

PROPERTY CONDITION REPORT

Aptos-La Selva Fire District
6934 Soquel Drive
Aptos, CA
July 6, 2018
Revised August 22, 2018
Terracon Project No. FT186018



Prepared For:
Aptos-La Selva Fire District
6934 Soquel Drive
Aptos, CA

Prepared By:
Terracon Consultants, Inc.
Concord, CA

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

July 6, 2018
Revised August 22, 2018



Aptos-La Selva Fire District
6934 Soquel Drive
Aptos, CA

Attn: Ms. Tracy New
Phone: (831) 685-6690 x 111
E: tracyn@aptosfire.com

Re: Property Condition Report – Station #1, #2, and #3
Aptos, CA
Terracon Project No. FT186018

Dear Ms. New:

Terracon is pleased to provide this Property Condition Report of the subject improvements. This work was performed in general accordance with the scope of services outlined in the Terracon Proposal Number PFT186018 dated March 7, 2018, as identified in the scope section of this Report.

We appreciate the opportunity to be of service to you on this project. In addition to Facilities Services, our professionals provide geotechnical, environmental, construction materials services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our web site at <http://www.terracon.com>. If you have any questions concerning this Report, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.

Chris Laswell
Senior Staff Architect
Facilities Services

Eric N. Smith
Senior Consultant
Facilities Services

Attached: Property Condition Report

Terracon Consultants Inc. Concord, California
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Appendix A – Exhibits: Aerial Photographs, Terracon’s PCA Pre-survey Questionnaire (blank)

Appendix B – Photographic Documentation

Appendix C – Shah Kawasaki Report

1.0. EXECUTIVE SUMMARY - DRAFT

General Property Identification Summary

Item	Description
Property Name	Station #1
Property Address	6934 Soquel Drive, Aptos, CA
Type of Facility	Municipal Building
Site Area	1.00 Acres
Total Parking Spaces	18
Number of Buildings	1
Number of Stories	2
Building(s) Area (SF)	9,795 Gross
Year(s) Constructed	1967
Renovation Notes	In 1992, a two-story administrative office addition was constructed on the east side of the original 1967 building. Seismic retrofits were completed in 2001.
General Construction	<p>Fire Station #1 consists of a two-story-story, wood-framed structure with reinforced concrete block exterior walls with a stucco coating. The fire station contains approximately 9,795 square-feet of building area.</p> <p>The foundation is a perimeter concrete slab on grade foundation with footings at load-bearing points. The doors located on the ground level are solid wood-framed doors and glazed units set in anodized aluminum frames. The window systems are operable units set in anodized aluminum frames. The roof deck consists of plywood throughout. The low-slope roof membrane primarily consists of a TPO roof membrane with localized areas of built-up roof membrane with granular capsheet. Steep-slope roof areas appears to consist of asbestos shingle.</p> <p>The dwelling and office spaces at each building are heated by forced-air furnaces located in closets or storage spaces. Limited natural gas-fired heaters are located in apparatus bays. Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.</p> <p>The life safety systems include fully-covered wet-pipe automatic fire sprinkler systems, off-site monitored fire alarm systems, as well as portable fire extinguishers.</p> <p>The building is located on a 1-acre parcel of land with approximately 18 parking spaces. Parking is provided on a concrete surface parking lot. The remainder of the site is improved with landscaped areas. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site</p>
Date of Site Visit	June 13, 2018
Survey Conducted By	Chris Laswell; Chuck D. Welch

Summary of Recommended Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	0 to 1 YR
Total Immediate Repair Cost	\$20,500

1.2 Replacement Reserve Summary

	Total Cost
Evaluation Term	10
Square Feet	9,795
Total Replacement Reserve Cost	\$334,235
Total Inflated Replacement Reserve Cost	\$389,260
Inflation Factor	3.0%
Total Replacement Reserve (per SF per Year)	\$3.41
Total Inflated Replacement Reserve (per SF per Year)	\$3.97

1.3 ADA Related Cost Summary

	Total Cost
ADA Improvements Cost	\$250

1.1 Immediate Repairs Cost Table - DRAFT

Project:	Station #1	Square Feet:	9,795
	6934 Soquel Drive, Aptos, CA	No. of Bldgs:	1
	Municipal Building	Reserve Term:	10 Years
	No. Stories	Property Age:	51 Years

	Item Description	Quantity	U	Cost	I-Total\$	Comments
I - 1	Provide automatic shut-off device at natural gas service entrance.	1	Allow.	\$2,000.00	\$2,000	Seismic shut-off provisions are not provided at the natural gas service entrance.
I - 2	Renew operating permits of fuel dispensing equipment.	2	Allow.	\$500.00	\$1,000	The fuel dispensing pump equipment was observed aged. The permits to operate this equipment appear to be dated. It is recommended the equipment permits be renewed as required by the local regulatory agencies.
I - 3	Repair the cover at the electric vault along the public street.	1	Allow.	\$500.00	\$500	The electric vault at the municipal sidewalk was observed damaged. This condition creates a potential trip hazard for pedestrians
I - 4	Repair one apparatus bay door.	1	Allow.	\$2,000.00	\$2,000	One overhead door was observed to have limited functionality.
I - 5	Correct areas of ponding and perform repairs to approximately 2% of TPO roof area.	1	Allow.	\$2,000.00	\$2,000	Ponding was observed in localized areas.
I - 6	Evaluation of dwelling and office area pressurization by a licensed engineer. This work should include an apparatus bay exhaust evaluation.	1	Allow.	\$5,000.00	\$5,000	Test results indicate that air from the apparatus bays commonly flows into the dwelling and office areas. This condition is undesirable as can create a health hazard for personnel. It is recommended the building be evaluated by a licensed engineer as an immediate action to design for positive pressure in the dwelling and office areas. Costs for recommended actions are not included.
I - 7	Provide access to electrical equipment.	1	Ea.	\$2,000.00	\$2,000	The electrical meter and breaker panel cannot be accessed due to the position of the sliding doors covering the electrical equipment.
I - 8	Provide illuminated exit signs at all egresses.	1	Allow.	\$1,000.00	\$1,000	Illuminated exit signs are not provided at all building egresses.
I - 9	Inspection of the fire alarm systems by a qualified contractor and repair of any reported deficiencies in the systems.	1	Allow.	\$1,000.00	\$1,000	Current inspection tags were not observed at the FACP.
I - 10	Install a spare fire sprinkler head cabinet and replacement sprinkler heads.	1	Allow.	\$1,000.00	\$1,000	No spare fire sprinkler cabinet was observed. Cabinet should include replacement sprinkler heads and a sprinkler head wrench.
I - 11	Inspection of the fire sprinkler systems by a qualified contractor and repair of any reported deficiencies in the systems. Costs for any recommended repairs are not included in the Cost Tables.	1	Allow.	\$3,000.00	\$3,000	Current inspection tags were not observed at the fire riser.
Total Immediate Repairs					\$20,500	
Cost per SF					\$2.09	

Footnotes: 1) 0



1.2 Replacement Reserve Cost Table - DRAFT

Project:	Station #1	Square Feet:	9,795	
Location:	6934 Soquel Drive, Aptos, CA	No. of Bldgs:	1	
Type of Facility:	Municipal Building	Reserve Term	10 Years	
No. Stories	2	Property Age	51 Years	

	Item Description	EUL	Quantity	U	Cost	R-Total\$	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Cumulative
R - 1	Replace the fuel dispensing equipment.	75	1	Ea.	\$3,000.00	\$3,000					\$3,000						\$3,000
R - 2	Replace concrete parking lot (Total cost includes \$/SF of concrete demolition and removal).	25	19,800	SF.	\$8.00	\$158,400								\$158,400			\$158,400
R - 3	Allowance to clean, apply water-repellant coating to CMU wall.	25	1	Allow.	\$3,300.00	\$3,300			\$3,300								\$3,300
R - 4	Replace limited aged exterior light fixtures	10	1	Allow.	\$3,000.00	\$3,000		\$3,000									\$3,000
R - 5	Clean, apply water-repellant coating to masonry surfaces, paint or recoat exterior walls and miscellaneous metal work. Replace sealants between dissimilar materials and perform miscellaneous repairs. (Total cost includes \$/LF of sealant removal).	10	3,500	SF.	\$1.50	\$5,250						\$5,250					\$5,250
R - 6	Complete removal of asbestos-containing shingle roof covering and replacement (Total cost includes \$/SF of roofing demolition and removal)	20	3,000	SF.	\$13.53	\$40,590				\$40,590							\$40,590
R - 7	Replace BUR roof system at tower. (Total cost includes \$/SF of roofing demolition and removal).	25	300	SF.	\$13.20	\$3,960		\$3,960									\$3,960
R - 8	Total roof replacement of TPO roof covering (Total cost includes \$/SF of roofing demolition and removal).	25	6,500	SF.	\$9.35	\$60,775						\$60,775					\$60,775
R - 9	Replace metal coping on parapets.(Total cost includes \$/LF of coping metal removal).	20	400	L.F.	\$17.40	\$6,960						\$6,960					\$6,960
R - 10	Limited replacement of domestic water and sanitary sewer systems	20	1	Allow.	\$15,000.00	\$15,000	\$15,000										\$15,000
R - 11	Limited replacement of forced air furnaces and unit heaters.	15	2	Ea.	\$5,000.00	\$10,000			\$5,000		\$5,000						\$10,000
R - 12	Limited replacement of electrical systems.	25	1	Allow.	\$12,000.00	\$12,000	\$12,000										\$12,000
R - 13	Replace the fire alarm control panel including limited devices	18-20	1	Ea.	\$12,000.00	\$12,000					\$12,000						\$12,000
	Subtotal					\$334,235	\$27,000	\$6,960	\$8,300	\$40,590	\$20,000	\$72,985	\$0	\$158,400	\$0	\$0	\$334,235
	Escalation Factor per year				3.00%	N/A	\$0	\$209	\$505	\$3,764	\$2,510	\$11,625	\$0	\$36,412	\$0	\$0	\$55,025
	Total with escalation					N/A	\$27,000	\$7,169	\$8,805	\$44,354	\$22,510	\$84,610	\$0	\$194,812	\$0	\$0	\$389,260
	Cost per SF - uninflated		\$34.12			\$34.12	\$2.76	\$0.73	\$0.90	\$4.53	\$2.30	\$8.64	\$0.00	\$19.89	\$0.00	\$0.00	\$39.74
	Average cost per SF per year		\$3.41			\$3.41											\$3.97
	Cost per SF - inflated		\$39.74														
	Average cost per SF per year		\$3.97														

Footnotes: 1)



