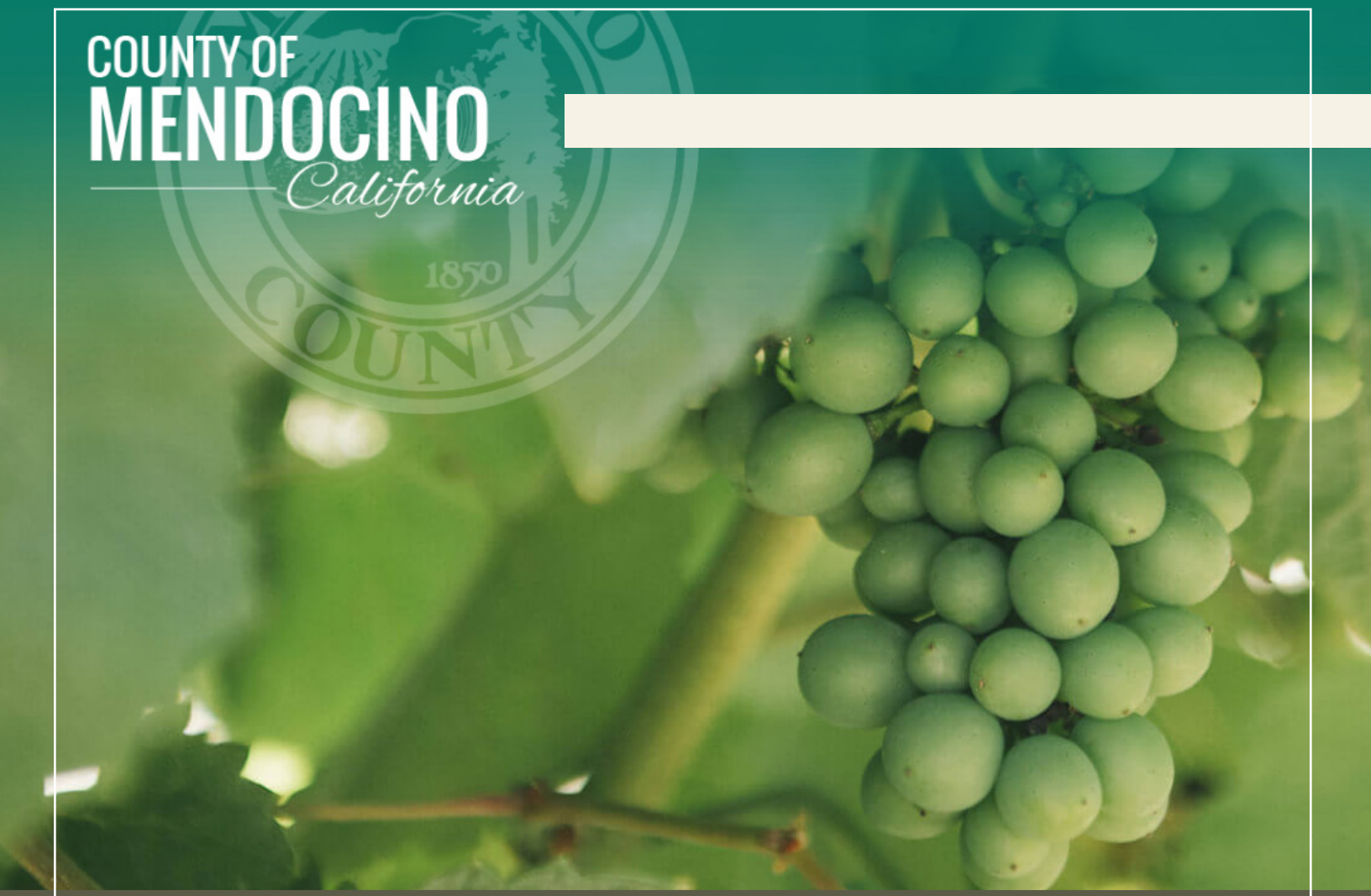
COUNTY OF
MENDOCINO
California



FACILITY CONDITION ASSESSMENTS

Prepared by: Nichols, Melburg & Rossetto Architects

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Mendocino County's facility needs assessments building evaluation process was conducted to evaluate the existing buildings or portions of buildings (owned and leased) that the County's staff use to provide services to the community. The assessment team visited each facility and observed the physical condition of building elements including site, exterior envelope, roofing, structure, interior elements, and mechanical, electrical and plumbing systems. County maintenance staff accompanied the assessment team on most visits and provided further historical and condition information about specific aspects or issues including those that could not be physically observed by the project team. No destruction of finishes took place during assessments. One-page assessment reports for each of the facilities were prepared. A rating system was used to outline condition of each building element on a 5-point scale, with "1" given to a component in critical condition and "5" given to a component in excellent condition or newly installed. Each assessment report includes a building description supplying general building information such as year built and square footage. A condition checklist outlining the ratings of assessed elements is included along with a summary of findings and a summary of recommendations. A selection of photos taken during the assessment process makes up the remainder of each assessment report. Just like any other infrastructure system that the County manages, the building inventory should be reviewed periodically to ensure it is keeping pace with evolving community demands and values, now and well into the future.

Throughout the facility assessment process repeated deficiencies were observed throughout many of Mendocino County's facilities:

SITE
- Cracked concrete sidewalks, pathways and curbing
- Sidewalks and walks lack the 36 inches minimum required
- Poor surface condition of AC paving and parking stall striping
- When resurfacing AC paving add concrete flowline to direct water into water basin
- Missing and out of date signs and/or identification devices
- Site ADA improvements

EXTERIOR ENVELOPE
- Siding that is rotting, separating from the building or deteriorating
- Mounted light fixtures are dirty or broken
- Single pane windows that are poor in energy efficiency and noise reduction
- Single pane windows are common, some with broken sliders or seal that allow for water intrusion
- Door seals that are nonexistent or deteriorated
- Paint is flaking at various facilities
- Conduits that are rusted or otherwise degraded
- Inappropriately sized foundation and/or roof vents

ROOF
- Drainage problems including undersized outlets, pooling water and rusted drain covers
- Roof rot and surface bubbling
- Plywood decking that flexes considerably
- Materials requiring abatement are present in the construction of some roof elements
- Walkway pads have deteriorated or are missing
- Spray Polyurethane Foam (SPF) roofing with significant roof surface patch and repair
  - SPF roofing system can last 30-40 years but must be relocated every 10-15 years to ensure the long-term performance
- Deteriorated asphalt shingle roofing
- Louvers and vents that appear to be undersized
- Built up roofing that has blisters

STRUCTURE
- Cracks in drywall from previous seismic events
- Warped wood

INTERIOR ELEMENTS
- Carpets are discolored and have surpassed its useful service life
- Carpets and carpet tiles should be securely attached, to avoid being a hazard
- Scratched, cracked and deteriorating vinyl and tire floor covering
- Scuffs and paint chipping on walls
- Discolored or stained ceiling tiles, requires further investigation for possible cause
- Outdated lighting
- Provide illuminated exit signage in evacuation route
- Crammed office and storage spaces
- Outdated restroom finishes
- Space beneath public counters should have required knee and toe clearances
- Casework with handwashing fixture shall have required knee and toe clearances

MEP SYSTEMS

- Major equipment that has been non-operational for a prolonged period of time
- Existing Federal Pacific and Zinsco electrical panels are considered dangerous due to high risk for breaker malfunction and fire; replace with new, up-to-date panels
- Inappropriately sized equipment for facility needs
- Provide fire suppression systems were required by occupancy classification, use or exceeds certain square footage
- Provide manual or automatic fire alarm and detection systems were required by occupancy classification

ADA

Accessible Routes

- The running slope of walking surfaces should not be steeper than 1.20 and the cross slope of walking surfaces should not be steeper than 1.48
- Doors require wheelchair maneuvering clearances
- Door thresholds require 1/2 inch high maximum
- Ramp runs require a running slope not steeper than 1.12 and the cross slope of ramp should not be steeper than 1.48
- When crossing vehicle traffic lanes, the accessible route shall be designated and marked as a crosswalk

Site and Building Elements

- Lack of seperation barrier between pedestriation and vehicular path of travel
- Curb ramps should have detectable warning surface
- Accessible car and van spaces should be painted blue and be marked with the International Symbol of Accessibility
- Handrail extensions should be provided at both top and bottom of handrails and extend horizontally above the landing by 12 inches

Toilet

- Space beneath handwashing fixtures should have required knee and toe clearances
- Handwashing fixture supply and drain pipes need to be insulated to protect against contact
- ADA toilet rooms require wheelchair maneuvering turn spaces and floor clearances
- Grab bars shall not have any obstructing object 12" from top of bar
- ADA toilet rooms require compliant grab bars - 33 inches above finish floor
- Toilet room accessories (paper towl, soap and toilet seat cover dispensers) operable parts required to be located 40 inches maximum above the finish floor
- Toilet paper dispensers are required to have a minimum centerline height of 19 inches above the finish floor

RATING 1

BLDG #	
2	Boonville DOT Yard
3	Covelo DOT Yard
9	Fort Bragg DOT Yard
17	Little River Mendocino Co. Airport Wood Hangar
18	Point Arena DOT Yard
30	Ukiah Courthouse
31	Ukiah Courthouse Annex
39	Ukiah Sheriff/Jail Admin
53	Ukiah DOT Modular
64	Willits WISC - NCO/WAG
227	Covelo Community Building
347	Ukiah Social Services - Family Center
398	Laytonville Recycle Center

