

PROPERTY CONDITION REPORT

Town of Discovery Bay Community Center Pool
1800 Willow Lake Road
Discovery Bay, CA 94505
February 15, 2019
Terracon Project No. BE186102



Prepared For:

Town of Discovery Bay
1800 Willow Lake Road
Discovery Bay, CA

Prepared By:

Terracon Consultants, Inc.
Walnut Creek, CA

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials



February 15, 2019

Town of Discovery Bay
1800 Willow Lake Road
Discovery Bay, CA

Attn: Mr. Mike Davies

Cell: (925) 634-1131
E: mdavies@todb.ca.gov

Re: Property Condition Report
Town of Discovery Bay Community Center Pool
1800 Willow Lake Road
Discovery Bay, CA 94505
Terracon Project No. BE186102

Dear Mr. Davies:

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 PBE186102 dated November 30, 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 website 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, Assoc. AIA
Senior Staff Architect
Facilities Services

for
Eric N. Smith
Senior Consultant
Facilities Services

Attached: Property Condition Report

Terracon Consultants Inc. Walnut Creek, CA 94596-8214
P 925-464-4600 F 925-464-4601terracon.com

Property Condition Report

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Appendix A – Exhibits: Aerial Photograph, and Terracon’s PCA Pre-survey Questionnaire

Appendix B – Photographic Documentation

1.0. EXECUTIVE SUMMARY

General Property Identification Summary

Item	Description
Property Name	Discovery Bay Swimming Pool
Property Address	1601 Discovery Bay Boulevard, Discovery Bay, CA
Type of Facility	Municipal Building
Site Area	7.25 Acres
Total Parking Spaces	44
Number of Buildings	1
Number of Stories	1
Building(s) Area (SF)	5,000 Gross
Year(s) Constructed	1980
Renovation Notes	N/A
General Construction	<p>Parking is provided on an asphaltic concrete surface parking lot for approximately 44 passenger vehicles. The remainder of the site is improved with irrigated landscaped areas and a public outdoor swimming pool. The site has been graded to promote surface runoff to the municipal storm system via catch basins. There is no storm water retention/detention onsite.</p> <p>The building is a conventional wood-framed structure supported by concrete footings. The floors are grade-supported concrete slabs. The exterior of the building consists of painted wood siding. The wood-truss structure supports a wood roof deck. The window and door systems are conventional punched units with single glazing set in mill-finished aluminum frames. The steep-slope roof consists of asphalt composition shingles.</p> <p>The building is heated by a gas-fired furnace and cooled by gas-fired package DX units.</p> <p>Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.</p> <p>The building's life safety systems include an off-site monitored fire alarm system, as well as building-supplied and maintained portable fire extinguishers.</p>
Date of Site Visit	January 15, 2019
Survey Conducted By	Chris Laswell; Ron J. Bravo; Danny P. Stringer

Summary of Recommended Expenditures

1.1 Immediate Repairs Summary

	Total Cost
Time Period for Repair	0 to 1 YR
Total Immediate Repair Cost	\$17,800

1.2 Replacement Reserve Summary

	Total Cost
Evaluation Term	10
Square Feet	5,000
Total Replacement Reserve Cost	\$153,172
Total Inflated Replacement Reserve Cost	\$165,029
Inflation Factor	3.0%
Total Replacement Reserve (per SF per Year)	\$3.06
Total Inflated Replacement Reserve (per SF per Year)	\$3.30

1.3 ADA Related Cost Summary

	Total Cost
ADA Improvements Cost	\$29,300



1.1 Immediate Repairs Cost Table

Project:	Discovery Bay Swimming Pool			Square Feet:	5,000	
	Location:	1601 Discovery Bay Boulevard, Discovery Bay, CA			No. of Bldgs:	1
		Type of Facility:	Municipal Building			Reserve Term:
	No. Stories	1			Property Age:	39 Years
Item Description						
	Quantity	U	Cost	I-Total\$	Comments	
I - 1	1	LS.	\$15,000.00	\$15,000	Allowance for a qualified consultant to conduct a drainage study of the site.	
I - 2	120	L.F.	\$2.50	\$300	Paint wood fence posts.	
I - 3	1	Ea.	\$2,000.00	\$2,000	Replace natural-gas fired water heater, 50 gallon	
I - 4	1	Allow.	\$500.00	\$500	Provide automatic shut-off provisions at the natural gas service entrance. (Life Safety Action).	
Total Immediate Repairs				\$17,800		
Cost per SF				\$3.56		



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1.3 ADA Cost Table

Project:	Discovery Bay Swimming Pool	Square Feet:	5,000			
Location:	1601 Discovery Bay Boulevard, Discovery Bay, CA	No. of Bldgs:	1			
Type of Facility:	Municipal Building	Reserve Term:	10 years			
No. Stories	1	Property Age:	39 years			
	Item Description	Quantity	U	Cost	A-Total\$	Comments
A - 1	Allowance to replace non-compliant lavatory faucet handle in the men's restroom.	1	Allow.	\$350.00	\$350	The lavatory faucet handle requires a twisting motion to operate, and is therefore non-compliant.
A - 2	Allowance for accessibility modifications within the interior of both accessible restrooms.	2	Allow.	\$10,000.00	\$20,000	The shower stalls located in both the men's and women's restrooms were observed to be non-compliant. The Showers should be re-
A - 3	Provide tactile signage at the latch side of the restroom entrances.	2	Allow.	\$100.00	\$200	Tactile signage was not observed.
A - 4	Provide accessible parking stall signage.	1	Ea.	\$500.00	\$500	Accessible signage was not observed to be posted.
A - 5	Provide van-accessible signage.	1	Ea.	\$250.00	\$250	Van-accessible signage was not observed to be posted.
A - 6	Provide a delineated path-of-travel from the public street to the main building entrance.	1	Ea.	\$7,500.00	\$7,500	A delineated path of travel is not present from municipal sidewalks to the main building entrance.
A - 7	Install site directional signage at the east building entrance.	1	Ea.	\$150.00	\$150	Site accessible directional signage was not observed to be posted at the non-compliant east building entrance, directing users to the north accessible building entrance.
A - 8	Replace orbital door hardware with lever-type hardware.	1	Ea.	\$150.00	\$150	Replace orbital door hardware with lever-type hardware at the Yoga room entrance.
A - 9	Install scald guards on exposed sink/lavatory piping.	2	Ea.	\$100.00	\$200	Scald guards were observed to be missing in the accessible restrooms.
Total Cost					\$29,300	
Cost per SF					\$5.86	

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1.4 Property Description

Terracon completed this Property Condition Report for the property located at 1800 Willow Lake Road in Discovery Bay, California.

The site consists of a single-story wood-framed building containing approximately 5,000 gross square feet of building area. The building was constructed in approximately 1980 on an approximately 7.25-acre parcel of land. The building is occupied by the Town of Discovery Bay and predominantly used as a multi-use community center.

Parking is provided on an asphaltic concrete surface parking lot for approximately 44 passenger vehicles. The remainder of the site is improved with irrigated landscaped areas and a public outdoor swimming pool. The site has been graded to promote surface runoff to the municipal storm system via catch basins. There is no storm water retention/detention basin utilized onsite.

The building is a conventional wood-framed structure supported by concrete footings. The floors are grade-supported concrete slabs. The exterior of the building consists of painted wood siding. The wood-truss structure supports a wood roof deck. The window and door systems are conventional punched units with single glazing set in mill-finished aluminum frames. The steep-slope roof consists of asphaltic composition shingles.

The building is heated by a gas-fired furnace and cooled by gas-fired package DX units.

Utilities, including potable water, sanitary sewer, natural gas and electricity, are provided to the site by local municipalities or private companies.

The building's life safety systems include an off-site monitored fire alarm system, as well as building-supplied and maintained portable fire extinguishers.

1.5 Historical Capital Improvements

According to management the following items have been previously completed at this property.