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1.3 ADA Cost Table - DRAFT

Project:	Station #1	Square Feet:	9,795			
Location:	6934 Soquel Drive, Aptos, CA	No. of Bldgs:	1			
Type of Facility:	Municipal Building	Reserve Term:	10 years			
No. Stories	2	Property Age:	51 years			
Item Description						
Quantity						
U						
Cost						
A-Total\$						
Comments						
A - 1	Relocate accessible parking signage to complaint height.	1	Ea.	\$250.00	\$250	The accessible parking signage was observed to be mounted less than 60" above finish grade. The sign should be relocated to a compliant height.
Total Cost					\$250	
Cost per SF					\$0.03	

1.0. EXECUTIVE SUMMARY - DRAFT

General Property Identification Summary

Item	Description
Property Name	Station #2
Property Address	300 Bonita Drive Aptos, CA
Type of Facility	Municipal Building
Site Area	0.29 Acres
Total Parking Spaces	3
Number of Buildings	1
Number of Stories	2
Building(s) Area (SF)	5,415 Gross
Year(s) Constructed	1973, 1992
Renovation Notes	Fire Station #2 was originally constructed as a single-family residence. In 1978, the house was re-designed as a 2-bay fire station. In 1992, a third apparatus bay was added to the original 1973 construction. Seismic retrofits were completed in 2005.
General Construction	<p>Fire Station #2 consists of a two-story-story, wood-framed structure containing approximately 5,415 square-feet of building area. The foundation is a perimeter concrete slab on grade foundation with footings at load-bearing points. The doors located on the ground level are solid wood-framed doors. The window systems are operable units set in vinyl frames. The roof deck consists of plywood throughout. The steep-slope roof membrane consists of asphalt composition shingle.</p> <p>The dwelling and office spaces at each building are heated by forced-air furnaces located in closets. Limited natural gas-fired heaters are located in apparatus bays. Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.</p> <p>The life safety systems include fully-covered wet-pipe automatic fire sprinkler systems, off-site monitored fire alarm systems, as well as portable fire extinguishers.</p> <p>The building is located on a 0.29-acre parcel of land with approximately 3 parking spaces. Parking is provided on an asphaltic concrete surface parking. The remainder of the site is improved with landscaped areas. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site</p>
Date of Site Visit	June 14, 2018
Survey Conducted By	Chris Laswell; Chuck D. Welch

Summary of Recommended Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	0 to 1 YR
Total Immediate Repair Cost	\$15,500

1.2 Replacement Reserve Summary

	Total Cost
Evaluation Term	10
Square Feet	5,415
Total Replacement Reserve Cost	\$75,800
Total Inflated Replacement Reserve Cost	\$82,319
Inflation Factor	3.0%
Total Replacement Reserve (per SF per Year)	\$1.40
Total Inflated Replacement Reserve (per SF per Year)	\$1.52

1.3 ADA Related Cost Summary

	Total Cost
ADA Improvements Cost	\$750



1.1 Immediate Repairs Cost Table - DRAFT

Project:	Station #2	Square Feet:	5,415
	300 Bonita Drive Aptos, CA	No. of Bldgs:	1
	Municipal Building	Reserve Term:	10 Years
	No. Stories	Property Age:	45 Years

	Item Description	Quantity	U	Cost	I-Total\$	Comments
I - 1	Provide automatic shut-off device at natural gas service entrance.	1	Allow.	\$2,000.00	\$2,000	Seismic shut-off provisions are not provided at the natural gas service entrance.
I - 2	Replace apparatus bay door controls at one bay.	1	Ea.	\$2,000.00	\$2,000	Abandoned door controls at one overhead door were observed. Temporary controls were observed.
I - 3	Evaluation of dwelling and office area pressurization by a licensed engineer. This work should include an apparatus bay exhaust evaluation.	1	Allow.	\$5,000.00	\$5,000	Test results indicate that air from the apparatus bays commonly flows into the dwelling and office areas. This condition is undesirable as can create a health hazard for personnel. It is recommended the building be evaluated by a licensed engineer as an immediate action to design for positive pressure in the dwelling and office areas. Costs for recommended actions are not included.
I - 4	Inspection of the fire alarm systems by a qualified contractor and repair of any reported deficiencies in the systems.	1	Allow.	\$1,000.00	\$1,000	Current inspection tags were not observed at the FACP.
I - 5	Inspection of the fire sprinkler systems by a qualified contractor and repair of any reported deficiencies in the systems. Costs for any recommended repairs are not included in the Cost Tables.	1	Allow.	\$3,000.00	\$3,000	Current inspection tags were not observed at the fire riser.
I - 6	Install guardrail at south CMU wall	1	Allow.	\$2,500.00	\$2,500	Fall protection was not observed to be present.
Total Immediate Repairs						\$15,500
Cost per SF						\$2.86



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1.3 ADA Cost Table - DRAFT

Project:	Station #2	Square Feet:	5,415			
Location:	300 Bonita Drive Aptos, CA	No. of Bldgs:	1			
Type of Facility:	Municipal Building	Reserve Term:	10 years			
No. Stories	2	Property Age:	45 years			
Item Description						
Quantity						
U						
Cost						
A-Total\$						
Comments						
A - 1	Station 2: Re-stripe accessible parking space and adjacent access aisle.	1	Ea.	\$750.00	\$750	
Total Cost					\$750	
Cost per SF					\$0.14	

1.0. EXECUTIVE SUMMARY - DRAFT

General Property Identification Summary

Item	Description
Property Name	Station #3
Property Address	312 Estrella Ave., La Selva Beach, CA
Type of Facility	Municipal Building
Site Area	1.00 Acres
Total Parking Spaces	0
Number of Buildings	1
Number of Stories	2
Building(s) Area (SF)	3,267 Gross
Year(s) Constructed	1969
Renovation Notes	Seismic retrofits were completed in 2001 and 2004.
General Construction	<p>Fire Station #3 consists of a two-story-story, wood-framed structure with concrete block and painted wood lap siding exterior walls containing approximately 3,267 square-feet of building area. The foundation is a perimeter concrete slab on grade foundation with footings at load-bearing points. The doors located on the ground level are solid wood-framed doors. The window systems are operable units set in vinyl frames. The roof deck consists of plywood throughout. The steep-slope roof membrane primarily consists of asphalt composition shingle. Localized areas of low-slope roofing consist of built-up roof membrane with granular capsheet.</p> <p>The dwelling and office spaces at each building are heated by forced-air furnaces located in closets. Limited natural gas-fired heaters are located in apparatus bays. Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.</p> <p>The life safety systems include fully-covered wet-pipe automatic fire sprinkler systems, off-site monitored fire alarm systems, as well as portable fire extinguishers.</p> <p>The building is located on a 1-acre parcel of land. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site</p>
Date of Site Visit	June 14, 2018
Survey Conducted By	Chris Laswell; Chuck D. Welch

Summary of Recommended Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	0 to 1 YR
Total Immediate Repair Cost	\$11,000

1.2 Replacement Reserve Summary

	Total Cost
Evaluation Term	10
Square Feet	3,267
Total Replacement Reserve Cost	\$71,400
Total Inflated Replacement Reserve Cost	\$75,908
Inflation Factor	3.0%
Total Replacement Reserve (per SF per Year)	\$2.19
Total Inflated Replacement Reserve (per SF per Year)	\$2.32

1.3 ADA Related Cost Summary

	Total Cost
ADA Improvements Cost	\$0



1.1 Immediate Repairs Cost Table - DRAFT

Project:	Station #3	Square Feet:	3,267
	312 Estrella Ave., La Selva Beach, CA	No. of Bldgs:	1
	Municipal Building	Reserve Term:	10 Years
	No. Stories	Property Age:	49 Years

	Item Description	Quantity	U	Cost	I-Total\$	Comments
I - 1	Provide automatic shut-off device at natural gas service entrance.	1	Ea.	\$2,000.00	\$2,000	Seismic shut-off provisions are not provided at the natural gas service entrance.
I - 2	Evaluation of dwelling and office area pressurization by a licensed engineer. This work should include an apparatus bay exhaust evaluation.	1	Allow.	\$5,000.00	\$5,000	Test results indicate that air from the apparatus bays commonly flows into the dwelling and office areas. This condition is undesirable as can create a health hazard for personnel. It is recommended the building be evaluated by a licensed engineer as an immediate action to design for positive pressure in the dwelling and office areas. Costs for recommended actions are not included.
I - 3	Inspection of the fire alarm systems by a qualified contractor and repair of any reported deficiencies in the systems.	1	Allow.	\$1,000.00	\$1,000	Current inspection tags were not observed at the FACP.
I - 4	Inspection of the fire sprinkler systems by a qualified contractor and repair of any reported deficiencies in the systems. Costs for any recommended repairs are not included in the Cost Tables.	1	Allow.	\$3,000.00	\$3,000	Current inspection tags were not observed at the fire riser.
Total Immediate Repairs						\$11,000
Cost per SF						\$3.37

1.4 Property Description

Terracon completed this Property Condition Report of the Aptos/La Selva Fire Stations 1, 2, & 3. The three fire stations were constructed in various years on separate parcels of various sizes. The buildings are occupied by the Aptos/ La Selva Fire District. Building information is summarized below:

Fire Station #1: 6934 Soquel Drive, Aptos, California

Fire Station #1 consists of a two-story-story, wood-framed structure with reinforced concrete block exterior walls with a stucco coating. The fire station contains approximately 9,795 square-feet of building area.

The foundation is a perimeter concrete slab on grade foundation with footings at load-bearing points. The doors located on the ground level are solid wood-framed doors and glazed units set in anodized aluminum frames. The window systems are operable units set in anodized aluminum frames. The roof deck consists of plywood throughout. The low-slope roof membrane primarily consists of a TPO roof membrane with localized areas of built-up roof membrane with granular capsheet. Steep-slope roof areas appear to consist of asbestos shingle.

In 1992, a two-story administrative office addition was constructed on the east side of the original 1967 building. Seismic retrofits were completed in 2001.

The dwelling and office spaces at each building are heated by forced-air furnaces located in closets or storage spaces. Limited natural gas-fired heaters are located in apparatus bays. Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.

The life safety systems include fully-covered wet-pipe automatic fire sprinkler systems, off-site monitored fire alarm systems, as well as portable fire extinguishers.

The building is located on a 1-acre parcel of land with approximately 18 parking spaces. Parking is provided on a concrete surface parking lot. The remainder of the site is improved with landscaped areas. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site

Fire Station #2: 300 Bonita Drive, Aptos, California

Fire Station #2 consists of a two-story-story, wood-framed structure containing approximately 5,415 square-feet of building area. The foundation is a perimeter concrete slab on grade foundation with footings at load-bearing points. The doors located on the ground level are solid wood-framed doors. The window systems are operable units set in vinyl frames. The roof deck consists of plywood throughout. The steep-slope roof membrane consists of asphalt composition shingle.

Fire Station #2 was originally constructed as a single-family residence in 1973. In 1978, the house was re-designed as a 2-bay fire station. In 1992, a third apparatus bay was added to the original 1973 construction. Seismic retrofits were completed in 2005.

