

City Wide Building &

Facilities Condition Assessment CIP 13-665

For the City of Hermosa Beach

Community Center



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CivilSource

**Community Center Buildings
Hermosa Beach, California
Condition Assessment Survey
July 9, 2015**

**Summary of Findings
General Description
Introduction and Methodology
Site Work
Site Utilities**

Center Building North

**Building Structural
Building Exterior/Enclosure
Roof System
Electrical
Interiors
Plumbing
HVAC
Fire Protection
Specialty Equipment**

Museum/Gymnasium

**Building Structural
Building Exterior/Enclosure
Roof System
Electrical
Interiors
Plumbing
HVAC
Fire Protection
Specialty Equipment**

Center Building South

**Building Structural
Building Exterior/Enclosure
Roof System
Electrical
Interiors
Plumbing
HVAC
Fire Protection
Specialty Equipment**

Theater Building

**Building Structural
Building Exterior/Enclosure
Roof System
Electrical
Interiors
Plumbing
HVAC
Fire Protection
Specialty Equipment**

SUMMARY OF FINDINGS

The Community Center buildings consist of two classroom structures, a Theater building, a gymnasium, and tennis courts. The North building is a two story concrete structure provides community classrooms for a variety of workshops. The South structure is a one story concrete building and is also used for community classrooms. The gymnasium and cafeteria building leases space to the Hermosa Beach Museum and provides a space for the community emergency command center. The cafeteria is sectioned off and nonoperational.

Community Center Buildings are generally in fair to good condition. Repair recommendations include site work which is parking lot paving and a new trash enclosure. Interior finishes such as painting and flooring will also be required in the future. Exterior windows and doors require painting also.

During the condition assessment inspections a few minor repair items were identified that require urgent attention. These are listed throughout the report. In addition, a number of components were identified that are recommended to upgrade or replace in the next ten years due to either code requirements or age of the components. A summary of those items are provided in the table below at an estimated cost of \$266,658. The total cost of estimated deferred maintenance and future outlay is \$270,558. Detailed listings of these items are provided in the appropriate sections of this report.

Community Center Building Repairs Summary					
Item	Description	Urgent	1-3 years	4-6 years	7-10 years
1	Site work	\$0	\$26,250	\$54,445	\$0
2	Site utilities	\$0	\$16,500	\$0	\$0
3	Building structural system	\$300	\$0	\$0	\$0
4	Building enclosure/exterior	\$0	\$10,880	\$2,500	\$0
5	Roofing system	\$1,000	\$14,100	\$39,065	\$0
6	Building interiors	\$1,475	\$10,000	\$84,618	\$0
7	Electrical systems	\$450	\$300	\$0	\$0
8	Plumbing systems	\$0	\$0	\$0	\$8,000
9	HVAC systems	\$0	\$0	\$0	\$0
10	Fire suppression systems	\$675	\$0	\$0	\$0
11	Specialty systems	\$0	\$0	\$0	\$0
12	Subtotal	\$3,900	\$78,030	\$180,628	\$8,000
13	Subtotal capital Improvements	\$266,658			
14	Grand total for all recommendations	\$270,558			

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13	Subtotal capital improvements	\$266,658				
14	Grand total for all recommendations	\$270,558				

Item	Area	Type/Material	Findings/Recommendations	Quantity	Unit	Unit Price	Estimated Cost		
							Urgent	1-3 years	4-6 years
1 Site									
0.1	Parking Lot	Asphalt	Remove weeds, patch cracks, seal and stripe	43556	sqft	1.25			\$54,445
0.2	Landscaping	shrubs	Retain drought tolerant gardens	1000	sqft	0		\$0	
0.3	Irrigation	Lawns 45,000sq ft	Retain as open space Add drought tolerant gardens and bubblers	2500	sqft	10.5		\$26,250	
Subtotal							\$0	\$26,250	\$54,445
2 Site Utilities									
0.1	Trash Enclosure	Concrete	Replace broken concrete surface Build trash enclosure	1100	sqft	15		\$16,500	
Subtotal							\$0	\$16,500	\$0
Sub Total							\$0	\$42,750	\$54,445
Total all recommendations									\$97,195

Community Center North Building Repairs						
Item	Description	Urgent	1-3 years	4-6 years	7-10 years	
3	Building structural system	\$300	\$0	\$0	\$0	\$0
4	Building enclosure/exterior	\$0	\$4,800	\$2,500	\$0	\$0
5	Roofing system	\$1,000	\$0	\$0	\$0	\$0
6	Building interiors	\$350	\$0	\$52,818	\$0	\$0
7	Electrical systems	\$0	\$0	\$0	\$0	\$0
8	Plumbing systems	\$0	\$0	\$0	\$0	\$2,000
9	HVAC systems	\$0	\$0	\$0	\$0	\$0
10	Fire suppression systems	\$0	\$0	\$0	\$0	\$0
11	Specialty systems	\$0	\$0	\$0	\$0	\$0
12	Subtotal	\$1,650	\$4,800	\$55,318	\$2,000	
13	Subtotal capital Improvements	\$62,118				
14	Grand total for all recommendations	\$63,768				

