PHYSICAL NEEDS ASSESSMENT

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Las Deltas Public Housing – 49 Duplexes
1601 North Jade Street
North Richmond, California 94801

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EMG Project Number:
132461.18R000-003.052

Date of Report:
December 13, 2018

On Site Date:
October 23, 2018

Prepared for:

Housing Authority of the County of Contra Costa
3133 Estudillo Street
Martinez, California 94553
Robert Moore

Replacement Reserves Report
Las Deltas 2018

11/9/2018

Cost Description	Report Section	Location Description	ID	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Deficiency Repair Estimate
Engineer, Structural, General, Investigation	1.2	Dwelling units 395 and 398	1072423	0	0	0	1	EA	$6,500.00	$10,239.91	$10,240	$10,240																					$10,240
ADA, Kitchen, Sink & Counter, Full Reconfiguration, Renovate	3.2	Dwelling units	1072414	0	0	0	5	EA	$15,000.00	$23,630.55	$118,153	$118,153																					$118,153
ADA, Parking, Designated Stall with Pavement Markings & Signage (Standard), Install	3.2	Parking area	1072418	0	0	0	4	EA	$1,300.00	$2,047.98	$8,192	$8,192																					$8,192
ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	3.2	Parking area	1072420	0	0	0	1	EA	$1,400.00	$2,205.52	$2,206	$2,206																					$2,206
ADA, Residential Unit, Visual Bell & Strobe, Hearing Impaired, Install	3.2	Dwelling units	1072422	0	0	0	2	EA	$1,000.00	$1,575.37	$3,151	$3,151																					$3,151
ADA, Restroom, Full Reconfiguration, Renovate	3.2	Dwelling units	1072416	0	0	0	5	EA	$15,000.00	$23,630.55	$118,153	$118,153																					$118,153
Mold/Biological Growth, Remediation, Repair	3.3	Dwelling units 567 and 554	1072429	0	0	0	600	SF	$30.00	$47.26	$28,357	$28,357																					$28,357
Foundations, Concrete, Repair	6.1	Dwelling units 395 and 398	1079889	40	40	0	4,000	SF	$10.44	$22.70	$90,802	$90,802																					$90,802
Roof, Built-Up, Replace	6.3	Roofs, Phase-2	1072441	20	19	1	54,504	SF	$12.96	$20.42	$1,112,917		$1,112,917																				$1,112,917
Roofs, Metal, Replace	6.3	Roofs, Phase-1	1072440	40	35	5	38,264	SF	$12.45	$19.61	$750,425						$750,425																$750,425
Structural Roof Decking, Wood, Replace	6.3	Roofs, Phase-2	1083947	20	19	1	5,450	SF	$10.13	$15.96	$86,992		$86,992																			$86,992	$173,984
Exterior Wall, Stucco, 1-2 Stories, Repair	6.4	Exterior wall, Unit 553	1072442	0	0	0	100	SF	$18.20	$39.57	$3,957	$3,957																					$3,957
Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	6.4	Building exterior	1072443	10	5	5	81,950	SF	$2.87	$4.52	$370,612						$370,612										$370,612						$741,224
Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	6.6	All units	1072446	30	30	0	915	EA	$584.21	$920.34	$842,113	$842,113																					$842,113
Exterior Door, Wood Solid-Core, Replace	6.6	All units	1072444	25	25	0	196	EA	$1,423.11	$2,241.93	$439,419	$439,419																					$439,419
Screen Door, Plain/Anodized Aluminum, Replace	6.6	All units	1072445	10	10	0	98	EA	$498.08	$784.66	$76,897	$76,897										$76,897										$76,897	$230,691
Plumbing System, Domestic Supply Multi-Family, Upgrade	7.2	Dwelling units	1072449	40	40	0	77,307	SF	$26.78	$42.19	$3,261,216	$3,261,216																					$3,261,216
Electrical Distribution System, Multi-Family, Upgrade	7.4	Dwelling units	1072630	40	40	0	77,307	SF	$28.96	$45.62	$3,526,651	$3,526,651																					$3,526,651
Flood Light, Exterior, Replace	7.4	Dwelling units	1072438	20	19	1	98	EA	$995.47	$1,568.24	$153,687		$153,687																				$153,687
Lighting System, Interior, Multi-Family, Upgrade	7.4	Dwelling units	1072684	25	25	0	77,307	SF	$4.73	$7.45	$575,578	$575,578																					$575,578
Smoke Detector, Multi-Family, Replace	7.6	Dwelling units	1072631	10	10	0	327	EA	$208.43	$328.35	$107,371	$107,371										$107,371										$107,371	$322,113
Interior Door, Wood Hollow-Core, Replace	8.1	Dwelling units	1072644	20	20	0	571	EA	$596.52	$939.75	$536,595	$536,595																				$536,595	$1,073,190
Interior Ceiling Finish, Generic Surface, Prep & Paint	8.1	Dwelling units	1079893	8	8	0	135,275	SF	$1.45	$2.28	$309,007	$309,007								$309,007								$309,007					$927,021
Interior Wall Finish, Gypsum Board/Plaster, Replace	8.1	Dwelling units	1072843	40	40	0	135,275	SF	$3.38	$5.32	$719,666	$719,666																					$719,666
Interior Wall Finish, Generic Surface, Prep & Paint	8.1	Dwelling units	1072658	8	8	0	135,275	SF	$1.45	$2.28	$309,007	$309,007								$309,007								$309,007					$927,021
Interior Floor Finish, Vinyl Tile (VCT), Replace	8.1	Dwelling units	1072642	15	15	0	77,307	SF	$4.80	$7.56	$584,651	$584,651															$584,651						$1,169,302
Residential Appliances, Refrigerator, 14-18 CF, Replace	8.2	Apartment kitchen	1072660	15	15	0	98	EA	$956.04	$1,506.11	$147,599	$147,599															$147,599						$295,198
Residential Appliances, Range Hood, Vented or Ventless, Replace	8.2	Apartment kitchen	1072665	15	15	0	98	EA	$271.61	$427.88	$41,933	$41,933															$41,933						$83,866
Residential Appliances, Range, Gas, Replace	8.2	Apartment kitchen	1072664	15	15	0	98	EA	$768.11	$1,210.05	$118,585	$118,585															$118,585						$237,170
Kitchen Counter, Plastic Laminate, Postformed, Replace	8.2	Apartment kitchen	1072672	10	10	0	1,075	LF	$43.90	$69.15	$74,338	$74,338										$74,338										$74,338	$223,014
Kitchen Cabinet, Base and Wall Section, Wood, Replace	8.2	Apartment kitchen	1072669	20	20	0	1,075	LF	$467.63	$736.69	$791,946	$791,946																					$791,946	$1,583,892
HVAC System, Multi-Family, Upgrade	8.3	Dwelling units	1072676	20	20	0	77,307	SF	$37.26	$58.70	$4,537,642	$4,537,642																				$4,537,642	$9,075,284
Toilet, Flush Tank (Water Closet), Replace	8.4	Apartment bathroom	1072841	20	20	0	113	EA	$1,055.15	$1,662.26	$187,835	$187,835																				$187,835	$375,670
Sink/Lavatory, Stainless Steel, Replace	8.4	Apartment Kitchens	1079923	20	20	0	98	EA	$1,054.05	$1,660.52	$162,731	$162,731																				$162,731	$325,462
Bathtub & Shower Enclosure, Fiberglass, Replace	8.4	Apartment Bathrooms	1079924	20	20	0	113	EA	$1,785.27	$2,812.46	$317,808	$317,808																				$317,808	$635,616
Water Heater, Gas, Residential, 30 to 50 GAL, Replace	8.4	Dwelling units	1072678	10	10	0	98	EA	$2,349.48	$3,701.31	$362,728	$362,728										$362,728										$362,728	$1,088,184
Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace	8.4	Apartment bathroom	1072840	20	20	0	113	EA	$1,082.84	$1,705.87	$192,764	$192,764																				$192,764	$385,528
Totals, Unescalated												$18,607,291	$1,353,596	$0	$0	$0	$1,121,037	$0	$0	$618,014	$0	$621,334	$0	$0	$0	$0	$1,263,380	$618,014	$0	$0	$0	$7,435,647	$31,638,313
Totals, Escalated (3.0% inflation, compounded annually)												$18,607,291	$1,394,204	$0	$0	$0	$1,299,589	$0	$0	$782,882	$0	$835,021	$0	$0	$0	$0	$1,968,305	$991,731	$0	$0	$0	$13,429,606	$39,308,628

* Markup/LocationFactor (1.198) has been included in unit costs. Markup includes a 6.5% Design and Permits, 7% General Contractor Fees, Bond, Profit, Insurance, 6% General Requirements, 2% Housing Authority Management, and 10% Contingency factors applied to the location adjusted unit cost.

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Certification

EMG has completed a Physical Needs Assessment (PNA) of the subject property, Las Deltas Public Housing – 49 Duplexes, located at 1601 North Jade Street in North Richmond, California 94801. The PNA Audit were performed on October 23, 2018.

The PNA were performed at the Housing Authority's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Within this Physical Needs Assessment Report, EMG's follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline PNA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses and opinions are not representations regarding the building design or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG certifies that EMG has no undisclosed interest in the subject property, EMG's relationship with the Client is at arm's-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

EMG's PNA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PNA in accordance with Public Housing Modernization Standards Handbooks 7485.2 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This PNA was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the component's or system's performance.

Any questions regarding this report should be directed to Matthew Anderson at manderson@emgcorp.com at 800.733.0660, 7613.

Prepared by: Sebastiano Loreti,
Field Observer

Reviewed by:

James A. Cave
Reviewer for
Matthew Anderson
Program Manager

1. Executive Summary

1.1. Summary of Findings

The Housing Authority of the County of Contra Costa contracted with EMG to conduct a Physical Needs Assessment (PNA) of the subject property, Las Deltas Public Housing – 49 Duplexes, located at 1601 North Jade Street in North Richmond, California 94801. The PNA was performed on October 23, 2018.

Structures Assessed:	Building Type	No. of Bldg.	No. of Stories	Apt. Units	Units Assessed	Date of Const. Phase-I	Date of Const. Phase-II	Size (SF):
Las Deltas – Phase 1	Multi-Family	20	1	40	7	1952	N/A	31,887
Las Deltas – Phase 2	Multi-Family	29	1	58	8	1959	N/A	45,420

The site area is approximately 7.05 acres.

Summary of Physical Needs Assessment:

Generally, the property appears to have been constructed within industry standards in force at the time of construction, to have not been well maintained during recent years, and is in poor overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of exterior façade repairs and painting. Supporting documentation was not provided but some of the work is evident.

There are a number of Priority Deficiency Costs that have been identified during the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached Replacement Reserves Report.

1.2. Opinions of Probable Cost

This section provides estimates for the repair and capital reserves items noted within this Physical Needs Assessment (PNA).

These estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed from construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.3. Viability Analysis

EMG reviewed the property for the reasonableness of the identified repair and renovation costs and the Long Term Viability of the development. The Long Term Viability review includes the following considerations:

- Are the repair and renovation costs identified for the greater than 57.14% (non-elevator building) of the HUD Total Development Cost (TDC) of a new development with the same number of apartments?
- Is the vacancy rate excessive? Typically above 15% is considered excessive.
- Is there a serious Structural Deficiency at the property? HUD's definition of a Structural Deficiency can include infrastructure as well as the building structure.

The property does not have Long Term Viability as defined by the Department of Housing and Urban Development. There are significant structural deficiencies and the repair and renovation costs exceed the cost thresholds noted above, which is $17,986,671. (57.4% x $31,335,664)

The repair and renovation costs identified in the Replacement Reserves Report for the property are $20,001,495. Including design and a 10% contingency added to the cost.

The threshold dollar amount for needed repairs to be considered Not Viable is a percentage of the HUD TDC cost for Sacramento, California.

The long term viability recommendation is based upon the observed physical condition of the property at the time of EMG's visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other "acts of God" that may occur subsequent to the date of EMG's site visit.

1.4. Follow Up Recommendations

The following studies are recommended.

- Slabs in units 395 and 398 were observed to be cracked in the living rooms. A professional engineer must be retained to analyze the existing conditions to determine if these cracks indicate structural failures, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.

1.5. Methodology

Physical Needs Assessment:

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in tenants and/or usage may affect the service life of some systems or components.

The evaluation period identified in this report is defined as 20 years.

The physical condition of building component to be repaired is typically defined as being in one of five categories: Priority One through Five. For the purposes of this report, the following definitions are used:

Priority One – These items are to be addressed as Immediate. Items in this category require immediate action and include corrective measures to:

1. Correct life safety and/or code hazards
2. Repair item permitting water leaks into the building or structure
3. Repair mold or mildew conditions
4. Down unit repairs
5. Further study investigations

Priority Two – These items are to be addressed within the next 1 year. Items in this category require corrective measures to:

1. Return a system to normal operation
2. Stop deterioration to other systems
3. Stop accelerated deterioration
4. Replace items that have reached or exceeded their useful service life
5. ADA/UFAS deficiencies

Priority Three – These items are to be addressed within the next 2-3 years. Items in this category, if not corrected expeditiously, will become critical in the next several years. Items in this category include corrective measures to:

1. Stop intermittent interruptions
2. Correct rapid deterioration
3. Replace items that will reach or exceed their useful service life
4. Correct functionality and/or aesthetic issues that are not critical

Priority Four – These items are to be addressed within the next 3-5 years. Items in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority Five – These items are to be addressed within 6-20 years. Items in this category represent a sensible improvement to the existing conditions. These are not required for the most basic function of the facility; however, Priority 5 projects will improve overall usability and/or reduce long-term maintenance costs.