The dwelling and office spaces at each building are heated by forced-air furnaces located in closets. Limited natural gas-fired heaters are located in apparatus bays. Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.

The life safety systems include fully-covered wet-pipe automatic fire sprinkler systems, off-site monitored fire alarm systems, as well as portable fire extinguishers.

The building is located on a 0.29-acre parcel of land with approximately 3 parking spaces. Parking is provided on an asphaltic concrete surface parking. The remainder of the site is improved with landscaped areas. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site.

Fire Station #3: 312 Estrella Ave., La Selva Beach, California

Fire Station #3 consists of a two-story-story, wood-framed structure with concrete block and painted wood lap siding exterior walls containing approximately 3,267 square-feet of building area. The foundation is a perimeter concrete slab on grade foundation with footings at load-bearing points. The doors located on the ground level are solid wood-framed doors. The window systems are operable units set in vinyl frames. The roof deck consists of plywood throughout. The steep-slope roof membrane primarily consists of asphalt composition shingle. Localized areas of low-slope roofing consist of built-up roof membrane with granular capsheet.

Seismic retrofits were completed in 2001 and 2004.

The dwelling and office spaces at each building are heated by forced-air furnaces located in closets. Limited natural gas-fired heaters are located in apparatus bays. Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.

The life safety systems include fully-covered wet-pipe automatic fire sprinkler systems, off-site monitored fire alarm systems, as well as portable fire extinguishers.

The building is located on a 1-acre parcel of land. The site has been graded to promote drainage to curb inlets and localized catch basins in the paved and landscaped areas. Stormwater flows into the municipal system. A detention/retention basin is not utilized to regulate the outflow from the site

Building	Address	# Stories	Square Footage	Year Constructed
Station #1	6934 Soquel Dr. Aptos, California	2	9,795	1967
Station #2	300 Bonita Drive, Aptos, California	2	5,415	1973
Station #3	312 Estrella Ave., La Selva Beach, California	2	3,267	1969
		TOTAL	18,477	

1.5 Historical Capital Improvements

According to management, no historical capital improvements have occurred since 2012.

1.6 Work-in-Progress Capital Improvements

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

1.7 Planned Capital Improvements

No planned capital improvements are currently being considered by Ownership.

1.8 General Physical Condition

Site improvements and the three buildings are in good to fair condition and appear to have received average maintenance with some deferred maintenance items observed.

The buildings vary in age from approximately 45- to 51-years old. Some of the major equipment and building systems have been repaired or replaced since original construction. Some additional replacement, however, is anticipated over the evaluation period. These capital reserve items consist of ongoing repairs and predictable or cyclical replacement type items. These items are included in the cost tables of this Report.

In addition, some immediate repair items have been identified that will require remedial work early in the evaluation period.

1.9 Recommended Additional Evaluation

No additional evaluation is recommended

2.0 PURPOSE AND SCOPE

2.1 Purpose

The purpose of this Property Condition Report was to observe and document readily visible material and building system conditions, which might significantly affect the value of the properties; and determine if conditions exist, which may have a significant impact on the continued operation of the facilities during the evaluation period. This work is being completed in anticipation of a planned financing of the properties.

2.2 Scope

The Scope of Work was developed in general conformance with ASTM E 2018 – 15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and Terracon Proposal Number PFT186018 dated March 7, 2018. The scope included a site visit, limited interviews with property management personnel, and a review of readily available construction documents (drawings and specifications) provided by the client. The site assessment includes visual observations of the following system components: site development, building exterior and interior, building structure, mechanical, electrical and plumbing systems; conveyance systems, life safety/fire protection, and general ADA issues. Repair/replacement items of less than \$3,000.00 may not be identified, or be designated as routine maintenance in the narrative of the Report if mentioned.

This Report does not confirm the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

2.3 Personnel Interviewed

In conjunction with our on-site visit and while attempting to gather pertinent information on this property, the following personnel were interviewed or have provided information, which we have relied upon in the assembly of this Report. These individuals were designated as knowledgeable about the site and related improvements.

Name	Title	Telephone / Email
Tracy New	Site Contact/ Director of Business Services	(831)685-6690 tracyn@aptosfire.com

2.4 Documentation

Terracon was provided with the following documentation for this property, which we have relied upon in the assembly of this Report.

Documentation	Source
Terracon's Pre-Survey Questionnaire	Tracy New
Construction documents	Aptos Fire Department
Past capital expenditures summary	Aptos Fire Department

Documentation such as: Projected capital improvements, fire alarm / control panel / sprinkler / pump test and inspection reports, fire department inspection reports, backflow preventer tests, and emergency electrical generator report were requested, but not provided

2.5 Reported Compliance with Code and Regulations

Item	Comment
Building Department Code Violations	<u>Fire Station's #1, 2 & 3</u> : No open building code violations were noted in the response from the Building Department.
Zoning Department Code Violations	<u>Fire Station's #1, 2 & 3</u> : No open zoning code violations were noted in the response from the Zoning Department.
Fire Code Violations	<u>Fire Station's #1, 2 & 3</u> : No open fire code violations were noted in the response from the Fire Department.
Flood Classification	<p><u>Fire Station #1</u>: This property is in Zone X of the FEMA flood plain map and panel #06087C0356F dated September 29, 2017.</p> <p><u>Fire Station #2</u>: This property is in Zone X of the FEMA flood plain map and panel #06087C0357F dated September 29, 2017.</p> <p><u>Fire Station #3</u>: This property is in Zone X of the FEMA flood plain map and panel #06087C0378F dated September 29, 2017.</p>
Flood Zone Description	Zone X : Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.
Seismic Zone	Zone 4 , per the 1997 UBC, defined as an area of high probability of damaging ground motion.

2.6 Reliance

This Report was prepared pursuant to the contract Terracon has with Aptos-La Selva Fire District. This Report is for the exclusive use and benefit of, and may be relied upon by Aptos-La Selva Fire District and no other party shall have any right to rely on any service provided by Terracon Consultants, Inc. without prior written consent.

The PCA Report may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within the Report that are reflective of the scope of services as defined in our contract. Any unauthorized reliance on or use of the Report, including any of its information or

Property Condition Report - DRAFT

Station #1, #2, and #3 ■ Aptos, CA

July 6, 2018 ■ Terracon Project No. FT186018

Revised August 22, 2018



conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party. Reliance on the Report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of Terracon's liability to the Client and all relying parties.

3.0 DESCRIPTION AND CONDITION

3.1 Site Improvements

Item	Description										
Site Access	<p><u>Station #1:</u> Direct vehicular access via driveway entrances to the adjacent public street.</p> <p><u>Station #2:</u> Direct vehicular access via driveway entrances to the adjacent public street(s).</p> <p><u>Station #3:</u> Direct vehicular access to the adjacent public street.</p>										
Topography	<p><u>Station #1:</u> Generally, level.</p> <p><u>Station #2:</u> Slightly sloped</p> <p><u>Station #3:</u> Generally, level</p>										
Retaining Walls	<p><u>Station #1:</u> No retaining walls were observed.</p> <p><u>Station #2:</u> Concrete Masonry Unit and timber retaining walls at various locations along the building perimeter as required by changes in grade. These retaining walls vary in height up to approximately 3 feet and are approximately 5-ft-to-25-ft long. See Advisory Note in Section 4.4 of this Report.</p> <p><u>Station #3:</u> No retaining walls were observed.</p>										
Site Utilities	<p>The following is a list of the utility providers for the project:</p> <table border="1" data-bbox="540 1617 1469 1848"> <tbody> <tr> <td data-bbox="540 1617 841 1665">Sanitary Sewer:</td> <td data-bbox="841 1617 1469 1665">County of Santa Cruz</td> </tr> <tr> <td data-bbox="540 1665 841 1713">Domestic Water:</td> <td data-bbox="841 1665 1469 1713">Central Water District</td> </tr> <tr> <td data-bbox="540 1713 841 1761">Storm Sewer:</td> <td data-bbox="841 1713 1469 1761">County of Santa Cruz</td> </tr> <tr> <td data-bbox="540 1761 841 1810">Gas Service:</td> <td data-bbox="841 1761 1469 1810">Pacific Gas & Electric</td> </tr> <tr> <td data-bbox="540 1810 841 1848">Electric Service:</td> <td data-bbox="841 1810 1469 1848">Pacific Gas & Electric</td> </tr> </tbody> </table>	Sanitary Sewer:	County of Santa Cruz	Domestic Water:	Central Water District	Storm Sewer:	County of Santa Cruz	Gas Service:	Pacific Gas & Electric	Electric Service:	Pacific Gas & Electric
Sanitary Sewer:	County of Santa Cruz										
Domestic Water:	Central Water District										
Storm Sewer:	County of Santa Cruz										
Gas Service:	Pacific Gas & Electric										
Electric Service:	Pacific Gas & Electric										

3.1 Site Improvements

Item	Description
Sanitary Sewer Service	<p><u>Stations #1, 2, & 3:</u> Wastewater drainage at each site is provided by gravity flow through subsurface piping to the municipal sewer main. The type of piping used for the sanitary sewer was not known by the site contact and is considered to be a hidden condition.</p>
Water Service	<p><u>Stations #1, 2, & 3:</u> City water main is tapped to provide potable water to each building. The type of piping used for the water distribution system was not known by the site contact and is considered to be a hidden condition. Separate fire suppression water services enter each building. Backflow prevention devices were observed.</p>
Site Drainage (Storm Sewer)	<p>Stormwater drainage is by surface flow over paved and landscaped areas to curb inlets or area drains connecting to the municipal system. The type of piping used for the drainage system at each building was not known by the Site Contact and is considered to be a hidden condition.</p>
Site Gas Service	<p>A utility provided natural gas service was observed at Fire Stations 1 and 3. Seismic shut off provisions were not observed at the gas service entrances. A propane gas storage tank and service were observed at Fire Station 3. The 250-gallon propane tank is located at the southwest corner of the rear parking area.</p>
Fuel Dispensing Systems	<p>Fuel dispensing equipment is provided for fueling of department vehicles and equipment at Fire Station 1. The fuel dispensing equipment is as follows: An approximate 1,000-gallon above-ground diesel fuel tank is provided. A fuel pump and meter manufactured by <i>Fil-Rite</i> is provided. An approximate 1,000-gallon above-ground unleaded fuel tank is provided. A fuel pump and meter manufactured by <i>Fil-Rite</i> is provided. Vapor recovery provisions were observed installed on this dispenser. Permits to operate this equipment from local governmental regulatory agencies were observed. Emergency shut-off provisions were observed for both dispensing systems.</p>
Site Lighting	<p>Exterior lighting at each building generally consists of building-mounted security fixtures. Station 1 has metal, pole-mounted parking lot fixtures on concrete bases. The exterior fixtures were generally observed to utilize either incandescent, CFL LED or high-intensity-discharge (HID) lamps. Lighting is reportedly controlled by timers.</p>
Parking Type	Surface

