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## EXECUTIVE SUMMARY AND OPINIONS OF PROBABLE COSTS

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**APPENDICES** *(not available for draft)*



**EXECUTIVE SUMMARY AND OPINIONS OF PROBABLE COSTS**

**21-MAY-2009**

**Malibu Building**

**23825 Stuart Ranch Road Malibu, California 90265**

**SUMMARY DATA**

<b>Client</b>	City of Malibu
<b>PCA Project Manager</b>	Robert Brademann, Vice President
<b>Date(s) of Site Visit</b>	May 7, 2009
<b>PCA Project Team</b>	Hal Fletcher, RA                      Architect Robert Knebel, PE                      Professional Engineer

<b>Site Data</b>	Topography	<b>Sloping hillside down from north to south</b>
	Land Area	<b>5.49 acres per the Assessor's Office</b>
	Zoning	<b>C2-DF per the construction documents</b>

<b>Improvement Data</b>	Number of Buildings / Units	<b>One / Multi-tenant</b>
	Building Type	<b>Performing arts production, dance studio, vacant office.</b>
	Year Built	<b>1989 (foundation), 1999 - 2000 completed</b>
	Number of Stories	<b>Two</b>
	Type of Construction	<b>Concrete tilt-up with wood panelized roof</b>
	Reported Rentable Building Area	<b>37,358 gross square feet - per the Assessor's Office</b>
	Type of Parking	<b>Open surface</b>
	Existing Parking Spaces	<b>198 including four disable-accessible stalls.</b>
	Required Parking Spaces	<b>159 per the construction documents</b>

<b>Information Source</b>	Occupancy Class	<b>B2 Office</b>
	Current Code	<b>2007 California Building Code</b>
	Applicable Code	<b>1987 LA County Building Code</b>
	Property Manager	<b>Jim McKenna - Owners Representative</b>
	Building Engineer	<b>Buz Cadenhead - Operations Manager</b>

**Statement of Condition**

The overall condition of the building and site is fair to good depending on the building system as compared to PCA's experience with other properties of similar age and type. With the implementation of the recommendations in this Executive Summary and Opinions of Probable Costs spreadsheet, and a continued program of preventative maintenance, the property can be expected to perform well for the remainder of its serviceable life.

Opinions of Probable Costs (OPC's) presented in this report have been developed using a combination of cost data provided by national construction costs publications and/or PCA's experience on similar projects. In some cases, costs have been obtained from estimates provided to Client/Seller from third-party contractors, which are substantiated in writing. OPC's are based on current costs and do not reflect increases due to inflation over time, unless otherwise stated in the report. PCA's project professionals have exercised reasonable diligence and judgment in using reliable sources for the cost information presented herein. However, due to variations in design criteria, construction methods, timing, contractor management, geographic parameters, weather conditions, availability of labor and materials, and other conditions beyond PCA's control, PCA cannot guarantee the accuracy or sufficiency of the OPC's when compared to actual bids obtained from qualified contractors that have been compiled based on well-developed design drawings/specifications at the time the work is to be performed.

Rating:  
1 - Code and Safety  
2 - Repair and Maintenance  
3 - Capital Expenditures  
4 - Modernization / Improvements



**EXECUTIVE SUMMARY AND OPINIONS OF PROBABLE COSTS**

**21-MAY-2009**

**Malibu Building**

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**A. SITE**

The property is located approximately 1/2 mile north of Pacific Coast Highway at the end of Stuart Ranch Road, just north of Malibu City Hall. Steep hill sides surround the property on the north, east and west sides with office and residential buildings on the hill tops. The building is situated towards the southern side of property with shared parking with City Hall to the south. A majority of the surface parking is located on the north side of the building at the base of the hillsides. Primary entrances to the main lobby are on the first level on the south side and via a bridge structure to the second floor on the north side.

Construction drawings indicate a drainage easement for what appears to be an underground drainage pipe from the hillside on the north side and along the eastern side of the building and into Stuart Ranch Road. Other constructed drainage structure direct storm water from the hillsides through the parking drive lanes and to the properties to the south. Property management reported no significant drainage issues aside from some poor drainage at the base of the building on the northeastern side due to the elevation of the concrete walk way which has been partially rectified. Additional concrete grouting is needed at two of the exterior doors in this area to mitigate water infiltration. Split face concrete-masonry unit walls are used as retaining structures along the north side of the building and the western drive lane. There is evidence of water migration through the retaining wall on the northeast side of the building. This condition should be monitored and a grout injection may be needed in the future to prevent structural distress of the reinforcement. A cracked section of the retaining wall on the west side of the property near the cooling tower enclosure should be repaired.

Pavement in the drive lanes and parking stall is asphaltic concrete. The pavement is in fair to good condition with several areas of surface raveling and alligating primarily located on the west and southwest sides of the building. Areas of asphalt deterioration should be removed and replaced. All of the pavement should be seal coated and the parking stalls re-striped in the near future. Walkways are plain concrete with broom finish observed in good condition. Construction materials and landscape debris has been deposited on the north side of the northern parking lot and should be removed as part of routine maintenance.

There are several areas where the landscaping has died back and the ground cover is lacking. It was reported that the irrigation system on the north and western hillsides was damaged in the 2007 Malibu fire and was not repaired. Also, other landscaped areas are hand watered in order to save on operating expenses. The landscaping should be supplemented to maintain a uniform appearance to the facility. Refer to the plumbing section for repairs to the hillside irrigation system. PCA recommends other areas should have a drip irrigation system installed for water conservation. Signage appears adequate for the existing tenant's and uses.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
A. 01	Remove and replace areas of distressed and alligatored asphalt paving.	2	1,900	SF	\$4.75	\$0	\$9,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,025
A. 02	Seal coat the asphalt paved areas and re-stripe the parking stalls.	2	84,200	SF	\$0.09	\$0	\$7,578	\$0	\$0	\$0	\$0	\$7,578	\$0	\$0	\$0	\$0	\$0	\$15,156
A. 03	Repair the concrete block retaining wall on the west side of the property (near the cooling tower enclosure).	2	1	LS	\$2,500.00	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
A. 04	Budget to grout inject the retaining wall on the east side of the building.	2	1	LS	\$4,000.00	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
A. 05	Budget to supplement the landscaping and ground cover.	2	1	LS	\$20,000.00	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
A. 06	Install a drip irrigation system for water conservation.	4	1	LS	\$20,000.00	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
A. 07	Install concrete grout at the walkway at the base of the building on the north side toward the eastern side to match the corrective measure taken to date to facilitate proper drainage.	2	1	LS	\$2,500.00	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
<b>Subtotal</b>						\$0	\$41,603	\$24,000	\$0	\$0	\$0	\$7,578	\$0	\$0	\$0	\$0	\$0	\$73,181

Rating:  
 1 - Code and Safety  
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**B. STRUCTURAL**

Construction documents indicate the foundation system is conventional spread footing under the exterior wall panels and interior columns. Gravity loads are resisted by the exterior concrete tilt-up wall panels and interior box steel columns. Roof framing consists of wood glue-laminated beams with solid wood TJI joists with a oriented strand board (OSB) wood deck. Lateral loads are resisted by the continuity steel straps and anchors connecting the roof diaphragm to the exterior walls and the interior concrete tilt-up shear walls transfer loads to the foundation. The structural systems appeared to be adequate with no distress or settlement observed or reported. This assessment did not include a structural seismic or design review.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
	No issues were identified.																	
<b>Subtotal</b>																		

Rating:  
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**C. BUILDING EXTERIOR**

Exterior wall are concrete tilt-up wall panels, two stories in height with a smooth painted finish. The painted finish is original to the building construction and is in generally good condition. Painting the building should be schedule during the assessment period to maintain the appearance of the facility. Creeping vines are growing on the exterior walls, primarily on the north elevation. Silicone sealant is used in the panel joints matching the color of the exterior paint color. The sealant is in good pliable condition and should remain serviceable for the duration of the assessment period.

