Staff Engineer at Partner Engineering and Science, Inc. (Partner), based in Irvine, CA. Mr. Khalidi's responsibilities include conducting independent project research as applicable to the scope of work (historical, analytical, etc.), data compilation and organization, conducting site reconnaissance, and fulfilling any essential duties needed to successfully complete and prepare Property Condition Assessment (PCA) reports, Facility Condition Assessments (FCA) reports, and Roof Consulting reports on an assortment of Commercial Real Estate (CRE) property types.

Prior to joining Partner, Mr. Khalidi attained experience as an Owner Representative on behalf of Meta Platforms, Inc. (formerly known as Facebook, Inc.), where he assisted in overseeing the multi-phase construction and fit-up operation on their $250M+ Park Tower tenant improvement project in San Francisco, CA.

Project Experience

Property Condition Assessments

Performed an array of debt, baseline equity, and Investment Advisory Group (IAG) acquisition, disposition, and CRE financial asset management PCAs on a range of multi-family, industrial, retail, commercial, municipal, and mixed-use property types. Duties include project coordination, client liaison, field work, structural analysis, building system analysis, and engineering cost analysis. Significant project types and properties include:

O-I Facility, Vernon, CA - 1,010,000 SF, 12 multi-story buildings in a glass manufacturing facility with ancillary operations that include shipping and receiving, warehousing, administration, and equipment maintenance areas, constructed in different phases between 1927 and 1963, occupying five parcels totaling 27 acres.

McKesson/Onsemi, Scottsdale, AZ - 395,965 SF, three 2-story, office buildings with on-site carports, constructed in different phases between 2017 and 2019, occupying three parcels totaling 41.89 acres.

Fusion Apartments, Irvine, CA - 223,163 SF, one 5-story, 280-unit multi-family apartment building with an adjoining 6-level parking garage, constructed in 2018, occupying a 3.27-acre parcel.

210 University, Denver, CO - 123,467 SF, one 9-story office building, one 1-story retail building and an adjacent 6-level parking garage, constructed in 1979, occupying a 2.76-acre parcel.

Ali Khalidi

Facility Condition Assessments

Performed an array of merger, acquisition, divestiture, and capital planning FCAs on multi-family properties to better understand the facilities for long-term maintenance and planning. Duties include project coordination, client liaison, field work, structural analysis, building system analysis, and engineering cost analysis. Significant project types and properties include:

Harbor Village, Costa Mesa, CA - 897,948 SF, 22 houses and 35 2-story, 564-unit multi-family apartment buildings with on-site carports, constructed in different phases between 1980s and 2022, occupying eight parcels totaling 40.1 acres.

Rancho Mariposa Apartments, Irvine, CA - 417,366 SF, 13 3-story, 238-unit multi-family apartment buildings with on-site carports, constructed in 1991, occupying eight parcels totaling 9.58 acres.

San Mateo Apartments, Irvine, CA - 269,337 SF, 15 3-story, 283-unit multi-family apartment buildings with on-site carports, constructed in 1991, occupying two parcels totaling 10.68 acres.

Roof Consulting

Performed an array of roof evaluations and due diligence assessments, Roof Management Program (RMP) evaluations, and construction inspections on a range of multi-family, industrial, retail, commercial, municipal, and mixed-use property types to better understand the current condition of the roof, related waterproofing envelope, and the remaining useful roof life. Duties include project coordination, client liaison, field work, structural analysis, roof analysis, and engineering cost analysis. Example projects include:

GKN Building, El Cajon, CA - 56,400 SF, industrial building, constructed in 1980 with multiple roofing systems which consist of SPF, TPO, and concrete tile system installed over plywood decking.

6259 Descanso, Buena Park, CA - 54,257 SF, industrial building, constructed in 1974 with a multi-ply, built-up roof system installed over plywood decking.

Owner Representation

Assisted in providing owner representative and project management services on behalf of Meta Platforms, Inc., managing the design team, general contractor, and numerous stakeholders to ensure the client's established standards and project specific objectives are met on the $250M+ tenant improvement project.

Park Tower, San Francisco, CA - 760,000 SF, 43-story, 605-foot, Class A office building with 14 outdoor 'sky decks' comprised of 50,000 SF of outdoor space, 3-story lobby, and 10,000 SF of retail space on the ground floor. On the interior, it's comprised of 36 floors of office space and five floors of culinary and dining space with two floors of assembly spaces. It is the largest single-tenant lease in San Francisco's history.

Affiliations

Member, American Society of Civil Engineers

Contact

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PARTNER

Gary Cohn, AIA
Director of Institutional A&E Services

Education

California State Polytechnic University-Pomona; Bachelor of Architecture - BArch, Architecture
University of California, Los Angeles – Certificate Construction Law & Real Estate Finance

Credentials

Licensed Architect
Registered Disaster Service Worker – California Office of Emergency Services 70283

Experience Summary

Gary Cohn is Partner Engineering and Science, Inc.'s Director of Institutional A&E Services. With almost 40 years of experience in the commercial real estate industry, Gary brings a wealth of experience and expertise to all projects. An experienced executive, Gary has a demonstrated history of working successfully in the design and construction industry. He is a strong technical professional with extensive experience in owner's representation, capital planning, building assessment, and property resilience.

Cohn has advised on high profile projects throughout the country, such as:

The Forum, Los Angeles, CA – Cohn led the team performing the detailed evaluation of the former home of the Los Angeles Lakers for the Madison Square Garden corporation prior to their purchase and conversion of the facility into the largest all music venue in the United States. The evaluation included cataloguing over $1 mil in memorabilia.

Century Park, CA – a multi-million square foot development. Cohn was hired to perform an acquisition property condition assessment.

PetSmart Headquarters, Phoenix, AZ – Cohn served as owner representative during development.

The Queen Mary, Long Beach, CA – Served as architect of record for disability upgrades and repair work on the only classic ocean liner still in use and occupied as a hotel in the United States.

Technical College System of Georgia, Statewide, GA – Cohn organized and led the Facility Condition Assessments of 500+ buildings and 12 million square feet of floor area on an extremely tight and inflexible time schedule.

Capitol Records building, Hollywood, CA – Performed a review of the historic building geared towards energy conservation and code compliance upgrades needed to keep the facility functional and efficiently operating.

LAX Control Tower, Los Angeles, CA – Led a condition assessment of the historic tower to assist Los Angeles World Airport (LAWA) in developing long term consolidation plans for staff relocation.

Post-earthquake evaluations, 1989 Loma Prieta, 1994 Northridge, and 2001 Nisqually earthquakes – Cohn performed emergency building evaluations to assist clients in restoring structures to re-occupancy and normal operation.

Gary Cohen, AIA

As a design and building enthusiast, Cohn is a frequent author on a wide range of topics.

Contact

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