Vehicular Pavements	<p><u>Station #1:</u> Concrete pavements.</p> <p><u>Station #2:</u> Asphaltic pavements</p> <p><u>Station #3:</u> Concrete pavements.</p>				
Curbs	<p><u>Stations #1, 2, & 3:</u> Concrete. Concrete wheel stops are provided at some of the parking spaces.</p>				
No. of Parking Spaces (Total as per count)	<u>Station #1:</u>	Surface Lot	Standard – Accessible	Van – Accessible	TOTAL
		17	1	0	18
	<u>Station #2:</u>	Surface Lot	Standard – Accessible	Van – Accessible	TOTAL
		2	0	1	3
	<u>Station #3:</u>	Surface Lot	Standard – Accessible	Van – Accessible	TOTAL
		0	0	0	0
Sidewalks	<p><u>Stations #1, 2, & 3:</u> Typically, broom-finished concrete along portions of the building perimeter and limited sections leading from the parking lots to the buildings.</p> <p><u>Station #1:</u> There are limited areas of concrete pavers adjacent to the main building entrance.</p> <p><u>Station #2:</u> There are limited areas of stone pavers adjacent to the main building entrance and deck entry. Limited areas of wood boardwalk are provided at the south side of the building.</p>				
Site Ramps/Stairs	<p><u>Station #1:</u> Cast-in-place concrete ramp with painted metal handrails provided at the south and east entrances.</p> <p><u>Station #2:</u> Cast-in-place concrete stairs with painted metal handrails provided at grade changes adjacent to the main entrance and east elevation. Steel-framed stairs are provided near the main north building entrance, providing access to the upper floor. Wood-framed steps are provided along the south side of the building, and at the rear building entrance.</p>				

Signage	<p><u>Stations #1, 2, & 3:</u> Property identification signage is provided via metal letters attached to the building façade and by monument signage adjacent to the main entrance drives.</p>
Landscaping	<p><u>Stations #1, 2, & 3:</u> Lawn turf, mature trees, shrubs, bedding plants and seasonal flowers at the entrance drives and property perimeter.</p>
Irrigation	<p><u>Stations #1, 2, & 3:</u> Automatic irrigation systems were not observed or reported.</p>
Fences	<p><u>Station #1:</u> A 6-foot high chain-link fencing with metal posts and gate that encloses the north, west, and south boundaries of the subject property. A 3-foot high painted concrete block wall is located along the east side of the subject property. A motorized 16-ft long vehicular gate provides access from the main parking area to the rear of the subject property.</p> <p><u>Station #2:</u> Localized areas of 3-foot high CMU wall are located along the south side of the subject property. A wood fence is located at the south side of the building.</p> <p><u>Station #3:</u> Limited areas of painted metal fencing are provided along the street frontage.</p>
Dumpster Areas	<p>Dumpsters are typically located at the rear of each building.</p>

Site Improvements Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The site components appear to be in a condition consistent with the age and use with no significant issues except as noted below:

Station #1:

- It was reported that the concrete pavement was installed in 1999, and that repairs were performed in 2003. The repairs generally are in fairly good condition, with limited areas of deterioration. The concrete is nearing the end of its EUL therefore, full replacement of the concrete pavement should be anticipated during the reserve term.
- The painted CMU walls along the east property boundary appear to be in generally fair condition, with no significant cracking or movement noted. However, the coating is deteriorated and cracking in localized areas. An allowance to re-paint the CMU walls is included.
- The electric vault at the municipal sidewalk was observed damaged. This condition creates a potential trip hazard for pedestrians. It is recommended the vault cover be repaired as an immediate life safety action.

Site Improvements Conditions and Recommendations

- Seismic shut-off provisions are not provided at the natural gas service. It is recommended that seismic shut-off provision be installed as an immediate life safety action.
- Limited building-mounted light fixtures were observed aged. Based on EUL, replacement of limited fixtures is anticipated during the evaluation term.
- The fuel dispensing pump equipment was observed aged. The permits to operate this equipment appear to be dated. It is anticipated the fuel dispensing equipment will require replacement during the evaluation term. It is recommended the equipment permits be renewed as required by the local regulatory agencies as an immediate repair.

Station #2:

- The asphalt paving is in generally fair condition, with faded striping, worn surface appearance, and linear cracking and limited areas of alligatored paving throughout. Cracksealing, sealcoating and restriping, with limited full-depth is recommended at the beginning of the reserve term.
- The CMU retaining walls along the southern property boundary appear to be in generally fair condition, with no significant cracking or movement noted. However, a guardrail is absent, presenting a fall hazard. A guardrail should be added, and an allowance is included at the beginning of the reserve term.
- Seismic shut-off provisions are not provided at the natural gas service. It is recommended that seismic shut-off provision be installed as an immediate life safety action
- Rusted natural gas and propane gas piping was observed at the exteriors of the building. It is recommended the piping be rust treated and painted as a part of routine maintenance.
- The fire suppression water service was observed rusted at the exterior of the building. It is recommended the piping be rust treated and painted as a part of routine maintenance.
- Metal railing enclosing the propane tank was observed rusted. It is recommended the enclosure be rust treated and painted as a part of routine maintenance.

Station #3:

- Seismic shut-off provisions are not provided at the natural gas service. It is recommended that seismic shut-off provision be installed as an immediate life safety action
- Rusted natural gas and propane gas piping was observed at the exteriors of the building. It is recommended the piping be rust treated and painted as a part of routine maintenance.
- The fire suppression water service was observed rusted at the exterior of the building. It is recommended the piping be rust treated and painted as a part of routine maintenance.

Immediate Repairs:

- Station #2: Provide guardrail at CMU wall located at the southern boundary of the subject property.
- Station 1: Repair the cover at the electric vault along the public street. (life safety action).
- Provide automatic shut-off device at natural gas service entrance at each station. (life safety action).

Immediate Repairs:

- Station 1: Renew operating permits of fuel dispensing equipment.

Replacement Reserves:

- Station #1: Allowance to clean, apply water-repellant coating to CMU screen wall.
- Station #1: Replace concrete parking lot.
- Station #1: Restripe concrete-paved, surface parking.
- Station #2: Crackseal, sealcoat and re-stripe asphalt paving with limited full-depth patching.
- Station #1: Replace limited aged exterior light fixtures.
- Station #1: Replace the fuel dispensing equipment.

3.2 Building Structure and Exterior

Item	Description
Foundation	<p><u>Stations #1, 2, & 3:</u> The drawings indicate the foundations consist of continuous reinforced concrete footings at the building perimeter and isolated spread footings at the exterior columns.</p>
Ground Floor	<p><u>Stations #1, 2, & 3:</u> The drawings available for reference indicate the ground floor consists of a conventional concrete slab-on-grade.</p>
Superstructure	<p><u>Station #1:</u> The building is a conventional wood-framed structure with wood columns, walls and beams with plywood roof deck supported by wood purlins bearing on beams and columns at interiors and on load-bearing wood studs and CMU at the perimeters.</p> <p><u>Station #2:</u> The building is a conventional wood-framed structure with wood columns, walls and beams with plywood roof deck supported by wood purlins bearing on beams and columns at interiors and on load-bearing wood studs at the perimeters.</p> <p><u>Station #3:</u> The building is a conventional wood-framed structure with wood columns, walls and beams with plywood roof deck supported by wood purlins bearing on beams and columns at interiors and on load-bearing wood studs at the perimeters. Some exterior walls are concrete block.</p>
Exterior Walls	<p><u>Station #1:</u></p>

3.2 Building Structure and Exterior

Item	Description
	<p>The exterior of the building consists of cementitious stucco.</p> <p><u>Station #2:</u> The exterior of the building consists of painted wood lap siding and limited areas of brick.</p> <p><u>Station #3:</u> The exterior of the building consists of painted wood lap siding, concrete block, and painted brick.</p>
Windows / Doors	<p><u>Station #1:</u> The windows are configured as individual punched units. They consist of single-pane operable glazing units set in anodized aluminum frames. The main entry doors are swing-type glass units. Secondary doors are solid wood doors set in wood frames. Apparatus bay doors are painted hollow-metal in metal frames.</p> <p><u>Station #2:</u> The windows are configured as individual punched units. They consist of single-pane operable glazing units set in vinyl frames. The main entry doors are swing-type glass units. Secondary doors are solid wood doors set in wood frames and sliding glass doors set in vinyl frames. Apparatus bay doors are painted hollow-metal in metal frames.</p> <p><u>Station #3:</u> The windows are configured as individual punched units. They consist of single-pane operable glazing units set in vinyl frames. The main entry doors are swing-type wood units set in wood frames. Apparatus bay doors are painted hollow-metal in metal frames.</p>
Exterior Building Stairs/Steps	<p><u>Station #1:</u> None observed.</p> <p><u>Station #2:</u> An exterior stair is provided at the main entrance to access the upper floor. The stair is steel-framed with metal treads and painted metal handrails. A secondary exterior stair is located along the west side of the building to access the upper floor at the building rear. The stair is wood-framed with wood treads and painted metal handrails.</p> <p><u>Station #3:</u> None observed.</p>
Decks	<p><u>Station #1:</u></p>

3.2 Building Structure and Exterior

Item	Description
	<p>None observed.</p> <p><u>Station #2:</u> There is one location, where an elevated deck is provided with access directly to the building. The deck has a painted-metal guardrail along the edge. The walking surface consists of a concrete deck. The area is accessed via a metal stair from grade as well as from the building utilizing a glass sliding door in a vinyl frame and a wood-framed swing-type door.</p> <p><u>Station #3:</u> None observed.</p>
Sealants	<p><u>Stations 1, 2, & 3:</u> Elastomeric sealants are typically provided between dissimilar materials and around window and door penetrations.</p>

Building Structure and Exterior Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The building components appear to be in a condition consistent with the age and use with no significant issues except as noted below:

Station #1:

- An elastomeric coating has been applied to the building exteriors and recoating is anticipated in the reserve term. It should be noted that the per unit allowance included in the reserve term is general in nature, and is not based on any specific manufacturer's requirements and/or proprietary installation and product requirements. Costs could vary significantly based on specific product and/or manufacturer requirements.

Station #2:

- An elastomeric coating has been applied to the building exteriors and recoating is anticipated in the reserve term. It should be noted that the per unit allowance included in the reserve term is general in nature, and is not based on any specific manufacturer's requirements and/or proprietary installation and product requirements. Costs could vary significantly based on specific product and/or manufacturer requirements.

