

Facility Assessment



Municipal Facilities

1245 and 1885 North Hacienda Road
La Habra Heights, California 90631

Prepared for

City of La Habra Heights
1245 North Hacienda Road
La Habra Heights, California 90631

Prepared by



McClain Consulting Services, Inc.
3579 East Foothill Boulevard, #513
Pasadena, California 91107
Phone (626) 797-0774 Fax (626) 604-0426

MCSI Project No. 31154

October 14, 2011



October 14, 2011

Mr. Amad Qattan, P.E.
Public Works Director / City Engineer
City of La Habra Heights
1245 North Hacienda Road
La Habra Heights, CA 90631

Subject: Facility Assessment
Municipal Facilities
1245 and 1885 North Hacienda Road
La Habra Heights, California 90631
MCSI Project No. 31154

Dear Mr. Qattan:

McClain Consulting Services, Inc. (MCSI) has completed the contracted consulting services for the above referenced project. We performed this investigation in accordance with the scope of services outlined in MCSI Proposal No. 30-189 dated January 3, 2011.

The exclusive purpose of the Report is to observe the general physical condition and maintenance status of the property, to suggest repair or maintenance items considered customary for the property to continue in its current operation compared to properties of similar age and condition, and to assist City of La Habra Heights, in its effort in evaluating the Property.

We appreciate the opportunity to work with you on this project. If you have questions, or if we may be of further assistance, please call us at (626) 797-0774.

Sincerely,
McClain Consulting Services, Inc.

A handwritten signature in black ink, appearing to read "CJ McClain".

Charles J. McClain, A.I.A.
President



A handwritten signature in black ink, appearing to read "Stephen A. Rice".

Stephen A. Rice
Project Associate

A handwritten signature in black ink, appearing to read "Bruce L. Neitzke".

for
Bruce L. Neitzke, P.E.
Senior Engineer

phone 626.797.0774
mobile 626.437.1245
fax 626.604.0426

3579 E. Foothill Blvd., #513
Pasadena, CA 91107
info@consultmclain.com
www.consultmclain.com

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PROPERTY SUMMARY TABLE

Site Visit Date:	September 8, 2011	Property Description:	Municipal
Site Area:	10.9 Acres	Year Built:	1951-1955
Building Area (SF):	18,959	Evaluation Period:	10 Years

Construction System	Condition			Recommendations		
	Good	Fair	Poor	Immediate Action	Immediate	Over Term
3.1.1 Topography	✓					
3.1.2 Storm Water Drainage		✓	✓	Install drainage components	\$37,500	
3.1.3 Site Access and Egress	✓	✓				
3.1.4 Paving, Curbing and Parking		✓	✓	Repairs and replacement	\$60,268	\$21,000
3.1.5 Loading Areas, Docks & Flatwork		✓		Various repairs	\$6,100	\$12,000
3.1.6 Landscaping and Appurtenances		✓	✓	Various repairs	\$29,000	\$15,000
3.1.7 Site Amenities	✓					
3.1.8 Utilities	✓	✓				
3.2.1 Structural Systems	✓	✓		Repair wood canopy	\$7,500	
3.2.2 Exterior Finishes	✓	✓	✓	Various repairs and repainting	\$32,500	\$15,000
3.2.3 Stairs, Steps and Balconies	✓	✓		Repair stairs near Gym	\$5,000	
3.2.4 Exterior Doors		✓	✓	Replace deteriorated doors	\$3,000	\$4,000
3.2.5 Exterior Windows		✓		Replace damaged windows	\$8,500	\$18,000
3.2.6 Roofing Systems		✓	✓	Various repairs/replacement	\$166,437	\$152,650
3.3.1 Plumbing Systems		✓	✓	Various repairs/replacement	\$56,500	\$23,200
3.3.2 HVAC Systems		✓	✓	Various repairs/replacement	\$34,500	\$145,000
3.3.3 Electrical Systems		✓	✓	Various repairs/replacement	\$84,175	\$95,000
3.4 Vertical Transportation Systems	✓			Perform annual inspection	\$500	
3.5 Life Safety and Fire Protection		✓		Various repairs/replacement	\$59,800	
3.6 Security and Other Systems		✓				
3.7 Interior Building Components		✓	✓	Various repairs	\$48,440	\$84,880
4.4 Asbestos-Containing Materials		✓		Repairs and O&M Plan	\$15,000	
5.4 Lead-Based Paint	✓	✓		Implement O&M Plan	\$0	
6.3 Accessibility to Disabled Persons	✓	✓		Various modifications	\$5,000	
6.4 Visual Mold Survey	✓					
Overall Property (Uninflated)		✓			\$659,720	\$585,730

Repairs and Reserve Summary	Today's Dollars	\$/SF	w/3% Inflation	Uninflated \$/SF/Year	Inflated 3% \$/SF/Year
Immediate Repairs	\$659,720	\$34.80	N/A		
Replacement Reserves	\$585,730	\$30.89	\$640,492	\$3.09	\$3.38

Additional information can be found in Appendix A.