RATING 2

BLDG #	
4	Covelo Justice Center
11	Fort Bragg Veterans Memorial Building
13	Hopland Veterans Memorial Building
14	Laytonville DOT Yard
17A	Little River Mendocino Co. Airport Metal Hangar
23	Willits DOT Yard
24	Fort Bragg Public Health, Planning & Environmental Health
25	Willits Veterans Memorial Building
29	Ukiah Library
35	Ukiah Alternate Defender
37	Ukiah DOT Yard
38	Ukiah Probation & 911
40	Ukiah Veterans Memorial Building
42	Ukiah Facilities & Fleet Office
43	Ukiah Max. Security / Main Jail
44	Willits Justice Center
45	Ukiah Adult Detention Facility
47	Ukiah Jail Kitchen & Laundry
48	Ukiah Sheriff Training/Programs
51	Ukiah Social Services Modular
52	Willits Museum Restoration Building
55	Ukiah Child Support Services
56	Ukiah Mental Health & Public Health
57	Ukiah Veterans Services Office (DSS)
58	Ukiah Veterans Services Garage
59	Ukiah PH Storage Warehouse
68	Redwood Valley Sheriff Substation RV
353	Covelo Veterans Memorial Building
390	Covelo Sheriff

RATING 3

BLDG #	
1	Boonville DOT Yard
6	Fort Bragg Animal Shelter
7A	Fort Bragg Avila Coastal Center - Behavioral Health & Recovery
7B	Fort Bragg Avila Coastal Center - Conference Rooms
7C	Fort Bragg Avila Coastal Center - Employment & Family Assistance
7D	Fort Bragg Avila Coastal Center - AAS Administration
8	Fort Bragg Library
10	Fort Bragg Justice Center
15	Point Arena Coastal Community Building
21	Willits Library
22	Willits Museum
26	Ukiah Administration West
27	Ukiah Animal Control Facility
28	Ukiah Administration Center
28PE	Ukiah Administration Center
33	Ukiah Juvenile Hall
36	Ukiah Ag/Farm Advisor
41	Ukiah Social Services - S. Yokayo
41A	DSS Portable Shed
54	Ukiah Social Services - CFS
54A	Ukiah Social Services - CFS Storage Shed
60	Ukiah Admin. Center Storage
61	Willits WISC - DSS
62	Willits WISC - PH/MH/DSS
63	Willits Substation
66	Ukiah Social Services - N.Yokayo
336	Covelo Round Valley Branch Library
343	Ukiah Air Quality Management District
409	Willits Social Services - Safe Passages

RATING 4

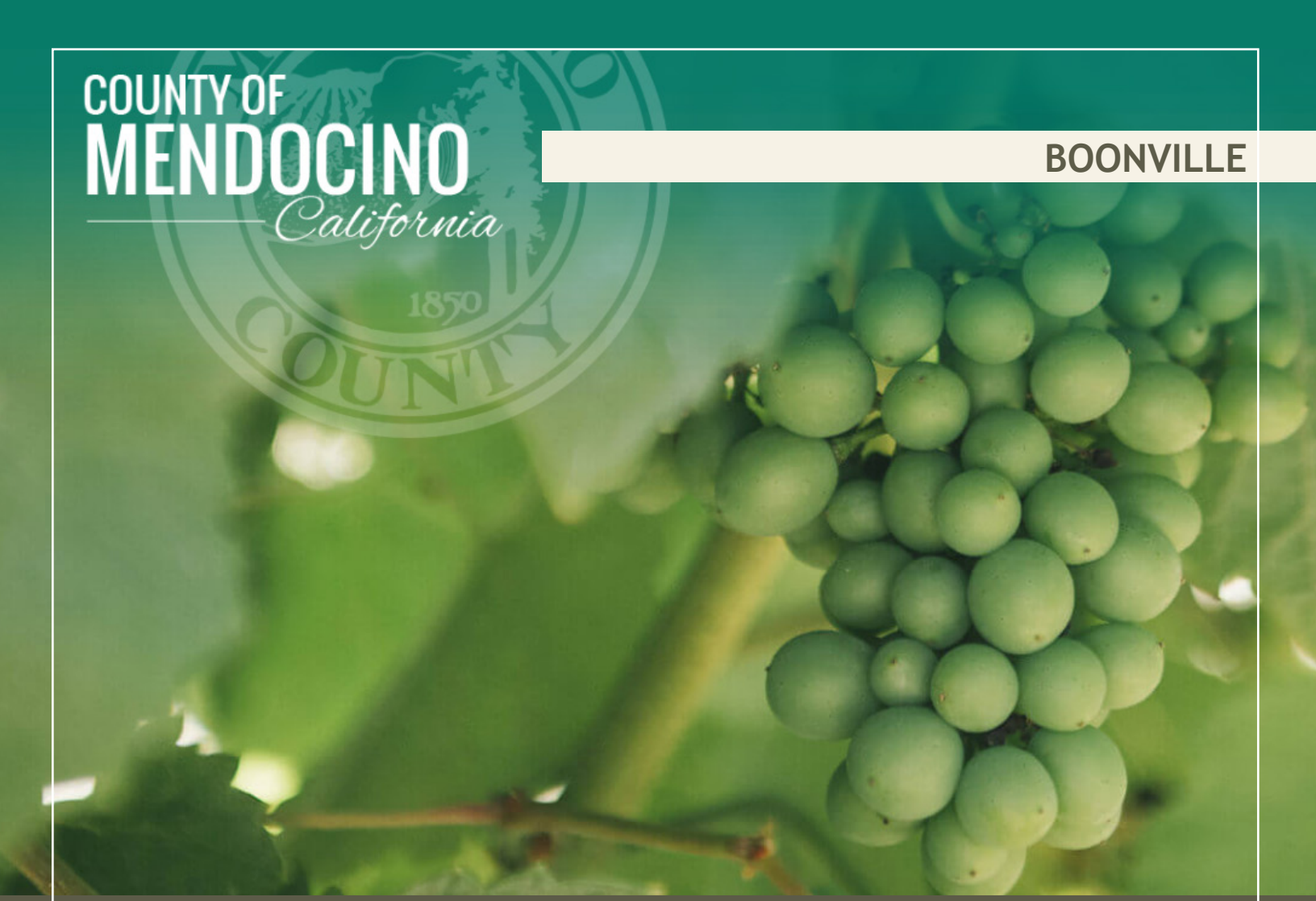
BLDG #	
5	Covelo Round Valley Airport
10A	Fort Bragg Facilities & Fleet Shop
16	Little River Mendocino Co. Airport Terminal/Office
32	Ukiah Central Services & Fleet
70	Ukiah Live Oak Apartments Transitional Housing
330	Ukiah HHSA-Career Point (CalWORKS One Stop Job Center)
370	Mendocino Sheriff Substation

RATING 5

BLDG #	
67	Redwood Valley Mental Health Treatment Center
69	Ukiah Crisis Residential Treatment Center

COUNTY OF
MENDOCINO
California

BOONVILLE



LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1970
Area: 1,800 Sq. Ft.
Use: Garage
Type of Construction: Steel Frame
Type of Roof: Ribbed Metal
Electrical Panel: Bryant (Westinghouse)

Departments

- Transportation
- Roads

CONCLUSION

The Boonville DOT yard will require repairs and improvements to the exterior, interior, site, and some ADA upgrades. These will include updates to the restroom and office space to be code compliant and replacement of a new window.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

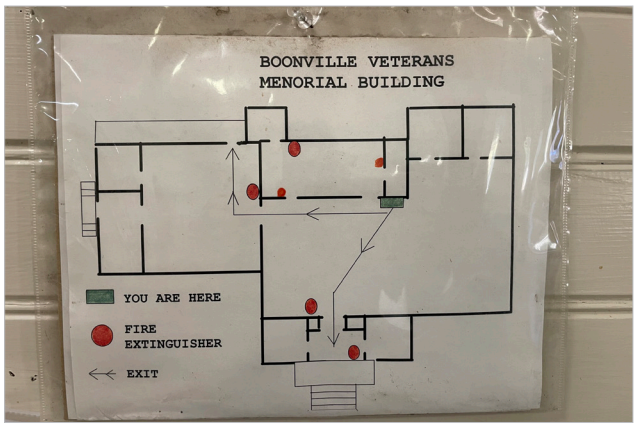
		5	4	3	2	1	NA	Findings & Recommendations
SITE	1 Fences / Gates				2			Fences / gates are damaged and post are dent
	2 Walls / Structures						NA	-
	3 Sidewalks / Walkways / Patios						NA	-
	4 Curbing						NA	-
	5 Parking & Pavement				2			AC paving around building is severely damaged and unevem, resurface
	6 Exterior Lighting Fixtures				2			-
	7 Exterior Site Furniture						NA	-
	8 Exterior Stairs / Ramp						NA	-
EXTERIOR	1 Exterior Wall Finish				2			Exterior finish has wear and missing sealant around conduit penetrations
	2 Eaves & Fascias			3				-
	3 Windows				2			Windows are dated, replace
	4 Louvers and Vents						NA	-
	5 Exterior Doors & Hardware			3				-
ROOF	1 Roof Surface			3				Portions of the roof insulation are missing in numerous areas
	2 Roof Equipment Curbing						NA	-
	3 Roof Drains						NA	-
	4 Gutters / Downspouts			3				-
STRUCTURE	1 Foundation			3				-
	2 Vertical System						NA	-
	3 Walls			3				-
	4 Roof			3				-
INTERIOR	1 Ceilings						NA	-
	2 Flooring			3			NA	-
	3 Interior Walls / Partitions				2			-
	4 Interior Doors				2			Provide code compliant interior door hardware
	5 Public Counter						NA	-
	6 Casework						NA	-
	7 Restroom					1		Restrooms are dated and not code compliant
	8 Shower Compartments						NA	-
MEP	1 Mechanical Systems			3				-
	2 Electrical Systems			3				-
	3 Voice and Data Systems			3				-
	4 Plumbing Systems			3				-
	5 Gas Distribution Systems						NA	-
	6 Fire Suppression Systems						NA	-