Reported Capital Expenditures	Year Completed	Approximate Costs/Comments
Sealcoating and restriping	Not Provided	Not provided
Re-painting of building exteriors	2014	Not provided
Roof replacement	2016	Not provided
Miscellaneous concrete pavement repairs at sidewalks and drive lane aprons.	Not Provided	Not provided
Miscellaneous interior improvements, including new floor finishes and new paint.	No specific dates provided, but sometime after 2014.	Not provided
Miscellaneous exterior ADA improvements, including new sidewalks, pool entry gate, and lift for pool.	Not Provided	Not provided

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1.6 Work-in-Progress Capital Improvements

The following capital improvements to this property are either under construction or under contract to begin within the next six months. These costs have not been included in the cost tables of Terracon's Report.

Work-in-Progress	Reported Completion Date	Approximate Costs/Comments
Misc. swimming pool improvements	Not Provided	Not Provided

1.7 Planned Capital Improvements

Ownership reported the following capital improvements are currently planned but not under contract. Expenditures considered by Terracon to be a current or short-term capital needs are included in the cost tables of this Report. Improvements considered to be an upgrade or a discretionary expenditure are not included in the cost tables of this Report.

Planned Capital Expenditures	Date to Begin	Approximate Costs/Comments
Swimming pool improvements	Not Provided	Not Provided
Parking lot lighting	Not Provided	Not Provided

1.8 General Physical Condition

The Property is in generally good to locally fair condition. Maintenance appears to be consistent with similar properties.

The building is approximately 39-years old. Much of the major equipment and building systems appear to have been repaired or replaced since original construction. Some additional replacement is anticipated over the evaluation period. These capital reserve items consist of ongoing repairs and recitable or cyclical replacement.

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

1.9 Tenant Responsibilities

Although the review of Tenant/Owner lease agreements is not part of Terracon's scope of work, it was reported that the Owner is required to maintain and repair all fixed building systems.

1.10 Recommended Additional Evaluation

Based on the drainage conditions observed at the time of Terracon's site visit, we recommend that a drainage study is undertaken to evaluate site drainage conditions.

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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 property; and determine if conditions exist, which may have a significant impact on the continued operation of the facility during the evaluation period. This work is being completed in anticipation of a planned management of the property.

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 PBE186102 dated November 30, 2018. The scope included a site visit, limited interviews with property management personnel and some tenants; 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
Brian Miller	Site Contact / Parks & Landscape Manager	(925) 727-2167
Mike Davies	Site Contact	mdavies@todb.ca.gov
Monica Rollins	Site Contact / Parks and Recreation Assistant	(925) 392-4575

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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	Town of Discovery Bay CSO
Site location map	Google Earth
Flood Insurance Rate Map description	FEMA
Seismic Zone	1997 Uniform Building Code

The construction documents were provided for limited on-site reference and were not made available for detailed evaluation or quantity estimates.

Documentation such as: Design documents, geotechnical reports, site location map, schematic site plan, building mix/unit data, Certificate of Occupancy, past capital expenditures summary, projected capital improvements, fire alarm / control panel test and inspection reports, fire department inspection reports, backflow preventer tests, emergency electrical generator report were requested, but not provided.

2.5 Reported Compliance with Code and Regulations

Item	Comment
Building Department Code Violations	FOIA Letter submitted, but no response received.
Zoning Department Code Violations	FOIA Letter submitted, but no response received.
Certificate of Occupancy	Requested, but not provided.
Fire Code Violations	FOIA Letter submitted, but no response received.
Flood Classification	This property is in Zone X of the FEMA flood plain map and panel #06013C0388G dated March 21, 2017.
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. A probabilistic seismic risk assessment has not been prepared as part of Terracon's Scope of Services.

2.6 Reliance

This Report was prepared pursuant to the contract Terracon has with Town of Discovery Bay. This Report is for the exclusive use and benefit of, and may be relied upon by Town of Discovery Bay 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 conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation,

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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.

Property Condition Report

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3.0 DESCRIPTION AND CONDITION

3.1 Site Improvements

Item	Description										
Site Access	Direct vehicular access via driveway entrances to the adjacent public street.										
Topography	Generally level.										
Site Utilities	The following is a list of the utility providers for the project: <table border="1"><tr><td>Sanitary Sewer:</td><td>Town of Discovery Bay</td></tr><tr><td>Domestic Water:</td><td>Town of Discovery Bay</td></tr><tr><td>Storm Sewer:</td><td>Town of Discovery Bay</td></tr><tr><td>Gas Service:</td><td>Pacific Gas & Electric</td></tr><tr><td>Electric Service:</td><td>Pacific Gas & Electric</td></tr></table>	Sanitary Sewer:	Town of Discovery Bay	Domestic Water:	Town of Discovery Bay	Storm Sewer:	Town of Discovery Bay	Gas Service:	Pacific Gas & Electric	Electric Service:	Pacific Gas & Electric
Sanitary Sewer:	Town of Discovery Bay										
Domestic Water:	Town of Discovery Bay										
Storm Sewer:	Town of Discovery Bay										
Gas Service:	Pacific Gas & Electric										
Electric Service:	Pacific Gas & Electric										
Sanitary Sewer Service	Wastewater drainage is provided by gravity flow through subsurface piping to the municipal sewer main. Piping is reported to be PVC.										
Water Service	City water main is tapped to provide potable water to the building. Piping is reported to be copper and PVC. Backflow prevention devices were observed and are reportedly inspected annually.										
Site Drainage (Storm Sewer)	Stormwater drainage is by surface flow over paved and landscaped areas to area drains with underground piping connecting to the municipal system. The type of piping used for the drainage system was not known by the Site Contact and is considered to be a hidden condition.										
Site Gas Service	Natural-gas service is provided to the building. An automatic shutoff valve was not observed at the gas service entrance. <i>Required for Seismic Zones 3 and 4.</i>										
Site Lighting	Metal, pole-mounted parking lot fixtures, building-mounted security fixtures, and ground accent and security lighting fixtures. Exterior lighting fixtures were reported to be controlled by photocells.										
Parking Type	Surface.										
Vehicular Pavements	Asphalt concrete and concrete pavements at entrance drives.										
Curbs	Concrete, where present										
No. of Parking Spaces	<table border="1"><thead><tr><th>Surface Lot</th><th>Standard – Accessible</th><th>Van – Accessible</th><th>TOTAL</th></tr></thead><tbody><tr><td>42</td><td>1</td><td>1</td><td>44</td></tr></tbody></table>	Surface Lot	Standard – Accessible	Van – Accessible	TOTAL	42	1	1	44		
Surface Lot	Standard – Accessible	Van – Accessible	TOTAL								
42	1	1	44								
(Total per Property Manager and accessible as per count)											
Sidewalks/Patios	Typically broom-finished concrete along portions of the building perimeter and limited sections leading from the parking lots to the building. A concrete-paved patio is located adjacent to the pool at the rear of the subject property.										

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3.1 Site Improvements

Item	Description
Site Ramps/Stairs	None provided.
Signage	Property identification signage is provided by monument signage adjacent to the main entrance drive.
Landscaping	Lawn turf, mature trees, shrubs, bedding plants and seasonal flowers are located along the building perimeter.
Irrigation	Automatic underground irrigation systems are installed at the landscaped areas, reportedly functional and under a service agreement. Irrigation water provided by the municipality.
Fences	Limited areas of 6-foot high painted metal fencing with wood posts are provided at the west side of the building. Limited areas of 6-foot high wood fencing enclose the dumpster area located at the northwest corner of the subject property. A 7-foot high chainlink gate secures the north side of the subject property. A temporary 6-foot high chainlink fencing is provided at the pool area. A 6-foot high chain link fence encloses the south and east property boundaries.
Dumpster Areas	Dumpsters were located within a fenced area along the northwest corner of the subject property. This area includes a concrete pad and is screened by wood fencing.

Site Improvements Conditions and Recommendations

The following recent capital projects were reported:

- The asphalt paving was reportedly sealcoated and restriped; however, no specific information was provided regarding the timeline of repairs.