2. Physical Needs Assessement - Purpose and Scope

2.1. Purpose

The purpose of this Physical Needs Assessment (PNA) is to assist the Client in evaluating the physical aspects of this property and how its condition may affect the soundness of the Client's financial decisions over time. For this PNA, representative samples of the major independent building components were observed and their physical conditions were evaluated. This included site and building exteriors, representative interior common areas, and a representative sample of the apartment units. Apartment unit observations include a minimum of 50 percent of the vacant units and all of the down units.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation. The property's systems and components were observed and evaluated for their present condition. EMG completed the *Systems and Conditions Table*, which lists the current physical condition and estimated remaining useful life of each system and component present on the property, as observed on the day of the site visit. The estimated costs for repairs and/or capital reserves are included in the enclosed cost tables. All findings relating to these opinions of probable costs are included in the narrative sections of this report.

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Missing/Failed, or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Missing/Failed	=	Component or system has either failed or is missing where it should be present. Replacement, repair, or addition of component(s) or system(s) is recommended or required.

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Missing/Failed condition at the time of the assessment, with corresponding costs included within the first few years.

2.2. Deviations from the ASTM E2018-15 Guide

ASTM E2018-15, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* requires that any deviations from the Guide be so stated within the report. EMG's probable cost threshold limitation is reduced from the Guide's $3,000 to $2,000, thus allowing for a more comprehensive assessment on smaller scale properties. Therefore, EMG's opinions of probable costs that are individually less than a threshold amount of $2,000 are omitted from this PNA. However, comments and estimated costs regarding identified deficiencies relating to life/safety or accessibility items are included regardless of this cost threshold.

In lieu of providing written record of communication forms, personnel interviewed from the facility and government agencies are identified in Section 2.5. Relevant information based on these interviews is included in Sections 2.5, 3.1, and other applicable report sections.

2.3. Additional Scope Considerations

Items required by ASTM E2018-15 and Fannie Mae's *Exhibit III Specific Guidance to the Property Evaluator* are included within the Physical Needs Assessment (PNA). Additional "non-scope" considerations were addressed at the recommendation of EMG and subsequent contract with the Client. These additional items are identified as follows:

- Property disclosure information was obtained from the EMG's Pre-Survey Questionnaire
- An assessment of accessibility utilizing EMG's Accessibility Checklist
- A limited visual assessment and review of the property for mold growth, conditions conducive to mold growth, and evidence of moisture in accessible areas of the property
- Provide a statement on the property's Remaining Useful Life
- Provide cross reference indexing between cost tables and report text
- Determination of FEMA Flood Plain Zone for single address properties

2.4. Personnel Interviewed

The following personnel from the facility and government agencies were interviewed in the process of conducting the PNA:

Name and Title	Organization	Phone Number
Robert Moore Development Director	Housing Authority of the County of Contra Costa	925.957.8025
Kelli Zenn Conservation and Development	Contra Costa County Building Department	925.674.7726
Steve Hill Public Information Officer	Contra Costa County Fire Department	925.941.3300

The PNA was performed with the assistance of Robert Moore, Development Director, Housing Authority of the County of Contra Costa, the on-site Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on-site contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 20 years.

2.5. Documentation Reviewed

Prior to the PNA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review while performing the PNA:

- Site plan
- Unit List

No other documents were available for review. The Documentation Request Form is provided in Appendix E.

2.6. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this PNA.

2.7. Weather Conditions

Weather conditions at the time of the site visit were clear, with temperatures in the 60s (°F) and light winds.

3. Code Information, Accessibility, and Mold

3.1. Code Information and Flood Zone

According to the Contra Costa County Building Department, there are no outstanding building code violations on file. The Building Department does not have an annual inspection program. They only inspect new construction, work that requires a building permit, and citizen complaints. Copies of the original Certificates of Occupancy were requested but were not available.

A request for information (RFI) was sent to the Contra Costa County Fire Protection District to obtain information regarding frequency of inspections and if any outstanding fire code violation area on file. Any information received will be forwarded.

3.2. ADA Accessibility

Section 504 of the Rehabilitation Act of 1973 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have 15 or more units. The property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. Exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods to achieve reasonable accommodations.

Reasonable Accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would resulting in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. The UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve month period. Apartments modified for mobility impaired residents are to comply with UFAS.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" on the basis of disability. Generally the rental office and access from the site to the rental office must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992 are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

During the PNA, observations and sample measurements for accessibility were conducted. The scope of the observations is set forth in the EMG Accessibility Checklist provided in Appendix D. It is understood by the Client that the observations described herein does not comprise an Accessibility Compliance Survey of every unit and only those units where access was provided by the client were reviewed. Only a representative sample of areas were observed and, other than as shown on the accessibility checklist, actual measurements were not taken to verify compliance.

The accessibility standards that apply to the Property are Section 504, UFAS and where applicable, the ADA for access to the rental office. Based on EMG's observations and interview of the Property Manager, the property is generally non-compliant with Section 504. Presently, none of the units are defined as accessible for individuals with mobility impairments according to property management. There are no units at present which have visual / audio modifications.

Based on EMG's assessment, the property is not in general compliance with the requirements of Section 504 and the ADA.

Based on EMG's assessment, an additional five units should be made accessible to residents with mobility impairments and two units should be modified for residents who have visual / audio impairments.

Parking

- Adequate number of designated parking stalls and signage for cars are not provided. Provide description of location where new stalls are required (adjacent to each accessible unit)

Unit Accessibility

- Modify five units to provide full mobility access. This should include clear floor space and adequate door clearance throughout the unit, kitchen and bathroom cabinets should have a cut out beneath the sink with knee protection, countertops should be constructed at the appropriate height, range controls should be within reach, and light switches/environmental controls should be located at the required heights.

Hearing Impaired Units

- Add visual alarm to existing audible fire alarm or smoke detector.
- Add light connection to doorbell or knocker at front door.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The UFAS and Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above are detailed in the Replacement Reserves Report. Unless Life/Safety (Immediate Repair) is a concern, the accessible improvements are defined as short term improvements (Year 1).

3.3. Mold

As part of the PNA, EMG completed a limited, visual assessment for the presence of visible mold growth, conditions conducive to mold growth, or evidence of moisture in readily accessible areas of the property. EMG interviewed property personnel concerning any known or suspected mold contamination, water infiltration, or mildew-like odor problems.

This assessment does not constitute a comprehensive mold survey of the property. The reported observations and conclusions are based solely on interviews with property personnel and conditions observed in readily accessible areas of the property at the time of the assessment. Sampling was not conducted as part of the assessment.

Areas of suspect mold growth, moisture, and water damage were observed along the drywall and flooring in the following areas:

- 1763 Harold Street Unit #: 567, one to three inches of water on floor affecting finishes throughout the unit.
- 50 Market Avenue Unit #: 554, one to three inches of water on floor affecting finishes throughout the unit.

The mold and moisture condition appears to be the result of damaged piping from scavengers stealing the copper distribution piping. A cost allowance to repair the affected areas of mold is included.

4. Existing Building Evaluation

4.1. Apartment Unit Types and Unit Mix

The appendices contain floor plan illustrations, which graphically represent the various unit types. The gross area measurements in the chart below are an approximation, are based on information provided by on-site personnel, and are not based on actual measurements. Due to the varying methods that could be utilized by others to derive square footage, the area calculations in the chart below do not warrant, represent, or guarantee the accuracy of the measurements.

Apartment Unit Types And Mix		
Quantity	Type	Floor Area
29	1 Bedroom/ 1 Bathroom	571 SF
22	2 Bedroom/ 1 Bathroom	774 SF
32	3 Bedroom/ 1 Bathroom	860 SF
15	4 Bedroom/ 1.5 bathroom	1,080 SF
There are currently 98 down units.		
98	**TOTAL**	

4.2. Apartment Units Observed

Over twenty-five percent of the apartment units were observed in order to establish a representative sample and to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property. The following apartments were observed.

Apartment Units Observed					
Unit #	Floor	Type	Comments	Co Levels (PPM)	Gas Leak Detected
395	1st	4 Bedroom/ 1.5 bathroom	Foundation crack. Wall damage. Copper piping and wiring missing.	NA	No
396	1st	4 Bedroom/ 1.5 bathroom	Wall damage. Copper piping and wiring missing.	NA	No
397	1st	4 Bedroom/ 1.5 bathroom	Wall damage. Copper piping and wiring missing.	NA	No
398	1st	4 Bedroom/ 1.5 bathroom	Foundation crack. Wall damage. Copper piping and wiring missing.	NA	No
399	1st	1 Bedroom/ 1 Bathroom	Wall damage. Copper piping and wiring missing.	NA	No
402	1st	1 Bedroom/ 1 Bathroom	Fire damaged unit. Poor condition.	NA	No
430	1st	1 Bedroom/ 1 Bathroom	Wall damage. Copper piping and wiring missing.	NA	No
533	1st	3 Bedroom/ 1 Bathroom	Wall damage from vehicle driving into it. Wall damage. Copper piping and wiring missing.	NA	No
535	1st	2 Bedroom/ 1 Bathroom	Wall damage. Copper piping and wiring missing.	NA	No
537	1st	1 Bedroom/ 1 Bathroom	ADA unit. Flooding from broken piping. Wall damage. Copper piping and wiring missing.	NA	No
538	1st	1 Bedroom/ 1 Bathroom	Wall damage. Copper piping and wiring missing.	NA	No

Apartment Units Observed					
Unit #	Floor	Type	Comments	Co Levels (PPM)	Gas Leak Detected
540	1st	1 Bedroom/ 1 Bathroom	Wall damage. Copper piping and wiring missing.	NA	No
554	1st	4 Bedroom/1.5 Bathroom	Flooding from broken piping. Wall damage. Copper piping and wiring missing. Foundation crack.	NA	No
558	1st	4 Bedroom/1.5 Bathroom	Wall damage. Copper piping and wiring missing.	NA	No
567	1st	2 Bedroom/1 Bathroom	Flooding from broken piping. Wall damage. Copper piping and wiring missing.	NA	No
573	1st	2 Bedroom/ 1 Bathroom	Fire damaged unit. Poor condition.	NA	No

All areas of the property were available for observation during the site visit.

A “down unit” is a term used to describe a non-rentable apartment unit due to poor conditions such as fire damage, water damage, missing appliances, damaged floor, wall or ceiling surfaces, or other significant deficiencies. According to the POC, all apartments on site are down units.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	West County Sanitation	Good
Storm sewer	West County Sanitation	Good
Domestic water	East Bay Municipal Utility District (EBMUD)	Good
Electric service	Pacific Gas and Electric (PG&E)	Good
Natural gas service	Pacific Gas and Electric (PG&E)	Good

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, on-site utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	West Ruby Street First Street West Grove Avenue Silver Avenue Jade Street Harold Street Market Avenue Warren Drive
Access from	Multiple locates on the east,north and south

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Concrete	Circa 1995	Good
Parking Lot	Concrete/Asphalt	Circa 1995	Good/Fair
Drive Aisles	Asphalt	Circa 1995	Good
Service Aisles	Asphalt	Circa 1995	Fair
Sidewalks	Cast In Place Concrete	Circa 1995	Fair
Curbs	Cast in Place Concrete	Circa 1995	Good
Pedestrian Ramps	Cast in Place Concrete	Circa 1995	Good

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
98	-	-	-	-

Number of ADA Compliant Spaces	0
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	98
Parking Ratio (Spaces/Apartments)	1.0
Method of obtaining parking count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
Not Applicable	None	None	--

Anticipated Lifecycle Replacements:

- Concrete pavement
- Asphalt pavement
- Concrete sidewalks

Actions/Comments:

- The single-story duplex buildings in the Phase 1 section each have a concrete driveway for parking one vehicle at each apartment unit. The duplexes at phase 2 have an asphalt paved parking spot.
- The concrete and asphalt driveways have isolated areas of cracks throughout the property. The concrete and asphalt pavement will require replacement.
- The concrete access sidewalks are in fair condition with cracking and vertically displaced sections observed throughout the site. The access sidewalks will require replacement.
- According to the POC, the asphalt paved streets and concrete sidewalks surrounding each building is the responsibility of the city to maintain and replace.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	☐	--
Inlets	☒	Good
Swales	☐	--
Detention pond	☐	--

Drainage System and Erosion Control		
System	Exists at Site	Condition
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Good
Pits	☐	--
Municipal System	☒	Good
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance.

5.4. Topography and Landscaping

Item	Description						
Site Topography	The property is relatively flat.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☐	☐
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☐	☐	☐	☒			

Retaining Walls		
Type	Location	Condition
None		--

Surrounding properties include residential developments.

Anticipated Lifecycle Replacements:

- No items of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.
- The irrigation system is no longer used and the landscaped features are no longer maintained. A cost is included to cut the grass, prune the trees, and remove any dead or dying landscaping.