COMPLIANCE

ADA	1 Site						NA	-
	2 Toilet				2			See summary
	3 Building Elements						NA	-
	4 Accessible Routes						NA	-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: 1930
Area: 3,500 Sq. Ft.
Use: Banquet Hall
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Sylvania

Departments

- General Services

CONCLUSION

The Boonville Veterans Building will require extensive repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, ADA upgrades. Given the age of the building, many components appear to have reached its useful service life and will require complete replacement.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish has severe wear, tear and dry rot; repair and repaint
	2 Eaves & Fascias					●		Eaves and facias have noticeable dry rot; replace and repaint
	3 Windows					●		Windows are dated, replace
	4 Louvers and Vents					●		Vents appear to be under sized, increase roof ventilation
	5 Exterior Doors & Hardware				●			Modify main exterior door to have compliant hardware
ROOF	1 Roof Surface				●			Roof surface appears to have reached useful service life, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	Provide gutters and downpouts with splash guards
STRUCTURE	1 Foundation					●		Post-and-pier fountain appears to have not been maintained and is unleveled
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			Ceiling tiles have stains from water damage and areas appear to have asbestos
	2 Flooring					●		Floor tiles contain asbestos and are damamged
	3 Interior Walls / Partitions				●			Interior walls show signs of wear and tear
	4 Interior Doors					●		Provide code compliant interior hardware
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		HVAC is dated from 1998 and appears non-operational, replace
	2 Electrical Systems				●			-
	3 Voice and Data Systems					●		-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

		5	4	3	2	1	NA	
ADA	1 Site					●		See summary
	2 Toilet			●				-
	3 Building Elements				●			-
	4 Accessible Routes					●		See summary

COUNTY OF
MENDOCINO
California

COVELO



LOCATION PLAN



Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: 1940
Area: 3,000 Sq. Ft.
Use: Garage
Type of Construction: Wood Frame
Type of Roof: Corrugated Metal
Electrical Panel: Unknown

Departments
- Transportation
- Roads

CONCLUSION

The Covelo DOT yard will require extensive repairs and improvements to the exterior, roof, site; as well as, ADA upgrades. Unable to access and verify the interior condition and MEP system. Given the age of the building and the condition of the exterior, it appears that the building has reached its useful service life and will require complete replacement.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias					●		Eaves and fascias have noticeable dry rot; replace and reapint
	3 Windows					●		-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware					●		Unable to operate door with county key
ROOF	1 Roof Surface					●		Roof surface appears very dated, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts					●		Gutters are damaged and downspouts attached with duct tape, provide splash guards
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof					●		-
INTERIOR	1 Ceilings					●		Ceiling panels are peeling off roof surface
	2 Flooring				●			-
	3 Interior Walls / Partitions				●			-
	4 Interior Doors					●		Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems				●			-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leases

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1940
Area: 1,000 Sq. Ft.
Use: Civic Administrative
Type of Construction: Wood Frame
Type of Roof: Ribbed & Corrugated Metal
Electrical Panel: Cutler-Hammer

Departments

- General Services

CONCLUSION

The Covelo Justice Center will require extensive repairs and improvements to the exterior, site, mechanical system; as well as, ADA upgrades. Unable to access the interior of the building and was limited to visual verification through a window.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures					●		Abandoned structure on property appears close to falling apart, demolish
	3 Sidewalks / Walkways / Patios					●		-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp					●		Exterior stairs and ramp are not code compliant
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish has severe wear, staining and graffiti; repair and repaint
	2 Eaves & Fascias				●			Fascia boards have been covered by roof flashing
	3 Windows					●		Windows appear dated, replace
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware					●		Unable to operate door with county key, exterior doors are not code compliant
ROOF	1 Roof Surface		●					Roof surface appears to have been recently replaced
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				Gutters appear to be new, provide leaf and splash guards
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls					●		-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			-
	3 Interior Walls / Partitions				●			-
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		HVAC system appears very dated, replace
	2 Electrical Systems				●			-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet						●	Unable to verify
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- (●) Good
- ( ) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 2005
Area: 600 Sq. Ft.
Use: Airport Traffic Control
Type of Construction: Wood Frame
Type of Roof: Ribbed Metal
Electrical Panel: Murray

Departments

- Transportation
- Land

CONCLUSION

The Round Valley Airport is in good condition relative to the age of the building. Unable to access the interior of the building. Replace door hardware to county keying standard.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates					1		-
	2 Walls / Structures						NA	-
	3 Sidewalks / Walkways / Patios						NA	-
	4 Curbing						NA	-
	5 Parking & Pavement					1		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures						NA	-
	7 Exterior Site Furniture						NA	-
	8 Exterior Stairs / Ramp						NA	-
EXTERIOR	1 Exterior Wall Finish			3				-
	2 Eaves & Fascias				2			-
	3 Windows						NA	-
	4 Louvers and Vents				2			-
	5 Exterior Doors & Hardware				2			Unable to operate door with county key
ROOF	1 Roof Surface		4					-
	2 Roof Equipment Curbing						NA	-
	3 Roof Drains						NA	-
	4 Gutters / Downspouts			3				Provide splash guards to downspouts
STRUCTURE	1 Foundation		4					-
	2 Vertical System						NA	-
	3 Walls		4					-
	4 Roof		4					-
INTERIOR	1 Ceilings						NA	-
	2 Flooring						NA	-
	3 Interior Walls / Partitions						NA	-
	4 Interior Doors						NA	-
	5 Public Counter						NA	-
	6 Casework						NA	-
	7 Restroom						NA	-
	8 Shower Compartments						NA	-
MEP	1 Mechanical Systems						NA	-
	2 Electrical Systems			3				-
	3 Voice and Data Systems						NA	-
	4 Plumbing Systems						NA	-
	5 Gas Distribution Systems						NA	-
	6 Fire Suppression Systems						NA	-

COMPLIANCE

ADA	1 Site						NA	-
	2 Toilet						NA	-
	3 Building Elements						NA	-
	4 Accessible Routes						NA	-

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: Unknown
Area: 5,000 Sq. Ft.
Use: Community Hall
Type of Construction: Wood Frame
Type of Roof: Ribbed Metal
Electrical Panel: Unknown

Departments

- General Services
- Affiliates

CONCLUSION

The Covelo Community Building will require extensive repairs and improvements to the exterior and site; as well as, ADA upgrades. Unable to access and verify the interior condition and mechanical system. Recommend selling the property.

BUILDING PHOTOS







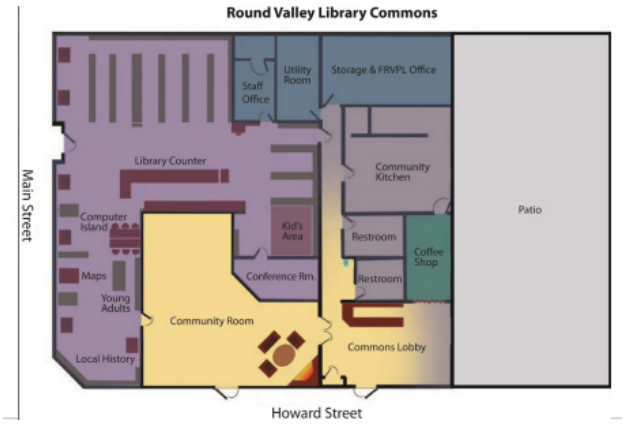


		CONDITION						FINDINGS & RECOMMENDATIONS
		5	4	3	2	1	NA	
SITE	1 Fences / Gates					●		-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios					●		Concrete walkways are not code complaint
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures				●			Exterior lighting appears dated, replace with LED
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp					●		Exterior stairs and ramps are not code compliant
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish has severe wear and dry rot; repair and repaint
	2 Eaves & Fascias					●		Eaves and fascias have noticeable dry rot; replace and repaint
	3 Windows				●			-
	4 Louvers and Vents					●		Vents appears to be undersized, increase roof ventilation
	5 Exterior Doors & Hardware				●			Unable to operate doors with county key, doors/jambs damaged and not code compliant
ROOF	1 Roof Surface			●				Roof surface appears to have been recently replaced
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	Provide gutters and downspouts with splash guards
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof					●		-
INTERIOR	1 Ceilings						●	-
	2 Flooring						●	-
	3 Interior Walls / Partitions						●	-
	4 Interior Doors						●	-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems				●			-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems				●			-

		COMPLIANCE						
ADA	1 Site					●		See summary
	2 Toilet						●	-
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN





Ownership

- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Planning Status

- ○ Retain
- ● Renovate
- ○ Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ● Fair
- ○ Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: 1978
Area: 7,200 Sq. Ft.
Use: Library

Departments

- General Services
- Affiliates

Type of Construction: All Reinforced Concrete & Wood Frame

Type of Roof: Asphalt Shingles, Single-Ply Membrane & Ribbed Metal

Electrical Panel: Cutler-Hammer

CONCLUSION

The Round Valley Branch Library will require repairs and improvements to site; as well as, minor ADA upgrades.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