Exterior punch windows in the concrete wall panels and in the elevated skylight structure is made up of steel framing with a baked enamel "Kynar" finish observed in good condition. Windows on some elevations on the ground floor are full height assemblies in a storefront configuration. Glass is single glazed, flush-face with a tinted reflective finish. Glazing is set in neoprene gaskets observed in good condition. Windows in the wall panels have an operable awning unit at the head of the assemblies that have been anchored shut to maintain balance of the air-condition system. One glass panel in the skylight structure is cracked on the northern pediment and should be replaced.

Exterior doors at the lobby entrance on the north and south sides of the building are "Herculite" tempered glass with a metal kick rail. Other exterior doors to the various tenant spaces are part of the exterior window storefront system with metal frames having the Kylar finish. The corrugated metal sliding door at the electrical doghouse on the east side of the building has an oxidized finish and should be repainted. In addition, the metal man door to the cooling tower enclosure have rusted and oxidized and should be painted. Roll-up doors at the rear of the performing arts stage area appear to be in good condition and reportedly operate satisfactorily.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
C. 01	Prepare and paint the metal doors on the cooling tower enclosure and the electrical dog house.	2	1	LS	\$1,000.00	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
C. 02	Prepare and paint the building exterior to maintain the appearance of the facility.	3	12,150	SF	\$0.85	\$0	\$0	\$0	\$10,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,328
<b>Subtotal</b>						\$0	\$1,000	\$0	\$10,328	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,328

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**D. ROOFING**

The roof system is comprised of a multi-ply built-up with a mineral surface cap sheet installed over the OSB wood deck. The membrane runs up the inside face of the concrete parapet wall and terminated on the top of the wall with mechanical anchors and set in what is assumed to be roof mastic. Roof insulation is fiberglass batts installed between the wood joists on the underside of the deck. Roof penetrations are flashed with lead or sheet metal boots and counter flashing with roof mastic. The roof membrane is approximately nine years old and in good condition. The roof should remain serviceable for the duration of the assessment period with routine inspections and remedial maintenance. PCA recommends the installation of a protective emulsion coating for added energy conservation and to extend the serviceable life of the membrane.

Roofing on the entry canopy on the south side and the elevated skylight /canopy structure on the north side consists of a standing metal seam assembly with a factory applied finish resembling the exterior storefront and window framing. The metal roofs appear to be in good condition and should remain serviceable for the duration of the assessment period. Small exterior balconies on the second floor flanking the entry canopy have a light weight concrete topping with an internal area drain. The topping appears in good condition with no issues observed or reported.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total
D. 01	Install a reflective emulsion coating on the built-up roof membrane to extend the serviceable life of the membrane.	3	19,220	SF	\$1.85	\$0	\$0	\$0	\$0	\$0	\$35,557	\$0	\$0	\$0	\$0	\$0	\$35,557
<b>Subtotal</b>						\$0	\$0	\$0	\$0	\$0	\$35,557	\$0	\$0	\$0	\$0	\$0	\$35,557

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**E. BUILDING INTERIORS**

Interior finishes have been improved for the specific use of the performing arts center, including a seating theatre with 480 fixed seats and 60 removable seats. The stage and theatre is designed specifically for both recording and broadcasting of the various events. Ancillary facilities include green rooms, rehearsal studios, dance studios, reception hall, and dining hall. The facility occupies approximately 60% of the building. Other areas are currently improved for a dance studio with a child care center. Some of these areas are used by a church group on the weekend. Approximately 20% of the building is vacant and has not been improved, remaining in a shell condition.

Finishes in the improved areas used high-end materials and detailing for acoustic performance and the various performing arts activities. Improvements appear to be in compliance with building codes for exit corridor construction rating and assemblies. Finishes are observed in very good condition with the exception of some areas having worn and loose carpeting in the secondary exits requiring replacement in the near future.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
E. 01	Replace the worn carpeting in the secondary exit corridors.	2	1	LS	\$4,000.00	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
<b>Subtotal</b>						\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000

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**F. LIMITED DISABLED-ACCESS REVIEW**

The Americans with Disabilities Act (ADA) became effective on January 26, 1992. ADA regulations are applicable retroactively to existing buildings and are generally more restrictive than the requirements of local codes; however, the more restrictive portions of either standard should be implemented. Under Title I of the ADA, it is the responsibility of the employer to make the disabled employee's workplace accessible and is not part of this assessment. Title III of the ADA requires that public accommodation facilities provide access to the disabled.

There is no public transit to the property. Four disabled-accessible parking stalls, one of which is van accessible, are located on the south side of the building. Two stalls flank the entrance to the lobby and two are located across the drive lane from the entrance. A safety lane should be striped from the access aisles at the stalls across the drive lane to the front entrance. Disabled-access regulations require a total of six disabled-accessible parking stalls be provided for the total number of parking stalls provided. Two additional stalls should be marked into the parking on the south side of the building with the proper signage. Access into and within the building is in compliance including door clearance, hardware, toilet room provisions and wheelchair access in the theatre. The elevator provides access to the second floor with controls and signaling appearing to be in compliance. Raise and Braille signage is not provided at the restrooms and should be installed.

ADA requires the presence of Assistive Listening Devices (ALS) in assembly areas such as the theatre presently installed in the subject property. The regulation requires 4% of the fixing seating location be equipped with such device and to be installed within 50-feet of the stage or presentation area. PCA was unable to locate such devices at the subject property.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
F. 01	Add two standard disabled-accessible parking stalls when the asphalt pavement is rehabilitated.	1	2	EA	\$850.00	\$0	\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700
F. 02	Install Braille signage in accordance with accessibility regulation at the restrooms.	1	4	EA	\$40.00	\$0	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160
F. 03	Budget for the installation of a wireless ALS system in the theatre area of the building.	1	20	EA	\$500.00	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
<b>Subtotal</b>						\$10,000	\$1,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,860

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**EXECUTIVE SUMMARY AND OPINIONS OF PROBABLE COSTS**

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**G. HVAC**

The mechanical system consists of a water-source heat pump (WSHP) system with a remote evaporative condenser (cooling tower) for heat rejection, a boiler for auxiliary space heat, and associated pumps. The evaporative condenser is dated 1997 and the boiler 1998. The present maintenance program is fair to poor and the HVAC system is adequate to serve the building's needs. The WSHPs are newer units by Carrier with manufacturer's dates of 2004. The temperature control system is individual digital thermostats by Carrier. Outside air is provided from ducting located on the roof.

The evaporative condenser is a closed loop cooling tower that serves copper supply and return piping through-out the building. The condenser is by Baltimore Air Coil (BAC), Model F1743-1 and rated for 80 tons of cooling and is located in a separate outside concrete masonry unit (CMU) enclosure. Installed in 1997, the condenser appears to have sat in place before activation. The galvanized sheet metal housing is corroded, especially at the discharge. The circulating pump is in fair condition and are located adjacent to the evaporate condenser. The mounting hardware is corroded and no anchors were observed.