5.5. General Site Improvements

Property Signage	
Property Signage	Building Mounted
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☐
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☐		

Site Fencing		
Type	Location	Condition
Chain link with metal posts	West elevation	Fair
Stucco covered masonry walls	West elevation	Good
Painted wrought iron metal	Around most units	Fair

Refuse Disposal				
Refuse Disposal	Individual Garbage Bins			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Not Applicable	None	None	No	--

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Site pole lighting

Actions/Comments:

- The wrought iron site fencing has isolated areas of the fence that are bent or missing. Repair/replacement of some sections of fence, is required.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Floor	Concrete Slab on grade	Good/Poor
Footings	Concrete perimeter footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundations and footings cannot be directly observed. However, there are isolated areas of cracked slabs (living room floors of units 395 and 398). This condition typically indicates excessive settlement or other potential problems with the slab or foundation system. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. Costs are included as part of section 1.2. A cost allowance to correct these conditions is included in the tables as part of this section.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing	Conventional Wood Framing- Load bearing walls	Good
Upper Floors	None	--
Roof Structure	Wood Trusses	Good
Roof Sheathing	Plywood	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Phase 1 Roofs			
Type	Gable Roof	Finish	Standing seam metal panels
Maintenance	Outside Contractor	Roof Age	1980s
Flashing	Sheet metal	Warranties	Not Reported
Parapet and Copings	None	Roof Drains	Edge drainage to ground
Fascia	Wood	Insulation	Fiberglass batts
Soffits	Concealed Soffits	Skylights	No
Attics	Wood joists with plywood sheathing	Ponding	No
Ventilation Source-1	Soffit Vents	Leaks Observed	No
Ventilation Source-2	Gable end vents	Roof Condition	Fair

The phase 1 roofs are observed at all duplexes on the south side of Silver Avenue.

Phase 2 Roofs			
Type	Gable Roof	Finish	Built-up membrane
Maintenance	Outside Contractor	Roof Age	Early to mid-1980s
Flashing	Sheet metal	Warranties	Not Reported
Parapet and Copings	None	Roof Drains	Edge drainage to ground
Fascia	Wood	Insulation	Fiberglass batts
Soffits	Concealed Soffits	Skylights	No
Attics	Wood joists with plywood sheathing	Ponding	No
Ventilation Source-1	Soffit Vents	Leaks Observed	No
Ventilation Source-2	Gable end vents	Roof Condition	Fair

The phase 2 roofs are located at all duplexes north of Silver Avenue.

Anticipated Lifecycle Replacements:

- Standing seam metals roof

Actions/Comments:

- The roof finishes were reportedly installed in the mid-1980s and appear to be more than 30 years old. Information regarding roof warranties or bonds was not available.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.

- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics. The insulation in the attics appears to be mostly adequate. In several units where the ceiling had been damaged to get to concealing wiring and piping the insulation has fallen from the attic. The insulation in these units will require replacements as needed and can be completed as part of the property's routine maintenance program.
- The built-up roofing membranes covering the phase II roofs have reached the ends of their useful lives requiring replacement.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Stucco	Good/Poor
Accented With	Wood trim	Good/Fair
Soffits	Concealed	Good

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

- The east facing exterior wall of unit 533 has significant damage from a vehicle colliding with it. The damaged finishes must be repaired. In addition to these repairs, the exterior walls will require painting.

6.5. Exterior and Interior Stairs

Not applicable. There are no exterior or interior stairs.

6.6. Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Metal framed sliding units	Single glaze	Apartment windows	☒	Good/Poor

Building Doors						
Apartment Doors	Door Type			Condition		
	Solid Core Wood			Poor		
	Cylindrical Lockset	Handle	Security Chain	Deadbolts	Spy-Eyes	Door Knockers
	Yes	Lever	No	Keyed	Yes	No

Building Doors		
Apartment Screen Doors	Door Type	Condition
	Screen Door	--
Apartment Patio Door	None	--
Service Door	None	--
Main building Entrance Door	None	--

Anticipated Lifecycle Replacements:

- Screen doors

Actions/Comments:

- The windows are antiquated, energy-inefficient units with single-pane glazing. Most of the units have been damaged from squatters entering the apartments. Complete window replacement is recommended.
- The front and rear apartment doors and screen doors have been removed for the instillation of the VPS (vacant property security) system. The missing doors must be replaced.

6.7. Patio, Terrace, and Balcony

Building Patio, Terrace and Balcony			
Type	Description	Enclosure	Condition
Ground Floor Patio	Concrete	None	Good
Upper Level Balcony	None	None	--
Balcony Decks	None	None	--
Exterior Stairs	None	None	--

Actions/Comments:

- No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended.

6.8. Common Areas and Interior Finishes

Not applicable. There are no interior common areas.

7. Building Mechanical and Electrical Systems

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Not applicable, there are no central heating, venting or air conditioning system.

7.2. Building Plumbing

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Poor
Waste/Sewer Piping	Cast Iron Pipe/ABS	Good
Vent Piping	ABS Pipe	Good
Water Meter Location	Vaults	

Domestic Water Heaters or Boilers	
Component(s)	Not Applicable. Individual water heaters are located in each unit.

Common Area Plumbing Fixtures	
Water Closets	Not Applicable. There are no common area plumbing fixtures

Actions/Comments:

- Scavengers have destroyed and removed the copper piping in each unit. Partial and in most cases full replacement of the copper distribution piping of each unit is required.

7.3. Building Gas Distribution

Gas service is supplied from the gas mains on the adjacent public streets. The gas meters and regulators are located along the exterior walls of the buildings. The gas distribution piping within each building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. Building Electrical

Building Electrical Systems			
Electrical lines run	Overhead	Transformer	Pole-mounted
Service size (Amps)	100 Amps to each unit	Volts	120/240 Volt, single-phase
Meter and panel location	Exterior	Branch wiring	Copper
Conduit	Metallic	Circuit Breaker Panel	Located in each unit
Number of Buildings	Multiple	Building Intercom System	No
Distribution Condition	Poor		
Panel and Transformer Condition	Good		
Lighting Condition	Poor		

Building Emergency System			
Size (kVA or kW)	None	Fuel	None
Generator Serves	-	Tank location	-
Testing frequency	-	Tank type	None
Generator Condition	--		

Anticipated Lifecycle Replacements:

- Smoke detectors

Actions/Comments:

- The on-site electrical systems up to the meters are owned and maintained by the respective utility company.
- The exterior lights above each unit entry door are missing entirely at some units and do not provide adequate lighting where still present. Replacement is required.
- The vast majority of electrical components within the buildings, including the circuit breaker panels and wiring, have been vandalized and removed. A complete electrical rewiring of each unit, replacement of breaker panels, electrical meters, and outlets is required to restore adequate service.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection Systems

Item	Description					
Type	None					
Fire Alarm System	None	☐	Battery Operated Smoke Detectors	☒	Strobe Light Alarms	☐
	Central Alarm Panel	☐	Hard-wired Smoke Detectors	☒	Illuminated EXIT Signs	☐
	Battery backup Light Fixtures	☐	Hard-wired Smoke Detectors/ with battery Backup	☐	Annunciator Panels	☐
Sprinkler System	None	☒	Standpipes	☐	Flow Switches	☐
	Pull Station	☐	Fire Pumps	☐	Siamese Connections	☐
	Alarm horns	☐	Backflow Preventer	☐	Hose Cabinets	☐
Central Alarm Panel System	Location of Alarm Panel		Age of Alarm panel			
	N/A		-			
Fire Extinguishers	Last Service Date		Estimated Quantity			
	-		-			
Hydrant Location	Along the adjacent public roadways					
Siamese Location	N/A					
Special Systems	Kitchen Suppression System	☐	Computer Rm. Suppression System	☐		

Actions/Comments:

- Smoke detectors have been removed from each unit. The detectors will need to be replaced in the bedroom and hallway of every unit.

8. Dwelling Units

8.1. Interior Finishes

The following table generally describes the interior finishes in the apartment units:

Typical Apartment Finishes			
Room	Floor	Walls	Ceiling
Living room	Vinyl Tile	Painted Drywall	Painted drywall
Kitchen	Vinyl Tile	Painted Drywall	Painted drywall
Bedroom	Vinyl Tile	Painted Drywall	Painted drywall
Bathroom	Sheet vinyl / Vinyl tile	Painted drywall / Ceramic tile tub surround	Painted drywall
Hallways	Vinyl Tile	Painted Drywall	Painted drywall
Overall General Condition	Fair/Poor	Poor	Poor

Apartment Interior Doors		
Item	Type	Condition
Interior Doors	Hollow Core Wooden	Fair/Poor
Door Framing	Wooden	Fair
Closet Doors-Type1	Hollow Core Wooded	Fair/Poor
Closet Doors-Type2	None	--

Anticipated Lifecycle Replacements:

- Interior paint
- Counter tops

Actions/Comments:

- Due to of fire damage at units 402 and 573, significant water damage at units 554 and 567, missing appliances and damaged casework and walls at the remaining units, all units are considered down units at the property. A cost allowance to restore the interior finishes including floor finishes, wall and ceilings,interior paint, and interior doors is included.

8.2. Dwelling Appliances

Each apartment unit kitchen typically includes the following appliances:

Apartment Kitchen Appliances				
Item	Type			Condition
Refrigerator	Frost-free	Non-Energy Star	15 Cuft	Poor
Cooking Range	Natural gas			Poor
Range Hood	Ducted			Poor
Dishwasher	Not provided			--
Food Disposer	Not provided			--
Kitchen Cabinet	Painted Wood			Poor
Kitchen Countertop	Plastic laminated wood			Poor
Apartment Laundry	Tenant Provided, only Hookups Provided			

Anticipated Lifecycle Replacements:

- Refrigerators
- Ranges
- Range hoods
- Kitchen countertops

Actions/Comments:

- Similar to the apartment unit finishes, the kitchen appliances, cabinets and countertops have all been removed or vandalized. Apartment unit renovations that include appliances, cabinetry and countertop replacement are required as part of the overall facility rehabilitation.

8.3. HVAC

Apartment Heating System						
Primary Heating System Type	Forced Air Furnace or Wall Mounted Heater (1 Bedroom Units)					
Heating Fuel	Natural Gas					
Heating System Types	**0-Bed**	**1-Bed**	**2-Bed**	**3-Bed**	**4-bed**	**5-Bed**
Input Capacity	-	40MBh	40MBH	60MBh	75MBH	-
Manufactured Rated Efficiency	-	80%	80%	80%	80%	-
Age	-	5-30 yrs	5-30 yrs	5-30 yrs	5-30 yrs	-
Heating Plant Condition	--	Poor	Poor	Poor	Poor	--

Apartment Cooling System	
Primary Cooling System Type	None, dwelling units not provided with air conditioning

Natural ventilation is provided by operable windows. Mechanical ventilation is provided in the bathrooms by ceiling exhaust fans.

Anticipated Lifecycle Replacements:

- HVAC furnaces and heaters

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have not been maintained since the property was first occupied.
- Almost all observed forced air furnaces and wall heaters had either some level of vandalization or were completely missing. Total replacement of each unit's heating system will be required.

8.4. Plumbing

Apartment Plumbing Fixtures		
Item	Type	Condition
Bath Tub	Enameled Steel	Fair/Poor
Tub/Shower Surround	Ceramic Tile	Fair/Poor
Water Closet (GPF)	1.28 GPF	Fair/Poor
Bathroom Faucet (GPM)	1.0 GPM	Fair/Poor
Shower head (GPM)	1.5 GPM	Fair/Poor
Kitchen Faucet (GPM)	1.0 GPM	Fair/Poor
Bathroom Vanity Cabinet	Wooden	Fair/Poor

Domestic Water Heater	
Domestic Water Heater	Gas Fired Storage Tank
Water Heater Volume	30-40 gal
Input Capacity	35,000 Btuh
Water Heater Location	Interior closet
Set point Temperature	122F
DWH Condition	Poor

Anticipated Lifecycle Replacements:

- Water heaters
- Vanity cabinet and sink
- Bath tub and surround
- Kitchen sinks

- Toilets

Actions/Comments:

- Several of the water heaters were observed to be damaged or were missing vital components. All of the water heaters will require replacement.
- Similar to the apartment unit finishes, the unit bathroom fixtures, cabinets, and vanities are damaged and or missing entirely. Apartment unit renovations that include bathroom fixture and accessory replacement are recommended.

8.5. Electrical

The electrical service to each apartment unit is 100 amps. A circuit breaker panel inside each unit supplies the HVAC system, appliances, receptacles and light fixtures.

Apartment Electrical Service	
Electric Service Rating to Each Apt.	100 Amps
Circuit Breaker Panel in Each Apt.	☒
GFCI Plug in Kitchen	☒
GFCI Plug in Bathrooms	☒

The apartment units have incandescent and fluorescent light fixtures. Each apartment unit has at least one cable television outlet and telephone jack. The table below provides the typical light fixtures observed in the apartments.

Apartment Lighting Fixtures		
Location	Typical Lamp Type	ECM
Living Room	incandescent CFL or missing	☐
Kitchen	incandescent CFL or missing	☐
Bedrooms	incandescent CFL or missing	☐
Hallways	incandescent CFL or missing	☐
Bathrooms	incandescent CFL or missing	☐
Entry and Patio	incandescent CFL or missing	☐

Anticipated Lifecycle Replacements:

- No items of significance

Actions/Comments:

- The vast majority of electrical components within the units, including the circuit breaker panels, outlets, and wiring, have been damaged or completely removed. A full modernization/upgrade is recommended to the interior electrical infrastructure as described and included in Section 7.4.