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

- The site drains via surface runoff from east to west toward area drains located in landscaped areas and catch basins located in concrete and asphalt paved areas. Significant standing water was observed throughout concrete pavements and landscaped areas, and standing water was observed to be in contact with the building in localized areas, particularly at the primary east entrance and along portion of the west elevation. The Site Contact reported water intrusion during rain events, and is aware of apparent drainage issues at the subject property. It is unclear whether area drains are clogged, or if the site is not provided with sufficient drainage to the municipal storm water management system. It is recommended that a drainage study by a local civil engineering company be performed to determine how to enhance/mitigate stormwater drainage at the site.
- The asphaltic pavements are in fair to locally poor condition with longitudinal and transverse cracking. The distress present is indicative of fatigue in pavements with reduced flexibility as a result of age. In general, the pavement is in functional condition, but will ultimately require an overlay with localized full-depth replacement. This should be done in conjunction with drainage study as recommended above.

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Site Improvements Conditions and Recommendations

- The concrete pavements are in good to locally poor condition with heaved sections and cracking, exhibiting potential tripping conditions. Displaced areas of concrete should be repaired as an immediate life safety action, and repairs and replacement of otherwise damaged and/or cracked sections of concrete is anticipated in the term.
- Seismic disconnect provisions were not observed at the 2" natural-gas service at the northwest corner of the building. It is recommended to provide an automatic shut-off device at the natural-gas service entrance as an immediate life safety action.

Immediate Repairs:

- Allowance for site drainage study.
- Provide automatic shut-off device at natural-gas service entrance (life safety action).

Replacement Reserves:

- Overlay with limited full-depth patching.
- Crackseal, sealcoat and re-stripe asphalt paving.
- Replace concrete pavements.
- Paint wood fence posts.

3.2 Building Structure and Exterior

Item	Description
Foundation	The foundation systems were not observed, and drawings were not available for reference; however, buildings of this type are typically founded on continuous reinforced concrete wall footings at the perimeter and isolated spread footings at the interior columns.
Ground Floor	There were no drawings available to review to determine specific floor type; however, the ground floor appears to consist of a conventional concrete slab-on-grade. There are no basements.
Superstructure	The building is a conventional wood-framed structure OSB roof decking supported by wood purlins bearing on wood trusses and on load-bearing wood studs at the perimeters.
Exterior Walls	The exterior of the building primarily consists of painted wood siding with windows in punched openings.
Windows / Doors	The windows are primarily configured as individual, operable punched units. They consist of single-pane glazing units set in anodized aluminum frames. The main entry doors are solid core wood set in wood frames and are equipped with panic hardware. swing-type that are part of the storefront system equipped with an air lock.

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3.2 Building Structure and Exterior

Item	Description
Exterior Building Stairs/Steps	None observed.
Sealants	Elastomeric sealants at joints of dissimilar materials and around window and door penetrations.

Building Structure and Exterior Conditions and Recommendations

The following recent capital projects were reported:

- The building exterior was re-painted in 2014.

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

- The windows are single-glazed. Based on the climate and the limited amount of glazing, it is unlikely that replacement of these windows with more efficient thermally-gapped frames and insulating glass units would provide a payback period from energy savings; however, areas of deterioration and previous moisture damage was observed at some window units. Windows and frames should be repaired where required.
- The sealants and gaskets at window glazing and around window openings were observed to be deteriorated, or, in some cases were observed to be missing altogether. New window sealants should be installed to coincide with repainting of the building exterior. The addition of new sealants may help prevent potential water infiltration and prolong the life of the window units.
- Minor paint damage was observed in localized areas, and appeared to be associated with biological growth and vines that are beginning to encumber the building at the north elevation. Vegetation should be trimmed away from the building as part of routine maintenance.
- Localized areas of wood decay or otherwise damaged wood trim were observed at the roof edge. It was unclear if this condition is a result of apparent impact damage, or caused by water intrusion. Areas should be repaired early in the evaluation period.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Clean and paint exterior walls and miscellaneous metal work. Replace sealants between dissimilar materials and perform miscellaneous repairs.
- Allowance to repair/replace/reflash localized areas of wood deterioration in siding, trim and windows.

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3.3 Roof

Item	Description
Field of Roof	The field of the steep-sloped roof consists of asphaltic composition shingles.
Drainage	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.
Reported Leaks	Past leaks at the southwest corner of the building were reported by Property Management, but the source of the leaks was not known or identified by Terracon at the time of the site visit. The Site Contact did not report any active leaks at the time of Terracon's site visit.

Building or Section	Roof Area (SF)	Roof System	Date Installed	General Condition	Estimated Remaining Service Life (Years)
Building	5,000	Asphalt Composition Shingles	2016	Good	18

Warranty in Place	Reportedly, the roof systems are under warranty. 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:

- The roof was replaced in 2016.

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

Immediate Repairs:

- None identified.

Replacement Reserves:

- None identified.

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3.4 Building Interior

Item	Description	
General Common Areas	Common areas consist of the meeting rooms, yoga room, and outdoor swimming pool.	
Boardroom/ Assembly Spaces	Floors	Carpet and wood flooring.
	Walls	Painted drywall.
	Ceilings	Painted drywall.
Yoga room	Floors	Wood flooring.
	Walls	Painted drywall.
	Ceilings	Painted drywall.
Common Area Corridors	Floors	Carpet.
	Walls	Painted drywall.
	Ceilings	Painted drywall.
Common Area Restroom Finishes	Floors	Ceramic tile.
	Walls	Ceramic tile and Painted drywall.
	Ceilings	Painted drywall.
	Counters	Ceramic tile.
	Partitions	Plastic laminate.
Offices	Floors	Carpet.
	Walls	Painted drywall.
	Ceilings	Painted drywall.
Water Intrusion / Suspect Mold	Representative observations revealed some obvious visual indications of the presence of excessive moisture or suspect mold activity. The Site Contact reported existing excessive moisture issues, primarily at the southwest corner of the building.	

Building Interior Conditions and Recommendations

The following recent capital projects were reported:

- General renovation of interior finishes was performed in sometime between 2014-2018.

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

- The interior finishes appear to be of average quality, consistent with those typical to this kind of facility.
- Evidence of what appeared to be past water intrusion was observed at the carpet along the west wall of the main assembly room, as indicated by carpet staining.

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Immediate Repairs:

- None identified.

Replacement Reserves:

- Replace carpet finishes throughout.

3.6 Mechanical / Electrical / Plumbing

Item	Descriptions
Heating and Cooling	<p>Heating is provided by natural-gas fired forced air furnaces located in mechanical rooms. The units are manufactured by <i>Day & Night</i> and has estimated nominal heating capacities of 50-MBH. The age of the unit could not be determined.</p> <p>Cooling is provided by 4 pad-mounted direct expansion (DX) cooling units. The units are manufactured by <i>Carrier</i> and have estimated cooling capacities of 5 tons each. The units are estimated to be approximately 10 years old.</p>
Ventilation	<p>Restrooms are provided with exhaust fans vented to the exterior.</p> <p>The attic is ventilated by a through-wall, solar-powered fan manufactured by <i>DuraBuild</i>.</p>
Transformer and Main Electrical Distribution	<p>Electrical service is supplied to the property through a pad-mounted utility-owned transformer located at grade adjacent to the northwest corner of the building. The main switchgear is manufactured by <i>ITE Imperial Corporation</i> with a rated total capacity of 600 amps, 120/208 volt, three-phase four-wire.</p>
Branch Wiring	<p>Copper per Site Contact. No aluminum branch wiring was observed or reported.</p>
Interior Lighting	<p>Primarily ceiling-mounted, compact fluorescent fixtures and recessed compact fluorescent fixtures in office and public areas.</p>
Domestic Water Distribution	<p>The domestic cold and hot water piping system supplies the common area restroom plumbing fixtures, janitorial sinks, and service outlets. Domestic water piping consists of copper and PVC in the risers and branches.</p> <p>Domestic hot water is provided to the restrooms by a single natural gas fired water heater located in the mechanical closet. The water heater has a storage capacity of 50 gallons.</p> <p>Seismic straps were observed at the domestic water heater.</p> <p>The domestic water service lines enter the building through copper pipes that supply the domestic water demands. Backflow preventers were observed.</p>
Sanitary	<p>ABS piping was reported. See Advisory Note in Section 4.4 of this Report.</p>

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Mechanical / Electrical / Plumbing Conditions and Recommendations

The following recent capital projects were reported:

- None reported.