A Raypak, 511,500 BTU/H propane gas-fired boiler located within the mechanical enclosure provides supplemental space heating when called for by the individual WSHP thermostat. The boiler is dated 1998 and appears to have sat in place similar to the evaporative condenser until activation in 2000. The boiler does not meet the SCAQMD Rule 1146.2 low NOX emissions ruling and needs to be replaced.

There are approximately 20 individual Carrier water source heat-pump units mounted above the tenant ceiling spaces. Supply and return condenser water piping and hot water piping is copper with stainless steel braided flexible connections at each unit. Typical capacity for the heat pumps is 1, 1-1/2, 2, and 2-1/2 tons. Two split 5-ton condensers supplement the cooling for the second floor dance studio. These units are dated 2005.

Total available cooling based on 37, 357 gross square feet is 466 square foot per ton. This is below average for a modern office building. The dance studio adds 10 tons of cooling, which brings the cooling capacity to 416 square feet per ton. PCA would typically expect to see rating at about 250-350 square feet per ton when considering the density of people in the auditorium. PCA has concerns about the adequacy of the cooling as presently configured. The drawings are of little help as they do not detail the various heat pumps and their sizes. Therefore, we are unable to confirm the adequacy of the cooling tower. We have been unable to obtain any detailed information from the site personnel other than for them to say it is adequate. The theatre when at capacity, may not be adequate if any other systems are running. The building does not have an energy management system where cooling could be directed to specific areas. Therefore, PCA is presenting this ES-OPC on the date required and may modify the content with the addition of more cooling capacity when we are able to obtain more detailed information.

The overall condition of the HVAC system varies from poor for the evaporative condenser, boiler, and pumps to very good for the piping and water-source heat pumps. With the replacement of the equipment located in the mechanical enclosure, the system should provide reliable service for many years.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
G. 01	replace the corroded and dilapidated 80-ton evaporative cooler (EC) (Cooling Tower) located in the mechanical enclosure west of the building. The EC is date 1997 but appears to have been out of service until 2000. Chemical treatment is very poor. Recommend that the new EC have stainless steel construction for long life and increased in size to 115-tons to handle approximately 300 to 350 square foot per ton of condenser capacity.	3	115	TON	\$400.00	\$0	\$0	\$46,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,000
G. 02	Budget for replacement of water-source heat-pump compressors as they fail.	2	5	EA	\$5,500.00	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$27,500
G. 03	Overhaul the two condenser water circulating pumps located on the slab adjacent to the EC. Replace the mounting hardware and paint all metal surfaces with marine type paint.	2	2	EA	\$3,500.00	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000
G. 04	Repair the two rooftop exhaust fans on the east side of the building that are vibrating. Correct the balance and replace all screws that are missing.	2	2	EA	\$750.00	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
G. 05	Replace the reheat propane gas boiler located in the mechanical enclosure. The boiler does not meet SCAQMD Rule 1146.2 for low-nox emissions. Boiler is sized at 500,511 BTU/H.	1	1	EA	\$11,000.00	\$11,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000
G. 06	Budget for the addition of an energy management system to better manage the systems.	3	1	LS	\$35,000.00	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
<b>Subtotal</b>						\$11,000	\$36,500	\$53,000	\$0	\$0	\$0	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$128,000	

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**H. PLUMBING SYSTEMS**

Propane gas service is provided to the mechanical enclosure to serve the boiler. The propane tank is located in the trash enclosure on the southwest corner of the property. The gas service serves the hot-water boiler only. All gas piping observed appears to be black iron, and is well installed.

Domestic-water service is provided to the building by the Los Angeles Department of Water and Power via a meter located on the east side of the building. A 2 1/2" copper service with backflow device supplies domestic water to the building. Domestic-water piping to and within the building appears to be copper. Water service is provided to restroom areas, tenant kitchenettes, irrigation system, and hose bibs. No problems were observed. The irrigation system on the sloped portions of the property to the north was damaged in a recent fire and needs to be repaired or replaced.

Restrooms have hot water service from 20-gallon electric-water heaters mounted in the Janitors closet adjacent to the restrooms on each floor. Restroom fixtures include floor-mounted, flush-valve water closets, wall-mounted urinals with flush valves, and counter-mounted lavatories with single lever trim. All fixtures were observed to be of good quality and in good condition.

The building is connected below grade to an on-site seepage sewer system. Waste is gravity fed to two-4,000-gallon septic tanks in the parking lot south of the building. Wasted is then distributed to leaching fields also in the parking area. Two grade-mounted pumps circulate gray water to the city's municipal system. Vent lines within the building are hub-less cast iron pipe. Adequate cleanouts have been provided inside the building to clear normal blockages.

Storm water that collects on the roof of the building is directed to roof drains with adjacent emergency overflow drains. Storm water is then discharged at grade through curb outlets. Due to the sloped nature of the site, storm water is discharge south towards Pacific Coast Highway. Water from the sloped hillside is directed to concrete storm culverts and diverters that spill water onto the paved asphalt parking. Water is then directed to curb swales. In heavy rains, water can enter the ground floor tenant spaces on the north side. The ownership is modifying the door sills to prevent water from entering. Refer to discussion in the Site section.

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H. 01	Budget for overhauling the septic system pumps as they fail.	2	2	EA	\$1,500.00	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
H. 02	Repair the irrigation system located on the hillside at the north side of the hillside. The piping was damaged in the 2007 fires.	3	1	LS	\$10,000.00	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
<b>Subtotal</b>						\$0	\$10,000	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000

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**I. ELECTRICAL SYSTEMS**

Southern California Edison provides electrical service to the property from a utility transformer on the east side of the building. A 1,200-amp 480/277-volt three-phase electrical service provides power to the building. Power is routed to a large electrical room on the second floor with 277/480-volt and 120/208-volt panel boards and transformer. Fluorescent and compact fluorescent lighting is supplied at 277-volts. Theatrical lighting is served at 120-volts. The electrical capacity serving the building is approximately 25.8 watts per square foot, which is adequate for the building and current tenant usage.

Electrical feeder wiring is reportedly copper as indicated on available electrical drawings. Observed branch wiring is copper. Telephone is standard twisted pair with some T1 communication and fiber optics wiring present.

General lighting in tenant spaces is 2' x 4' 3-lamp recessed fluorescent fixtures with prismatic lenses. The fixtures have T8 lamps and electronic ballasts. Down lights have compact fluorescent lamps. Emergency lighting is provided in all corridors and stairwells from integral battery ballasts or bullet head emergency battery units. Lighting in the parking lots is from high-pressure sodium cutoff fixtures on 18' poles.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total
I. 01	Perform a thermo graphic scan (infrared) of the electrical main switchboard on a three year cycle. The switchboard is located on a closet on the exterior of the building and subject to soil and dust.	1	1	LS	\$1,000.00	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$4,000
I. 02	Provide filler plates on the house panel "HP" located in the electrical closet on the east side of the building. A circuit breaker was removed and bus bars are exposed.	1	1	EA	\$150.00	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
<b>Subtotal</b>						\$1,150	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$4,150

Rating:  
 1 - Code and Safety  
 2 - Repair and Maintenance  
 3 - Capital Expenditures  
 4 - Modernization / Improvements



**EXECUTIVE SUMMARY AND OPINIONS OF PROBABLE COSTS**

**21-MAY-2009**

**Malibu Building**

**23825 Stuart Ranch Road Malibu, California 90265**

**J. FIRE / LIFE-SAFETY SYSTEMS** A Silent Knight addressable fire-alarm system monitors smoke detectors, pull stations, horns, strobe lights, sprinkler flow and tamper devices. Horn/strobe alarms were observed in tenant areas, common areas and restrooms. Fire extinguishers are provided in hallways, utility closets and larger tenant spaces. Observed fire-extinguisher service tags, indicating most recent service was Oct. 8, 2007 by Cintas. The fire extinguishers need servicing.