8.6. Furniture, Fixtures and Equipment (FF&E)

Not applicable. There are no furnished apartments.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Supporting Documentation
Appendix D: Site Cost Tables
Appendix E: EMG Accessibility Checklist
Appendix F: Pre-Survey Questionnaire
Appendix G: Acronyms

Appendix A: Photographic Record

#1	EXTERIOR ELEVATION

#2	EXTERIOR ELEVATION

#3	EXTERIOR ELEVATION

#4	EXTERIOR ELEVATION

#5	PEDESTRIAN PAVEMENT, SIDEWALK, CONCRETE

#6	PARKING LOTS, ASPHALT PAVEMENT

#7	PARKING LOTS, ASPHALT PAVEMENT

#8	PARKING LOTS, CONCRETE PAVEMENT

#9	FENCING

#10	DAMAGED FENCE

#11	LIGHT FIXTURE, EXTERIOR

#12	CRACKED INTERIOR SLAB

#13	CRACKED INTERIOR SLAB

#14	ROOF, BUILT-UP

#15	ROOF, METAL

#16	ROOF, METAL

#17	SOFFIT

#18	EXTERIOR WALLS

#19	DAMGED EXTERIOR STUCCO

#20	DAMAGED EXTERIOR STUCCO

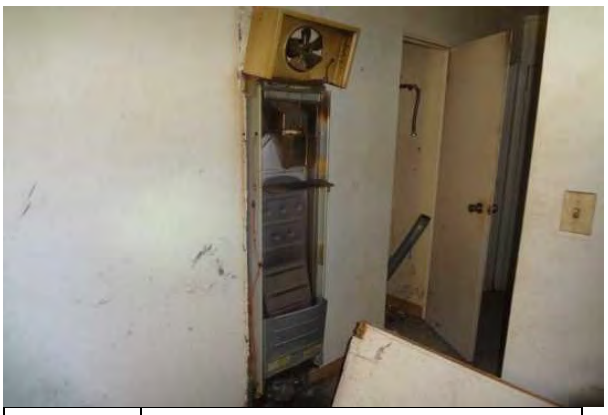
#21	EXTERIOR DOOR

#22	EXTERIOR DOOR

#23	WINDOWS, EXTERIOR

#24	WINDOWS, EXTERIOR

#25	FURNACE



#26	HEATER

#27	HEATER

#28	WATER HEATER

#29	WATER HEATER

#30	PLUMBING SYSTEM

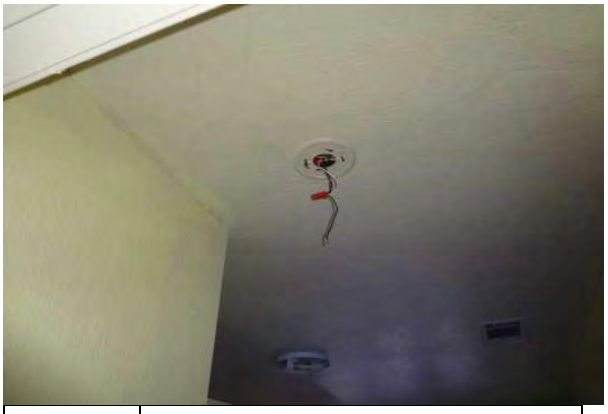
#31	PLUMBING SYSTEM

#32	PLUMBING SYSTEM

#33	PLUMBING SYSTEM

#34	ELECTRICAL DISTRIBUTION SYSTEM

#35	ELECTRICAL DISTRIBUTION SYSTEM



#36	SMOKE DETECTOR

#37	SMOKE DETECTOR

#38	INTERIOR FLOOR FINISH

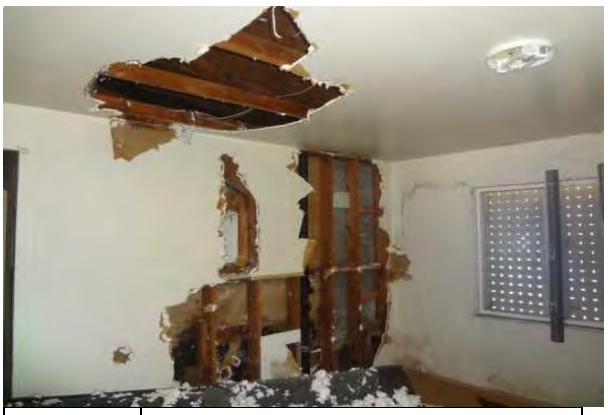
#39	INTERIOR FLOOR FINISH

#40	INTERIOR FLOOR FINISH

#41	INTERIORS

#42	INTERIORS

#43	INTERIOR CEILING

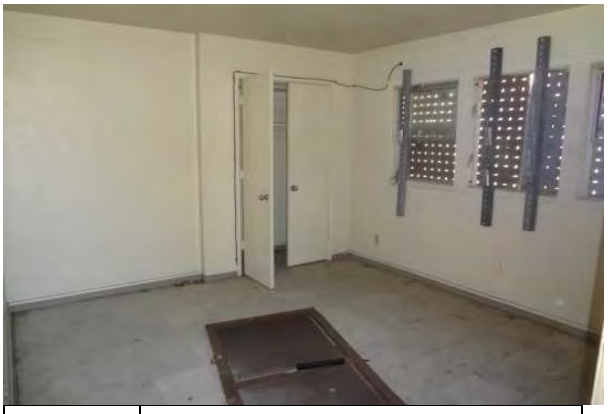


#44	INTERIOR FINISHES

#45	INTERIOR FINISHES

#46	MOLD/BIOLOGICAL GROWTH

#47	MOLD/BIOLOGICAL GROWTH



#48	INTERIORS

#49	INTERIOR DOORS

#50	RESIDENTIAL APPLIANCES

#51	RESIDENTIAL APPLIANCES

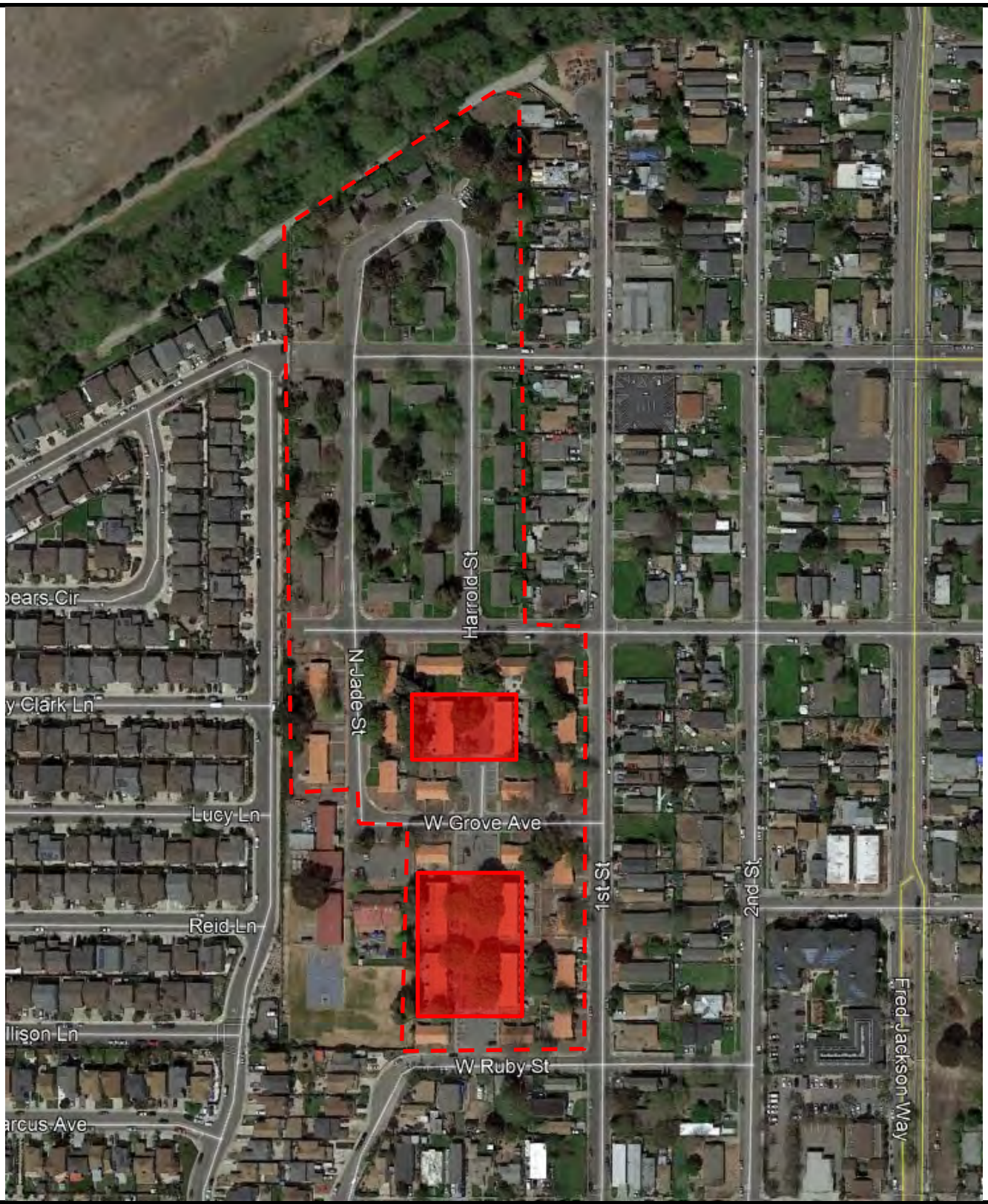
#52	KITCHEN CABINETS

#53	KITCHEN COUNTERS

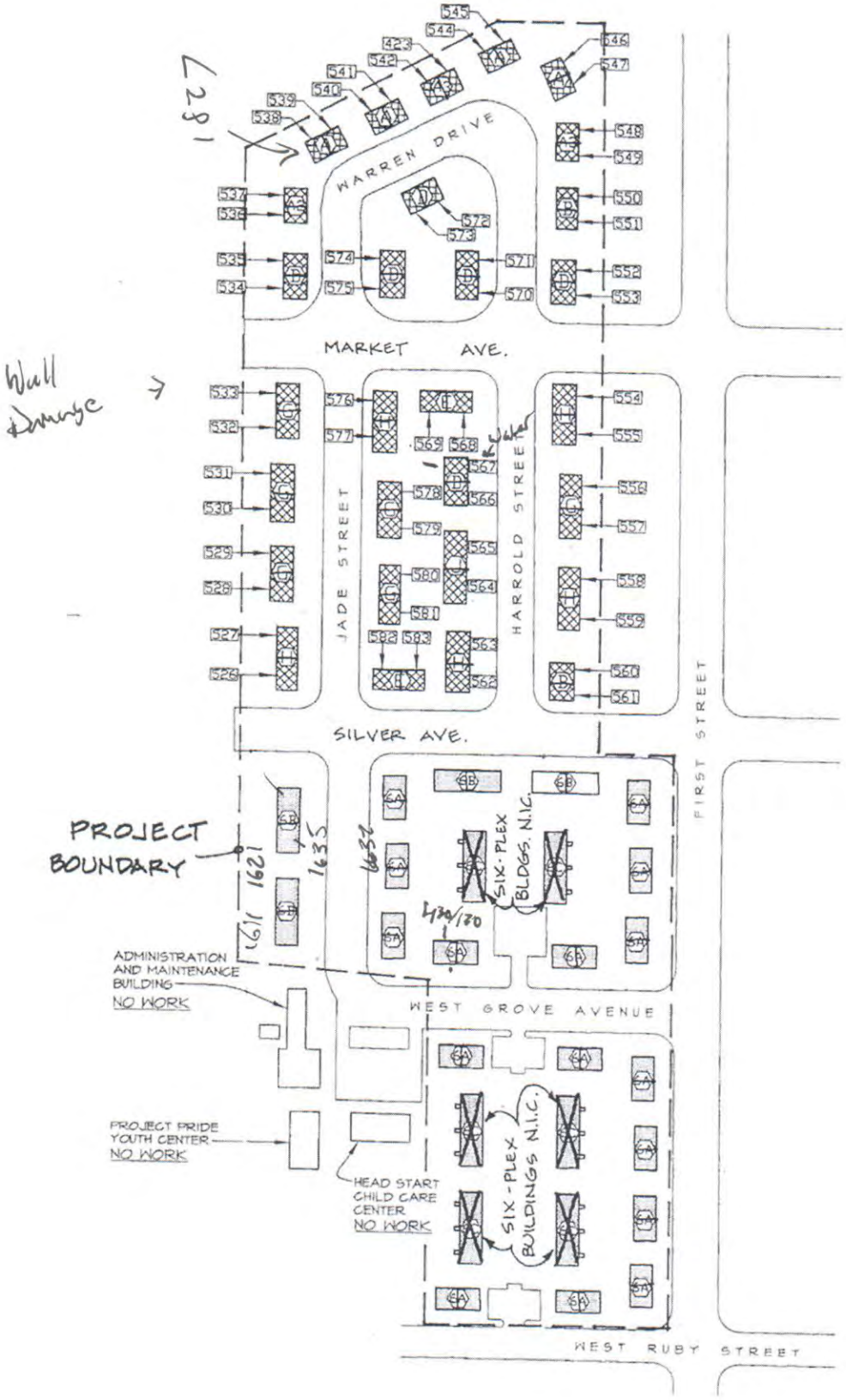
#54	KITCHEN COUNTERS

Appendix B:
Site and Floor Plans

Site Plan



emg	**Project Name:** Las Deltas Public Housing – 49 Duplexes	**Project Number:** 132461.18R000-003.052
	Source: Google Maps	**On-Site Date:** October 23, 2018



Appendix C:
Supporting Documentation

Total Development Cost (TDC)
and Rehab Cost Estimate Addendum
HUD-52860-B

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0075
(exp. 01/31/2021)

This information is required as a supplement to the HUD-52860 for all SAC applications that propose a demolition under 24 CFR 970.15 or a disposition under 24 CFR 970.17 based on physical obsolsence. HUD will use this information to determine whether, and under what circumstances, to approve SAC applications as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. All terms not defined in this form have the meanings as 24 CFR part 970 and PIH notice 2018-04 (or any replacement notice). The information requested does not lend itself to confidentiality.