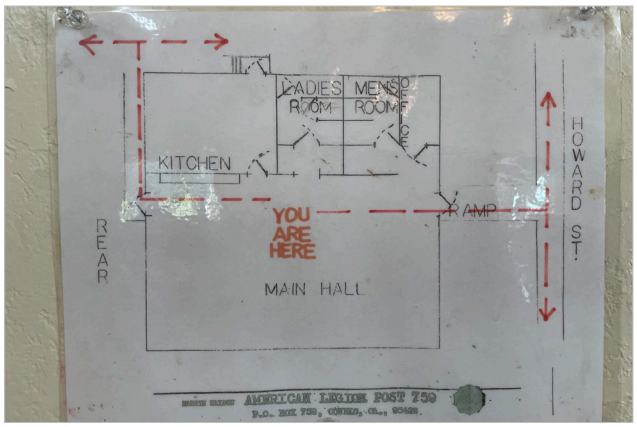
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures			●				-
	3 Sidewalks / Walkways / Patios				●			Concrete walkway has minor cracks
	4 Curbing					●		Curbs have deteriorated in some areas
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface		●					-
	2 Roof Equipment Curbing		●					-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			Provide gutters and downspouts with splash guards to missing portions of building
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring		●					-
	3 Interior Walls / Partitions		●					-
	4 Interior Doors			●				-
	5 Public Counter				●			-
	6 Casework			●				-
	7 Restroom		●					-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems		●					-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems						●	-

COMPLIANCE

		5	4	3	2	1	NA	
ADA	1 Site				●			-
	2 Toilet		●					-
	3 Building Elements		●					-
	4 Accessible Routes			●				-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Planning Status

- ○ Retain
- ● Renovate
- ○ Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ○ Fair
- ● Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: Unknown
Area: 2,000 Sq. Ft.
Use: Banquet Hall
Type of Construction: Wood Frame
Type of Roof: Ribbed Metal
Electrical Panel: Cutler-Hammer

Departments

- General Services

CONCLUSION

The Veterans Memorial Building will require repairs and improvements to the interior and mechanical system; as well as, extensive ADA upgrades.

CONDITION

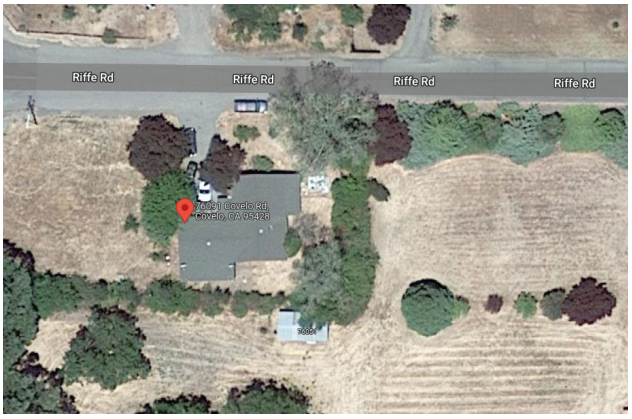
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp				●			-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finish appears to have been recently painted
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware				●			Modify main exterior door to have compliant hardware
ROOF	1 Roof Surface			●				Roof surface appears to have been recently replaced
	2 Roof Equipment Curbing			●				-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			Provide gutters and downspouts with splash guards to missing portions of building
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			Flooring is showing signs of wear
	3 Interior Walls / Partitions				●			Interior walls show signs of wear and tear, tiles are cracked
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				HVAC system appears dated, replace
	2 Electrical Systems			●				-
	3 Voice and Data Systems			●				-
	4 Plumbing Systems				●			Air gap missing in kitchen sink
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN



Ownership

- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Planning Status

- ○ Retain
- ○ Renovate
- ● Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ○ Fair
- ● Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: 1988
Area: 450 Sq. Ft.
Use: Public Safety
Type of Construction: Wood Frame
Type of Roof: Standing Seam Metal
Electrical Panel: Unknown

Departments

- Sheriff
- Patrol

CONCLUSION

The Sheriff Covelo Substation is a leased room within the Round Valley Tribal TANF Building. It will require repairs and improvements to the interior and site; as well as, ADA upgrades. Recommend relocating to another building.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing						●	-
	5 Parking & Pavement				●			AC paving at front of building has damage
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish		●					-
	2 Eaves & Fascias		●					-
	3 Windows		●					-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware		●					-
ROOF	1 Roof Surface						●	-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	-
STRUCTURE	1 Foundation						●	-
	2 Vertical System						●	-
	3 Walls						●	-
	4 Roof						●	-
INTERIOR	1 Ceilings			●				-
	2 Flooring				●			-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors		●					-
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework				●			-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			Outdoor split system heat pump need sot be anchored -
	2 Electrical Systems			●				-
	3 Voice and Data Systems			●				-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

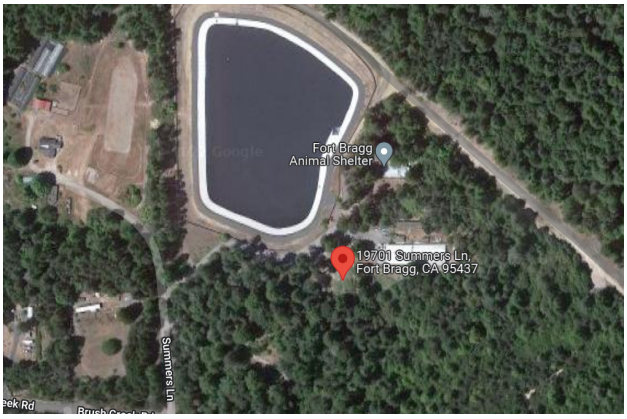
ADA	1 Site					●		See summary
	2 Toilet						●	-
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

COUNTY OF
MENDOCINO
California

FORT BRAGG



LOCATION PLAN



BUILDING PHOTOS









Ownership

- ○ County Owned
- ○ County Leased
- ● County Owned / Property Leased

Planning Status

- ● Retain
- ○ Renovate
- ○ Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ● Fair
- ○ Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: 1976
Area: 8,317 Sq. Ft.
Use: Animal Hospital, Kennel & Pound
Type of Construction: Concrete Masonry Unit (CMU)
Type of Roof: Corrugated Metal
Electrical Panel: General Electric (GE)

Departments

- Animal Care

CONCLUSION

The Fort Bragg Animal Shelter will require repairs and improvements to the exterior, interior and roof; as well as, extensive ADA upgrades. The building will need a septic system upgrade.

CONDITION

FINDINGS & RECOMMENDATIONS

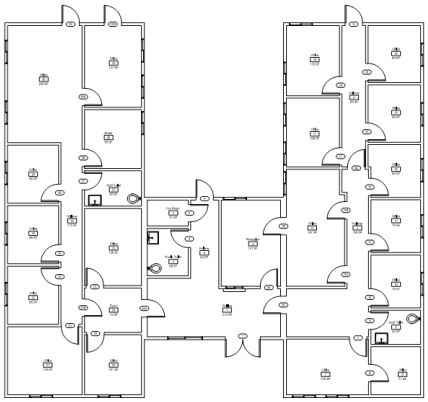
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish		●					-
	2 Eaves & Fascias			●				-
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware					●		Modify main exterior door to have compliant hardware
ROOF	1 Roof Surface				●			Roof has signs of wear and tear
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			Downspouts attached with zip ties, provide leaf guards and splash guards
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings		●					-
	2 Flooring		●					-
	3 Interior Walls / Partitions		●					-
	4 Interior Doors				●			-
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework				●			-
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems			●				-
	3 Voice and Data Systems			●				-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes				●			-

LOCATION PLAN





BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1983
Area: 4,368 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Roof Shingles & Built-Up Roof (BUR)
Electrical Panel: Sylvania

Departments
- BHRS
- Social Services - SUDT
- Social Services

CONCLUSION

The Avila Coastal Center Behavioral Health and Recovery will require repairs and improvements to the exterior, roof, mechanical system; as well as, minor ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

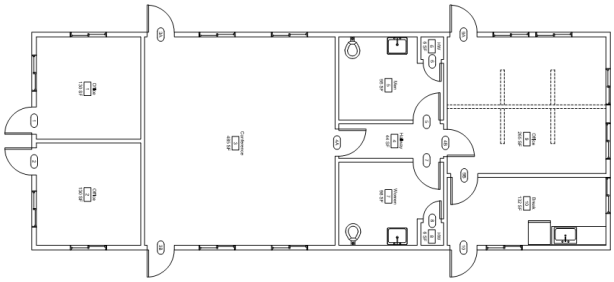
		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has faded, repaint
	2 Eaves & Fascias				●			-
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				Shingles has stains
	2 Roof Equipment Curbing			●				-
	3 Roof Drains			●				-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework						●	-
	7 Restroom		●					-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			AHU appears to be dates, replace
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site		●					-
	2 Toilet		●					-
	3 Building Elements		●					-
	4 Accessible Routes		●					-

LOCATION PLAN

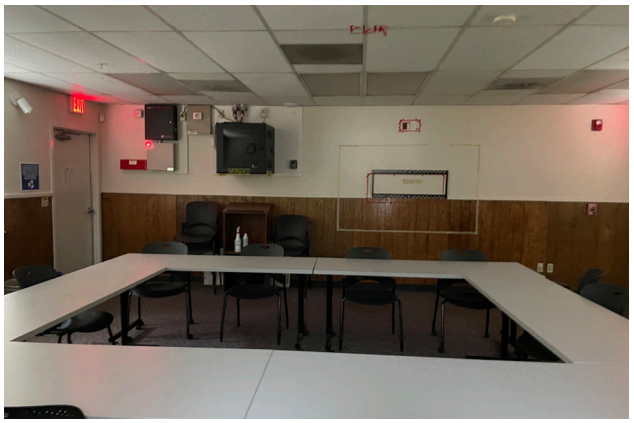




BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1983
Area: 4,368 Sq. Ft.
Use: Civic / Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles & Built-Up Roof (BUR)
Electrical Panel: Sylvania