Station #3:

- An elastomeric coating has been applied to the building exteriors and recoating is anticipated in the reserve term. It should be noted that the per unit allowance included in the reserve term is general in nature, and is not based on any specific manufacturer's requirements and/or proprietary installation and product requirements. Costs could vary significantly based on specific product and/or manufacturer requirements.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Station #1: Anticipated replacement of exterior window gaskets
- Station #1: Clean, apply water-repellant coating to masonry surfaces, paint or recoat exterior walls and miscellaneous metal work. Replace sealants between dissimilar materials and perform miscellaneous repairs.
- Station #2: Clean, apply water-repellant coating to masonry surfaces, paint or recoat exterior walls and miscellaneous metal work. Replace sealants between dissimilar materials and perform miscellaneous repairs.
- Station #3: Clean, apply water-repellant coating to masonry surfaces, paint or recoat exterior walls and miscellaneous metal work. Replace sealants between dissimilar materials and perform miscellaneous repairs.

3.3 Roof

Item	Description
Field of Roof	<p><u>Station #1:</u> The field of the low-sloped roof consists of a fully-adhered single-ply TPO membrane with localized areas of built-up roof with a granular-surfaced cap sheet. The field of the steep-slope areas consist of asbestos shingle. See Advisory Note in Section 4.4 of this Report.</p> <p><u>Station #2:</u> The field of the steep-sloped roof consists of asphaltic composition shingles.</p> <p><u>Station #3:</u> The field of the low-sloped roof consists of a fully-adhered single-ply TPO membrane with localized areas of built-up roof with a granular-surfaced cap sheet. The field of the steep-slope areas consist of asbestos shingle. See Advisory Note in Section 4.4 of this Report</p>
Flashing / Coping	<p><u>Station #1:</u> Base flashing extends up parapet with prefinished metal coping. Field of roof extends to the prefinished metal coping along the perimeter of the building.</p> <p><u>Station #2:</u> None observed.</p>

3.3 Roof

Item	Description
	<p><u>Station #3:</u> Base flashing extends up parapet with prefinished metal coping.</p>
Skylights	<p><u>Station #1:</u> 7 curb-mounted acrylic skylights with aluminum frames. No fall protection measures observed or reported. See Advisory Note in Section 4.4 of this Report.</p> <p><u>Station #2:</u> None observed</p> <p><u>Station #3:</u> None observed</p>
Drainage	<p><u>Station #1:</u> Sheet flows to internal drains with overflow scuppers along the perimeter parapet walls of the roof.</p> <p><u>Station #2:</u> Sheet flow collected by metal gutters and downspouts that discharge to splash blocks in landscaped or onto paved areas.</p> <p><u>Station #3:</u> Sheet flow to the roof edge is collected by metal gutters and downspouts that discharge to splash blocks in landscaped and/or onto paved areas.</p>
Reported Leaks	<p><u>Stations #1, 2, & 3:</u> No active roof leaks were reported at the time of the site visit</p>

Building or Section	Roof Area (SF)	Roof System	Date Installed	General Condition	Estimated Remaining Service Life (Years)
Station #1	6,500 SF	Single-ply TPO	2001	Fair	5-7
	3,000 SF	Shingles	1968	Fair	2-4
	250 SF	Built-Up roof with granular capsheet	2001	Fair	2-3
Station #2	2,800 SF	Asphalt Composition Shingles	Unknown	Good	5-7

3.3 Roof

Item		Description			
Station #3	2,800 SF	Asphalt Composition Shingles	2001	Fair	2-3
	250 SF	Built-Up roof with granular capsheet	2001	Fair	2-3
Warranty In Place		A copy of the roof warranty was requested, but not provided.			

Roof Conditions and Recommendations

Our evaluation was visual and did not include moisture surveys to evaluate the condition of unexposed roof components. Terracon recommends that the roofs be evaluated on an annual basis to determine the specific need and timing to replace them. Ongoing repairs and annual maintenance should be anticipated as part of routine operating maintenance, the cost of which will likely increase as the roofing ages. Specific timing and costs of maintenance repairs cannot be determined, but should be anticipated based on the type of roof system. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this report's scope of services. Note that some costs might be budget- or allowance-only amounts, since additional funds may be needed for hidden conditions or environmental factors for removal of existing materials. The presence of additional layers of roofing and/or asbestos containing materials could significantly increase estimated replacement costs.

The following recent capital projects were reported:

- None reported.

The roof components appear to be in a condition consistent with the age and use with no significant issues except as noted below:

Station #1:

- Some isolated areas of ponding were apparent throughout the low-slope roof and these areas should be monitored and roof drains cleaned for proper drainage as part of routine maintenance.
- Replacement of the TPO and BUR roof systems is anticipated during the reserve term based on observed condition and expected useful service life.
- Skylights are provided at select building roof sections, and fall protection measures could not be verified. We recommend that fall protection measures be installed at all skylights as an immediate item, if compliance with OSHA requirements cannot be confirmed. Costs are not included in the tables.

Station #2:

- None identified.

Station #3:

- Replacement of the asphaltic composition shingle and BUR roof systems is anticipated during the reserve term based on observed condition and expected useful service life. Part of routine maintenance. Costs are not provided in the cost tables since replacement cost is less than \$3,000.

Roof Conditions and Recommendations

The level of maintenance and the related maintenance costs will continue to increase as the system ages.

Immediate Repairs:

- Station 1: Correct areas of ponding and perform repairs to approximately 2% of TPO roof area.

Replacement Reserves:

- Station 1: Complete removal of shingle roof covering and replacement.
- Station 1: Replace metal coping on parapets.
- Station 1: Replace BUR roof system at tower. (Routine Maintenance).
- Station 1: Total roof replacement of TPO roof covering
- Station 2: Total asphalt shingle roof replacement (Residential Grade). (Routine Maintenance).
- Station 3: Replace BUR roof system. (Routine Maintenance).
- Station 3: Total asphalt shingle roof replacement (Residential Grade). (Routine Maintenance).

3.4 Building Interior

Item	Description	
General Common Areas	All occupants enter the ground floor via the main entrance or from secondary entrances on upper floors. The upper floors or basement levels are accessed by stairs.	
Ground Floor Entry	Floors	Ceramic tile / Carpet.
	Walls	Painted drywall / Vinyl wall covering.
	Ceilings	Suspended acoustical tile / Painted drywall.
Upper Level Entries	Floors	Ceramic tile / Carpet.
	Walls	Painted drywall / Vinyl wall covering.
	Ceilings	Suspended acoustical tile / Painted drywall.
Common Area Corridors	Floors	Ceramic tile / Carpet.
	Walls	Painted drywall
	Ceilings	Suspended acoustical tile / Painted drywall.

3.4 Building Interior

Item	Description	
Common Area Restroom Finishes	Floors	Ceramic tile / Wood Laminate / Laminate
	Walls	Painted drywall.
	Ceilings	Painted drywall
	Counters	Plastic laminate / ceramic tile
	Partitions	NA.
Crew Quarters	Floors	Carpet / wood laminate
	Walls	Painted drywall
	Ceilings	Painted drywall and wood paneling.
Break Rooms	Floors	Carpet / wood laminate
	Walls	Painted drywall
	Ceilings	Painted drywall.
Apparatus Bays	Floors	Concrete.
	Walls	Painted CMU
	Ceilings	Exposed structure
Stairs	Exit stairs are typically poured concrete and wood-framed with metal or wood railings, and closed risers. Station #2 features a monumental steel spiral staircase.	
Water Intrusion / Suspect Mold	<u>Stations #1, 2, & 3:</u> Representative observations revealed no obvious visual indications of the presence of excessive moisture or suspect mold activity. The Site Contact did not report any existing excessive moisture issues or reported complaints.	

Building Interior Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The interior finishes appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- The finishes were observed to be in fair to good condition, and should function through the term. Bathroom finishes and fixtures were in fair to good condition and should function through the term. Upgrades are considered optional.

Immediate Repairs:

- None identified.

Replacement Reserves:

- None identified.

3.6 Mechanical / Electrical / Plumbing

Item	Descriptions
<p>Heating and Cooling</p>	<p><u>Station #1:</u> Heating for the dwelling and office areas is provided by natural gas-fired forced-air furnaces located in mechanical closets or storage areas. Three furnaces were observed. The units were manufactured by <i>Goodman</i> and <i>Day & Night</i>, and have estimated nominal heating capacities of approximately 50-MBH. The age of the units could not be determined. The apparatus bays are heated by two ceiling mounted natural gas-fired unit heaters. The units were typically manufactured by Dayton and have estimated nominal heating capacities of 45-MBH. The age of the units could not be determined. Supplemental cooling at the office area at the south side of the building is provided by 4 window-mounted direct expansion (DX) cooling units. The units were manufactured by Zenith and have estimated cooling capacities of under 0.5-tons each. The age of the units could not be determined.</p> <p><u>Station #2:</u> Heating for the dwelling and office areas is provided by natural gas-fired forced-air furnaces located in mechanical closets. The units were manufactured by <i>Bryant</i>, and have estimated nominal heating capacities of approximately 80-MBH. The age of the units could not be determined. The apparatus bays are heated by a ceiling mounted natural gas-fired unit heaters. The units were typically manufactured by various manufacturers and have estimated nominal heating capacities of 50- to 80-MBH. The age of the units could not be determined.</p> <p><u>Station #3:</u> Heating for the dwelling and office areas is provided by a natural gas-fired forced-air furnace located in a mechanical closet. The unit was manufactured by <i>Bryant</i>, and has an estimated nominal heating capacity of approximately 80-MBH. The age of the unit could not be determined. The apparatus bays are heated by a ceiling mounted natural gas-fired unit heater. The age and manufacturer of the unit could not be determined. The unit has an estimated nominal heating capacity of 50-MBH.</p>
<p>Ventilation</p>	<p>Restrooms in dwelling and office areas provided with exhaust fans vented to the exterior. Powered ventilation systems are provided at each building for the apparatus bays. The exhaust systems each consist of a centrifugal exhaust fan mounted on either the roof or the ceiling of the apparatus bay with metal ductwork connected to flexible hoses at each bay which are intended for connection to vehicle exhausts. The exhaust fans are activated with manual switching. Reportedly the exhaust systems are run only when servicing</p>

	vehicles within the bays.
Transformer(s)	Electrical service is supplied to the property through utility-owned pole-mounted, pad-mounted or underground utility-owned transformers.
Main Electrical Distribution	Each station is provided with a meter and main breaker panel rated at 120/240-volts, single-phase, 3-wire. The electrical service at each station was manufactured by <i>Square D</i> with a rated total capacity of 200-amps at 120/240-volts, 3-phase, 4-wire. This equipment provides power to 120/240-volt, single-phase, 3-wire distribution panels.
Branch Wiring	Copper wiring per limited observations. No aluminum branch wiring was observed or reported.
Interior Lighting	Primarily ceiling-mounted, T-8 fluorescent tube fixtures and compact fluorescent fixtures in dwelling and office areas. The apparatus bays also primarily utilize T-8 fluorescent tube fixtures.
Domestic Water Distribution	The domestic cold and hot water piping system supplies restroom plumbing fixtures, break room areas, janitorial sinks, washer connections and service outlets. Domestic water piping consists of copper and cast iron. Domestic hot water is provided to the restrooms, sinks and washer connections by natural gas-fired water heaters in each building. The water heaters have storage capacities ranging from 50- to 75-gallons storage capacity and are located in a mechanical closet. At Station #1, a supplemental natural gas-fired tankless water heater is provided at a fire equipment enclosure adjacent to the building. Seismic straps were observed at the domestic water heaters. The domestic and fire water service lines enter the building through ductile iron pipes that supply the domestic water demands and the fire service for the building. Backflow preventers are installed for the domestic and fire systems.
Compressed Air	Compressed air systems are provided at each Fire Station. These systems consist of electric driven motors and have storage tanks of various capacities.
Overhead Doors	Electric motor driven overhead doors are provided at each building for the apparatus bays.
Sanitary	Cast iron per limited drawings observed and limited observations. No ABS piping was observed or reported.