1. SAC Application Number in IMS/PIC **DDA** _____

Project (AMP) Name & Number in IMS/PIC _____

2. Total Development Cost (TDC) Calculation

Based on HUD Notice **PIH-** 516391410-133 **Year:** 2018 **For Locality** Sacramento, California

Complete the calculations below for the unit proposed for demolition and/or disposition based on physical obsolescence:

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached	0	X	0	0
0 - Bdr Row Dwelling		X		0
0 - Bdr Walk-Up		X		0
0 - Bdr elevator		X		0
1 - Bdr Detached and Semi detached	29	X	$248,681	$7,211,749
1 - Bdr Row Dwelling		X		0
1 - Bdr Walk-Up		X		0
1 - Bdr elevator		X		0
2 - Bdr Detached and Semi detached	22	X	$297,336	$6,541,392
2 - Bdr Row Dwelling		X		0
2 - Bdr Walk-Up		X		0
2 - Bdr elevator		X		0
3 - Bdr Detached and Semi detached	32	X	$354,249	$11,335,968
3 - Bdr Row Dwelling		X		0
3 - Bdr Walk-Up		X		0
3 - Bdr Elevator		X		0
4 - Bdr Detached and Semi detached	15	X	$416,437	$6,248,555
4 - Bdr Row Dwelling		X		0
4 - Bdr Walk-Up		X		0
4 - Bdr Elevator		X		0
5 - Bdr Detached and Semi detached		X		0
5 - Bdr Row Dwelling		X		0
5 - Bdr Walk-Up		X		0
5 - Bdr Elevator		X		0
6 - Bdr Detached and Semi detached		X		0
6 - Bdr Row Dwelling		X		0
6 - Bdr Walk-Up		X		0
6 - Bdr Elevator		X		0
Total Units	98			0

3. Estimated Cost of Rehabilitation $31,335,555

Attach a document showing rehabalition needs by line item and dollar amount

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 = 63.83%

Provide attachments as needed. All attachments
must reference the Section and line number to which they apply
Previous versions obsolete

Instructions Form HUD-52860-B

Refer to SAC website at www.hud.gov/sac for more information

PHAs proposing to demolish or dispose of public housing developments based on physical obsolosecence under 24 CFR part 970 must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification is cost-effective to return the development to their useful life.

Item 1: Insert the number of the PIH Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the PIH Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the SAC application submission date. Insert the name of the nearest locality to the proposed developments.

Item 2: TDC Calculation: Complete the TDC calculation for the proposed developments.

Item 3: Rehabilitation Calculation: Attach a document showing rehabilitation needs by line item and dollar amount for the proposed developments in accordance with 24 CFR 970.15 and PIH notice 2018-04 (or any replacement notice). Soft costs associated with the rehabilitation (e.g. construction contingency, architectural/engineer's design and construction monitoring fees; profit & overhead fees for specialty sub-contractor; general condition fees; and PHA administrative costs) should all be listed as separate line items. Certain costs may require additional third-party documentation. See PIH notice 2018-04 (or any replacement notice).

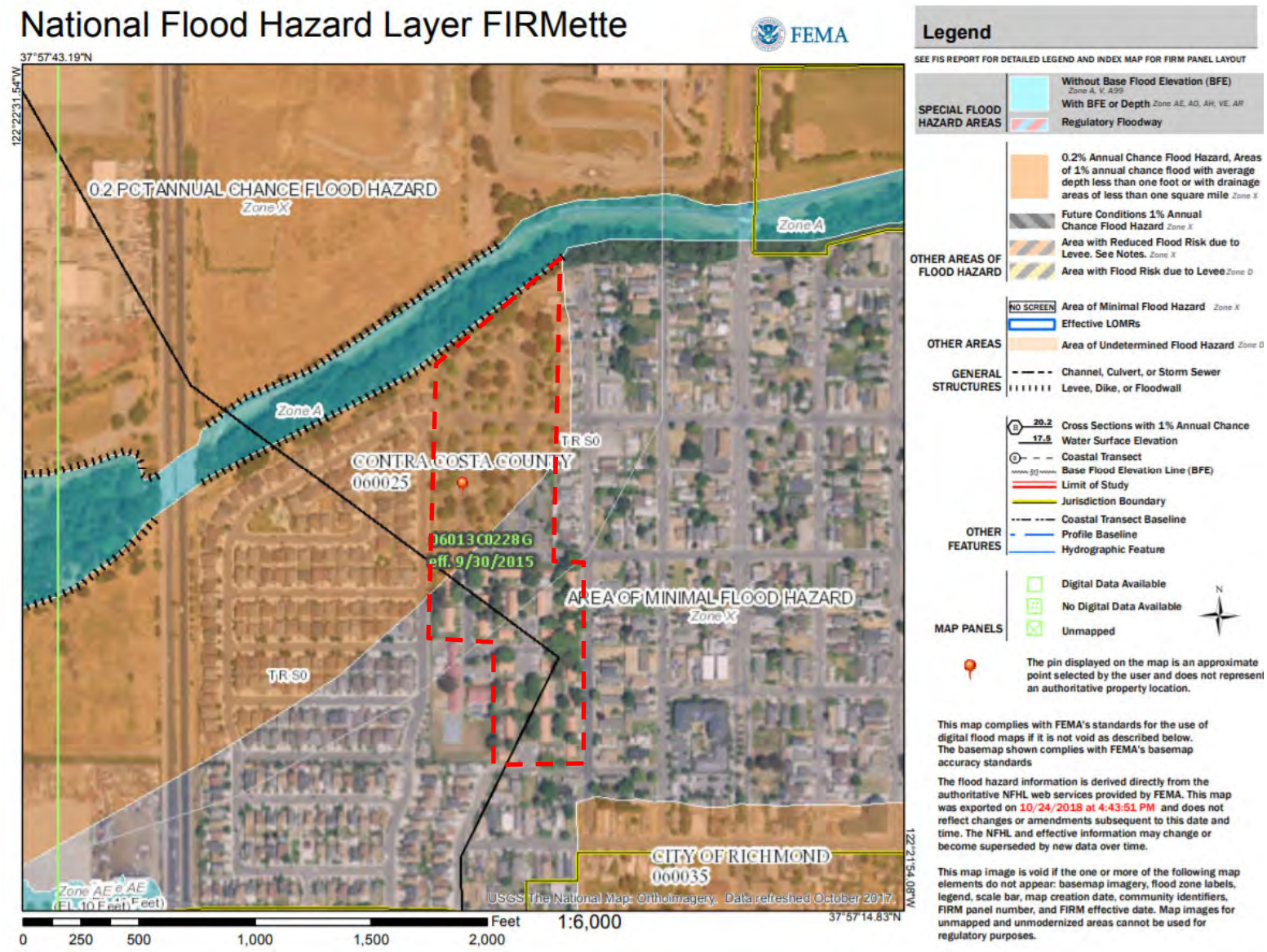
Replacement Reserves Report
Las Deltas 2018

11/9/2018

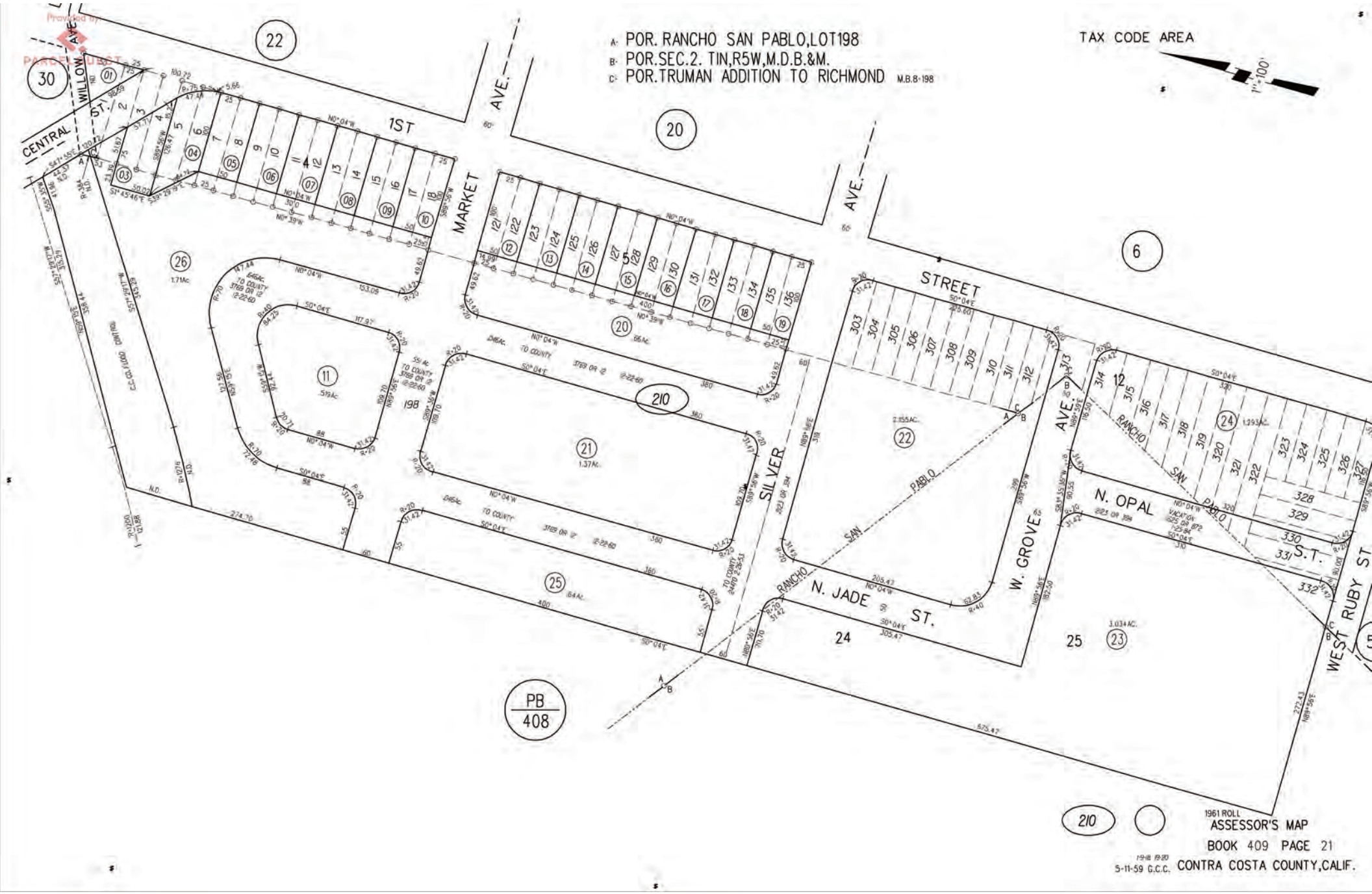
Cost Description	Report Section	Location Description	ID	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Deficiency Repair Estimate
Engineer, Structural, General, Investigation	1.2	Dwelling units 395 and 398	1072423	0	0	0	1	EA	$6,500.00	$10,239.91	$10,240	$10,240																					$10,240
ADA, Kitchen, Sink & Counter, Full Reconfiguration, Renovate	3.2	Dwelling units	1072414	0	0	0	5	EA	$15,000.00	$23,630.55	$118,153	$118,153																					$118,153
ADA, Parking, Designated Stall with Pavement Markings & Signage (Standard), Install	3.2	Parking area	1072418	0	0	0	4	EA	$1,300.00	$2,047.98	$8,192	$8,192																					$8,192
ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	3.2	Parking area	1072420	0	0	0	1	EA	$1,400.00	$2,205.52	$2,206	$2,206																					$2,206
ADA, Residential Unit, Visual Bell & Strobe, Hearing Impaired, Install	3.2	Dwelling units	1072422	0	0	0	2	EA	$1,000.00	$1,575.37	$3,151	$3,151																					$3,151
ADA, Restroom, Full Reconfiguration, Renovate	3.2	Dwelling units	1072416	0	0	0	5	EA	$15,000.00	$23,630.55	$118,153	$118,153																					$118,153
Mold/Biological Growth, Remediation, Repair	3.3	Dwelling units 567 and 554	1072429	0	0	0	600	SF	$30.00	$47.26	$28,357	$28,357																					$28,357
Foundations, Concrete, Repair	6.1	Dwelling units 395 and 398	1079889	40	40	0	4,000	SF	$10.44	$22.70	$90,802	$90,802																					$90,802
Roof, Built-Up, Replace	6.3	Roofs, Phase-2	1072441	20	19	1	54,504	SF	$12.96	$20.42	$1,112,917		$1,112,917																				$1,112,917
Roofs, Metal, Replace	6.3	Roofs, Phase-1	1072440	40	35	5	38,264	SF	$12.45	$19.61	$750,425						$750,425																$750,425
Structural Roof Decking, Wood, Replace	6.3	Roofs, Phase-2	1083947	20	19	1	5,450	SF	$10.13	$15.96	$86,992		$86,992																			$86,992	$173,984
Exterior Wall, Stucco, 1-2 Stories, Repair	6.4	Exterior wall, Unit 553	1072442	0	0	0	100	SF	$18.20	$39.57	$3,957	$3,957																					$3,957
Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	6.4	Building exterior	1072443	10	5	5	81,950	SF	$2.87	$4.52	$370,612						$370,612										$370,612						$741,224
Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	6.6	All units	1072446	30	30	0	915	EA	$584.21	$920.34	$842,113	$842,113																					$842,113
Exterior Door, Wood Solid-Core, Replace	6.6	All units	1072444	25	25	0	196	EA	$1,423.11	$2,241.93	$439,419	$439,419																					$439,419
Screen Door, Plain/Anodized Aluminum, Replace	6.6	All units	1072445	10	10	0	98	EA	$498.08	$784.66	$76,897	$76,897										$76,897										$76,897	$230,691
Plumbing System, Domestic Supply Multi-Family, Upgrade	7.2	Dwelling units	1072449	40	40	0	77,307	SF	$26.78	$42.19	$3,261,216	$3,261,216																					$3,261,216
Electrical Distribution System, Multi-Family, Upgrade	7.4	Dwelling units	1072630	40	40	0	77,307	SF	$28.96	$45.62	$3,526,651	$3,526,651																					$3,526,651
Flood Light, Exterior, Replace	7.4	Dwelling units	1072438	20	19	1	98	EA	$995.47	$1,568.24	$153,687		$153,687																				$153,687
Lighting System, Interior, Multi-Family, Upgrade	7.4	Dwelling units	1072684	25	25	0	77,307	SF	$4.73	$7.45	$575,578	$575,578																					$575,578
Smoke Detector, Multi-Family, Replace	7.6	Dwelling units	1072631	10	10	0	327	EA	$208.43	$328.35	$107,371	$107,371										$107,371										$107,371	$322,113
Interior Door, Wood Hollow-Core, Replace	8.1	Dwelling units	1072644	20	20	0	571	EA	$596.52	$939.75	$536,595	$536,595																				$536,595	$1,073,190
Interior Ceiling Finish, Generic Surface, Prep & Paint	8.1	Dwelling units	1079893	8	8	0	135,275	SF	$1.45	$2.28	$309,007	$309,007								$309,007								$309,007					$927,021
Interior Wall Finish, Gypsum Board/Plaster, Replace	8.1	Dwelling units	1072843	40	40	0	135,275	SF	$3.38	$5.32	$719,666	$719,666																					$719,666
Interior Wall Finish, Generic Surface, Prep & Paint	8.1	Dwelling units	1072658	8	8	0	135,275	SF	$1.45	$2.28	$309,007	$309,007								$309,007								$309,007					$927,021
Interior Floor Finish, Vinyl Tile (VCT), Replace	8.1	Dwelling units	1072642	15	15	0	77,307	SF	$4.80	$7.56	$584,651	$584,651															$584,651						$1,169,302
Residential Appliances, Refrigerator, 14-18 CF, Replace	8.2	Apartment kitchen	1072660	15	15	0	98	EA	$956.04	$1,506.11	$147,599	$147,599															$147,599						$295,198
Residential Appliances, Range Hood, Vented or Ventless, Replace	8.2	Apartment kitchen	1072665	15	15	0	98	EA	$271.61	$427.88	$41,933	$41,933															$41,933						$83,866
Residential Appliances, Range, Gas, Replace	8.2	Apartment kitchen	1072664	15	15	0	98	EA	$768.11	$1,210.05	$118,585	$118,585															$118,585						$237,170
Kitchen Counter, Plastic Laminate, Postformed, Replace	8.2	Apartment kitchen	1072672	10	10	0	1,075	LF	$43.90	$69.15	$74,338	$74,338										$74,338										$74,338	$223,014
Kitchen Cabinet, Base and Wall Section, Wood, Replace	8.2	Apartment kitchen	1072669	20	20	0	1,075	LF	$467.63	$736.69	$791,946	$791,946																					$791,946	$1,583,892
HVAC System, Multi-Family, Upgrade	8.3	Dwelling units	1072676	20	20	0	77,307	SF	$37.26	$58.70	$4,537,642	$4,537,642																				$4,537,642	$9,075,284
Toilet, Flush Tank (Water Closet), Replace	8.4	Apartment bathroom	1072841	20	20	0	113	EA	$1,055.15	$1,662.26	$187,835	$187,835																				$187,835	$375,670
Sink/Lavatory, Stainless Steel, Replace	8.4	Apartment Kitchens	1079923	20	20	0	98	EA	$1,054.05	$1,660.52	$162,731	$162,731																				$162,731	$325,462
Bathtub & Shower Enclosure, Fiberglass, Replace	8.4	Apartment Bathrooms	1079924	20	20	0	113	EA	$1,785.27	$2,812.46	$317,808	$317,808																				$317,808	$635,616
Water Heater, Gas, Residential, 30 to 50 GAL, Replace	8.4	Dwelling units	1072678	10	10	0	98	EA	$2,349.48	$3,701.31	$362,728	$362,728										$362,728										$362,728	$1,088,184
Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace	8.4	Apartment bathroom	1072840	20	20	0	113	EA	$1,082.84	$1,705.87	$192,764	$192,764																				$192,764	$385,528
Totals, Unescalated												$18,607,291	$1,353,596	$0	$0	$0	$1,121,037	$0	$0	$618,014	$0	$621,334	$0	$0	$0	$0	$1,263,380	$618,014	$0	$0	$0	$7,435,647	$31,638,313
Totals, Escalated (3.0% inflation, compounded annually)												$18,607,291	$1,394,204	$0	$0	$0	$1,299,589	$0	$0	$782,882	$0	$835,021	$0	$0	$0	$0	$1,968,305	$991,731	$0	$0	$0	$13,429,606	$39,308,628