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

- Some of the site lighting in the parking areas was observed to be aged. It was reported that replacement of site lighting is a planned capital expense. Therefore, no costs have been provided in the Cost Tables.
- The designated Site Contact reported chronic electrical issues are present at the subject property; however, not further information was provided.

Immediate Repairs:

- Replace natural-gas fired water heater, 50 gallon.

Replacement Reserves:

- Replace two pad-mounted DX air conditioner units located at the north side of the building.

3.7 Fire Protection / Life Safety

Item	Descriptions
Automatic Sprinklers	The building is not protected with a wet-pipe automatic sprinkler system. Fire extinguishers are installed throughout. Municipal fire hydrants are located along public streets bordering the property.
Fire Alarm Control Panel	An zoned <i>Denalect</i> control panel was observed. The age of the panel could not be determined. Current inspection tags were not posted. The Designated Site Contact indicated that it is inspected and maintained under a service agreement with <i>Denalect</i> and is remotely monitored.
Alarm Devices	No audible horns/visual strobe fixtures were observed.
Smoke / Heat Detectors	Hard-wired smoke detectors are provided and are connected to the fire alarm system.
Pull Stations	Not provided.
Fire Extinguishers - Portable	Wall-mounted portable fire extinguishers are located throughout. Tags indicated they were regularly inspected by <i>Contra Costa Fire Equipment</i> , with the last inspection date of May 2018.
Emergency Lighting / Signs	Emergency lighting and exit signs with battery back-up were observed along paths of egress and adjacent to the exit doors.

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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 and are routinely inspected.

The following recent capital projects were reported:

- None reported.

The 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:

- The fire alarm panel appears aged. Based upon age and observed condition, replacement of the fire alarm panel, including replacement/installation of additional devices, is anticipated during the reserve term.

Immediate Repairs:

- None identified.

Replacement Reserves:

- Replace the Fire Alarm Control Panel and miscellaneous devices.

3.8 Accessibility

Accessibility Related Issues

During our site visit, a limited visual assessment for accessibility was made. 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)*.

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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 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. “Common” areas at this facility are considered areas of *Public Accommodation*. Administrative and service areas can be classified as a *Commercial Facility*, and there is no obligation under the ADA to remove barriers, except as needed for the landlord’s compliance with Title I of the ADA (Employment).

At this property (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:

- Allowance for accessibility modifications within the interior of both accessible restrooms.
- Allowance to replace non-compliant lavatory faucet handle in the men's restroom.
- Install scald guards on exposed sink/lavatory piping.
- Install tactile signage on the latch side of the entrances to the men’s and women’s restrooms.
- Install site directional signage at the east building entrance.
- Provide a delineated path-of-travel from the public street to the main building entrance.
- Provide accessible parking stall signage.

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Accessibility Recommendations:

- Provide van-accessible signage.
- Replace orbital door hardware with lever-type hardware.

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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?	✓			Required: 2 Provided: 2
2	Does the required number of van-accessible designed spaces appear to be provided?	✓			Required: 1 Provided: 1
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?		✓		Accessible signage and van-accessible signage should be provided at the two parking spaces. See ADA Cost Table.
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?		✓		A delineated path of travel is not present from municipal sidewalks to the main building entrance. See ADA Cost Table.
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?			✓	

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Uniform Abbreviated Screening Checklist for the 2010 ADA

Item		Yes	No	N/A	Comments
D. Building Entrances					
1	Do a sufficient number of accessible entrances appear to be provided?	✓			Yes; however, ownership may consider converting the east entrance into an accessible entrance in order to improve circulation to and from the swimming pool. Currently, the north entrance is ADA-compliant, and can be used to access the swimming pool, but this configuration is not the shortest path of travel.
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			✓	
3	Is signage provided indicating the location of alternate accessible entrances?		✓		Accessible signage should be added at the main east entrance directing pedestrian traffic to the north accessible entrance. See ADA Cost Table.
4	Do doors on an accessible route appear to have compliant clear floor area on both sides?	✓			Orbital hardware was observed at the entrance to the yoga room. Lever type hardware should be installed. See ADA Cost Table.
5	Do doors on an accessible route appear to have compliant hardware?	✓	✓		Orbital hardware was observed at the entrance to the yoga room. Lever type hardware should be installed. See ADA Cost Table.
6	Do doors on an accessible route appear to have compliant clear opening width?	✓			
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	✓			
8	Do thresholds at accessible entrance appear to have a compliant height?	✓			

E. Interior Accessible Routes and Amenities

Interior common areas are generally observed, as follows:

1	Does an accessible route appear to connect with all public areas inside the building?	✓			
2	Do accessible routes appear free of obstructions and/or protruding objects?	✓			
3	Do ramps on an accessible route appear to have a compliant slope?			✓	
4	Do ramps on an accessible route appear to have a compliant length and width?			✓	

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	Item	Yes	No	N/A	Comments
5	Do ramps on an accessible route appear to have compliant end and intermediate landings?			✓	
6	Do ramps on an accessible route appear to have compliant handrails?			✓	
7	Are adjoining public areas and areas of egress identified with accessible signage?			✓	
8	Do public transaction areas have an accessible, lowered counter section?			✓	
9	Do public telephones appear mounted with an accessible height and location?			✓	
10	Are publicly-accessible swimming pools equipped with an entrance lift?	✓			

F. Interior Doors

Interior doors are generally observed, as follows:

1	Do doors at interior accessible routes appear to have compliant clear floor area on both sides?	✓			
2	Do doors at interior accessible routes appear to have compliant hardware?	✓	✓		See note above.
3	Do doors at interior accessible routes appear to have compliant opening force?	✓			
4	Do doors at interior accessible routes appear to have compliant clear opening width?	✓			

G. Elevators

There are no elevators at this property.

H. Toilet Rooms

Restrooms are generally observed, as follows:

1	Do public ally-accessible toilet rooms appear to have a minimum compliant floor area?	✓			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	✓			
3	Does the lavatory faucet have compliant handles?	✓	✓		The lavatory faucet located in the men's accessible restroom was observed to be non-compliant. See ADA Cost Table.
4	Is the plumbing piping under lavatories configured to protect against contact?		✓		The plumbing piping under lavatories in the restrooms was not observed to be protected against contact. See ADA Cost Table.
5	Are grab bars provided at compliant locations around the toilet?	✓			
6	Do toilet stall doors appear to provide the minimum compliant clear width?	✓			
7	Do toilet stalls appear to provide the minimum compliant clear floor area?	✓			
8	Do urinals appear to be mounted at a compliant height and with compliant approach width?	✓			

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Uniform Abbreviated Screening Checklist for the 2010 ADA

	Item	Yes	No	N/A	Comments
9	Do accessories and mirrors appear to be mounted at 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.

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

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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.

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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.

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.

ABS Pipe - ABS (acrylonitrile-butadiene-styrene) pipe is black rigid, non-pressurized plastic pipe used as drainage and vent. Certain ABS piping, manufactured during specific times by particular manufacturers, has experienced circumferential-type cracking at joints with subsequent leakage. Certain manufacturers, between 1984 and 1990, produced the piping that has been the subject of litigation, but not all pipe manufactured by the identified manufacturers during those periods will crack. ABS pipe is marked on the outside wall; markings include manufacturer name, references to code specifications, and a date code, when translated, reveals the date of manufacture. Those manufacturers and time periods include, but may not be limited to: *Centaur*: January 1985 through September 1985; *Phoenix*: November 1985 through September 1986; *Gable*: periodically between November 1984 and December 1990; *Polaris*: periodically between January 1984 and December 1990; *Apache*: periodically between November 1984 and December 1990. Any drain/vent type ABS piping that has leaked or shows cracking should be further examined for manufacturer name and date. Most usage of this piping is typically enclosed within walls or ceilings and is considered a hidden condition. Maintenance personnel should undertake an inspection of their property where occasional openings in finishes or previous repairs have occurred and in attics/basements or crawl spaces where this piping might be exposed to view.