Departments
- Social Services - SIU

CONCLUSION

The Avila Coastal Center Conference Rooms will require repairs and improvements to the exterior and roof; as well as, minor ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

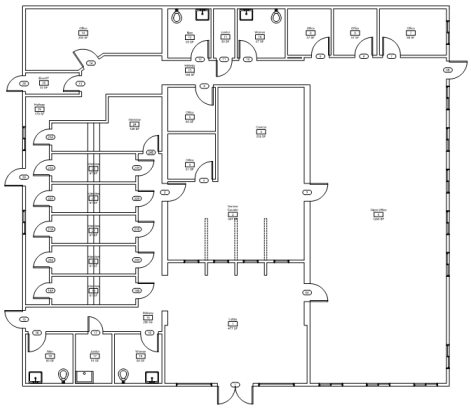
		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has faded, repaint
	2 Eaves & Fascias				●			Some eaves have dry rot; replace and repaint
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				-
	2 Roof Equipment Curbing			●				-
	3 Roof Drains			●				-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom		●					-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site		●					-
	2 Toilet		●					-
	3 Building Elements		●					-
	4 Accessible Routes		●					IT equipment in conference room does require vertical clearance, relocate

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1983
Area: 4,368 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles & Built-Up Roof (BUR)
Electrical Panel: Sylvania

Departments

- Social Services - EFAS

CONCLUSION

The Avila Coastal Center Employment and Family Assistance Services will require an exterior finish refresh, a roof replacement; as well as, minor ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

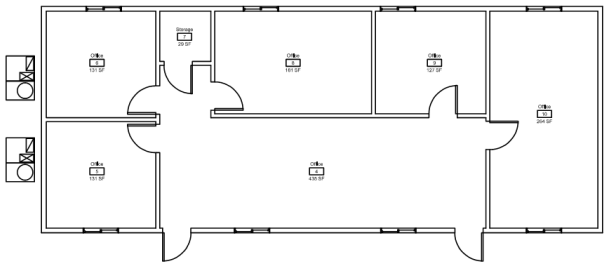
		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish had faded, repaint
	2 Eaves & Fascias				●			-
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface				●			Shingles have stains
	2 Roof Equipment Curbing			●				-
	3 Roof Drains			●				-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom		●					-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site		●					-
	2 Toilet		●					-
	3 Building Elements		●					-
	4 Accessible Routes		●					-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1999
Area: 1,440 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Sylvania

Departments

- SS - Adult & Aging

CONCLUSION

The Avila Coastal Center AAS Administration will require repairs and improvements to the exterior, roof, mechanical system; as well as, minor ADA upgrades.

CONDITION

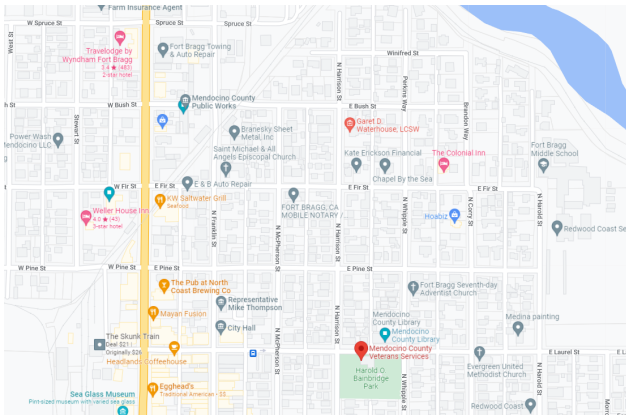
FINDINGS & RECOMMENDATIONS

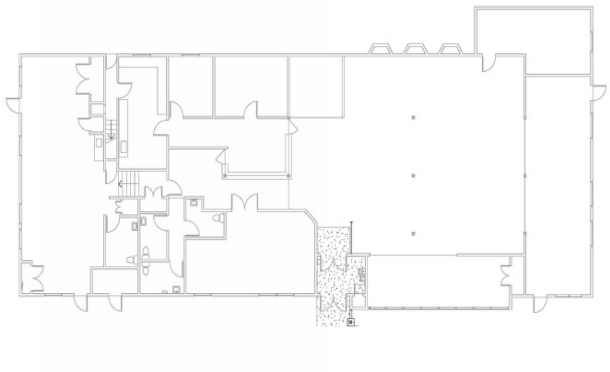
		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish is fading, repaint
	2 Eaves & Fascias				●			-
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

		5	4	3	2	1	NA	
ADA	1 Site		●					-
	2 Toilet						●	-
	3 Building Elements		●					-
	4 Accessible Routes		●					-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 2007
Area: 5,500 Sq. Ft.
Use: Library
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Zinsco

Departments

- Cultural Services

CONCLUSION

The Fort Bragg Library will require repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, ADA upgrades. Given the age of the building, the roof is approaching its useful service life of typically twenty years.

CONDITION

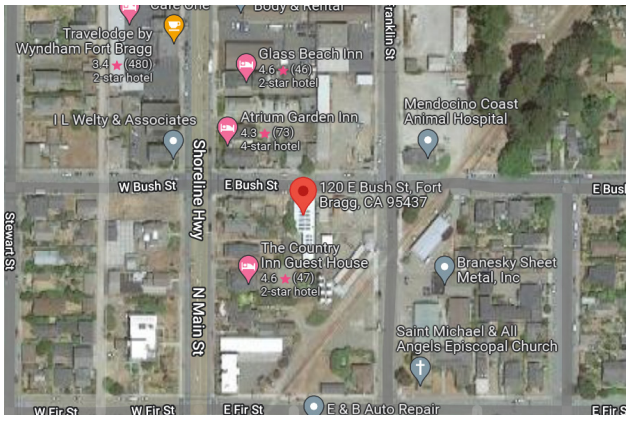
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates					●		Sections of fence are missing and other areas have dry rot
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			Concrete walkway had large gaps
	4 Curbing						●	-
	5 Parking & Pavement						●	No onsite parking
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			-
	2 Eaves & Fascias				●			-
	3 Windows			●				-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter				●			-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems			●		●		Replace Zinsco electrical panel
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet		●					-
	3 Building Elements			●				-
	4 Accessible Routes			●				-

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: 1935
Area: 4,000 Sq. Ft.
Use: Garage
Type of Construction: Wood Frame
Type of Roof: Ribbed Metal
Electrical Panel: Cutler-Hammer, Wadsworth, Zinsco, General Electric (GE)

Departments

- Transportation - Roads

CONCLUSION

The Fort Bragg DOT yard will require extensive repairs and improvements to the exterior, interior, roof, site, electrical and plumbing systems; as well as, ADA upgrades. Given the condition of the building, many components appear to have reached its useful service life and will require complete replacement.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

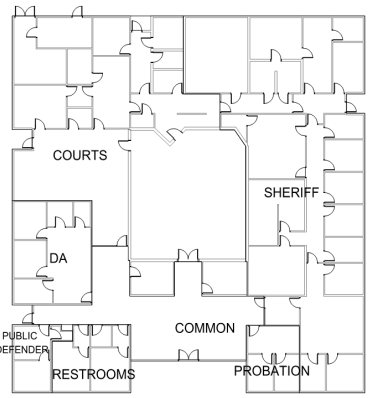
		5	4	3	2	1	NA	
SITE	1 Fences / Gates					●		Fences are damaged and post are dent
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement						●	No onsite parking
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture						●	No exterior lighting
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish has severe wear and tear; repair and replaint
	2 Eaves & Fascias					●		Eaves and fascias have noticeable damage; replace and repaint
	3 Windows				●			-
	4 Louvers and Vents					●		-
	5 Exterior Doors & Hardware					●		Exterior door is not code compliant
ROOF	1 Roof Surface					●		Roof surface has rust in many areas, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	Provide gutters and downspouts
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			-
	3 Interior Walls / Partitions				●			-
	4 Interior Doors					●		Interior doors are not code compliant
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems					●		Replace Zinsco electrical panels
	3 Voice and Data Systems					●		-
	4 Plumbing Systems					●		-
	5 Gas Distribution Systems					●		-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes					●		See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1991
Area: 12,586 Sq. Ft.
Use: Courtroom & Civic Administration

Departments

- Affiliate - Courts
- Sheriff
- District Attorney
- Probation

Type of Construction: Masonry & Wood Roof
Type of Roof: Asphalt Shingles
Electrical Panel: Cutler-Hammer-Eaton

CONCLUSION

The Fort Bragg Justice Center will require repairs and improvements to the exterior, interior, roof, mechanical systems; as well as, extensive ADA upgrades. Given the age of the building, the roof and mechanical system appears to have reached its useful service life and will require replacement.