The building is fully fire sprinklered from a wet fire protection sprinkler system. A 4" fire water line enters the building at the east side. A flow and tamper switch are mounted on the riser and is monitored by Trend America. The Five-Year test label is up to date and dated 1/26/2006 by Regency Fire Protection. All sprinkler heads were manufactured by Viking. The system is rated at 0.10/1,500 square feet, which is Light Hazard and applicable to this type of building.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
J. 01	Perform the required service on all the fire extinguishers that have expired service tags. The tage are dated 10/8/07.	1	20	EA	\$25.00	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
<b>Subtotal</b>						\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500

Rating:  
 1 - Code and Safety  
 2 - Repair and Maintenance  
 3 - Capital Expenditures  
 4 - Modernization / Improvements



**EXECUTIVE SUMMARY AND OPINIONS OF PROBABLE COSTS**

**21-MAY-2009**

**Malibu Building**

**23825 Stuart Ranch Road Malibu, California 90265**

**K. VERTICAL TRANSPORTATION** There is one two stop hydraulic passenger elevator by US Elevator Company. The cab is rated for 2,500 pounds. The elevator service tags are current and dated 1/29/2010. Service is by Amtech Elevator Company. The door has the old style microswitch closures. An infrared closure is recommended as an upgrade. A wheel-chair lift is located back stage on the ground floor and meets ADA Standards.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total	
K. 01	As an upgrade, provide infrared door guides in lieu of the pressure type.	4	1	EA	\$5,500.00	\$0	\$0	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500
<b>Subtotal</b>						\$0	\$0	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,500

Rating:  
 1 - Code and Safety  
 2 - Repair and Maintenance  
 3 - Capital Expenditures  
 4 - Modernization / Improvements



**EXECUTIVE SUMMARY AND OPINIONS OF PROBABLE COSTS**

**21-MAY-2009**

**Malibu Building**

**23825 Stuart Ranch Road Malibu, California 90265**

**L. PUBLIC RECORDS REVIEW** A public records review was not part of the Scope of Services for this engagement.

Item No.	Recommendation	Rating	Quantity	Unit	Unit Cost	Code Fire Life Safety	Year 1 Immediate	Year 2 2010	Year 3 2011	Year 4 2012	Year 5 2013	Year 6 2014	Year 7 2015	Year 8 2016	Year 9 2017	Year 10 2018	Total
No issues were identified.																	
<b>Subtotal</b>																	
<b>TOTALS:</b>						\$22,650	\$94,963	\$82,500	\$11,328	\$3,000	\$35,557	\$14,078	\$5,500	\$5,500	\$6,500	\$5,500	
<b>GRAND TOTAL:</b>																	<b>\$287,076</b>
<b>TOTALS BY RATING:</b>		<b>1</b>			<b>\$27,510</b>												
		<b>2</b>			<b>\$97,181</b>												
		<b>3</b>			<b>\$136,885</b>												
		<b>4</b>			<b>\$25,500</b>												

Rating:  
 1 - Code and Safety  
 2 - Repair and Maintenance  
 3 - Capital Expenditures  
 4 - Modernization / Improvements

## **I. SCOPE AND LIMITING CONDITIONS**

### **A. BACKGROUND**

Property Condition Assessments, LLC (“PCA”) conducted a condition assessment of the building known as the Malibu Building, located at 23825 Stuart Ranch Road, Malibu, California.

PCA performed a visual observation of the subject building and site on May 7, 2009. At the time of the site visit, the weather was sunny with temperatures from 65° to 70° F.

This report summarizes PCA’s findings and opinions of recommended corrections to the buildings and site. No destructive tests were undertaken. Conditions and opinions described in this report are based on visual observation only.

The following professionals performed this assessment:

- Hal Fletcher RA, Registered Architect
- Robert Knebel, P.E., Professional Engineer

Personal interviews were conducted with Jim McKenna and Buz Cadenhead. Ms. Cadenhead represented that there are no known major material deficiencies and/or problems with property systems other than the fire damaged irrigation system. Tenant interviews were not conducted. Jim McKenna, Owners Representative, and Buz Cadenhead, Operations Manager accompanied the team during the evaluation.

### **B. PURPOSE**

The purpose of this assessment is to evaluate the condition of the existing building and site as it relates to a potential real estate transaction. This report is based upon those conditions observed at the time the field assessment was accomplished and from information obtained from review of available construction documents. By no means is this report a guarantee of the overall condition or the functional suitability of the facilities and site.

### **C. SCOPE OF SERVICES**

The scope of this assessment has been provided in accordance with the Scope of Services contained in the contract of engagement between McKenna Long & Aldridge LLP and PCA, LLC, dated May 5, 2009.

## **D. DOCUMENTS REVIEWED**

### **Plans**

Architectural drawings, sheets A1 through A13, prepared by W. Frazier Overpeck Associates, dated February 15, 1989.

### **MEP**

### **ALTA Survey**

An ALTA/ACSM Land Title Survey was not provided for this review.

### **Soils Report**

No geotechnical information was available for review.

## **E. REPRESENTATION**

This condition assessment report was prepared by PCA, in accordance with the terms and conditions of the contract of engagement between PCA and McKenna Long & Aldridge LLP (“Client”) dated May 5, 2009 (the “Engagement Contract”), for the exclusive use of McKenna Long & Aldridge LLP and its investors, assignees, designees, and successors (collectively “Authorized Parties”). These parties intend to rely upon this report as an assessment of the existing physical condition of the subject property for the purpose of deciding whether, and under what conditions, to proceed with a real estate transaction regarding the property. The Authorized Parties may use and rely on this report provided that the parties agree to be bound by the same contractual terms and conditions imposed by aforementioned contract of engagement. PCA recommends that any Authorized Party intending to rely upon the report independently determine whether the scope of services meets their expectations for their particular transaction.

PCA’s professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable architectural and engineering due-diligence consultants practicing in the United States. No other warranty, expressed or implied, is made as to the professional opinions described in this Report. PCA is not responsible or liable for any claims that are associated with the interpretation of the available information. Additionally, PCA is not responsible for any claims from third parties not associated with the Authorized Parties.

Note: PCA has exercised usual and customary professional care in its efforts to assess property law/code/regulation compliance. However, due to the existence of literally thousands of laws, codes, and regulations pertaining to construction, PCA cannot provide a definitive opinion concerning property compliance with all laws/codes/regulations.

## **II. PROPERTY CONDITION ASSESSMENT**

### **OVERVIEW**

The property consists of one two-story office building with open surface parking, constructed in 1999 to 2000. The building is located on a reported single parcel of land. With a reported, gross area of 37,359 square feet according to the County Assessor's Office. Ownership reported a total of 35,404 square feet of useable area.

### **TENANT LIST**

The two-story office building is configured for multi-tenants. It currently has a total of two tenants with two unimproved vacant spaces and one improved vacant space. In addition, management reported that a local community church uses some of the spaces on the ground floor on the weekends. There are no basement levels.