Swimming Pool/Spa Safety – Commencing January 1, 2009, federal legislation mandates all pools/spas (existing and new) must be retrofitted with anti-entrapment drain covers, as identified in ANSI/APSP-7, “American National Standard for Suction Entrapment Avoidance in Swimming Pools, Wading Pools, Spas, Hot Tubs, and Catch Basins”, a voluntary, federal consensus guideline. No pool/spa can be used when any drain/inlet cover is broken or missing. Requirements governing pool/spa installations vary by state and

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locality, but typically concern operational safety, protective barriers, health, water circulation systems, and regular inspections, current copies of which are requested to be produced by the property owner/manager.

Additional voluntary entrapment prevention practices are outlined in ANSI/APSP-7, (American National Standards Institute) // (Association of Pool & Spa Professionals), but each state or locality may adopt the guideline in whole or part. Florida has adopted the entire ANSI/APSP-7 guideline, which addresses five recognized suction entrapment hazards (hair, limb, body, evisceration/disembowelment, and jewelry/clothing). No single entrapment mitigation strategy can protect against all five recognized entrapment hazards. The combination of mandatory anti-entrapment drain covers, along with voluntary dual suction inlets spaced 3-feet (minimum) apart, appears preeminently effective; an additive prevention practice is to limit water flow (suction) velocity. Where a pool has only a single line suction drain, an entrapment prevention practice calls for installing an atmospheric vent line or a manufactured single vent relief system (SVRS) component, either method automatically reducing suction on the "blocking" item; however, both the integral atmospheric vent line and the manufactured SVRS defends only against the single entrapment hazard of body suction. Note that both a vent relief line and a SVRS component require regular inspection. Other anti-entrapment remediation options for existing pools/spas having only a single suction drain are identified in the ANSI/APSP-7 guideline. ANSI/APSP-7 also allows the option for a new pool/spa to be built without a main floor drain, with proper circulation accomplished by design and placement of water inlets.

Terracon does not evaluate the design of pools/spas, nor can it choose from among the entrapment strategies in the ANSI/APSP-7 guideline. Implementation of entrapment prevention practices and conformance to all state and local codes are the responsibility of the property owner/management, as is the overall safety of the pool/spa; however, we recommend prompt installation of approved anti-entrapment-type drain covers. Consideration should be given to installing optional safety and entrapment mitigation practices identified by ANSI/APSP-7 where allowed by law, and as suitable. No costs for upgrades were included in this Report unless otherwise noted in Cost Tables.

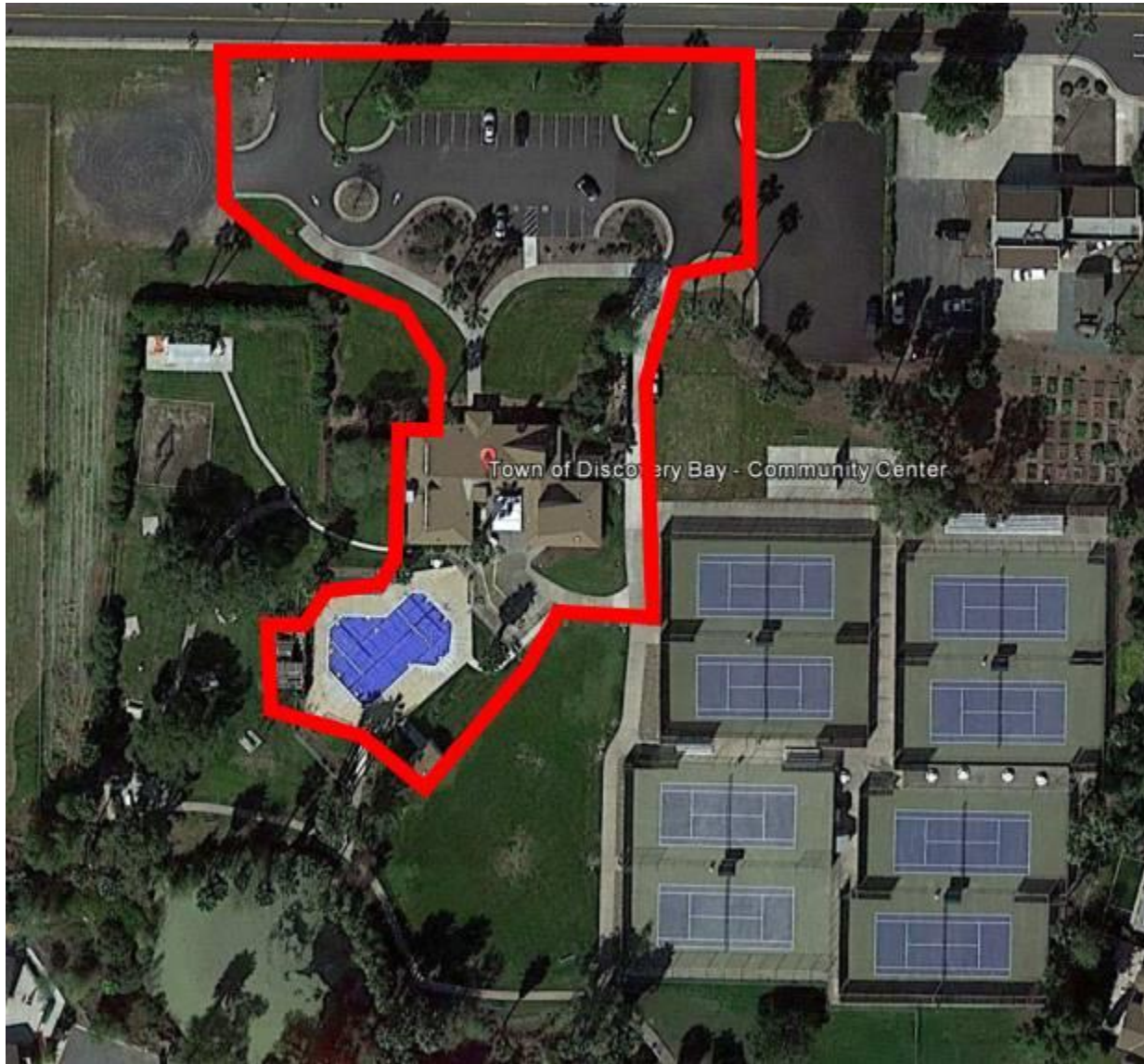
NOTE: Local and state jurisdictions may have more extensive requirements for pool/spa installations. The property's management /ownership is requested to produce documentation that their installations are in current compliance with all pertinent laws and requirements.

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**APPENDIX A
EXHIBITS**



Source: Google Maps

Terracon

5075 Commercial Circle, Ste. E
Concord, California 94520
Office: (510) 899-7097

Aerial Photograph

Terracon Project Number: BE186102

Drawn by:
CWL

Checked by:
ES

Scale: NTS

Date:
02/08/2019

Town of Discovery Bay Community Center Pool

1800 Willow Lake Road
Discovery Bay, CA 94505

Figure
Number

1

PCA QUESTIONNAIRE

Date: January 14, 2019
To: Mr. Mike Davies
Office / Company: _____
Voice Number: _____
From: TERRACON –
Subject: PCA Questionnaire
Property: 1800 Willow Lake Blvd.
Discovery Bay, CA

Total Pages: _____
Date of Visit: Tuesday, January 15, 2019 (Anticipated)

Comments: _____

Return to: Chris Laswell
Chris.laswell@terracon.com

- ◆ Please provide information on recent capital improvements and proposed future capital improvements.
- ◆ Someone who is knowledgeable about the property **MUST** accompany us throughout most of the visit.
- ◆ ALL “down” (unlettable) spaces should be shown us. Make arrangements prior to the visit where necessary.
- ◆ Pre-arrange entry into approximately 10% or more of units / rooms— arrange choices by different design & locations in all buildings, as reasonably possible. Some ADA facilities must be included.
- ◆ We need to view the major equipment such as but not limited to: HVAC, Electrical, Plumbing, Sprinklers, etc.
- ◆ We need to view all types of spaces: garages, crawl spaces, basements, under-sidewalk vaults, etc.
- ◆ Roofs (low-slope): Terracon needs access to low-sloped roofs. Provide OSHA-approved portable ladders as needed, OR arrange for your roofer to be on-site, if necessary.
- ◆ Attic - Ceiling Areas: A reasonable number of attic spaces need to be accessed during our visit.