* Markup/LocationFactor (1.198) has been included in unit costs. Markup includes a 6.5% Design and Permits, 7% General Contractor Fees, Bond, Profit, Insurance, 6% General Requirements, 2% Housing Authority Management, and 10% Contingency factors applied to the location adjusted unit cost.

Flood Map



Project Number:	Project Name:	Project Date:	Source:
132461.18R000-003.052	Las Deltas Public Housing – 49 Duplexes	October 23, 2018	FEMA



Apartment Condition Checklist

Building:_____

	Unit #	# of BR	O-V-D	Doors: Entry	Doors: Interior	Carpet	VCT	Wall Finishes	Cabinet & Counter	Appliances: Range	Appliances: Frig	Appliances: DW	Appliances: Disp.	Window	GFCI	Smoke Detector	laundry GFCI
1	[redacted]	1	D	X	P	X	P	P	P	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1632 - 402 - Fire																
2		4	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1621 - 397																
3		4	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
	1611 - 398 Floor crack																
4		1	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	438 - 130																
5		1	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1608 - 399																
6		1½	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1635 - 396																
7		1½	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1645 - 395 - Floor crack																
8		3	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	533 - 20 - Wall Damage from car																
9		1	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1823 - 537 - ADA - Flooding																
10		2	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1815 - 535																

Legend: O – Occupied V – Vacant D – Down G – Good F – Fair P – Poor BR – Bedroom K – Kitchen B – Bathroom DW – Dishwasher Disp. - Disposal

Apartment Condition Checklist

Building:_____

	Unit #	# of BR	O-V-D	Doors		Carpet	VCT	Wall Finishes	Cabinet & Counter	Appliances				Window	GFCI	Smoke Detector	laundry GFCI
				Entry	Interior					Range	Frig	DW	Disp.				
1		1	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1827 - 538																
2		2	D	X	P	X	FP	P	P	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1832 - 573 - Fire																
3		1	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
	1833 - 540																
4		4	D	X	P	X	FP	P	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	550 - 554 - Active leak / Foundation Crack																
5		4	D	X	F	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	~~1838~~ 1738 - 558 - Wall Damage																
6		2	D	X	P	X	FP	FP	FP	X	X	X	X	FP	K ☐ B ☐	L ☐ BR ☐	☐
Comments	1763 - 567 - Active leak																
7															K ☐ B ☐	L ☐ BR ☐	☐
Comments																	
8															K ☐ B ☐	L ☐ BR ☐	☐
Comments																	
9															K ☐ B ☐	L ☐ BR ☐	☐
Comments																	
10															K ☐ B ☐	L ☐ BR ☐	☐
Comments																	

Legend: O – Occupied V – Vacant D – Down G – Good F – Fair P – Poor BR – Bedroom K – Kitchen B – Bathroom DW – Dishwasher Disp. - Disposal

Fire Department Email RFI

October 24, 2018:
Contra Costa County Fire Department
EMG Project No.: 132461.18R000-003.052

Dear Sir Or Madam:

EMG is an environmental and engineering consulting firm conducting an investigation on behalf of the property owner of current and historical conditions which could potentially impact the environmental condition of the following property:

Las Deltas Public Housing
1601 North Jade Street
North Richmond, California 94801

Through the Freedom of Information Act (FOIA), we request any available information on file which is related to potential environmental issues concerning the above-referenced property. Specifically, we request your assistance by providing us with information concerning existing or historical conditions for the above-referenced property, including:

1) How far back are records maintained by this Department?

2) Are there any required Department environmental permits, registrations, or notifications, and if any, the compliance status and any reported violations (including violation status)?

3) Are there any petroleum product/hazardous material storage tanks, both aboveground and underground?

4) Are there any releases of petroleum products and/or hazardous materials?

5) Does the Fire Department conduct routine life-safety inspections at the property? If yes, what is the frequency?

6) What is the date of last Fire Department Inspection?

7) Are there any OUTSTANDING Fire Code violations? If yes, please provide documentation describing the violation(s).

Any follow-up documentation may be returned via email, faxed to 410.785.6220, or emailed to:

rfi@emgcorp.com

If you need additional information to complete this request, please contact me at 800.733.0660 x6530. Thank you for your prompt attention to this matter.

Sincerely,
Sebastiano Loreti
Project Manager
EMG

CA011006 Las Deltas North Richmond

Unit No.	Street Address	Bedroom Size	Unit No.	Street Address	Bedroom Size
395	1645 North Jade Street	4	433	111 West Grove Avenue	2
396	1635 North Jade Street	4	434	107 West Grove Avenue	2
397	1621 North Jade Street	4	435	103 West Grove Avenue	2
398	1611 North Jade Street	4	436	99 West Grove Avenue	2
399	1608 North Jade Street	1	437	95 West Grove Avenue	2
400	1616 North Jade Street	3	438	91 West Grove Avenue	2
401	1624 North Jade Street	3			
402	1632 North Jade Street	1	439	90 West Ruby Avenue	2
403	1642 North Jade Street	1	440	94 West Ruby Avenue	2
404	1648 North Jade Street	3	441	98 West Ruby Avenue	2
			442	102 West Ruby Avenue	2
405	40 Silver Street	4			
406	44 Silver Street	4	443	106 West Grove Avenue	2
407	***Head Start*** 50 Silver Street	4			
408	***Head Start*** 54 Silver Street	4	444	110 West Ruby Avenue	2
			445	130 West Ruby Avenue	3
409	***Rubicon*** 1649 First Street	3	446	116 West Ruby Avenue	1
410	***Sheriff's Substation*** 1643 First Street	1	447	54 West Ruby Avenue	3
411	1633 First Street	1	448	40 West Ruby Avenue	1
412	1625 First Street	3	449	60 West Ruby Avenue	2
413	1617 First Street	3	450	64 West Ruby Avenue	2
414	1609 First Street	1	451	68 West Ruby Avenue	2
			452	72 West Ruby Avenue	2
415	40 West Grove Avenue	1	453	76 West Ruby Avenue	2
416	54 West Grove Avenue	3	454	80 West Ruby Avenue	2
417	1620 Opal Court	2	455	81 West Grove Avenue	2
418	1622 Opal Court	2	456	77 West Grove Avenue	2
419	1628 Opal Court	2	457	73 West Grove Avenue	2
420	1630 Opal Court	2	458	69 West Grove Avenue	2
421	1636 Opal Court	2	459	65 West Grove Avenue	2
422	1638 Opal Court	2	460	61 West Grove Avenue	2
423	1639 Opal Court	2	461	55 West Grove Avenue	3
424	1637 Opal Court	2	462	41 West Grove Avenue	1
425	1631 Opal Court	2			
426	1629 Opal Court	2	463	1599 First Street	H 2
427	1623 Opal Court	2	464	1591 First Street	H 2
428	1621 Opal Court	2	465	1587 First Street	H 2
			466	1581 First Street	H 2
429	***Project Pride*** 116 West Grove Avenue	3	467	1573 First Street	H 2
430	130 West Grove Avenue	1	468	1567 First Street	2
431	131 West Grove Avenue	3	469	1559 First Street	3
432	117 West Grove Avenue	1	470	1551 First Street	1

H = HANDICAPPED UNITS

LEGEND

Amt of Units by Bedroom Size= 1=13 2=42 3=13 4=8
Amt of Handicapped Units= 5
Less Amt of Units Not listed on Demand Rent Schedule= -5
TOTAL Amt of Available Units for leasing= 71