### **A. SITE**

#### **Site Description**

The property is located approximately 1/2 mile north of Pacific Coast Highway at the end of Stuart Ranch Road, just north of Malibu City Hall. Steep hillsides surround the property on the north, east and west sides with office and residential buildings on the hill tops. The building is situated towards the southern side of property and shares parking with City Hall to the south. A majority of the surface parking for the subject building is located on the north side of the property at the base of the hillsides. Primary entrances to the main lobby are on the first level on the south side and via a bridge structure to the second floor on the north side. Large roll-up doors accessing the rear of the sound stage/theatre on the west side of the first floor on the north elevation. Although not accessible to delivery trucks, the roll-up doors have an elevated dock apron and concrete ramp for hand trucks.

#### **Grading and Drainage**

The site was graded at the time of construction into the sloping hillside which has an approximately 18' change in elevation down from north to south. Grading is stepped up from south to north for the building pad and the various sections of the surface parking on the north side of the property. An approximately 10' high CMU retaining wall is constructed on the north side of the building to provide access to the first floor on the uphill side of the building where the roll-up doors to the theatre stage is located and other secondary man doors to the first floor tenant spaces. The CMU wall steps down as it wraps the building on the east and west sides.

Concrete steps are constructed in the planters between the surface parking areas on the north side of the property. The hillsides surrounding the property on the north, east and west sides appear to be the natural terrain with no signs of displacement.

Construction drawings indicate a drainage easement for what appears to be an underground drainage pipe from the hillside on the north side and along the eastern side of the building and into Stuart Ranch Road. Other constructed drainage structures direct storm water from the hillsides through the parking drive lanes and to the properties to the south. Property management reported no significant drainage issues aside from some poor drainage at the base of the building on the northeastern side due to the elevation of the concrete walkway, which has been partially rectified. Additional concrete grouting is needed at two of the exterior doors in this area to mitigate water infiltration.

Split face concrete-masonry unit walls used as retaining structures along the north side of the building and the western drive lane are in generally good condition. There is evidence of water migration through the retaining wall on the northeast side of the building. This condition should be monitored and a grout injection may be needed in the future to prevent structural distress of the reinforcement. A cracked section of the retaining wall on the west side of the property near the cooling tower enclosure should be repaired.

Roof drainage is typically accomplished by means of internally plumbed roof drains that discharge to the curb face and onto the asphalt paving on the south side of the building. Area drains located in the concrete walkway on the north side of the building facilitate stormwater drainage at the base of the building.

The site is not located within 250' of multiple flood zones and the property appears to drain properly.

***Recommendations:***

- Repair the concrete block retaining wall on the west side of the property (near the cooling tower enclosure). **(\$2,500)**
- Budget to grout inject the retaining wall on the east side of the building. **(\$4,000)**
- Install concrete grout at the walkway at the base of the building on the north side toward the eastern side to match the corrective measure taken to date to facilitate proper drainage. **(\$2,500)**

**Landscaping**

Landscaping primarily consists of smaller evergreen trees in the planters areas with a variety of manicured and indigenous shrubs and bushes. Tall Maple trees flank the entrance on the south side with base planters having more decorative shrubs and flowering plants. There are several areas where the landscaping has died back and the ground cover is lacking. It was reported that the irrigation system on the north and western hillsides was damaged in the 2007 Malibu fire and was not repaired. Also, other landscaped areas are hand watered in order to save on operating expenses. The landscaping should be supplemented to maintain a uniform appearance to the facility. Refer to the plumbing section for repairs to the hillside irrigation system. PCA recommends other areas should have a drip irrigation system installed for water conservation.

***Recommendations:***

- Remove and replace areas of distressed and aligatored asphalt paving budget to supplement the landscaping and ground cover. **(\$20,000)**
- Install a drip irrigation system for water conservation. **(\$20,000)**

**Paving**

Pavement in the drive lanes and parking stall is asphaltic concrete. The thickness of the pavement and the sub-base construction is unknown. The asphalt pavement is in fair to good condition with several areas of surface raveling and aligatored primarily located on the west and southwest sides of the building. Areas of asphalt deterioration should be removed and replaced. Parking stall striping is faded in several locations. All of the pavement should be seal coated and the parking stalls re-striped in the near future. Walkways and access stairs are plain concrete with broom finish and were observed in good condition. Formed concrete curbs define the edges of the parking lots and island planters. The curbs are in generally good condition with isolated stress cracking requiring replacement as part of routine maintenance. Construction materials and landscape debris has been deposited on the north side of the northern parking lot and should be removed as part of routine maintenance.

***Recommendations:***

- Remove and replace areas of distressed and aligatored asphalt paving. **(\$9,025)**
- Seal coat the asphalt paved areas and re-stripe the parking stalls. **(\$15,156)**

**Parking and Loading**

Vehicular ingress/egress access onto the property is from one driveway at the end of Stuart Ranch road. The drive splits on the southeast corner of the property for access to the surface parking areas on the north and south sides. A driveline on the west side of the building also has a small parking area and connects to the driveline on the west side of the neighboring (Malibu City Hall) to the south. The parking areas are striped to include 198 counted parking spaces, including 32 compact stalls in the northern lots and four disabled-access spaces adjacent to the main entry on the south side of the building. Typically, the parking spaces are arranged at right angles to the two-way drive aisles, with pedestrian access to the building via concrete walks. Angled parking with a one-way drive is adjacent to the elevated bridge to the north entrance to the main lobby.

Although not accessible to delivery trucks, the roll-up doors at the rear of the theatre stage on the first floor on the west side of the north elevation has an elevated concrete dock apron and concrete ramp with railings for hand trucks.

Public records research is not included in the scope of services; however, construction documents reviewed indicate a total of 159 stalls (114 standard, 41 compact, and 4 disabled) were required at the time of construction. The documents also indicate there were 224 stalls required for the City Hall facility to the south as there is shared parking between the two developments.

### **Signage**

Signage is limited to large address numbers mounted at the top of the exterior wall on the southeast corner of the building facing Stuart Ranch Road. Small placard signs for the Malibu Performing Arts Center facility are located in the planters at the base of the building. Place -card signs for the Kids Dance Studio are also located on the east side of the building.

Regulation and directional signage is provided in the drive lanes as needed for safety and regulatory purposes. Disabled-accessible parking spaces are provided with adequate signs. This site signage appears adequate and in good condition.

### **Site Amenities**

Site amenities include a bronze statue of a ballet dancer in the planter area on the southeast corner of the building. A trash enclosure with a dumpster constructed of CMU block walls and concrete slab on grade is located on the southwest corner of the property. The amenities appear to be in good condition.

## **B. STRUCTURAL**

### **Building Description**

Construction documents indicate the foundation system is conventional spread footing under the exterior wall panels and interior columns. Gravity loads are resisted by the exterior concrete tilt-up wall panels and interior box steel columns. Roof framing consists of wood glue-laminated beams with solid wood TJI joists with a oriented strand board (OSB) wood deck. Lateral loads are resisted by the continuity steel straps and anchors connecting the roof diaphragm to the exterior walls and the interior concrete tilt-up shear walls transfer loads to the foundation. The structural systems appeared to be adequate with no distress or settlement observed or reported. This assessment did not include a structural seismic or design review.