Please provide us with copies of the following applicable documents prior to our site visit:

→ **Check the box of documents that will be furnished to us:**

- | | |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Site schematic plan (small scale); | <input type="checkbox"/> Certificate of Occupancy; |
| <input type="checkbox"/> Prior engineering studies performed; | <input type="checkbox"/> Most recent fire / building / health department inspections; |
| <input type="checkbox"/> Fire sprinkler tests; | <input type="checkbox"/> Fire alarm test; |
| <input type="checkbox"/> Elevator/escalator/lift inspection certificates; | <input type="checkbox"/> Load tests |
| <input type="checkbox"/> Health department inspections/permits (swimming pool inspection/service certificates; commercial food); | <input type="checkbox"/> Roof warranties; |
| <input type="checkbox"/> Boiler inspection certificates; | <input type="checkbox"/> Specific zoning variations granted for your site |
| <input type="checkbox"/> Violations against Codes / Zoning / ADA; | <input type="checkbox"/> Termite inspections; |
| <input type="checkbox"/> Fire pump test; | |
| <input type="checkbox"/> Emergency electric generator test; | |

→ **We need to examine any of the following:**

- Site Survey drawing; Architectural drawings; MEP / Civil Engineering Drawings; Geotechnical report;
- Termite inspections; Mold tests (if any); Roof surveys (infrared, etc.)
- Proposals for major repair/replacement work such as: parking garage repairs, MEP equipment operation;
- Projected future Capital Improvements with approximate individual dollar amounts for next one-to-five years.
- Bid costs or dollar budgets for on-going & proposed remedial / upgrade capital improvements work;
- (If new construction is underway) Architect’s G702 Schedule of Values that indicates completion percentages by individual line items.

PCA Questionnaire

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GENERAL	No	Yes	Describe Specific Quantities & AGES
Are any major physical improvements planned in near future?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Swimming Pool / Parking Lot Lights
Are you in the process of implementing ADA compliance, or have an ADA-related complaint/lawsuit filed against the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Have you experienced any of the following: historical major events – damage caused by: flooding, earthquake, fires, hail, high winds, OR <u>current</u> building-related lawsuit / lien etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water in the building during hard rains - needs drainage & grading
Is the site or portion thereof in a 100-year or more frequent floodplain? Other geological hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any flooding on the site during your tenure? Into any building or onto a parking lot?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you currently required to upgrade / modify / remove / add any item in order to meet Codes / Zoning / Seismic or other regulation, or have any liens against the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you experiencing or aware of any <u>mold</u> OR damage? Previous remediation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you experiencing or aware of any <u>termite</u> or <u>pest</u> conditions & damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Termite bond in effect? Pest bond in effect?	<input type="checkbox"/>	<input type="checkbox"/>	?
Constant or recurring Indoor Air Quality issues/tenant complaints?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Loud or unusual noise sources on neighboring properties or on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Triple Net Lease, whereby tenants have cost & replacement responsibilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	IF yes, state where OWNER is <u>responsible</u> & in what dollar amount.

ADA	No	Yes	
Has an ADA survey previously been completed for this property?	<input type="checkbox"/>	<input type="checkbox"/>	?
Have any ADA improvements been made to this property?	<input type="checkbox"/>	<input type="checkbox"/>	Entry walk, gate + Lift chair for pool
Does a Barrier Removal Plan exist for the property?	<input type="checkbox"/>	<input type="checkbox"/>	?
Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm building department or other agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you in the process of implementing ADA compliance, or have an ADA-related complaint/lawsuit filed against the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is any litigation pending related to ADA issues?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

PAVEMENTS / DRIVES	No	Yes	Describe Specific Quantities & AGES
Total number of parking places (including ADA)? Sufficient number and location?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(if NO describe) 42
Number of ADA compliant spaces? Sufficient number?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(if NO describe) 2
Parking Garage / Carports?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Asphalt Paving? <i>Yes</i>	Age?	Alligatoring? Potholes? Overlay? Seal Coat? Re-striping? <i>Cracking - has been sealed</i>
Concrete Paving? <i>Yes</i>	Age?	Cracking?, Spalling? Repairs or Replacement? Re-striping? <i>Cracking</i>
Sidewalks? <i>Yes</i>	Age?	<i>Cracking / Lifting</i>

112210 *Concrete*

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Curbs?	Age?	
--------	------	--

SITE and DRAINAGE	No	Yes	Describe Specific Quantities & AGES
Municipal or On-site? Erosion / ponding problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front Walkway, pool area
Basements / crawl space / Below grade areas? Infiltration or seepage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storm water lift stations / pond aerators / filtration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Irrigation? Timers? Backflow prevention?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2 Backflows, 1 timer, Automatic Sprinkler
Site Lighting? Timers or photocells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Very poor on photo cells (2)
STRUCTURE and FOUNDATION	No	Yes	IF yes - Describe SPECIFIC Quantities & AGES
Concrete, steel, composite, or wood structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repairs? Replacements? Concrete Slab
Differential movement, spalling, deflection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Piles, peers, beams, matt or foundation? Differential movement, cracking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Termite damage? Last inspection? Wood rot?	<input type="checkbox"/>	<input type="checkbox"/>	?
BUILDING ENVELOPE	No	Yes	IF yes - Describe SPECIFIC Quantities & AGES
Masonry, Glass/Spandrel, EIFS, Concrete, Wood Siding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repairs? Replacements? Basic wood Construction
Water infiltration problems (also doors and glass)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S.W. corner - front of building
Exterior last painted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2014
Masonry repairs / tuckpointing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Concrete repairs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Partial walks + Driveway
Siding replacement?	<input type="checkbox"/>	<input type="checkbox"/>	?
Sealant / caulking replacement?	<input type="checkbox"/>	<input type="checkbox"/>	?
Balconies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Repairs? Replacements?
Windows?	<input type="checkbox"/>	<input type="checkbox"/>	Replacements?
Doors?	<input type="checkbox"/>	<input type="checkbox"/>	Replacements? Need ADA Doors
Loading docks at dock height, quantity? Bumpers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Loading docks with truck wells, quantity? Bumpers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Loading docks at grade, quantity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Loading docks with dock equipment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Overhead doors, quantity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ROOFING	No	Yes	Describe Specific Ages and Locations
Low Slope: Built-up, Modified Bitumen, EPDM, PVC, Metal? Overlay-type re-roof systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	New Roof 2016 / Composite
Adhered or mechanically fastened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Steep-slope: Asphalt shingles, masonry, wood shingles or shakes, metal panels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Active leaks? Number in last 12 months? Repairs? Replacements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any current roof warranties in place? Transferable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire-retardant treated (FRT) plywood roof deck?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Emergency generator? Natural gas, diesel or propane? Size of fuel tank?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	How often tested? Powers during an emergency?
Name & phone number of electrical maintenance contractor:	<input type="checkbox"/>	<input type="checkbox"/>	None

PLUMBING	No	Yes	Describe Specific Quantities & Ages
Municipal or public domestic water service? Booster pumps? Pressure tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Type of domestic water piping: Copper, Galvanized Steel, Polybutylene (PB), Polyvinyl Chloride (PVC), ABS?	<input type="checkbox"/>	<input type="checkbox"/>	Copper, pvc
Type of sanitary drain piping: Cast iron, PVC?	<input type="checkbox"/>	<input type="checkbox"/>	ABS?
Domestic water heaters? Number and location? Natural gas or electric?	<input type="checkbox"/>	<input type="checkbox"/>	Tank size? Drip tubes replaced (electric)? 1 -
Domestic water treatment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Plumbing fixtures? Type? Flush valve?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standard
Locker rooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
Shower facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4
Fountains?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Grease traps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gravel or Oil Separators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

FIRE / LIFE SAFETY SYSTEMS	No	Yes	Describe Specific Quantities & Ages
Type of Fire Suppression Sprinklers: <u>Wet, Dry, Pre-action, None?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Last Inspected (month/year)
Any microbiologically influenced corrosion (MIC) deterioration of the sprinkler systems? MIC, water chemistry, metallurgy testing? Pinhole-type leaks/blockages/rust-colored water? Repairs?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Sprinkler head <i>manufacturer?</i> Any <i>Star / Omega / Central</i> recalls?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Fire Pump? Size? Age?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Maintenance contract in-place? Name & phone number of sprinkler system maintenance contractor?	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Fire Alarm System? Type and Age?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year) Denalect?
Fire Alarms remote monitored? Municipality?	<input type="checkbox"/>	<input type="checkbox"/>	Denalect
Smoke Detectors in common areas? Tenant spaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year)
Fire extinguishers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last Inspected (month/year) May 2018
Smoke Evacuation Systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Last Inspected (month/year)
Pressurized Stairwells?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Last Inspected (month/year)
ADA Strobe lighting in common areas and restrooms?	<input type="checkbox"/>	<input type="checkbox"/>	Describe - Quantity ?