CONDITION

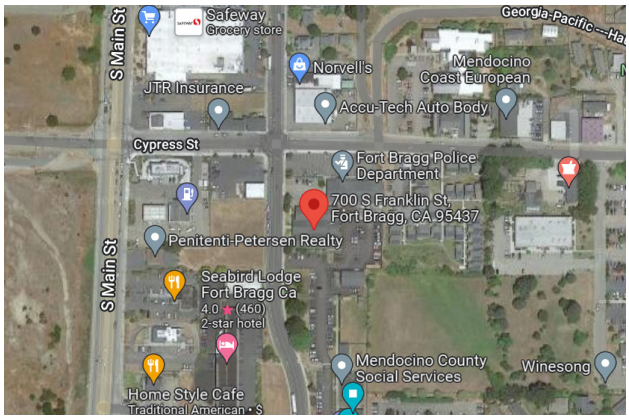
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates					●		Fences, gate and tracks are rusted
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finish has dry rot and some siding has peeled off, repair and repaint
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				Roof surface has some staining / discoloration around vents
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				Some restrooms are not code compliant
	8 Shower Compartments					●		Shower compartments are not code compliant
MEP	1 Mechanical Systems					●		AHU appears dated, replace
	2 Electrical Systems		●					-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet				●			See summary
	3 Building Elements			●				-
	4 Accessible Routes			●				-

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

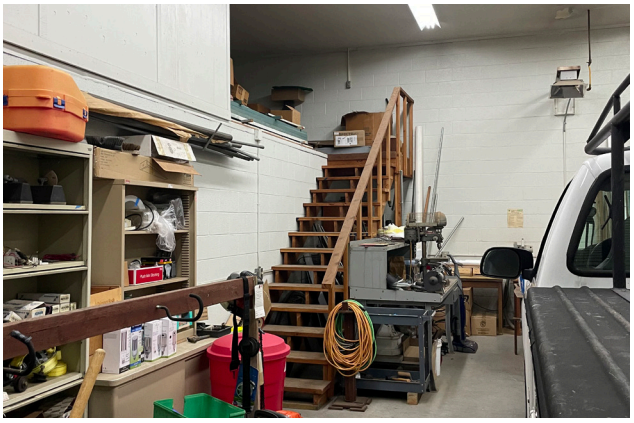
- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

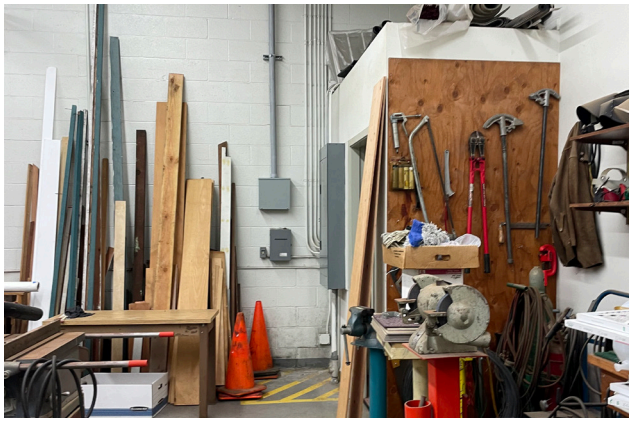
Average Building Condition

- ( ) Excellent
- (●) Good
- ( ) Fair
- ( ) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1991
Area: 2,600 Sq. Ft.
Use: Garage & Storage

Departments

- Facilities
- Sheriff Storage

Type of Construction: Concrete Masonry Unit (CMU)
Type of Roof: Asphalt Shingles
Electrical Panel: Cutler-Hammer

CONCLUSION

The Fort Bragg Facilities and Fleet Shop is in good condition relative to the age of the building.

CONDITION

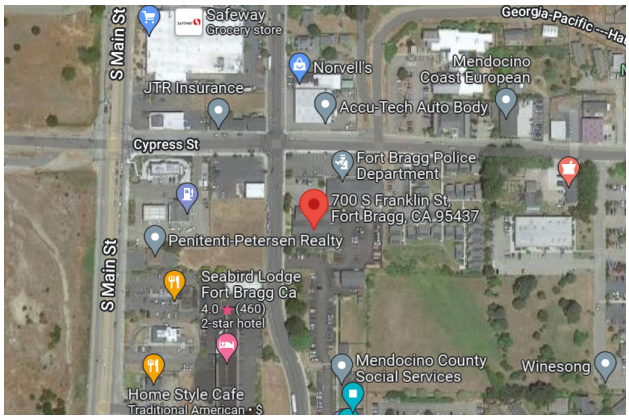
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish		●					Exterior wall siding had staining, fading, algae growth; requires cleaning and new paint
	2 Eaves & Fascias		●					Eaves and fascias have staining and algae growth; clean and repaint
	3 Windows						●	-
	4 Louvers and Vents		●					-
	5 Exterior Doors & Hardware			●				Exterior door frames are rusted, door seals have deteriorated
ROOF	1 Roof Surface			●				Roof surface has some staining / discoloration around vents
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls		●					-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom					●		Restroom is not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems		●					-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems						●	-

COMPLIANCE

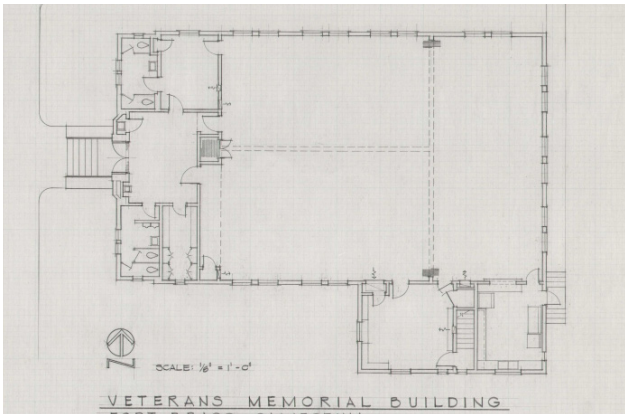
ADA	1 Site						●	-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN



BUILDING PHOTOS











Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1940
Area: 4,000 Sq. Ft.
Use: Banquet Hall
Type of Construction: Masonry & Wood Frame
Type of Roof: Clay Tiles
Electrical Panel: Sylvania

Departments
- General Services

CONCLUSION

The Fort Bragg Veterans Memorial Building will require extensive repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

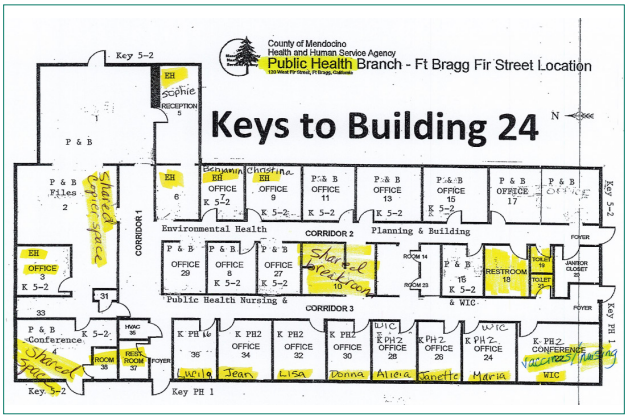
		5	4	3	2	1	NA	
SITE	1 Fences				●			-
	2 Walls / Structures						●	-
	3 Gates						●	Walkways have severe cracks throughout property
	4 Sidewalks / Walkways / Patios					●		-
	5 Curbing						●	No onsite parking
	6 Parking & Pavement					●		-
	7 Landscape					●		-
	8 Exterior Lighting Fixtures				●			-
	9 Exterior Site Furniture						●	-
	10 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finish has cracks in a few places
	2 Eaves & Fascias				●			Underside of eaves are peeling off; replace and repaint
	3 Windows			●				-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface					●		Investigate roof for leaks, repair or replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings					●		Ceilings panels have water damage and some are missing
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors					●		Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems			●		●		Replace Zinsco panels, and upgrade electrical system
	3 Voice and Data Systems			●				-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet			●				-
	3 Building Elements					●		See summary
	4 Accessible Routes				●			Drinking fountain is not code compliant

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1960
Area: 5,000 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel Type: Zinsco

Departments

- Planning
- Environmental Services

CONCLUSION

The Public Health and Department of Planning & Environmental Services will require repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, extensive ADA upgrades. The roof appears to be approaching its useful service life and should be replaced.