Mechanical / Electrical / Plumbing Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

The MEP systems are in generally good // to fair/poor condition with significant issues noted below:

- The natural gas-fired forced-air furnaces and unit heaters at each building were observed to be functional and reported to be in good to fair operating condition. Limited replacement of furnaces and unit heaters is anticipated during the reserve term. An allowance for limited replacement of these systems is included in the Cost Tables of this report.
- Terracon tested the airflow at each station Results indicated that air from the apparatus

Mechanical / Electrical / Plumbing Conditions and Recommendations

bays commonly flows into the dwelling and office areas. This condition is undesirable as can create a health hazard for personnel. Based on this observed condition. It is recommended the buildings be evaluated by a licensed engineer as an immediate action to design for positive pressure in the dwelling and office areas. The budget cost for an evaluation is included in our Cost Tables. Costs for recommended actions are not included in the Cost Tables

- The exhaust systems in the apparatus bays were reported to operate only when vehicles are being serviced. It is recommended the exhaust fans also be operated whenever apparatus bay doors are closed in order to maintain apparatus bay air quality. This work can be completed as a part of the recommended building pressurization evaluation (see above).
- At Station #1 the electrical meter and breaker panel cannot be accessed due to the position of the sliding doors covering the electrical equipment. It is recommended that necessary electrical access be provided as an immediate life safety action.
- Limited electrical equipment at each Fire Station was observed aged past the EUL. Based on observed age, replacement of limited electrical equipment, including aged panelboards and wiring, is anticipated over the reserve term. An allowance for limited replacement is included in the Cost Tables.
- Infrared scans of the electrical equipment should regularly be performed during the term and are considered to be part of routine maintenance operations.
- Limited domestic water and sanitary sewer piping and systems at each Fire Station was observed aged past the EUL. Based on observed age, replacement of limited domestic water and sanitary sewer piping and systems is anticipated over the reserve term. An allowance for limited replacement is included in the Cost Tables.
- Replacement of the domestic water heaters is anticipated as part of routine maintenance operations.
- One overhead door at Station #1 was observed to have limited functionality. Repair of the door is recommended as an immediate action.
- Abandoned door controls at one overhead door in Station #2 were observed. Temporary controls were observed. It is recommended that adequate controls be installed at this door.

Immediate Repairs:

- All Stations: Evaluation of dwelling and office area pressurization at all stations by a licensed engineer. This work should include an apparatus bay exhaust evaluation.
- Station #1: Provide access to electrical equipment.
- Station #1: Repair one apparatus bay door.
- Station #2: Replace apparatus bay door controls at one bay.

Replacement Reserves:

- All Stations: Limited replacement of forced air furnaces and unit heaters.
- All Stations: Limited replacement of electrical systems.

Replacement Reserves:

- All Stations: Limited replacement of domestic water and sanitary sewer systems

3.7 Fire Protection / Life Safety

Item	Descriptions
<p>Automatic Sprinklers</p>	<p>Each fire station building is protected throughout with a wet-pipe automatic sprinkler system. Water pressure is supplied at city pressure and no fire pump is provided. Tamper switches, flow switches, and drain valves were observed.</p> <p>Fire department connections were not observed at the fire risers.</p> <p><u>Station #1:</u> A 3-inch fire riser is provided at the main building. A 2-inch fire riser is provided at the main storage shed. Pressure gauges at each riser indicate the system pressure is approximately 115-psi. Inspection tags posted at the risers indicate the systems were last inspected by <i>Rollins Fire Sprinkler, Inc.</i> in October 2015.</p> <p>No spare fire sprinkler head cabinet was observed.</p> <p>Fire hydrants are provided on the site.</p> <p><u>Station #2:</u> A 3-inch fire riser is provided at the main building. Pressure gauges at the riser indicate the system pressure is approximately 90-psi. Inspection tags posted at the riser indicates the system was last inspected by <i>Rollins Fire Sprinkler, Inc.</i> in October 2015.</p> <p><u>Station #3:</u> A 3-inch fire riser is provided at an adjacent building and a branch of this riser extends to the Fire Station. Pressure gauges at the riser indicate the system pressure is approximately 80-psi. Inspection tags posted at the riser indicates the system was last inspected by <i>Rollins Fire Sprinkler, Inc.</i> in May 2017.</p>
<p>Fire Alarm Control Panel</p>	<p>Each fire station building is provided with a main fire alarm control panel (FACP) located within the building space.</p> <p><u>Station #1:</u> A <i>Fire-Lite MS-5UD</i> panel is provided. The age of the panel was not reported but appears to have been installed within the last 10-years. Current inspection tags were not posted. The batteries appear to be regularly inspected and replaced. Tags indicate the system is remotely monitored by <i>First Alarm</i>.</p> <p>An observed report from <i>First Alarm</i>, dated January 2017, reported no deficiencies with the fire alarm system at that time.</p> <p><u>Station #2:</u></p>

3.7 Fire Protection / Life Safety

Item	Descriptions
	<p>A <i>Bosch D7024</i> panel is provided. The age of the panel was not reported but appears to be over 15-years-old. Current inspection tags were not posted. The batteries appear to be regularly inspected and replaced. Tags indicate the system is remotely monitored by <i>1-Alarm</i>.</p> <p><u>Station #3:</u> An <i>OmegaAlarm D8112</i> panel is provided. The age of the panel was not reported but appears to be approximately 10-years-old. Current inspection tags were not posted. The batteries appear to be regularly inspected and replaced. Tags indicate the system is remotely monitored by <i>Superior Alarm Co.</i></p>
Alarm Devices	<p><u>Station #1:</u> Audible gongs are located at each fire riser and at the FACP.</p> <p><u>Station #2:</u> One audible horns/strobe fixture was observed. An audible gong near the fire riser at the exterior was observed.</p> <p><u>Station #3:</u> An audible gong located within the apparatus bay.</p>
Smoke / Heat Detectors	<p><u>Station #1:</u> Heat detector above the FACP. Hard wired with battery backup smoke detectors throughout. Hard wired smoke, heat and CO detectors were observed in limited locations.</p> <p><u>Station #2:</u> Heat detector above the FACP. Hard wired smoke, heat and CO detectors throughout.</p> <p><u>Station #3:</u> Heat detector above the FACP. Hard wired smoke, heat and CO detectors throughout.</p>
Pull Stations	<p><u>Station #1:</u> Pull stations were observed near the fire riser at the main storage shed and near the FACP.</p> <p><u>Station #2:</u> One pull station was observed near the fire riser Generally located at the exits and near the FACP.</p>

3.7 Fire Protection / Life Safety

Item	Descriptions
	<p><u>Station #3:</u> None observed.</p>
Fire Extinguishers - Portable	<p>At each building portable fire extinguishers are provided throughout the and at the building exteriors. Inspection tags indicate the extinguishers are routinely inspected.</p>
Emergency Lighting / Signs	<p><u>Station #1:</u> Limited illuminated exit signs with battery back-up were observed along limited paths of egress and adjacent to limited exit doors.</p> <p><u>Station #2:</u> Illuminated exit signs with battery back-up were observed along paths of egress and adjacent to the exit doors.</p> <p><u>Station #3:</u> Emergency lighting and exit signs with battery back-up were observed along paths of egress and adjacent to the exit doors.</p>
Emergency Engine/Generator Set	<p>Emergency power for each fire station is provided by on-site generators.</p> <p><u>Station #1:</u> Emergency power is provided by an on-site skid-mounted 60-kW (75-kVA) <i>DMT Corporation</i> diesel-fired engine-generator set. The generator is located northwest of the building. The generator has a 100-gallon (estimated) day tank mounted beneath. Additional fuel is available at the on-site diesel fuel dispensing station. An automatic transfer switch for the generator is provided adjacent to the main electrical service entrance.</p> <p><u>Station #2:</u> Emergency power is provided by an on-site pad-mounted 35-kW (35-kVA) <i>Generac</i> propane-fired engine-generator set. The generator is located in a shed adjacent to the building. A 250-gallon on-site propane tank is provided specifically for this generator. An automatic transfer switch for the generator is provided.</p> <p><u>Station #3:</u> Emergency power is provided by an on-site skid-mounted 45-kW <i>Elliot Power Systems, Inc.</i> diesel-fired engine-generator set. The generator is located in a fenced area adjacent to the building. The generator has a 100-gallon (estimated) day tank mounted beneath. An automatic transfer switch for the generator is provided.</p>

Fire Protection/Life Safety Conditions and Recommendations

No testing was performed by Terracon for this assessment; however, the fire protection systems appear to be functional but not routinely inspected. Terracon observed spare sprinkler heads in the fire protection equipment rooms to identify if there were heads that have been recalled due to high failure rates. No *Omega* or recently recalled glass bulb heads from *Central*, *Star* or *Gem* were identified among the spare heads stored on-site or were reported. A detailed study of in-place heads is beyond the scope of this assessment and should be performed by the company responsible for maintaining the system. **See Advisory Note in Section 4.4 of this Report.**

The following recent capital projects were reported:

- None reported.

The fire suppression and life safety equipment and systems appear to be in a condition consistent with the age and use with no significant issues except as noted below:

- Current inspection tags were not observed at the fire risers. It is recommended the fire risers be inspected by a qualified contractor and current inspection tags be posted as an immediate action.
- Pressure gauges at each fire riser appear to be aged. It is recommended these gauges be replaced every 5-years. Replacement of the pressure gauges is recommended over the evaluation term.
- No spare fire sprinkler cabinet was observed at Station #1. It is recommended a spare sprinkler head cabinet be installed as an immediate action. Cabinet should include replacement sprinkler heads and a sprinkler head wrench.
- Current inspection tags were not observed at the FACPs. It is recommended the fire alarm systems be inspected by a qualified contractor and current inspection tags be posted as an immediate action.
- The fire alarm panels at each Fire Station are of various ages. FACPs have an EUL of approximately 17-years. Based on the estimated age of the panels, replacement of the FACPs is recommended over the evaluation term. Replacement should include replacement and addition of limited devices.
- At Fires Station 1, illuminated exit signs are not provided at all building egresses. It is recommended that illuminated exit signs be provided as an immediate action.
- Smoke detectors should be replaced on an on-going basis as a maintenance expense.