## **C. BUILDING EXTERIOR**

### **Exterior Walls**

The exterior walls are concrete tilt-up wall panels are two stories in height with a smooth painted finish. The concrete panels are 10" in thickness and approximately 28' in height. Panel construction includes horizontal and vertical reveals cast into the face of the panels for added articulation of the exterior elevations. The painted finish is original to the building construction and is in generally good condition with minor to moderate

oxidation of the finish. Cleaning and painting the building should be schedule during the assessment period to maintain the appearance of the facility. Creeping vines are growing on the exterior walls, primarily on the north elevation. Growth of the vines on the concrete does not appear to have adverse effects to the wall construction. Silicone sealant is used in the panel joints between the tilt-up panels. The sealants have a matching color of the exterior paint color is and is observed in good pliable condition. Sealants should remain serviceable for the duration of the assessment period with routine inspection and remedial repair.

### **Exterior Windows**

Exterior punch windows are located on the second floor of the building set in the concrete wall panels with blocking and internal flashing and weeps. Windows on the north and east side ground floor are primarily full height storefront type assemblies with punched windows on the south and west side. Window frames are made up of steel framing with a baked enamel "Kynar" finish observed in good condition. The elevated skylight structure utilizes the same metal type construction. Glass is single glazed, flush-face with a tinted reflective finish. Glazing is set in neoprene gaskets observed in good condition. Windows in the wall panels have an operable awning unit at the head of the assemblies that have been anchored shut to maintain balance of the air-condition system. One glass panel in the skylight structure is cracked on the northern pediment and should be replaced. There were no signs of water infiltration at the exterior window assemblies observed.

### **Exterior Doors**

Exterior doors at the lobby entrance on the north and south sides of the building are full height 1/2" thick "Herculite" tempered glass with a metal kick rail. The doors are set with head and threshold pin hinges. Other exterior doors to the various tenant spaces are part of the exterior window storefront system with metal frames having the "Kynar" finish. The doors have single glazed tempered glass set in gaskets and have weather seals. The exterior man doors are in good condition with no problems observed or reported.

The corrugated metal sliding panel door at the electrical doghouse on the east side of the building has an oxidized finish and should be repainted before there is rust corrosion. In addition, the metal man doors to the cooling tower enclosure have rusted and oxidized and should be painted. Roll-up doors at the rear of the performing arts stage area appear to be in good condition and reportedly operate satisfactorily.

#### ***Recommendations:***

- Prepare and paint the metal doors on the cooling tower enclosure and the electrical dog house. **(\$1,000)**
- Prepare and paint the building exterior to maintain the appearance of the facility. **(\$10,328)**

### **Interior Walls**

There was no evidence of interior water infiltration at the interior faces of exterior walls in those areas observed.

## **D. ROOFING**

### **General**

The roof system is comprised of a multi-ply built-up with a mineral surface cap sheet installed over the OSB wood deck. Construction documents indicate a class “A” assembly with a three-ply system with a 90 pound cap sheet; however, this could not be confirmed. The membrane runs up the inside face of the perimeter concrete parapet wall, terminated on the top of the wall with mechanical anchors, and set in what is assumed to be roof mastic. Roof insulation is foil-backed fiberglass batts installed between the wood joists on the underside of the roof deck. Roof penetrations for electrical conduits and plumbing vents are flashed with lead or sheet metal boots and counter flashing with roof mastic. The roof membrane is approximately nine years old and in good condition. The roof should remain serviceable for the duration of the assessment period with routine inspections and remedial maintenance. PCA recommends the installation of a protective emulsion coating for added energy conservation and to extend the serviceable life of the roof membrane.

Roofing on the entry canopies on the south side and the elevated skylight/canopy structure on the north side consists of a standing metal seam assembly with a factory applied finish resembling the exterior storefront and window framing. The metal roofs appear to be in good condition and should remain serviceable for the duration of the assessment period. Small exterior balconies on the second floor flanking the entry canopy have a light weight concrete topping over a waterproof membrane with an internal area drain. The topping appears in good condition with no issues observed or reported.

Drainage of the main roof areas is accomplished via internal PVC roof drains incorporated into the roof assembly in a sump. Drainage appears to be positive throughout, with tapers created by sloping the roof deck. In the event that a drain becomes obstructed, a secondary overflow drain is installed in close proximity to each roof drain as required.

Building engineering staff reports no active roof leaks and there was no evidence of leaks in the areas observed.

### ***Recommendations:***

- Install a reflective emulsion coating on the built-up roof membrane to extend the serviceable life of the membrane. (**\$35,557**)

## **E. BUILDING INTERIORS**

### **Common Areas**

The building is currently configured for multi-tenant use. Overall, the interior finishes in the improved areas of the building are of high quality materials and detailing and in good condition. The main lobby is located at the center of the building, connecting the Malibu Performing Arts Center facilities in the west wing with the multi-tenant and vacant spaces in the east wing.

Interior lobby finishes consist of stain hardwood flooring, painted gypsum-board walls, an open skylight roof with clearstory windows and suspended pendant and recessed light fixtures. A directory sign on an easel is located to the left upon entry to the upper lobby, with the elevator to the left. A large lounge/reception seating area is located off the main entry lobby on the upper level with ornate wood casework. A contemporary monumental stair with hardwood rails and cable pickets connects the first and second floors in the main lobby. Exit corridors in the west wing have commercial grade carpeting observed to be worn and loose.

Corridor finishes in the east wing consist of gypsum-board walls; 2x2 lay-in acoustical ceiling system with recessed fluorescent can lights, and hard wood flooring and base. Each floor is equipped with one men's and one women's restroom that use ceramic-tile floors and wainscot, and painted gypsum-board walls above; painted gypsum-board ceilings; laminate toilet partitions and a cultured stone lavatory counter with surface mounted porcelain sinks. Interior doors are 8' solid core-rated wood doors with a birch veneer finish set in metal knock-down frames. Interior finishes in the common areas are in very good condition and should remain serviceable for the duration of the assessment period with routine maintenance.

### **Tenant Interiors**

Interior finishes in the west wing have been improved for the specific use of the performing arts center, including a seating theatre with 480 fixed seats and 60 removable seats. The stage and theatre is designed specifically for both recording and broadcasting of the various events with the acoustical aspects of the facility given great detail in the materials used and the design of the walls, ceiling, seating, etc. Ancillary facilities include green rooms, rehearsal studios, dance studios, reception hall, and dining hall. The facility occupies approximately 60% of the building. Other areas in the east wing are currently improved for a dance studio with a child care center. Some of these areas are used by a church group on the weekend. Approximately 20% of the building is vacant and has not been improved, remaining in a shell condition.

Finishes in the improved areas used high-end materials and detailing for acoustic performance and the various performing arts activities. Improvements appear to be in compliance with building codes for exit corridor construction rating and assemblies.

***Recommendations:***

- Replace the worn carpeting in the secondary exit corridors. **(\$4,000)**

**F. LIMITED DISABLED-ACCESS REVIEW**

**Americans with Disabilities Act (ADA)**

Overall, the property is in good compliance with ADA regulations. The property was constructed prior to the implementation of current disabled-access regulations. The Americans with Disabilities Act (ADA) was written into law in 1990 and became effective on January 26, 1992. ADA regulations are applicable retroactively to existing buildings and apply to places of public accommodation.

Under Title I of the ADA, it is the responsibility of the employer to make the disabled employee's workplace accessible (beyond the scope of this assessment). Title III of the ADA requires that public facilities provide access for the disabled. Depending upon the occupancy, a building may or may not be classified as a public accommodation. Multi-tenant office buildings are generally considered places of public accommodations.