Hermosa Beach Community Center North Building
Repair Cost Worksheet

Item	Area	Type/Material	Findings/Recommendations	Quantity	Unit	Unit Price	Urgent	1-3 years	4-6 years	7-10 years
3 Building Structural										
0.1	Foundations	Concrete / Slab	No recommendations at this inspection		ea	750	\$0			
0.2	Walls	Masonry	Paint wall repair on southeast corner of small theater room	4	hrs	75	\$300			
			Subtotal				\$300	\$0	\$0	\$0
4 Building Enclosure / Exterior										
0.1	Walls	Concrete	No recommendations at this inspection		sqft	1.5	\$0			
0.2	Windows	Wood sash	Scrape prep and paint wood sash windows	1200	sqft	4		\$4,800		
0.3	Doors	Wood	Scrape patch and paint	10	ea	250			\$2,500	
			Subtotal				\$0	\$4,800	\$2,500	\$0
5 Roof System										
0.1	Felt and Cap	Reflective Coat	Maintain to extend life beyond ten years		sqft	2.25				\$0
0.2	Downspouts	Metal	Install splashblocks at base of downspouts Replace and repair at damaged downspout	1	ls	1000	\$1,000			
			Subtotal				\$1,000	\$0	\$0	\$0
6 Building Interior										
0.1	Floors	Ceramic Tile Carpet VCT	Repair broken tiles in bathrooms Replace all carpeting. Install flooring in Green Room	1 3600 sqft	ls sqft sqft	350 3.38 3.5	\$350		\$12,168	\$0
0.3	Painting	Doors, toilet partitions Drywall & masonry	Paint all toilet partitions, doors, and Repaint all interior walls and wainscot	27100	sqft	1.5			\$40,650	
0.4	Ceiling	Drywall & wood	No recommendations at this inspection		sqft	1.5			\$0	
			Subtotal				\$350	\$0	\$52,818	\$0
7 Electrical System										
0.1	Exterior lighting	Metal	No recommendations at this inspection		ea	300		\$0		
			Subtotal				\$0	\$0	\$0	\$0
8 Plumbing System										
0.1	Water heater	Electric	Replace with new ones	1	ls	2000				\$2,000
			Subtotal				\$0	\$0	\$0	\$2,000
9 HVAC System										
0.1			No recommendation at this inspection							
			Subtotal				\$0	\$0	\$0	\$0
10 Fire Suppression										
0.1			No recommendation at this inspection		ea	75	\$0			
			Subtotal				\$0	\$0	\$0	\$0
Special Equipment										
0.1			No recommendation at this inspection							
			Subtotal				\$0	\$0	\$0	\$0
	Sub Total						\$1,650	\$4,800	\$55,318	\$2,000
			Total all recommendations		\$63,768					

Community Center Gymnasium Building Repairs						
Item	Description	Urgent	1-3 years	4-6 years	7-10 years	
3	Building structural system	\$0	\$0	\$0	\$0	\$0
4	Building enclosure/exterior	\$0	\$3,140	\$0	\$0	\$0
5	Roofing system	\$0	\$14,100	\$2,450	\$0	\$0
6	Building interiors	\$825	\$10,000	\$15,300	\$0	\$0
7	Electrical systems	\$0	\$300	\$0	\$0	\$0
8	Plumbing systems	\$0	\$0	\$0	\$0	\$2,000
9	HVAC systems	\$0	\$0	\$0	\$0	\$0
10	Fire suppression systems	\$225	\$0	\$0	\$0	\$0
11	Specialty systems	\$0	\$0	\$0	\$0	\$0
12	Subtotal	\$1,050	\$27,540	\$17,750	\$2,000	
13	Subtotal capital Improvements	\$47,290				
14	Grand total for all recommendations	\$48,340				