Created by Colleen L. Morillo
Updated on 08/10/01

CA011009A Las Deltas North Richmond

Unit No.	Street Address	Bedroom Size
526	21 Silver Avenue	3
527	1721 North Jade Street	4
528	1735 North Jade Street	3
529	1745 North Jade Street	3
530	1755 North Jade Street	3
531	1765 North Jade Street	3
532	1775 North Jade Street	3
533	20 Market Avenue	3
534	21 Market Avenue	2
535	1815 Warren Drive	2
536	1821 Warren Drive	1
537	1823 Warren Drive	H 1
538	1827 Warren Drive	H 1
539	1829 Warren Drive	1
540	1833 Warren Drive	1
541	1835 Warren Drive	1
542	1839 Warren Drive	H 1
543	1841 Warren Drive	H 1
544	1845 Warren Drive	1
545	1847 Warren Drive	1
546	1851 Warren Drive	1
547	1853 Warren Drive	1
548	1857 Warren Drive	H 1
549	1859 Warren Drive	H 1
550	1863 Warren Drive	1
551	1865 Warren Drive	2
552	1869 Warren Drive	2
553	51 Market Avenue	2
554	50 Market Avenue	4
555	1768 Harrold Street	3
556	1758 Harrold Street	3
557	1748 Harrold Street	3
558	1738 Harrold Street	4
559	1728 Harrold Street	3
560	1714 Harrold Street	2
561	51 Silver Avenue	1
562	41 Silver Avenue	3
563	1719 Harrold Street	4
564	1733 Harrold Street	4
565	1743 Harrold Street	4
566	1753 Harrold Street	2
567	1763 Harrold Street	2
568	1773 Harrold Street	2

Unit No.	Street Address	Bedroom Size
569	40 Market Avenue	3
570	41 Market Avenue	2
571	1868 Warren Drive	2
572	1836 Warren Drive	2
573	1832 Warren Drive	2
574	1814 Warren Drive	2
575	31 Market Avenue	2
576	30 Market Avenue	3
577	1772 North Jade Street	4
578	1762 North Jade Street	3
579	1752 North Jade Street	3
580	1742 North Jade Street	3
581	1732 North Jade Street	3
582	1722 North Jade Street	2
583	33 Silver Avenue	3
584	1520 First Street	3
585	1518 First Street	3
586	**Gutted Unit / 121 Chesley Ave.**	2
587	**Gutted Unit / 1511 Second St.**	3
588	1714 First Street	3
589	1710 First Street	3

Condemned properties as per Final Order of Condemnation filed 07/24/95.
Properties: Unit 590 1553 3rd St. (2br) **& Unit 591 212 Grove Ave.** (2 br)
Said property site now encompasses the Community Heritage Senior Apts.

592	517 Silver Avenue	3
593	325 Silver Avenue	3
594	1730 Third Street	4
595	1844 Truman Street	3
596	1840 Truman Street	3
597	**Gutted Unit / 1835 Fourth Street**	3
598	**Gutted Unit / 1839 Fourth Street**	3
599	1725 Fourth Street	3
600	1727 Fourth Street	3
601	**Gutted Unit / 1711 Fourth Street**	4
602	**Drug Treatment Center 1744 Fourth Street**	4

Appendix D:
Site Cost Tables

Replacement Reserves Report
Las Deltas 2018

11/5/2018

Cost Description	Report Section	Location Description	ID	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Deficiency Repair Estimate
ADA, Parking, Designated Stall with Pavement Markings & Signage (Standard), Install	3.2	Parking area	1072418	0	0	0	4	EA	$1,300.00	$2,047.98	$8,192	$8,192																					$8,192
ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	3.2	Parking area	1072420	0	0	0	1	EA	$1,400.00	$2,205.52	$2,206	$2,206																					$2,206
Roadways, Asphalt Pavement, Seal & Stripe	5.2	Parking area	1072435	5	2	3	20,300	SF	$0.38	$0.60	$12,136				$12,136					$12,136					$12,136					$12,136			$48,546
Parking Lots, Asphalt Pavement, Mill and overlay	5.2	Parking area	1072433	25	23	2	20,300	SF	$1.79	$2.82	$57,158			$57,158																			$57,158
Parking Lots, Concrete Pavement, Replace	5.2	Parking area	1072432	30	15	15	14,000	SF	$8.00	$12.60	$176,441																$176,441						$176,441
Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	5.2	Sidewalk	1072437	30	29	1	5,880	SF	$9.00	$14.18	$83,369		$83,369																				$83,369
Landscaping, Sod at Eroded Areas, Install	5.4	Landscaped Areas	1079789	20	18	2	20,000	SF	$1.01	$1.59	$31,885			$31,885																			$31,885
Fences & Gates, Chain Link, 6' High, Replace	5.5	Exterior	1072439	30	29	1	3,400	LF	$37.54	$59.14	$201,063		$201,063																				$201,063
Pole Light, Exterior, HID (Fixture, Ballast, & Lamp), Replace	5.5	Site	1079888	10	7	3	15	EA	$2,246.90	$3,539.69	$53,095				$53,095										$53,095								$106,191
Totals, Unescalated												$10,398	$284,432	$89,043	$65,231	$0	$0	$0	$0	$12,136	$0	$0	$0	$0	$65,231	$0	$176,441	$0	$0	$12,136	$0	$0	$715,048
Totals, Escalated (3.0% inflation, compounded annually)												$10,398	$292,965	$94,466	$71,280	$0	$0	$0	$0	$15,374	$0	$0	$0	$0	$95,794	$0	$274,889	$0	$0	$20,661	$0	$0	$875,826

* Markup/LocationFactor (1.198) has been included in unit costs. Markup includes a 6.5% Design and Permits, 7% General Contractor Fees, Bond, Profit, Insurance, 6% General Requirements, 2% Housing Authority Management, and 10% Contingency factors applied to the location adjusted unit cost

Appendix E:
EMG Accessibility Checklist

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Las Deltas

EMG Project Number: 132461.18R000-003.052

Abbreviated Accessibility Checklist					
	Building History	**Y**	**N**	**U**	**Comments**
1	Has an ADA survey previously been completed for this property?		✓		
2	Have any ADA improvements been made to the property since original construction?		✓		
3	Has building ownership/management reported any ADA complaints or litigation?		✓		
	Parking	**Y**	**N**	**NA**	**Comments**
1	Does the required number of standard ADA designated spaces appear to be provided? ***(Pavement markings and min. 96" wide stalls to count)***		✓		Provide ADA stalls at accessible apartments
2	Does the required number of van-accessible designated spaces appear to be provided? ***(Pavement markings, International Symbol of Accessibility and "van accessible" sign, and min. 96" wide to count)***		✓		Add
3	Are accessible spaces on the shortest accessible route to an accessible building entrance? ***(Accessible route is not required to be striped)***		✓		
4	Does parking signage include the International Symbol of Accessibility? ***(Min. 60" from stall surface to bottom of sign to count)***		✓		Add
5	Does each accessible space have an adjacent access aisle? ***(Min. 60" wide- car stall; min. 60" wide for van stall >132" wide OR min. 96" wide for van stall < 132" wide to count)***		✓		
6	Do parking spaces and access aisles appear to be relatively level and without obstruction? ***(Max. 1:48 /2.08% slope all directions; no curb ramps or other encroachments in stall or aisle)***	✓			
	Exterior Accessible Route	**Y**	**N**	**NA**	**Comments**
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property? ***(Does not need to be striped; not required if access to site is by vehicle only)***	✓			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances? ***(Minimum 36" clear width; minimum 32" wide doors/doorways and for max. distance 24")***	✓			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✓			
4	Do curb ramps appear to have compliant slopes for all components? ***(Max. 1:12/8.33% running slope; max. 1:10/10% slope for side flares; level landing 1:48/2.08% max. slope at top of curb ramp run; parallel curb ramp requires level bottom turn space 1:48/2.08% max. slope)***	✓			
5	Do ramp runs on an accessible route appear to have compliant slopes? ***(Ramp if slope greater than 1:20/5%; max. 1:12/8.33% running slope; max. 1:48/2.08% cross slope)***			✓	

6	Do ramp runs on an accessible route appear to have a compliant rise and width? ***(Min. 36" clear width; min. 36" clear width between handrails; max. 1:12 /8.33% running slope; max. rise 30"per each ramp run)***			✓	
7	Do ramps on an accessible route appear to have compliant end and intermediate landings? ***(Level landing max. slope 1:48/2.08% and min. width of widest adjacent ramp run x min. 60" long; min. 60"x min. 60" at ramp changes of direction)***			✓	
8	Do ramps on an accessible route appear to have compliant handrails? ***(Railings on both sides if ramp rise>6"; min. 36" between handrails; 34"- 38" high to top of grip surface; 1.25"- 2" diameter; extensions min. 12" horiz. above bottom and top landings)***			✓	
	Building Entrances	**Y**	**N**	**NA**	**Comments**
1	Do a sufficient number of accessible entrances appear to be provided? ***(Min. 60% of public entrances, and min. 1 each tenant)***		✓		
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? ***(Signage not required if all entrances are accessible)***			✓	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side? ***(Size varies by door type; min. 48"deep x full door wide; max. slope 1:48/2.08%)***			✓	
5	Do doors at accessible entrances appear to have compliant hardware? ***(Lever-type handles; no twisting; min. 34"/ max. 48" AFF)***		✓	✓	
6	Do doors at accessible entrances appear to have a compliant clear opening width? ***(Minimum 32" when door open 90 degrees)***			✓	
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them? ***(Minimum 48" between end of open door to the next door)***			✓	
8	Do thresholds at accessible entrances appear to have a compliant height? ***(0.5" maximum; beveled if above 0.25")***	✓		✓	
	Interior Accessible Routes and Amenities	**Y**	**N**	**NA**	**Comments**
1	Does an accessible route appear to connect all public areas inside the building? ***(Minimum 36" clear width; minimum 32" wide doors/doorways and for max. distance 24")***			✓	No public areas observed
2	Do accessible routes appear free of obstructions and/or protruding objects? ***(Max. 4" horiz. protrusion between 27" and 80" ht. AFF)***			✓	
3	Do ramps on accessible routes appear to have compliant slopes? ***(Ramp if slope greater than 1:20/5%; max. 1:12/8.33% running slope; max. 1:48/2.08% cross slope)***			✓	
4	Do ramp runs on an accessible route appear to have a compliant rise and width? ***(Min. 36" clear width; min. 36" clear width between handrails; max. 1:12 /8.33% running slope; max. rise 30"per each ramp run)***			✓	

5	Do ramps on accessible routes appear to have compliant end and intermediate landings? ***(Level landing max. slope 1:48/2.08% and min. width of widest adjacent ramp run x min. 60" long; min. 60"x min. 60" at ramp changes of direction)***			✓	
6	Do ramps on accessible routes appear to have compliant handrails? ***(Railings on both sides if ramp rise>6"; min. 36" between handrails; 34"- 38" high to top of grip surface; 1.25"- 2" diameter; extensions min. 12" horiz. above bottom and top landings)***			✓	
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage? ***(Areas of Refuge instructional signage and directional signage to Areas of Refuge must have compliant visual characters. Doors at exit passageways, exit discharge and exit stairways which are part of the accessible means of egress identified by tactile signs, with raised characters, Braille and the International Symbol of Accessibility. Minimum 1 Area of Refuge required)***			✓	
8	Do public transaction areas have an accessible, lowered service counter section? ***(Service counter: max. 36" ht., knee/toe clearance not required, e.g. hotel front desk; Work surface: max. 34" ht. with knee/ toe clearance, e.g. writing or computer desk)***			✓	
9	Do public telephones appear mounted with an accessible height and location? ***(Min. 30" x min. 48" clear space centered on phone, parts in reach range)***			✓	

	Interior Doors	Y	N	NA	Comments
1	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side? ***(Size varies by door type; min. 48" deep x min. 36" wide; max. slope 1:48)***			✓	No public areas
2	Do doors at interior accessible routes appear to have compliant hardware? ***(Lever handles; no twisting, min. 34"/ max. 48" height)***			✓	
3	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force? ***(5 lbf max., use judgement)***			✓	
4	Do doors on interior accessible routes appear to have a compliant clear opening width? ***(Min. 32" with door open 90 degrees)***			✓	
	Elevators	**Y**	**N**	**NA**	**Comments**
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			✓	
2	Is accessible floor identification signage present on the hoistway sidewalls on each level? ***(Raised character and Braille signage; 2" ht. star at main level)***			✓	
3	Do the elevators have audible and visual arrival indicators at the entrances?			✓	
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area? ***(Min 60"x 60" or 68" wide x 51" deep from wall to wall for off-center door; min 36" door width)***			✓	
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			✓	
6	Do elevator car control buttons appear to be mounted at a compliant height? ***(Minimum 15" and maximum 48")***			✓	
7	Are tactile and Braille characters mounted to the left of each elevator car control button? ***(Raised numbers/characters and corresponding Braille)***			✓	
8	Are audible and visual floor position indicators provided in the elevator car?			✓	
9	Is the emergency call system at the base of the control panel and does it not require voice communication? ***(Push button with phone symbol required; visual indicator when communication established; closed compartment prohibited)***			✓	