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Any roof insulation with phenolic-related properties? Major areas of metal deck rust?	<input type="checkbox"/>	<input type="checkbox"/>	?
Ice dams or damage at attic soffits during winter?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Name & phone number of roofing maintenance contractor:	<input type="checkbox"/>	<input type="checkbox"/>	Rings Roofing

HEATING	No	Yes	Describe Quantities, Locations & Ages
Boilers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Gas? Electric?
Furnaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas - No Heat N.E. Bathrooms
Rooftop packaged?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Heat Pump?	<input type="checkbox"/>	<input type="checkbox"/>	?
Base board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ceiling or duct mounted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
PTAC?	<input type="checkbox"/>	<input type="checkbox"/>	?
Piping? Cast iron, Steel, Copper?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copper
Building or tenant owned?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

COOLING and VENTILATION	No	Yes	Describe Quantities, Locations & Ages
Chillers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerant type? Tons?
Cooling Towers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Central air system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Needs 2 new A/C units Northside
Rooftop packaged?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerant type? Tons?
Heat Pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PTAC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Piping? Steel, Copper, PVC?	<input type="checkbox"/>	<input type="checkbox"/>	?
Building or tenant owned?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Outside air ventilation? Dedicated system?	<input type="checkbox"/>	<input type="checkbox"/>	?
Energy Management System? Pneumatic or DDC controls?	<input type="checkbox"/>	<input type="checkbox"/>	?
Name & phone number of HVAC maintenance contractor:	<input type="checkbox"/>	<input type="checkbox"/>	Randy - HomeFront Heating/Air

ELECTRICAL	No	Yes	Describe Specific Quantities & AGES
Building service capacity? Volts? Amps, 1 or 3-phase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	600 Amp / 240v / 3 pole 90 amp Breaker for pool
Primary transformers utility or building owned? Vault or pad mounted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	PGE
Size and location of typical service panels? 480/277-volt? 208/120-volt?	<input type="checkbox"/>	<input type="checkbox"/>	Circuit breaker or screw-base fuses? Arc-fault breakers? Main Panel N.E. Room
Step-down transformers? Size and location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5 sub panels - NoE Outside wall Tennis & pool
Aluminum feeder or branch circuit wiring? CO/ALR devices used?	<input type="checkbox"/>	<input type="checkbox"/>	? 1 - Monica's Office
Fluorescent or incandescent lighting? T-8 or T-12 lamps? Lighting controls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Infrared Thermal Scans?	<input type="checkbox"/>	<input type="checkbox"/>	?

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PROPERTY DESCRIPTION			
Year(s) constructed:	1980?	Total land acres:	3
By phase:		By phase:	
Number of buildings:	1 MAIN / 4 storage	Number of stories:	1
List buildings at site:		Parking garage & stories:	N/A
Building square footages:	Main approx 5000 sq	Local Code Authority:	Contra Costa County
Zoning designation:		Applicable Building Code:	
Zoning Conditions/Violations:		Building Code Violations:	

AMENITIES: Description, Age, and Recent Repairs (common area & on-site only)	
8 Tennis Courts / Repaired 6 2014	
Swimming Pool	
Dog Park	
BBQ - Repaired 2018	

UTILITIES	Provider/Service	Separate Tenant Meters?	
Electric Power:	PGE	Separate Tenant Meters?	<input checked="" type="radio"/> N / <input type="radio"/> Y
Domestic Water:	TODB	Separate Tenant Meters?	<input checked="" type="radio"/> N / <input type="radio"/> Y
Sanitary Sewer:	TODB		
Sanitary Lift Stations:	TODB		
Storm Sewer:	Contra Costa County		
Grease Traps:			
Natural Gas:	PGE	Separate Tenant Meters?	<input type="radio"/> N / <input type="radio"/> Y
Waste Removal:	Mt Diablo Garbage	Private? / Municipal?	

Any problems or insufficiencies with any utilities / suppliers? N / Y (if Yes, describe)

INSPECTIONAL AGENCIES	Phone #
Fire Department	ECCFD
Building Department	Contra Costa County
Zoning Department	CCC
Health Department	CCC
State Agency (specify)	

PLEASE SUPPLY copies of current (only) INSPECTIONS or current non-compliance / violations paperwork.

What major physical improvements for the past 5 years have been completed? (indicate YEAR)	Interior Remodel - Paint, Flooring
Identify your most common types of repair work?	Plumbing Leaks & Clogged toilets / sewer line Lighting - outdoor, Swimming Pool - Equipment
Chronic or acute problems at site?	Electrical, Drainage
Tenant Responsibilities?	N/A

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ELEVATORS – ESCALATORS	No	Yes	Describe Specific Quantities & AGES
Electric traction? Hydraulic? Escalators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Quantity and ages?	<input type="checkbox"/>	<input type="checkbox"/>	
Capacities (Lbs.) and Velocity?	<input type="checkbox"/>	<input type="checkbox"/>	
List recent elevator upgrades / repairs?	<input type="checkbox"/>	<input type="checkbox"/>	
Most recent inspection dates?	<input type="checkbox"/>	<input type="checkbox"/>	
Maintenance contract in place? Name & phone number of elevator maintenance contractor? Length of Contract?	<input type="checkbox"/>	<input type="checkbox"/>	
Contract Type: Service only <input type="checkbox"/> Parts AND service? <input type="checkbox"/>			
Are elevators equipped with ADA accessible provisions?	<input type="checkbox"/>	<input type="checkbox"/>	

Item or System	Age in years Elevator 1	Age in years Elevator 2	Age in years Elevator 3	Age in years Elevator 4	Age in years Elevator 5
Elevator finishes and doors					
Elevator machinery and controls					
Escalator finishes					
Escalator machinery and controls					

FINISHES - COMMON AREAS	No	Yes	Describe Specific Quantities & AGES
Restrooms; quantity, location, ages of fixtures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4 Northside building
Corridors; finishes, ages?	<input type="checkbox"/>	<input type="checkbox"/>	5 Kip trowel / paint
Carpet; type, ages?	<input type="checkbox"/>	<input type="checkbox"/>	Needs Replacing with laminate floors
Tile; type, ages?	<input type="checkbox"/>	<input type="checkbox"/>	Ceramic 40 years old?
Primary entrances; finishes, ages?			Needs ADA doors
Other:	<input type="checkbox"/>	<input type="checkbox"/>	Describe what replacement is expected in next 10-years & Cost:

Person Completing Questionnaire

Signature: Brian R. Miller
 PRINT name: BRIAN R MILLER
 Years at property: 4
 Telephone: 925 727 2167

Title: Parks & Landscape Manager
 Company: PRINT Town of Discovery Bay CSO
 Date: 1/15/19
 Fax: _____

Property Condition Report

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APPENDIX B
PHOTOGRAPHIC DOCUMENTATION

Property Condition Report

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Photo #1 Vehicular access is provided by drive lane entrances off of Willow Lake Road.



Photo #2 Overview of the parking lot at the west property boundary.



Photo #3 Secondary drive lane entrance off of Willow Lake Road.



Photo #4 Longitudinal and transverse cracking was observed throughout asphaltic pavements.



Photo #5 Overview of open green space provided along the south property boundary.



Photo #6 Typical concrete pavements.

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Photo #7 Natural gas meter and service and to the building. Note seismic shutoff provisions are not installed



Photo #8 Typical water meter



Photo #9 Overview of irrigation control valve



Photo #10 Ground light fixture and irrigation fixture.



Photo #11 Ground security light fixture.