Hermosa Beach Community Center Gymnasium Building Repairs
Repair Cost Worksheet

Item	Area	Type/Material	Findings/Recommendations	Quantity	Unit	Unit Price	Urgent	Estimated Cost			
								1-3 years	4-6 years	7-10 years	
Building Structural											
0.1	Foundations	Concrete / Slab	No recommendations at this inspection		ea		\$0				
0.2	Walls	Masonry	No recommendations at this inspection		ea		\$0				
4 Building Enclosure / Exterior											
0.1	Walls	Concrete	No recommendations at this inspection		sqft	1.5	\$0				
0.2	Windows	Wood sash	Scrape patch and paint	285	sqft	4.0	\$1,140				
0.3	Doors	Wood	Scrape patch and paint	8	ea	250	\$2,000				
Subtotal											
							\$0	\$3,140	\$0	\$0	
5 Roof System											
0.1	Museum Roof	Foam Roof	Remove foam roof material over Museum	2880	sqft	1.08					
0.2	Museum Roof	Elastomeric roofing	Apply new overcoat elastomeric membrane.	2880	sq	3.81	\$3,100				
0.2	South parapet	Wedge substrate	Install wedge to eliminate ponding	350	sqft	2	\$	700			
		Cap sheet	Install cap sheet over raised wedge area	350	sqft	5	\$	1,750			
0.2	Downspouts		No recommendations at this inspection		ea	75	\$0				
Subtotal											
							\$0	\$14,100	\$2,450	\$0	
6 Building Interior											
0.1	Floors	Carpet	No recommendations at this inspection		sqft	3.38					
		VCT	No recommendations at this inspection		sqft	3.5					
0.3	Walls	Smooth Plaster	Repair damage from electrical repairs	7	sq	75	\$525				
			Repair loose plaster in corridor	4	hrs	75	\$300		\$300		
			Repaint all walls / doors / etc.	10000	sqft	1.5			\$15,000		
0.4	Kitchen		Clear and remove non functioning equipment from kitchen.	1	ls	10000		\$10,000			
Subtotal											
							\$825	\$10,000	\$15,300	\$0	
7 Electrical System											
0.1	Exterior lighting	Metal	Cover all openings to electrical system	5	ea	60		\$300			
Subtotal											
							\$0	\$300	\$0	\$0	
8 Plumbing System											
0.1	Water heaters	Electric	Replace with new ones	1	ls	2000				\$2,000	
Subtotal											
							\$0	\$0	\$0	\$2,000	
9 HVAC System											
0.1			No recommendation at this inspection								
Subtotal											
							\$0	\$0	\$0	\$0	
10 Fire Suppression											
0.1	Fire Extinguishers		Update hand held Fire Extinguishers	3	ea	75	\$225				
Subtotal											
							\$225	\$0	\$0	\$0	
Special Equipment											
0.1			No recommendation at this inspection								
Subtotal											
							\$0	\$0	\$0	\$0	
Sub Total							\$1,050	\$27,540	\$17,750	\$2,000	
Total all recommendations							\$48,340				

Community Center Theater Building Repairs						
Item	Description	Urgent	1-3 years	4-6 years	7-10 years	
3	Building structural system	\$0	\$0	\$0	\$0	\$0
4	Building enclosure/exterior	\$0	\$0	\$0	\$0	\$0
5	Roofing system	\$0	\$0	\$6,375	\$0	\$0
6	Building interiors	\$300	\$0	\$0	\$0	\$0
7	Electrical systems	\$450	\$0	\$0	\$0	\$0
8	Plumbing systems	\$0	\$0	\$0	\$0	\$2,000
9	HVAC systems	\$0	\$0	\$0	\$0	\$0
10	Fire suppression systems	\$225	\$0	\$0	\$0	\$0
11	Specialty systems	\$0	\$0	\$0	\$0	\$0
12	Subtotal	\$975	\$0	\$0	\$6,375	\$2,000
13	Subtotal capital Improvements	\$8,375				
14	Grand total for all recommendations	\$9,350				

**Hermosa Beach Community Center Theater Repairs
Repair Cost Worksheet**

Item	Area	Type/Material	Findings/Recommendations	Quantity	Unit	Unit Price	Urgent	Estimated Cost		
								1-3 years	4-6 years	7-10 years
Building Structural										
0.1	Foundations	Concrete / Slab	No recommendations at this inspection		ea	750	\$0			
0.2	Walls	Masonry	No recommendations at this inspection							
Subtotal							\$0	\$0	\$0	\$0
Building Enclosure / Exterior										
0.1	Walls	Concrete	No recommendations at this inspection		sqft	1.5	\$0			
0.2	Windows		No recommendations at this inspection		sqft	35			\$0	
0.3	Doors		No recommendations at this inspection		ea	250	\$0			
Subtotal							\$0	\$0	\$0	\$0
Roof System										
0.1	Recoat	Reflective Coat	Apply reflective elastomeric coating	1500	sqft	4.25			\$6,375	
0.2	Downspouts		Install splashblocks at base of downspouts		ea	75	\$0			
Subtotal							\$0	\$0	\$6,375	\$0
Building Interior										
0.1	Floors	Carpet VCT	No recommendations at this inspection No recommendations at this inspection		sqft sqft	3.38 3.5				\$0 \$0
0.3	Walls	Drywall & masonry	Perform repairs around electrical penetrations	4	hrs	75	\$300			
0.4	Ceiling	Drywall & wood	No recommendations at this inspection		sqft	1.5			\$0	
Subtotal							\$300	\$0	\$0	\$0
Electrical System										
0.1	Outlet repair		Replace floor mounted outlet in lobby	2	srv	75	\$150			
0.2	Covers and plugs		Install covers and plugs to complete electrical	4	srv	75	\$300			
0.3	Exterior lighting		No recommendations at this inspection		ea	300		\$0		
Subtotal							\$450	\$0	\$0	\$0
Plumbing System										
0.1	Water Heaters	Electric	Replace with new ones	1	ls	2000				\$2,000
Subtotal							\$0	\$0	\$0	\$2,000
HVAC System										
0.1			No recommendation at this inspection							
Subtotal										
Fire Suppression										
0.1			Install and maintain hand held extinguishers	3	ea	75	\$225			
Subtotal							\$225	\$0	\$0	\$0
Special Equipment										
0.1			No recommendation at this inspection							
Subtotal										
Sub Total							\$0	\$0	\$0	\$0
Total all recommendations							\$975	\$0	\$6,375	\$2,000