1.0 EXECUTIVE SUMMARY

1.1 Background

McClain Consulting Services, Inc. (MCSI) performed a Facility Assessment in general conformance with the American Society for Testing and Materials (ASTM) E2018-08 “Standard Guide for Facility Assessments: Baseline Facility Assessment Process” of the Municipal Facilities located at 1245 and 1885 North Hacienda Road in La Habra Heights, California, hereinafter known as the Property.

1.2 Property Description

The Property is situated on a two irregular-shaped land parcels including the approximately 1.4-acre City Hall complex at 1245 North Hacienda Road and the approximately 9.5-acre park area at 1885 North Hacienda Road on which the Gymnasium is situated.

Each parcel is situated on the west side of North Hacienda Road. The City Hall complex is situated near the intersection of North Hacienda Road and Madelena Drive and the Gymnasium parcel is located approximately one mile north of the City Hall complex at the southwest corner of North Hacienda Road and Encanada Drive.

The Property consists of three buildings and one canopy structure at the City Hall complex at 1245 North Hacienda Road and the Gymnasium at 1885 North Hacienda Road in La Habra Heights. The three buildings included in MCSI’s scope of work at the City Hall complex are referred to as the “City Hall Administration”, “Multi-Purpose Room” and “Community Development / Fire Administration” buildings in addition to the “Fire Department Canopy” structure. The remaining building at the City Hall complex, the modular Fire Department office building west of the City Hall Administration building, was not included in MCSI’s scope of work.

A summary of the buildings at the Property is as follows:

Summary of Buildings				
Building Name	Address	Year Built	Stories	Floor Area (SF)
City Hall Administration	1245 North Hacienda Road	1955	1	1,616
Multi-Purpose Room	1245 North Hacienda Road	1955	1	3,332
Community Development / Fire Administration	1245 North Hacienda Road	1953	1	3,540
Fire Department Canopy	1245 North Hacienda Road	1990	1	1,920
Gymnasium	1885 North Hacienda Road	1951 ⁽¹⁾	1	8,551
Totals:			1	18,959

⁽¹⁾Seismic strengthening performed in 1993 and extensive renovation performed in 1999-2000.

Parking for the Property is provided by four separate areas constructed of asphalt pavement at grade, including a front and rear parking lot at the City Hall complex and an upper and lower parking lot at the Gymnasium. The balance of the site consists primarily of service/drive lanes, pedestrian walkways and landscaping.

Only the parking areas and the site area directly adjacent to the Gymnasium building were included at the Gymnasium parcel. The maintenance building west of the Gymnasium and other park structures and site features south of the Gymnasium were not included in MCSI's scope of work.

1.3 General Condition and Remaining Useful Life of the Property

The structural elements of the Property appear to have performed adequately for the past approximately 60 years. Assuming the recommendations in this Report in reference to the Immediate Repairs and Replacement Reserves are made in an appropriate time frame; a preventive/remedial maintenance program is implemented and maintained; and all site systems and building components are replaced as necessary with an acceptable standard of care, it is MCSI's professional opinion that the Estimated Remaining Useful Life (ERUL) for the City Hall Administration, Multi-Purpose Room and Community Development / Fire Administration buildings should be at least an additional 10 to 15 years, and the ERUL for the Fire Department Canopy and the Gymnasium building should be at least an additional 20 years barring any natural disasters. However, as the Property ages, the maintenance program cost should be expected to increase.

Based on our document reviews, interviews, and field observations, it is our opinion that the City Hall Administration, Multi-Purpose Room and Community Development / Fire Administration buildings are in overall fair to poor condition; the Fire Department Canopy is in overall good to fair condition and the Gymnasium is in good condition.

The average condition of the construction systems reviewed and recommendations for their repair is summarized in the Property Summary Table (Exhibit A) of this Report. The table presents a summary of the condition of site and building components and equipment observed, and costs associated with Immediate Repair Needs and Physical Needs Over the Term (i.e., 10-year replacement reserve table) over the analysis term. These conditions and recommendations are explained in more detail in Sections 3.0 through 7.0 of this Report. A detailed discussion of opinions of cost, Immediate Repair Needs and anticipated Physical Needs Over the Term is presented in Section 7.0, with tabulated opinions of cost presented in Appendix A.