Photo #12 Building-mounted light fixtures.

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Photo #13 Monument signage is located adjacent to the entrance drives.



Photo #14 Painted metal fencing with wood posts are provided at limited sections along the west side of the building. Note deteriorated paint.



Photo #15 Wood fencing encloses the dumpster area located at the north side of the building.



Photo #16 Overview of dumpster area.



Photo #17 A chain-link gate provides access to the north side of the subject property from the parking lot.



Photo #18 Chain-link fencing temporarily encloses the pool area currently under construction.

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Photo #19 The swimming pool area was in the process of undergoing improvements.



Photo #20 A storage shed is provided at the east property boundary and serves the pool area.



Photo #21 Storage shed interior.



Photo #22 Overview of approach to building. Notwithstanding water in localized areas.



Photo #23 Property management placed sandbags in front of the main building entrance in an attempt to mitigate water intrusion into the building.



Photo #24 Linear cracking observed at concrete pavements.

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Photo #25 Heaved sections of concrete pavements were observed along the east side of the building. Pen for scale.



Photo #26 Seating area at east side of building. Note cracking of concrete pavements.



Photo #27 Area drain adjacent to pool area appeared to be clogged at the time of Terracon's site visit.



Photo #28 Typical area drain in landscaped area.



Photo #29 Standing water was observed up against the east side of the building.



Photo #30 Close-up view of standing water observed in landscaped areas.

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Photo #31 Overview of west building elevation.



Photo #32 Overview of south building elevation.



Photo #33 Partial east building elevation.



Photo #34 Partial north building elevation.



Photo #35 Overview of ADA accessible entrance provided at the north building elevation.



Photo #36 Overview of yoga room exterior entrance.

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Photo #37 Overview of typical wood-frame building construction, as observed from attic



Photo #38 Typical window unit.



Photo #39 Close-up exterior view of window sill and jamb. Note deterioration of window sealants.



Photo #40 Building exterior walls consist of painted wood siding with metal accents.



Photo #41 Sliding glass door at the east building entrance.



Photo #42 Localized areas of delaminated paint were observed at metal trim and roof flashings.

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Photo #43 Biological growth was observed at localized areas of the building exterior.



Photo #44 Example of paint damage and deterioration observed in localized areas throughout the building exterior.



Photo #45 Deteriorated sealants were observed at window penetrations.



Photo #46 Localized areas of wood decay or otherwise damaged wood trim were observed at the roof edge.



Photo #47 The roof consists of asphaltic composition shingles and skylights.



Photo #48 Typical gutter and metal downspout.

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Photo #49 Overview of typical assembly space finishes.



Photo #50 Overview of typical assembly space finishes.



Photo #51 Overview of yoga room.



Photo #52 Common area corridor finishes.



Photo #53 Boardroom finishes.



Photo #54 Typical unisex restroom finishes. Note lavatory piping is not protected against contact.

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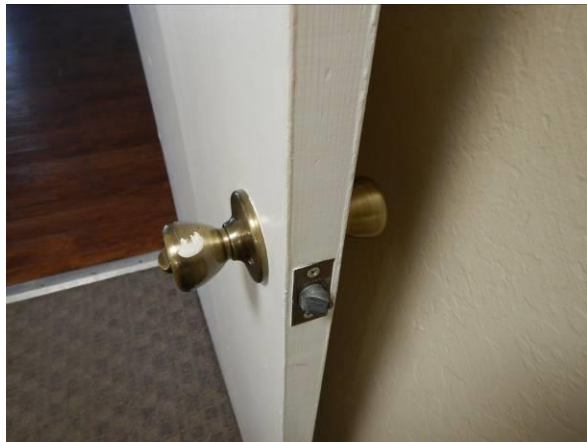


Photo #55 Typical interior door hardware.



Photo #56 Typical office finishes.



Photo #57 Entrance to men's restroom. Note lack of tactile signage.



Photo #58 Entrance to women's restroom. Note lack of tactile signage.



Photo #59 Typical restroom finishes. Note that lavatory piping is not protected against contact. Women's is similar.

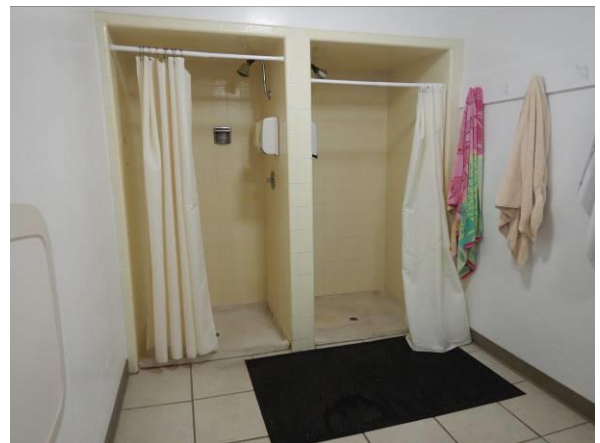


Photo #60 Typical shower entrance in men's restroom. Note that it is not wheelchair accessible. Women's is similar.

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Photo #61 Close-up view of shower entrance threshold. Women's is similar.



Photo #62 Typical stall provided in men's restroom. Women's is similar.



Photo #63 Typical stall provided in restroom.



Photo #64 Lockers are provided in the men's and women's restrooms.

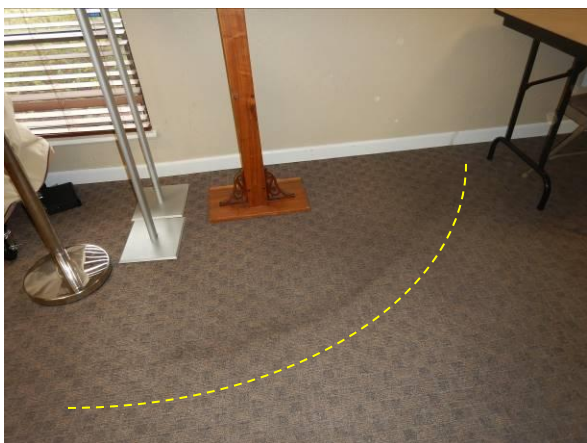


Photo #65 Evidence of what appeared to be past water intrusion was observed along the west interior wall of the assembly room.



Photo #66 Overview of *Day & Night* natural gas-fired forced-air furnace located in the electrical room.

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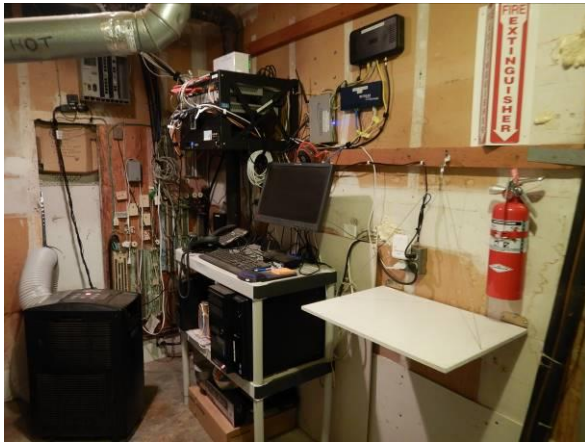


Photo #67 Overview of server area.



Photo #68 Overview of electric meter and main electrical disconnect switch.



Photo #69 Overview of GE 50-gallon, natural gas-fired water heater.



Photo #70 Typical ceiling-mounted fluorescent light fixtures.



Photo #71 Typical Carrier pad-mounted DX cooling units.



Photo #72 A through-wall, solar-powered fan provides ventilation to the attic.

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Photo #73 Overview of pad-mounted utility transformer.



Photo #74 Ansul system.



Photo #75 A pull station connected to the Ansul system was observed.



Photo #76 Portable fire extinguishers were observed throughout the property.



Photo #77 Fire alarm control panel.



Photo #78 Fire alarm control panel control module.

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Photo #79 Exit signage is generally provided at exits and along paths of egress.



Photo #80 Typical carbon monoxide detector.



Photo #81 Accessible parking stall. Note missing vertical signage.



Photo #82 Access aisle.



Photo #83 Path of travel from east building entrance to gated pool entrance.



Photo #84 Non-compliant faucet handle in the men's restroom.