**Exterior Access**

There is no public transportation to the exterior of the facility, there access from the public right-of-way is not required. Based on the total of 198 parking spaces at the property, the Americans with Disabilities Act require the provision of six disabled-accessible spaces, one of which must be van accessible. Four disabled-accessible parking stalls, one of which is van accessible, are located on the south side of the building. Two stalls flank the entrance to the lobby and two are located across the drive lane from the entrance. A safety lane should be striped from the access aisles at the stalls across the drive lane to the front entrance. Two additional stalls should be marked into the parking on the south side of the building with the proper signage. In addition, the shrubs at the front of the building have blocked the view of the pole signs at the stalls flanking the south entrance. The shrubs should be trimmed as part of routine maintenance.

***Recommendations:***

- Add two standard disabled-accessible parking stalls when the asphalt pavement is rehabilitated. Install a striped safety lane across the driveline from the existing stalls opposite the main entry. **(\$1,700)**

**Interior Access**

Access into and within the building is in compliance including door clearance, hardware, toilet room provisions and wheelchair access in the theatre for seating provisions. A wheelchair lift is provided as required to the stage. The elevator provides access to the second floor with controls and signaling appearing to be in compliance. Raise and *Braille* signage is not provided at the restrooms and should be installed.

ADA requires the presence of Assistive Listening Devices (ALS) in assembly areas such as the theatre presently installed in the subject property. The regulation requires 4% of the fixing seating location be equipped with such device and to be installed within 50' of the stage or presentation area. PCA was unable to locate such devices at the subject property.

**Recommendations:**

- Install *Braille* signage in accordance with accessibility regulation at the restrooms. **(\$160)**
- Budget for the installation of a wireless ALS system in the theatre area of the building. **(\$10,000)**

**G. HVAC**

**General**

The HVAC systems for the building consist of approximately 25 water-source heat pumps by *Carrier* and capacities rated from 1- to 5- tons. These interior ceiling-mounted heat pumps provide cooling and heating to the conditioned spaces. Two 240-gpm (gallons per minute) pumps circulate the cooling/heating water for the heat pumps. Heating from the cooling process is dissipated through a single-cell updraft *BAC Model F1743-1* 80-ton closed-loop evaporative condenser located in a separate CMU enclosure. The tower is twelve years old. Heating for the conditioned interior is sourced from an eleven year-old *Raypak* 500,511 BTU/H propane gas boiler that generates heated water for the heat pumps. Auxiliary electric heat is available for the heat pumps in the building's outer perimeter zones.

The following Table inventories the major HVAC equipment:

Equipment	Quantity	Age	Size	Manufacturer
Water-Source Heat Pumps	25	5-8	1- to 5- tons	<i>Carrier Model 50RHR</i>
Circulation Pumps	2	12	15 HP/240 gpm	<i>Weinman Model 2 1/2K-82A</i>
Evaporative Cooler (Cooling Tower)	1	12	80-tons (estimate)	<i>BAC Model F1743-1</i>
Propane Gas Boiler	1	12	500,511 BTU/H	<i>Raypak, Model 500</i>

**Ventilation and Distribution**

Constant-volume air is distributed from the heat pumps through sheet metal and flexible ducts into registers or the open space in the tenant spaces. Control is through wall-mounted electronic thermostats.

Rooftop-powered fans provide ventilation to the bathrooms, electrical rooms and elevator. Two powered fans that bring air to the ceiling spaces of each floor provide outside air for tenant spaces.

### **Cooling Systems**

Representative water-source heat-pump systems of were found operable and in very good condition at the time of the assessment. A number of units will require budgeting for replacement based on anticipated failure. Replacement costs for these heat pumps over a continual period are included in this assessment.

The heat pumps utilize R-22 refrigerant. When selecting new units, the refrigerant type should be considered in accordance with the following discourse: There are approximately 25 individual *Carrier* water source heat-pump units mounted above the tenant ceiling spaces. Supply and return condenser water piping and hot water piping is copper with stainless steel braided flexible connections at each unit. Typical capacity for the heat pumps is 1, 1-1/2, 2, 2-1/2, and 5-tons. Two split 5-ton condensers supplement the cooling for the second floor dance studio. These units are dated 2005.

#### January 1, 2004

In accordance with the terms of the Montreal Protocol, the amount of all HCFCs that can be produced nationwide must be reduced by 35% by 2004. In order to achieve this goal, the U.S. is ceasing production of HCFC-141b, the most ozone damaging of this class of chemicals, on January 1, 2003. This production ban will greatly reduce nationwide use of HCFCs as a group, making it likely that the 2004 deadline will have a minimal effect on R-22 supplies.

#### January 1, 2010

After 2010, chemical manufacturers may still produce R-22 to service existing equipment, but not for use in new equipment. As a result, heating, ventilation, and air-conditioning (HVAC) system manufacturers will only be able to use pre-existing supplies of R-22 to produce new air conditioners and heat pumps. These existing supplies would include R-22 recovered from existing equipment and recycled.

#### January 1, 2020

Use of existing refrigerant, including refrigerant that has been recovered and recycled, will be allowed beyond 2020 to service existing systems; however, chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps.

Components of this system such as evaporative cooler and pumps show age and corrosion. The circulating pumps and the evaporative cooler should be replaced.

Total available cooling based on 37, 357 gross square feet is 466 square foot per ton. This is below average for a modern office building. The dance studio adds 10-tons of cooling, which brings the cooling capacity to 416 square feet per ton. PCA would typically expect to see rating at about 250-350 square feet per ton when considering the density of people

in the auditorium. PCA has concerns about the adequacy of the cooling as presently configured. The drawings are of little help as they do not detail the various heat pumps and their sizes. Therefore, we are unable to confirm the adequacy of the cooling tower. We have been unable to obtain any detailed information from the site personnel other than for them to say it is adequate. The theatre when at capacity, may not be adequate if any other systems are running. The building does not have an energy management system where cooling could be directed to specific areas.

The heat-pump units have individual digital programmable thermostats. As an upgrade, an energy management system is recommended to maintain proper cooling and heating and afford increased energy efficiency.

***Recommendations:***

- Replace the corroded and dilapidated 80-ton evaporative cooler (EC) (Cooling Tower) located in the mechanical enclosure west of the building. The EC is date 1997 but appears to have been out of service until 2000. Chemical treatment is very poor. Recommend that the new EC have stainless steel construction for long life and increased in size to 115-tons to handle approximately 300 to 350 square foot per ton of cooling. **(\$46,000)**
- Budget funds for replacement of water-source heat-pump units as they fail. **(\$27,500)**
- Overhaul the two condenser-water pumps located on the slab adjacent to the EC. Replace the mounting hardware and paint all metal surfaces with marine type paint. Increase the size for proper gallons per minute of the upgraded EC. **(\$7,000)**
- Budget for the addition of an energy management system to better manage the systems. **(\$35,000)**
- Repair the two rooftop exhaust fans on the east side of the roof that are vibrating. Correct the balance and replace the missing screws. **(\$1,500)**

**Heating Systems**

A *Raypak*, 511,500 BTU/H propane gas-fired boiler located within the mechanical enclosure provides supplemental space heating when called for by the individual WSHP thermostat. The boiler is dated 1998 and appears to have sat in place similar to the evaporative condenser until activation in 2000. The boiler does not meet the SCAQMD Rule 1146.2 low NOX emissions ruling and needs to be replaced.