CONDITION

FINDINGS & RECOMMENDATIONS

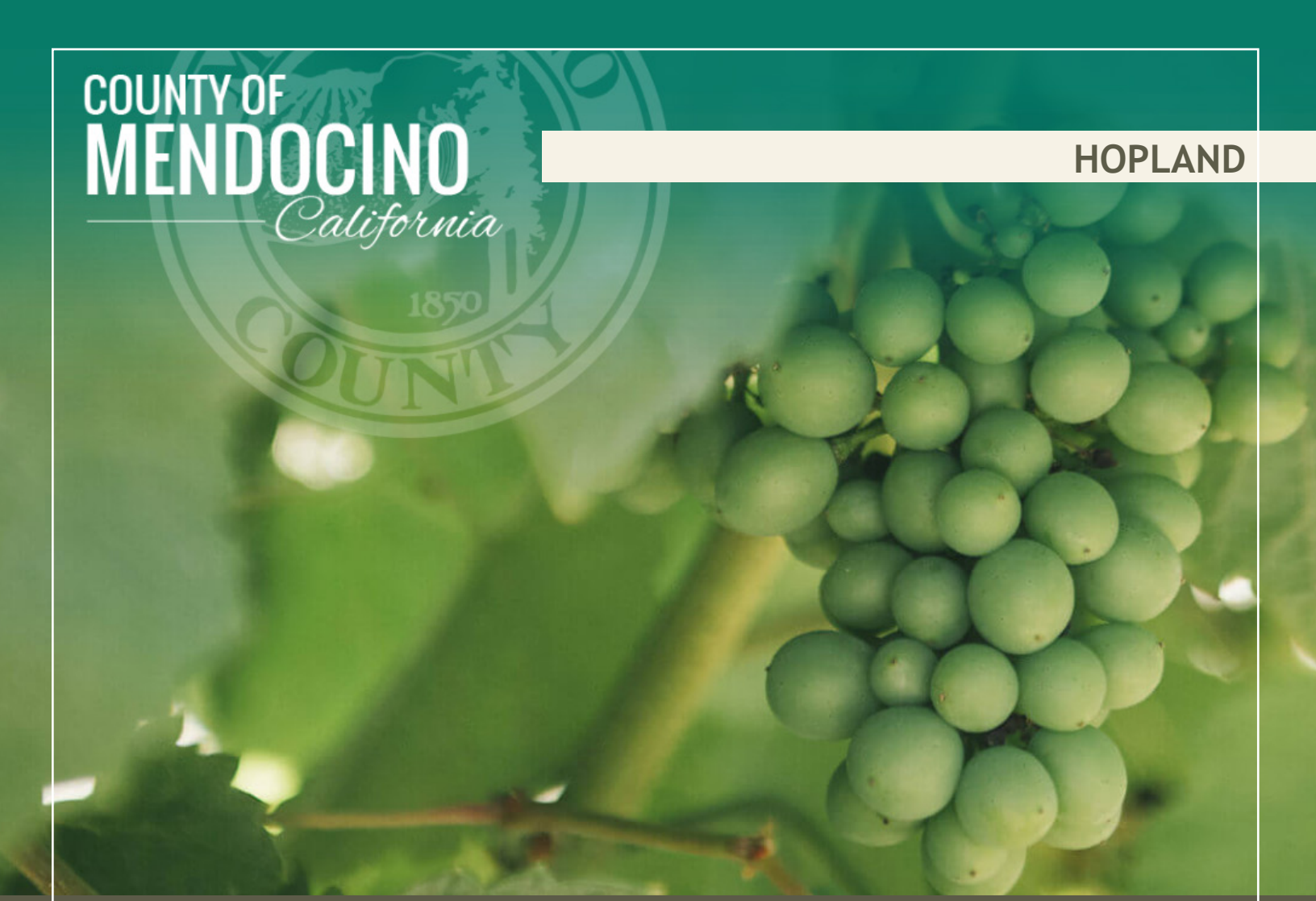
			5	4	3	2	1	NA	
SITE	1	Fences / Gates						●	-
	2	Walls / Structures						●	-
	3	Sidewalks / Walkways / Patios		●					Concrete walkway appears to have been recently redone
	4	Curbing						●	-
	5	Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6	Exterior Lighting Fixtures				●			-
	7	Exterior Site Furniture						●	-
	8	Exterior Stairs / Ramp					●		Exterior ramp is not code compliant
EXTERIOR	1	Exterior Wall Finish				●			-
	2	Eaves & Fascias				●			-
	3	Windows				●			-
	4	Louvers and Vents				●			-
	5	Exterior Doors & Hardware					●		Modify exterior doors to have code compliant hardware
ROOF	1	Roof Surface					●		Roof surface has some staining / discoloration around vents
	2	Roof Equipment Curbing						●	-
	3	Roof Drains						●	-
	4	Gutters / Downspouts				●			-
STRUCTURE	1	Foundation			●				-
	2	Vertical System						●	-
	3	Walls			●				-
	4	Roof			●				-
INTERIOR	1	Ceilings		●					-
	2	Flooring		●					-
	3	Interior Walls / Partitions			●				-
	4	Interior Doors			●				-
	5	Public Counter			●				-
	6	Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7	Restroom					●		Restrooms are not code compliant
	8	Shower Compartments						●	-
MEP	1	Mechanical Systems					●		HVAC appears dated and some office spaces lack supply and return diffusers
	2	Electrical Systems					●		Replace Zinsco electrical panels
	3	Voice and Data Systems			●				-
	4	Plumbing Systems				●			-
	5	Gas Distribution Systems			●				-
	6	Fire Suppression Systems						●	-

COMPLIANCE

ADA	1	Site	●	See summary
	2	Toilet	●	See summary
	3	Building Elements	●	See summary
	4	Accessible Routes	●	See summary

COUNTY OF
MENDOCINO
California

HOPLAND



LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1940
Area: 2,000 Sq. Ft.
Use: Banquet Hall
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Federal, Zinsco, Square D (Schneider Electric), & General Switch Corp.

Departments

- General Services

CONCLUSION

The Hopland Veterans Memorial Building will require repairs and improvements to the exterior, roof, and electrical system. The roof appears to be approaching its useful service life and should be replaced.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement		●					Concrete walkway has cracks and surface is uneven
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp		●					-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias				●			Eaves and fascias have noticeable dry rot; replace and repaint
	3 Windows		●					-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware				●			Modify exterior doors to have compliant hardware
ROOF	1 Roof Surface					●		Roof surface is damaged and dated, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts					●		Gutters are damaged, provide leaf and splash guards
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof					●		-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework				●			Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems					●		Replace Federal and Zinsco electrical panels
	3 Voice and Data Systems						●	-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

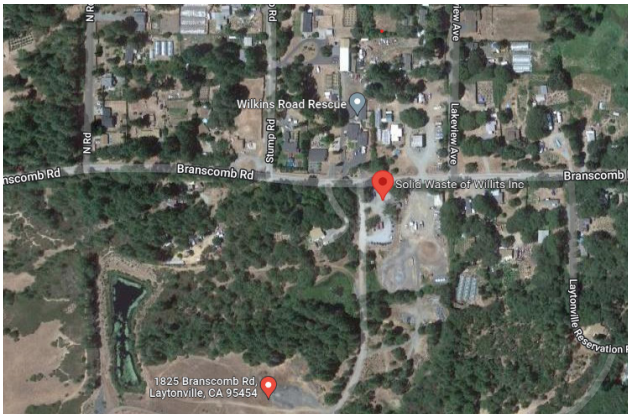
ADA	1 Site				●			See summary
	2 Toilet			●				-
	3 Building Elements			●				-
	4 Accessible Routes						●	See summary

COUNTY OF
MENDOCINO
California

LAYTONVILLE



LOCATION PLAN



BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1968
Area: 2,500 Sq. Ft.
Use: Garage
Type of Construction: Wood & Steel Frame
Type of Roof: Asphalt Shingles & Ribbed Metal
Electrical Panel: Cutler-Hammer

Departments

- Transportation
- Roads

CONCLUSION

The Laytonville DOT yard will require repairs and improvements to the exterior, interior and roof; as well as, ADA upgrades.

CONDITION

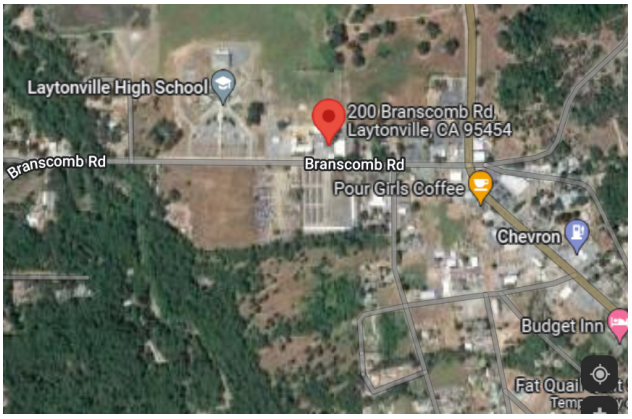
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			Fences / gates are damaged and post are dented
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has signs of wear and has faded, repaint
	2 Eaves & Fascias				●			-
	3 Windows				●			-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware				●			-
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			Flooring is showing signs from wear and stained from water intrusion
	3 Interior Walls / Partitions			●				-
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			-
	2 Electrical Systems			●				-
	3 Voice and Data Systems			●				-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN



Ownership

- ○ County Owned
- ○ County Leased
- ● County Owned / Property Leased

Planning Status

- ○ Retain
- ● Renovate
- ○ Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ● Fair
- ○ Poor
- ○ Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: Unknown
Area: 7,700 Sq. Ft.
Use: Tenant Occupied
Type of Construction: Steel Frame
Type of Roof: Ribbed Metal
Electrical Panel: Unknown

CONCLUSION

The Laytonville School District Metal Building appears to be in fair condition. Unable to access and verify the interior and MEP system for the metal building; as well as, the exterior restrooms. Given the condition of restrooms, its appears that some ADA updated have been completed in the past decade.

		CONDITION						FINDINGS & RECOMMENDATIONS
		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		-
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has minor signs of wear and tear
	2 Eaves & Fascias				●			-
	3 Windows						●	-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware				●			-
ROOF	1 Roof Surface			●				Replace roofing surface on exterior restrooms
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	Provide gutters and downspouts with splash guards
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings						●	-
	2 Flooring						●	-
	3 Interior Walls / Partitions						●	-
	4 Interior Doors						●	-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems			●				-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

		COMPLIANCE						
ADA	1 Site				●			See summary
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN



Ownership

- ○ County Owned
- ○ County Leased
- ● County Owned / Property Leased

Planning Status

- ○ Retain
- ○ Renovate
- ● Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ○ Fair
- ○ Poor
- ● Critical

BUILDING DESCRIPTION

Year Built: Unknown
Area: 416 Sq. Ft.
Use: Tenant Occupant
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Cutler-Hammer

CONCLUSION

The Laytonville Recycle Center will require extensive repairs and improvements to the exterior, roof, site and plumbing system. Given the condition of the property, it appears that it has reached its useful service life and will require complete replacement.