Immediate Repairs:

- All Stations: Inspection of the fire sprinkler systems at each station by a qualified contractor and repair of any reported deficiencies in the systems. Costs for any recommended repairs are not included in the Cost Tables.
- Station #1: Install a spare fire sprinkler head cabinet and replacement sprinkler heads.
- All Stations: Inspection of the fire alarm systems at each station by a qualified contractor and repair of any reported deficiencies in the systems. Costs for any recommended repairs are not included in the Cost Tables.
- Station #1: Provide illuminated exit signs at all egresses.

Replacement Reserves:

Replacement Reserves:

- All Stations: Replace the pressure gauges in the fire sprinkler system risers at each station. This should be completed twice over the term.
- All Stations: Replace the fire alarm control panel including limited devices.

3.8 Accessibility

Accessibility Related Issues

During Terracon's site visit, a limited visual assessment for accessibility was made of exterior components only. Interior ADA components were excluded from Terracon's scope and are covered by Shah Kawasaki Architects in their report.

This Report identifies physical barriers to accessibility that we observed. Our cursory review is not to be considered a full accessibility survey. A full accessibility compliance survey may reveal further aspects of the facility, which are not accessible. Since compliance can have legal consequences we recommend that the Owner consult with legal counsel prior to taking any action.

Our Opinions of Cost present budget-level values to remove observed Owner-responsible physical barriers are included in the ADA Cost Table of this Report. Modifications that are the tenant's responsibility are not included our assessment. If client requires that Tenant-responsible items be identified, Client should immediately contact Terracon and request additional services.

If Federal Government funds assisted in acquisition or development, or provide rental subsidies, or if the US-General Services Administration is a Lessee, then Uniform Federal Accessibility Standards (UFAS) apply to this facility. Terracon's scope of services did not include evaluating this facility for UFAS compliance.

Some states and municipalities have adopted building codes similar to the Americans with Disabilities Act (ADA) of 1990. In some instances, these code requirements are more restrictive than the ADA. Terracon's evaluation considered only the ADA, as applicable to the subject facility.

ADA Compliance

The ADA is civil rights legislation enacted by the United States Congress enacted July 26, 1990. The ADA is not a building code. The United States Department of Justice published revised regulations for the 1990 ADA on September 15, 2010. The regulations adopted revised accessibility standards called the *2010 ADA Standards for Accessible Design* that replaced the *1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG)*.

Facilities Constructed or Altered before March 15, 2012 that are COMPLIANT with the 1991 ADAAG are not required to make further modifications to bring the facility into compliance with the 2010 ADA Standard. Other Facilities that are NOT COMPLIANT with the 2010 ADA Standard shall be made accessible using the 2010 ADA Standard. The 2010 ADA Standard "*does NOT address existing facilities unless altered at the discretion of a covered entity*". The 2010 ADA Standard defines alteration as "*remodeling, renovation, structural changes, wall changes, reconstruction, historic restoration*". Alterations on or after March 15, 2012 in buildings constructed before March 15, 2012 are required to be made compliant to the "*maximum extent feasible*".

Determination of which standard (1991 ADAAG or 2010 ADA Standard) is applicable to this facility and the "*maximum extent feasible*" is beyond Terracon's scope of work. We recommend consultation with legal counsel and, if determined necessary, the development and implementation of a plan for physical barrier removal that satisfies the requirements of the ADA.

Terracon evaluated the *Common Areas* of the facility for general compliance with Title III of the ADA

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utilizing the *2010 ADA Standards*. Title III (“Public Accommodations”) of the ADA, divides private buildings and facilities into two categories: “*Public Accommodations*” and “*Commercial Facilities*”. *Public Accommodations* are intended for the general public’s use. A *Commercial Facility* is intended for a private business and its employees

At these properties (considered a “*Public Accommodation*”), the areas the Owner is responsible for ADA compliance are considered to be:

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

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

Based upon our site visit and in reference to the below ASTM Uniform Abbreviated Screening Checklist for the 2010 ADA, Terracon makes the following recommendations:

Accessibility Recommendations:

- Station 1: Relocate accessible parking signage to compliant height.
- Station 2: Re-stripe accessible parking space and adjacent access aisle.

Uniform Abbreviated Screening Checklist for the 2010 ADA

	Item	Yes	No	N/A	Comments
A. Building History					
1	Has an ADA survey previously been completed for this property?		✓		Per designated site contact.
2	Have any ADA improvements been made to this property since original construction?	✓			Per designated site contact.
3	Has building ownership or building management reported receiving any ADA complaints or litigation?		✓		Per designated site contact.
B. Parking					
1	Does the required number of ADA-designed spaces appear to be provided?	✓			
2	Does the required number of van-accessible designed spaces appear to be provided?	✓			
3	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	✓			
4	Is a sign with the international Symbol of Accessibility at the head of each space?	✓			Station #1: Yes; however, the sign is mounted at a non-compliant height and should be relocated.
5	Does each accessible space have an adjacent access aisle?	✓			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction?	✓			
C. Exterior Accessible Route					
1	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	✓			
2	Are curb-cut ramps present at transitions through curbs on an accessible route?			✓	
3	Do the curb cut ramps appear to have the proper slope for all components?			✓	
4	Do ramps on an accessible route appear to have a compliant slope?	✓			
5	Do ramps on an accessible route appear to have a compliant length and width?	✓			
6	Do ramps on an accessible route appear to have compliant end and intermediate landings?	✓			
7	Do ramps on an accessible route appear to have compliant handrails?	✓			
D. Building Entrances					
1	Do a sufficient number of accessible entrances appear to be provided?	✓			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✓	Main entrances are accessible.
3	Is signage provided indicating the location of alternate accessible entrances?	✓			

Uniform Abbreviated Screening Checklist for the 2010 ADA

Item		Yes	No	N/A	Comments
4	Do doors on an accessible route appear to have compliant clear floor area on both sides?	✓			
5	Do doors on an accessible route appear to have compliant hardware?	✓			
6	Do doors on an accessible route appear to have compliant clear opening width?	✓			
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			✓	No doors in a series observed.
8	Do thresholds at accessible entrance appear to have a compliant height?	✓			

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

4.0 REPORT QUALIFICATIONS

4.1 Limitations

The services Terracon performed were general in scope and in nature. This Report is intended to provide a general overview of the building systems and our opinion of their overall condition based solely on our visual assessment. It has been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this survey included observations of visible and readily accessible areas. The observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency, were not conducted. In some cases, additional studies may be warranted to fully evaluate concerns noted. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment. It is recommended that contractor's bids be obtained for items that may represent significant expenditures.

Costs for normal maintenance activities have not been included in this Report.

The observations, findings, and conclusions within this Report are based on our professional judgment and information obtained during the course of this assessment based on the scope of work authorized. The opinions and recommendations presented herein are based on our observations, evaluation of the information provided, and interviews with personnel familiar with the property. No calculations have been performed to determine the adequacy of the facility's original design. It is possible that defects and /or deficiencies exist that were not readily accessible or visible. Problems may develop with time, which were not evident at the time of this assessment. The opinions and recommendations in this Report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system identified.

The representations regarding the status of ADA Title III compliance were determined based on visual observation and without any physical measuring and, thus, are intended to be a good faith effort to assist the Client by noting nonconforming conditions along with estimates of costs to correct and are not to be considered to be based on a detailed study.

Costs and information contained in Draft Reports may be subject to additional input or further analysis prior to the issuance of the final report. This ongoing activity could ultimately alter the conclusions and data contained in the Draft Report. Draft-status information or partial release of a Report should only be utilized by interested parties with the knowledge that minor or substantial changes in the evaluations or recommendations could occur before the final Report is issued. Decisions and actions by the Client based on information contained in a Draft Report, prior to issuance of the final report should be undertaken only after careful review of this cautionary advisory.

4.2 Condition Evaluation Definitions

- Good:** Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- Fair:** Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.

Poor: Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

4.3 Definitions of Cost Type

Immediate Repair Work –The Immediate Repair Cost Analysis Table is an analysis of the estimated cost for immediate repair work defined as ‘one time’ costs estimated for repairs or replacements; the repairs or replacements needed immediately to bring the property to a sound, safe, and fully habitable condition. The list includes i) any items which pose potential danger to the health, safety, or well-being of building occupants, visitors, or passersby such as structural deterioration and failures, inoperable fire alarm systems, significant tripping hazards, building code violations; ii) items affecting tenancy or marketability such as lack of running water, out of service units, extensive damage caused by storm, fire or earthquake; iii) significant deferred maintenance items or non-working building systems such as HVAC systems, parking area repairs, broken windows and/or doors, leaking roofs, pest or rodent infestations; iv) building systems or system components that have far exceeded their expected useful life and require replacement or upgrade.

Replacement Reserve (Years 1 Through Assessed Term) – The Replacement Reserve is an analysis of the estimated cost for normally anticipated replacement for the major components of the improvements during the evaluation period. Reserve costs are typically defined as predictable and in some instances to be recurring within a specified future period. Items anticipated to be less than the threshold amount to repair or replace are generally considered to be part of routine maintenance and are generally omitted from the Replacement Reserve. Unless specifically required, these costs are not intended to represent enhancements or upgrades to the existing property. The analysis is based on the physical assessment of the property, a review of maintenance logs and historical capital expenditures as well as any scheduled or in-progress capital improvement programs. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The cost estimates are provided in present day values. The annual costs are summed up in both present day values and the inflated amount. The actual inflation rate may vary over the length of the term.

General Opinion of Costs - The opinions of costs presented are for the repair/replacement of readily visible materials and building system defects identified that might significantly affect the value of the property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included. Estimated cost opinions presented in this Report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as Terracon’s experience with costs for similar projects and city cost indexes.

Actual costs may vary significantly depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered “order of magnitude” and used for budgeting purposes only. Detailed design and contractor bidding is recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated. Information furnished by site personnel or the property management, if presented, is assumed by Terracon to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

4.4 Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Tenant-Responsible Expenses - It should be recognized that, even if a tenant is responsible for maintenance and replacement of certain equipment, such as their HVAC equipment according to their lease, situations can occur where the Owner may still be required to bear the cost of the replacement. Terracon has not included these potential costs in this Report.