***Recommendations:***

- Replace the reheat propane gas-fired boiler located in the mechanical enclosure. The boiler does not meet SCAQMD Rule 1146.2 for low-NOX emissions. Boiler is sized at 500,511 BTU/H. **(\$11,000)**

## H. PLUMBING SYSTEMS

### Domestic Water

Domestic-water service is provided to the building by the Los Angeles Department of Water and Power via a meter located on the east side of the building. A 2 1/2" copper service with backflow device supplies domestic water to the building. Domestic-water piping to and within the building appears to be copper. Water service is provided to restroom areas, tenant kitchenettes, irrigation system, and hose bibs. No problems were observed.

Restrooms have hot water service from 20-gallon electric-water heaters mounted in the Janitors closet adjacent to the restrooms on each floor. Restroom fixtures include floor-mounted, flush-valve water closets, wall-mounted urinals with flush valves, and counter-mounted lavatories with single lever trim. All fixtures were observed to be of good quality and in good condition.

### Sanitary System

The building is connected below grade to an on-site seepage sewer system. Waste is gravity fed to two-4,000-gallon septic tanks in the parking lot south of the building. Waste is then distributed to leaching fields also in the parking area and slightly at a lower elevation. When the Malibu Vineyard Church applied for tenant improvement Sep. 21, 2000, the City of Malibu Environment Department required a *MicroFast 3.0*, 5,000-gallon tank in conjunction with the existing tank. Part of the system is two blowers that force fresh air into the Microfast section of the septic system to speed up the degradation of the waste. The city required this system due to the large numbers of people using the restrooms in a short period of time.

Vent lines within the building are hub-less cast-iron pipe. Adequate cleanouts are provided inside the building to clear normal blockages.

#### ***Recommendations:***

- Budget for overhauling the MicroFast 3.0 as they fail. **(\$3,000)**

### Storm Water

Storm water that collects on the roof of the building is directed to roof drains with adjacent emergency overflow drains. Storm water is then discharged at grade through curb outlets. Due to the sloped nature of the site, storm water is discharge south towards Pacific Coast Highway. Water from the sloped hillside is directed to concrete storm culverts and diverters that spill water onto the paved asphalt parking. Water is then directed to curb swales. In heavy rains, water can enter the ground floor tenant spaces on the north side. The ownership is modifying the door sills to prevent water from entering. Refer to discussion in the Site section.

### Flammable Gas

Propane gas service is provided to the mechanical enclosure to serve the boiler. The propane tank is located in the trash enclosure on the southwest corner of the property.

The gas service serves the hot-water boiler only. All gas piping observed appears to be black iron, and is well installed.

### **Irrigation Sprinklers**

The irrigation system on the sloped portions of the property to the north was damaged in a recent fire and needs to be repaired or replaced. The remainder of the site has irrigation sprinklers; however, was shut down at the time of the survey for repairs.

#### ***Recommendation:***

- Repair the irrigation system located on the hillside at the north side of the hillside. The piping was damaged in the 2007 fires. **(\$10,000)**

## **I. ELECTRICAL SYSTEMS**

### **Power**

Southern California Edison provides electrical service to the property from a utility transformer on the east side of the building. A 1,200-amp 480/277-volt three-phase electrical service provides power to the building. Power is routed to a large electrical room on the second floor with 277/480-volt and 120/208-volt panel boards and transformer. Fluorescent and compact fluorescent lighting is supplied at 277-volts. Theatrical lighting is served at 120-volts. The electrical capacity serving the building is approximately 25.8 watts per square foot, which is adequate for the building and current tenant usage. The building has an approximate available power of 16 watts per square foot, which is adequate for its size and usage.

It was reported that no infrared scans have been accomplished on the electrical equipment since original construction. Thermographic testing of all equipment is recommended at every three years as part of routine maintenance.

#### ***Recommendations:***

- Perform a thermographic scan (infrared) of the electrical main switchboard on a three-year cycle. The switchboard is located in a closet on the exterior of the building and subject to soil and dust. **(\$4,000)**
- Provide filler plates on the house panel “HP” located in the electrical closet on the east side of the building. A circuit breaker was removed and the bus bars are exposed. **(\$150)**

### **Emergency Power**

Emergency lighting is provided in all corridors and stairwells from integral battery ballasts or bullet head emergency battery units. Exit fixtures have internal batteries for code 90 minutes of operating time.

### **Lighting Systems**

Exterior lighting consists of compact fluorescent up/down lights in the metal canopy on the north and south entries. The parking lots have round cutoff fixtures with hohg-

pressure sodium lamps on 18' poles. Although PCA's assessment was performed in the day, the lighting appeared sufficient and in good condition.

General lighting in tenant spaces is 2' x 4' 3-lamp recessed fluorescent fixtures with prismatic lenses. The fixtures have T8 lamps and electronic ballasts. Down lights have compact fluorescent lamps.

## **J. FIRE/LIFE-SAFETY SYSTEMS**

### **Fire-Sprinkler System**

The building is fully fire sprinklered from a wet fire protection sprinkler system. A 4" fire water line enters the building at the east side. A flow and tamper switch are mounted on the riser and is monitored by Trend America.

The Five-Year test label is up to date and dated 1/26/2006 by Regency Fire Protection. All sprinkler heads are manufactured by *Viking*. The system is rated at 0.10/1,500 square feet, which is Light Hazard and applicable to this type of building. All inspection tags are current. No defective sprinkler heads were reported or observed.

### **Fire Extinguishers**

Observed fire-extinguisher service tags, indicating most recent service was Oct. 8, 2007 by Cintas. The fire extinguishers need servicing.

#### ***Recommendations:***

- Perform the required service on all of the fire extinguishers that have expired service tags. The tags are dated 10/8/2007. **(\$500)**

### **Fire Alarm/Security Systems**

A *Silent Knight* addressable fire-alarm system monitors smoke detectors, pull stations, horns, strobe lights, sprinkler flow and tamper devices. Horn/strobe alarms were observed in tenant areas, common areas and restrooms. The fire-alarm system is equipped with a evacuation system with speakers in the hallways.

### **Fire Hydrants**

A fire hydrant and hose fittings are located on the east side of the building for fire department use.

## **K. VERTICAL TRANSPORTATION**

### **General**

There is one two-stop hydraulic passenger elevator by US Elevator Company. The cab is rated for 2,500 pounds. The elevator service tags are current and dated 1/29/2010. Service is by Amtech Elevator Company. The door has the old style microswitch

closures. An infrared closure is recommended as an upgrade. A wheel-chair lift is located back stage on the ground floor and meets ADA Standards.

### Equipment Inventory

Property	Unit No.	Duty	Floors	Capacity	Speed	Doors	System
Malibu Bldg.	1	Passenger Hydraulic	1-2	2,500 lbs	150 FPM	Side Open, 1 Speed	<i>US Elevator</i>

### Maintenance

Elevator ratings are based upon the consultant's comparisons of similar types of buildings and/or equipment.

The one hydraulic passenger elevator is operating satisfactorily. The equipment functions as designed and performance indicators are good. Housekeeping is good and leveling is within code requirements.

#### ***Recommendations:***

- As an upgrade, provide infrared door guides in lieu of the pressure type. **(\$5,500)**

### L. PUBLIC RECORDS REVIEW

Public records research is not included in the scope of services.