	Common Area Toilet Rooms	Y	N	NA	
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area? ***(Min. 60" diameter turning radius or 36" T-shape)***			✓	No common toilets
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area? ***(Min. 27" knee clearance; max 34" sink rim height)***			✓	
3	Does the lavatory faucet have compliant handles? ***(No twisting; Paddle/lever type handles)***			✓	
4	Is the plumbing piping under lavatories configured to protect against contact? ***(Padded and allows wheelchair access with knee/toe clearance)***			✓	
5	Are grab bars provided at compliant locations around the toilet? ***(Min. 33"-max. 36" high; at least one grab bar on side wall and one on rear wall behind toilet)***			✓	
6	Do toilet stall doors appear to provide the minimum compliant clear width? ***(Min. 32" wide with door open 90 degrees)***			✓	
7	Do toilet stalls appear to provide the minimum compliant clear floor area? ***(Wall hung toilet-min. 60" wide x min. 56" deep, floor mounted toilet min. 60" wide x min. 59" deep; no overlap with lavatory)***			✓	
8	Does minimum one urinal appear to be mounted at a compliant height and with compliant approach width? ***(Urinal rim max. 17" ht.; min. 30" wide approach width)***			✓	
9	Do accessories and mirrors appear to be mounted at a compliant height? ***(Mirror max. 40" ht. to bottom of reflective surface if over counter/sink or max. 35" if not over counter/sink; Accessories within reach range with control max. 48" high)***			✓	
	Hospitality	**Y**	**N**	**NA**	**Comments**
1	Does there appear to be adequate clear floor space around the exercise machines/equipment? ***(min 30" x 48" centered on transfer point)***			✓	
2	Does property management report there are a sufficient number of ADA guest rooms without roll-in showers? ***(Refer to tables in hot sheet)***			✓	
3	Does property management report there are a sufficient number of ADA guest rooms with roll-in showers? ***(Refer to tables in hot sheet)***			✓	
4	Does property management report there are a sufficient number of ADA guest rooms with communications features? ***(Refer to tables in hot sheet)***			✓	
5	Does property management report there are a sufficient number of portable communications kits available, where built-in communication features are not provided? ***(Refer to hot sheet)***			✓	
6	Are publicly accessible swimming pools equipped with an entrance lift? ***(not required if sloped beach entry present; 2 methods of entry required for pools with total walls 300 LF or greater)***			✓	
	Self- Service Storage	**Y**	**N**	**NA**	**Comments**

1	Does property management report there are a sufficient number of ADA self-service storage units? ***(Refer to table in hot sheet)***			✓	
2	Does it appear that the accessible unit doors are accessible? (***Lever handle with no twisting, min. 34"/ max. 48" height or garage door opener for overhead doors; maneuvering clearance area max. 1:48 slope)***			✓	

Abbreviated Fair Housing Act and ADA Accessibility Checklist					
	History	**Y**	**N**	**U**	**Comments**

Abbreviated Fair Housing Act and ADA Accessibility Checklist					
1	Was first residential occupancy at the property after March 13, 1991? ***(Certificate of Occupancy issue date/occupied no earlier than 3-14-91 or building permit issued after 6-15-90. Rehabilitated residential buildings are not covered by FHA even if the rehabilitation occurs after March 13, 1991 and even if it is substantial rehabilitation.)***		✓		
2	Does the property consist of four or more dwelling units in each building? ***(A dwelling unit includes: single-family unit in bldgs. with four or more units, an apartment, or a sleeping room with shared kitchens or bathrooms, like transitional housing)***		✓		
4	Is property management or the owner aware of any areas of accessibility non-compliance resulting in litigation?			✓	
	Exterior Accessible Route and Building Entrance	**Y**	**N**	**NA**	**Comments**
1	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations? ***(Pavement markings; min. 96" wide stall with access aisle to count. Min 2% of covered units for unit parking; min. 1 at each amenity; min. 1 for visitors if visitor parking provided.)***		✓		
2	Do appropriate transitions from vehicular areas to sidewalks appear to be provided? ***(Curb ramps provided where required)***	✓			
3	Do walkway running slopes and cross slopes appear to be compliant and not excessive? ***(Walking surface max. 1:20/5% for running slope; max. ramp running slope max. 1:12/8.33%; max. 1:48 cross slope for all walking surfaces and ramps)***	✓			
4	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles? ***(Min. 36" clear width)***	✓			
5	Do ramps appear to have handrails and edge protection where required? ***(Ramp run higher than 6" requires handrails; edge protection is either a curb or rail preventing 4" sphere passing from ramp surface OR ramp surface extended 12" beyond inside face of rail)***			✓	
6	Do building entry points/accessible doors appear to be provided along an apparent accessible route?			✓	
7	Do the main entrances appear to be barrier free and readily accessible, without steps, obstacles, or revolving doors required for access?			✓	
	Accessible Common Areas	**Y**	**N**	**NA**	**Comments**
1	Does a continuous accessible route appear to be provided throughout the property, including the site, parking areas and amenities? ***(Does not need to be striped; not required to amenities that are accessible by vehicle only)***			✓	No public areas
2	Do common area/visitor restrooms appear to be barrier free and readily accessible? ***(No significant slopes or protruding objects; grab bars)***			✓	
3	Do the amenities appear to be barrier free and readily accessible? ***(No significant slopes or protruding objects; within reach range; clear space at operable parts)***			✓	
4	Do doors/entries appear to be designed for accessibility? ***(Min. 32" clear width; lever handle; low threshold; min. 18" clear space beside door on pull side of front approach)***			✓	

Abbreviated Fair Housing Act and ADA Accessibility Checklist					
5	Do interior doors appear to be designed for accessibility? ***(Min. 32" clear width; lever handle; low threshold; compliant door maneuvering clearance)***			✓	
	Covered Units	**Y**	**N**	**NA**	**Comments**
1	Do the interiors of the "covered" units appear to provide adequate maneuverability? ***(Min. 36" wide accessible route through dwelling unit; min. 32" wide doorways)***	✓			
2	Do the environmental controls within the "covered" units appear to be at appropriate heights/locations? ***(Outlets and controls min. 15"-max. 48" above floor; inaccessible outlets/controls allowed if accessible alternative available; appliances excluded)***	✓			
3	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the "covered" units? ***(Per plans or POC; should be provided for toilet, tub and shower)***		✓		Modify
4	Do the interior kitchen areas of the "covered" units appear to provide adequate clearances for maneuverability? ***(Min. 30"x min. 48" clear floor space at each fixture/appliance. U-shaped: min. 60" between two legs of the U or min. 40" clearance if sink and cooktop have removable cabinets)***		✓		Modify
5	Do the bathrooms of the "covered" units appear to provide adequate clearances? ***(Min. 30"x48" clear floor space outside swing space of door)***		✓		Modify

RED FLAG CHECKLIST & MATRIX

Mark the **single** column corresponding to the most appropriate situation. (**PSQ only** indicates POC acknowledged presence during interview but item was not observed on-site; **OBS only** indicates the item was observed but not identified as known to be present during interview process; **PSQ & OBS** indicates item was both verbally identified and physically observed; **NOT EVID** indicates the item was neither observed during limited visual assessment nor identified as present during discussions).

	RED FLAG ISSUE	OBSERVED?				GUIDANCE
		PSQ only	OBS only	PSQ & OBS	NOT EVID	most prevalent time of potential use
1	Fire Retardant Plywood (FRT)				✓	1955 to 1998; as roof sheathing; view attics; sometimes stamped; moisture absorbance leads to premature failure
2	Engineered / Hardboard Wood Siding				✓	any time; Masonite, T-111; water damage and premature failure
3	Exterior Insulation and Finish System (EIFS)				✓	any time; water penetration and premature failure (looks like stucco but feels "lighter")
4	Galvanized Water Piping				✓	prior to early 1980's; common in1970's; pinhole leaks and interior mineral build-up
5	Polybutylene Water Piping				✓	1977-1995; mostly relevant to housing; grey plastic commonly leaks at joint fittings
6	ABS Piping Recall				✓	1984-1990; faulty resin by 5 manufactures; very difficult to discover & visually observe
7	Cadet/Encore Wall Heater Recall				✓	1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
8	PTAC Recall (Goodman/Amana)				✓	1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers
9	Aluminum Wiring (Interior)				✓	1964-1975; more concerns with interior and smaller gauge
10	Federal Pacific Stab-Lok Electrical Panels				✓	prior to 1986; potential fire hazards
11	Fused Electrical Panels				✓	prior to early 1960's; easily tampered with, as such potential fire hazard
12	Low Unit Amperage				✓	any time; relevant to housing
13	Fire Sprinkler Head Recalls				✓	1960-2001; more heavily 1990's; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
14	Dishwasher Recalls				✓	1983-1989: GE, Hotpoint 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore, Eterna collect & cross-check model numbers; potential fire hazards

Appendix F:
Pre-Survey Questionnaire

FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. ***The completed form must be presented to EMG's Field Observer on the day of the site visit***. If the form is not completed, EMG's Project Manager will require ***additional time*** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing form: Interview w/ Robert Moore

Title / Association with property: Development Direcor

Length of time associated w/ property: 20 Years

Date Completed: 10/23/2018

Phone Number: 925. 957. 8025

Building / Station Name:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	DATA OVERVIEW	RESPONSE
1	Year constructed	1952 / 1959
2	Building size in SF	
3	Acreage	7.054
4	Number of parking spaces	
5	Age of roof (known or estimated); active warranty w/ expiration date?	1980s
	QUESTION	**RESPONSE**
6	List all major renovations or rehabilitations since construction (with estimated dates).	Exterior siding repairs, painting
7	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	
8	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
9	Describe any extremely problematic, historically chronic, or immediate facility needs.	Several fire + water damaged units from squatters
10	Describe any shared building or site elements or unique arrangements with neighboring properties.	
11	Does the Station have an indoor exhaust removal system.	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
11	Are there any unusable or "down" areas, units, or spaces within the station?	✓				Several from fire + water damage
12	Is the station served by a private water well, septic system or other special waste treatment system?		✓			
13	Are there any problems with the utilities, such as inadequate pressure or capacities?		✓			
14	Have there been any leaks or pressure problems with natural gas service?		✓			
15	Are there any problems with erosion or areas with storm water drainage issues?		✓			
16	Are there any problems with the landscape irrigation systems?		✓			
17	Are there any problems or inadequacies with exterior lighting?		✓			
18	Are there any problems with foundations or structures, like excessive settlement?	✓				Two units observed with cracked foundation
19	Are there any known issues with termites or other wood-boring pests?		✓			
20	Are there any wall, window, basement or roof leaks?		✓			
21	Are there any plumbing leaks or water pressure problems?		✓			
22	Are any areas of the station inadequately heated, cooled or ventilated?	✓				Several ~~Rad~~ Heaters / Furnaces damaged / stolen
23	Are there any poorly insulated areas?	✓				Several areas of missing insulation
24	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?				✓	
25	Has any part of the station ever contained visible suspect mold growth?	✓				
26	Have there been indoor air quality or mold related complaints from building occupants?			✓		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
27	Are there any known unresolved building, fire, or zoning code issues with the governing municipality?		✓			
28	Is there any pending litigation concerning the property?		✓			
29	Are there outstanding accessibility issues at the station?			✓		
30	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified?		✓			

Signature of person interviewed or completing form Date

REQUEST FOR DOCUMENTATION

On the day of the site visit, provide EMG's Field Observer the documents listed below. Signify which documents will be copied, available for review at the site, not available, or not applicable by placing a check mark in the appropriate columns. Also provide this completed checklist.

		Copies Provided	Reviewed at Site	Not Available	Not
1	**Maintenance Contractor List.** Provide the company name, phone number, and contact person of all maintenance contractors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler and fire alarm testing contractors, and elevator contractors.				✓
2	**Construction Documents (Blueprints).** Provide all available construction documents for the original construction of the building or for any tenant improvement work or other recent construction work.				✓
3	**Site plan.** Provide a site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.	✓			
4	**Certificates of Occupancy** and original **Building Permits**.				✓
5	**Tenant List.** if there are any tenants, provide a tenant list, which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).	✓			
7	**Occupancy Percentage.** Provide the current occupancy percentage and typical turnover rate records (for commercial and apartment properties).	✓			
8	**Inspection Documents and Certificates.** Fire, building, and health department inspection reports and elevator inspection certificates.				✓
9	**Warranties.** Roof and HVAC warranties, or any other similar relevant documents.				✓
10	**Utility Companies.** The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	✓			
11	**Capital Improvement Summary.** A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the cost of the improvements.				✓
12	**Proposed Improvements.** Pending contracts or proposals for future improvements.				✓
13	**Historical Costs.** Costs for repairs, improvements, and replacements.				✓
14	**Records.** Records of system & material ages (roof, MEP, paving, finishes, furnishings).				✓
15	**Brochures or Marketing Information.**				✓
16	**Appraisal**, either current or previously prepared.				✓
17	**Previous reports** pertaining to the physical condition of property.				✓
18	**ADA survey** and status of improvements implemented.				✓
19	**Litigation.** Current / pending litigation related to property condition.				✓

Appendix G: Acronyms

ASTM E2018-08 Acronyms

ADA - The Americans with Disabilities Act
ASTM - American Society for Testing and Materials
BOMA - Building Owners and Managers Association
BUR - Built-up Roofing
DWV – Drainage, Waste, Ventilation
EIFS - Exterior Insulation and Finish System
EMF – Electro Magnetic Fields
EMS - Energy Management System
EUL - Expected Useful Life
FEMA - Federal Emergency Management Agency
FFHA - Federal Fair Housing Act
FIRMS - Flood Insurance Rate Maps
FRT- Fire Retardant Treated
FOIA - U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL - Freedom of Information Letter
FM - Factory Mutual
HVAC - Heating, Ventilating and Air Conditioning
IAQ - Indoor Air Quality
MEP – Mechanical, Electrical and Plumbing
NFPA - National Fire Protection Association
PNA – Capital Needs Assessment
PCR - Property Condition Report
PML - Probable Maximum Loss
RTU - Rooftop Unit
RUL - Remaining Useful Life
STC – Sound Transmission Class
UBC – Uniform Building Co