Product and Material Recalls – The Consumer Product Safety Commission, as well as some manufacturers, will issue alerts or recalls on products or materials that are under review or have been determined to be defective or potentially dangerous under certain conditions. From time to time, we recommend that multi-family-type occupancies, in particular, check safety and recall information that is released from agencies and testing agencies about kitchen appliances, electrical components, as well as other building components and systems typically used at low-to-mid-rise residential and hotel occupancies.

Hazardous Materials - This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

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

Water Intrusion - Presence of excessive moisture and visible evidence of suspect mold development - Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Hardboard Wall Siding – Several types and brands of engineered wood exterior wall siding have experienced moisture-related failures due to manufacturer defects, improper installation, or insufficient maintenance. Hardboard and composite sidings are made from combinations of wood veneers, particles, fibers or flakes, and other materials bound with multiple binding agents; in the presence of moisture, the products have experienced dimensional instability (swelling) and eventual decomposition. Typically, these siding products will absorb moisture at unprotected locations lacking adequate paint coverage, such as where the product has been sawn for installation, nail locations, and other vulnerable places such as edges of panels, and where the unprotected product is too close to moisture directly from roofs and from ground surfaces. Unacceptable decomposition of the siding can occur well short of a manufacturer's warranty, and which does not apply where the installation and maintenance techniques have not followed manufacturer's specifications.

Generally speaking, siding installed after 1998 will have fewer problems than those installed prior to 1999. Due to the large number of hardboard product failures and resultant litigation, certain manufacturers and specific products have been identified as defective, but not all product types manufactured by the identified manufacturers during those periods are defective. Composite wood siding is generally labeled on the back

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face; markings include manufacturer name; references to code specifications; and manufacturing plant and/or association codes. Those manufacturers and time periods include, but may not be limited to: *Louisiana Pacific* or "LP" - Inner Seal lap and panel siding installed prior to January 1, 1996; *Masonite* lap and panel siding and *Omni-Wood* OSB-based siding installed between January 1, 1980 and January 15, 1998 identified by a stamp with the name "*Masonite*" and/or the number "X90"; *Georgia Pacific Corporation - Jarratt* Lap Siding and *Catawba* Siding; *Weyerhaeuser* Composite Siding; *Smurfit Paper Company - Cladwood* Composite Siding; and *ABTCO* (Abitibi/Abitibi-Price) Hardboard siding. If hardboard or wood composite siding was identified at the subject site, refer to the recommendations within the Report, and also to public websites that further describe the affected material's or product's performance, as well as to sources outlining potential claim procedures and time periods that may have expired.

Roofing Replacement Costs – Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that are not part of this Report's scope. Where an overlay-type system is already in place, or when a property's owner/management considers using a recovery-type overlay system in lieu of a complete tear-off to expose the structural deck, the existing underlying substrate and conditions cannot be evaluated visually or within the scope of this Report. For purposes of confirming underlying conditions to accommodate an overlay-type system or replacement of only the membrane portion of an existing overlay system, additional testing is necessary, as well as verification by a manufacturer that it will accept the underlying substrate and conditions in order to fulfill Warranty requirements, achieve an estimated service life, as well as deliver performance characteristics.

For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary.

Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. All roofing recommendations or costs are intended to be confirmed by the property's Owner/management's roofing advisors and roofing installer at time of the roofing proposal. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or voided warranties where installed over existing roof conditions that do not allow rapid storm water drainage or other localized situations, and which should be understood by Owner/property management as being an acceptable economic choice between cost and long-term performance.

Premature Failure of TPO Roofing – TPO (ThermoPlastic Olefin) low-slope roof membranes have been used since the mid-1990s. Some TPO manufacturers have experienced problems with the longevity of their specific product, whereby membranes produced prior to approximately 2002 have undergone accelerated aging such that the membrane becomes brittle, seams lose their adhesion, and the membrane cannot be repaired using typically expected means. A manufacturer's proprietary selection of chemical additives to its TPO formulation can be critical to premature failure. Some black-colored TPO membranes may even be more failure-prone than the usual white. ASTM standards for TPO roofing materials have since been developed. Some American manufacturers have gone out of business because of their unsuccessful TPO formulations, while other manufacturers now have different chemical compositions that can permit warranties of 20-years. European-made TPO products appear to have been unaffected, but are usually installed as 60-mil membranes.

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The most problematic TPO usage reportedly has been a 45-mil thick, unbacked (no fleece-backing), membrane that is fully adhered to the substrate and manufactured prior to 2002. Different applications of TPO, such as being mechanically attached, may perform somewhat better by allowing the membrane to stretch slightly before tearing or pulling away from flashing. Regardless of installation method, including ballasted, TPO membranes can undergo premature aging and shrinkage due to a manufacturer's chemical formulation, such as lack of UV stabilizers in their composition. 60-mil thick membranes reportedly have had less overall susceptibility to premature aging, especially if the membrane had been purchased with a fleece backing, and possibly because there is greater thickness to deteriorate before significant failure. Visual indications of premature aging and failure may not be readily evident early in the roof's age or even for some years. The membrane may rapidly deteriorate shortly before significant failure, and resulting in an unpredictably shorter service life. We understand that, in some early failure cases, a shortened service life has been less than 10-years; potential failure should generally be assumed to occur in a range of 10-to-15 years, especially for pre-2002 products. Since 2002, newer TPO formulations will likely have a more normal expected service life, but no long-term track record has yet been established proving an estimated useful life of about 15-plus years for an American TPO product. In an overlay/recovery application, TPO may be more prone to premature failure, regardless of year manufactured or formulation, if the substrate was in poorer condition than required by a manufacturer or than prudent to have been overlaid without complete tear-off. We recommend an aggressive preventative maintenance program for all TPO membranes throughout the year, prompt repair, and annual professional inspections to better determine actual roof replacement timing, which may be significantly sooner than the year indicated by the Cost Table, or required to be replaced even if not anticipated by this report.

Energy Policy Act of August 2005 and Energy Independence Act of 2007 – Federal legislation has mandated that direct expansion (DX) cooling equipment, sized 1- through 5.5-nominal tons, single- and three-phase electric service, manufactured after June 19, 2008 shall have a minimum Seasonal Energy Efficiency Ratio (SEER) of 13. Within the next five years, it is speculated that minimum SEER ratings may be raised to 18 or 20. Further, due to the required reduction in the manufacture of refrigerant HCFC-22 since 2004, manufacturers began to provide SEER 13 and higher rated units in 2007 based on using refrigerant HFC-410A, the replacement for HCFC-22. Manufacturing of refrigerant HCFC-22 in 2015 will be limited to 10-percent of pre-2003 levels until final phase-out in 2020.

Air conditioning systems that use HFC-410A operate at much higher pressures than with HCFC-22. Direct conversion of in-place HCFC-22 equipment may not be practical. Consideration must be given to the age, efficiency, condition and pressure rating of the existing evaporator coils, condition of the air handlers or furnaces, length and diameter of refrigerant piping, and configuration of the mechanical ductwork and plenums. Prior to replacing an individual system, or implementing a broader replacement program, a registered professional engineer or licensed air conditioning contractor should be consulted.

Terracon's cost estimates provided in this Report assume that replacement condensing units compatible with the existing systems will remain available through 2011 or longer, however, the date that the client may realize the cost impact of these regulations may be sooner or later than can be estimated. Unless stated differently elsewhere in this Report, Terracon has based replacement and conversion costs on utilizing existing refrigerant piping and evaporator coils for use with refrigerant HFC-410A. Depending on equipment in place, replacement and conversion may also require evacuation of HCFC-22 refrigerant, flushing and cleaning the existing refrigerant piping of refrigerant and oils, installing a filter-dryer, replacing the thermal expansion device if required, and charging the system with R-410A. These costs are not included in our cost estimate.

Terracon recognizes that replacement or conversion strategies may differ at each property based on equipment ages, economics, availability of HCFC-22 refrigerant, and the extent of costs associated with consequential building alterations due to air conditioning equipment and system modifications. Actual costs of maintenance, replacement, conversion, or of collateral physical renovations to unspecified

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building components may vary over the next several years and be additional to the cost tables; hence Terracon recommends that a client consider establishing a contingency fund within its operating budget beyond any costs already reserved in the evaluation term. Complete replacement of the split DX systems, if required, could range from \$3,000 to \$5,000 per system.

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

Building Electrical Systems - Recognizing that a property's electrical distribution components are a mostly hidden condition, and that these systems must be maintained on a regular basis as part of an operating budget, property owners/managers should utilize a licensed electrician to routinely monitor electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion, for overheating, such as softened, distorted, or charred insulation on a wire or of a component's casing, and for cracking of pre-1965 rubber-type wire insulation.

Reusing salvaged electrical components can require extensive prior examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials that must be reconditioned, or be wholly rejected by a licensed electrician; testing agency-approved // listed new replacement parts are recommended. From time to time, property owners/managers should check recall announcements from the United States CPSC (Consumer Product Safety Commission) for in-place electrical equipment, including HVAC equipment.

When electrical equipment manufacturers go out of business, or when equipment becomes obsolete though still functional, or is being phased-out by manufacturers due to regulatory requirements, such as for T12 fluorescent lamps since July 2005 and T12 magnetic ballasts since March 2006, part shortages can occur for in-place equipment that may lead to replacing entire assemblies rather than a single component. In the case of T12 lamps and magnetic ballasts, retrofitting of existing lamp sockets and using electronic ballasts might be an option, but which would require a property's owners/manager to determine their most cost efficient conversion or replacement strategy.

Selecting a conversion or upgrade strategy for electrical equipment and fixtures is beyond the scope of this Report. Our cost opinions, or our assumptions of costs being a part of an annual operating budget or of a tenant's build-out activities cannot anticipate or direct a property owners/managers' strategy to incorporate new equipment, or when to participate in utility or manufacturer incentive and tax programs.

Aluminum Wiring - Certain properties of aluminum and aluminum-alloy wiring can cause deterioration of connections, possibly presenting a fire hazard even after years of service. The hazard lies in the overheating of connections, typically after carrying a heavy electrical load, such as a hair dryer or portable heater, for a sustained period of time. Increased loads are more typical today than in the 1960's and 70's when aluminum branch wiring was used. An aluminum version of type NM non-metallic sheathed cable (the common house wiring cable) became widely used through the 1960's and until around 1972. Facilities that have branch circuit wiring installed using aluminum, aluminum-alloy, and tin-plated aluminum (SINIPAL brand) wiring directly to fixtures should be considered a significant risk; such aluminum wiring types are prohibited for branch circuit wiring in new installations. Note that no corrective action to copper-coated aluminum wire connections is required since there is no known history reported of overheated connections associated with copper-clad aluminum wiring. Plated copper wire is also an approved wire-type requiring no corrective action. Note that approved aluminum-type wiring is permitted on the service-entry side of the main service breaker panel.