BUILDING PHOTOS









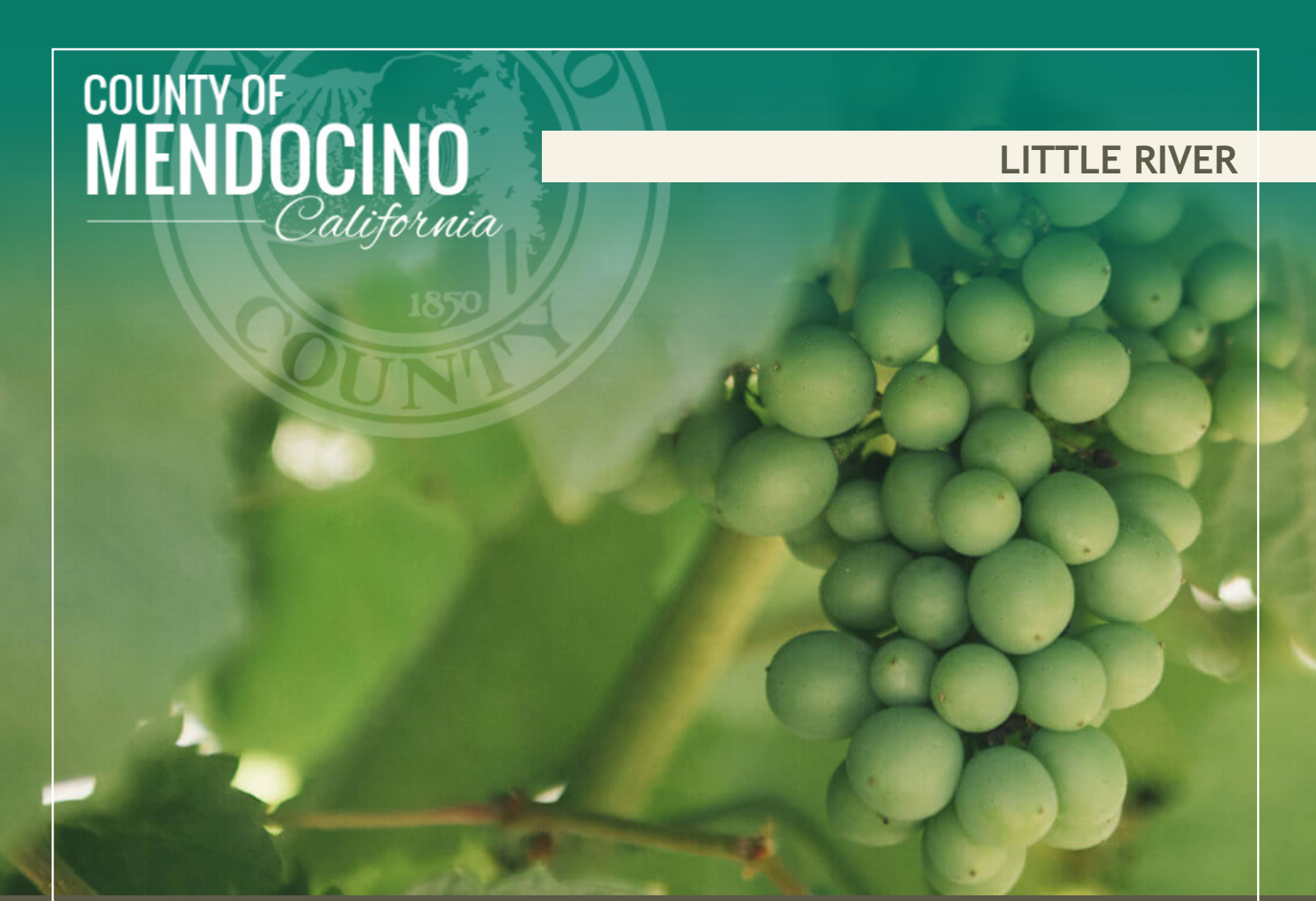
		CONDITION						FINDINGS & RECOMMENDATIONS
		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			Fences / gates are damaged and post are dented
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement						●	-
	6 Exterior Lighting Fixtures					●		Exterior lighting appears broken
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias				●			Eaves and fascias have noticeable dry rot; replace and repaint
	3 Windows					●		Windows are dated, replace
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware						●	-
ROOF	1 Roof Surface				●			Roof surface appears dated, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	Provide gutters with leaf guards and down spouts with splash guards
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof					●		-
INTERIOR	1 Ceilings						●	-
	2 Flooring					●		-
	3 Interior Walls / Partitions						●	-
	4 Interior Doors						●	-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems				●			-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

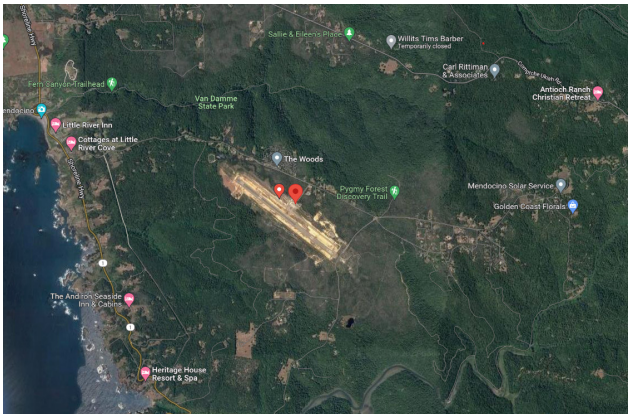
ADA	1 Site						●	-
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

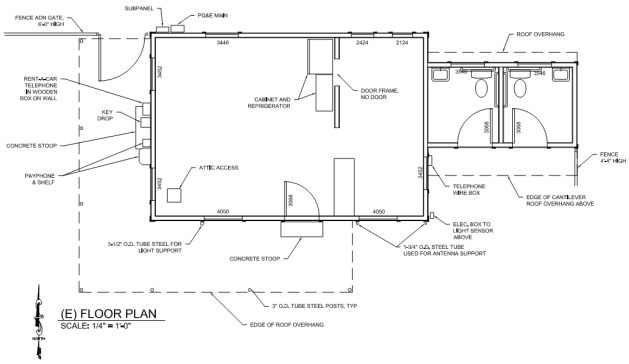
COUNTY OF
MENDOCINO
California

LITTLE RIVER



LOCATION PLAN





BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- (●) Good
- ( ) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 2017
Area: 1,000 Sq. Ft.
Use: Airport Traffic Control
Type of Construction: Wood Frame
Type of Roof: Built-Up Roof (BUR) & Corrugated Metal
Electrical Panel: Square D - Schneider Electric

Departments
- Transportation
- Land

CONCLUSION

The Mendocino County Airport and Office is in good condition relative to the age of the building.

CONDITION

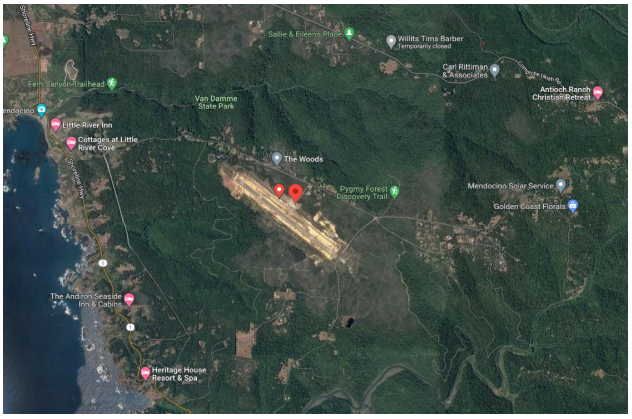
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates	○	●	○	○	○	○	-
	2 Walls / Structures	○	○	○	○	○	●	-
	3 Sidewalks / Walkways / Patios	○	●	○	○	○	○	-
	4 Curbing	○	○	○	○	○	●	-
	5 Parking & Pavement	○	●	○	○	○	○	-
	6 Exterior Lighting Fixtures	○	○	●	○	○	○	-
	7 Exterior Site Furniture	○	○	●	○	○	○	-
	8 Exterior Stairs / Ramp	○	○	○	○	○	●	-
EXTERIOR	1 Exterior Wall Finish	○	●	○	○	○	○	-
	2 Eaves & Fascias	○	●	○	○	○	○	-
	3 Windows	○	●	○	○	○	○	-
	4 Louvers and Vents	○	●	○	○	○	○	-
	5 Exterior Doors & Hardware	○	●	○	○	○	○	-
ROOF	1 Roof Surface	○	●	○	○	○	○	-
	2 Roof Equipment Curbing	○	○	○	○	○	●	-
	3 Roof Drains	○	●	○	○	○	○	-
	4 Gutters / Downspouts	○	●	○	○	○	○	-
STRUCTURE	1 Foundation	○	●	○	○	○	○	-
	2 Vertical System	○	○	○	○	○	●	-
	3 Walls	○	●	○	○	○	○	-
	4 Roof	○	●	○	○	○	○	-
INTERIOR	1 Ceilings	○	●	○	○	○	○	-
	2 Flooring	○	●	○	○	○	○	-
	3 Interior Walls / Partitions	○	●	○	○	○	○	-
	4 Interior Doors	○	●	○	○	○	○	-
	5 Public Counter	○	●	○	○	○	○	-
	6 Casework	○	●	○	○	○	○	-
	7 Restroom	○	○	●	○	○	○	-
	8 Shower Compartments	○	○	○	○	○	●	-
MEP	1 Mechanical Systems	○	○	○	○	○	●	-
	2 Electrical Systems	○	●	○	○	○	○	-
	3 Voice and Data Systems	○	●	○	○	○	○	-
	4 Plumbing Systems	○	●	○	○	○	○	-
	5 Gas Distribution Systems	○	○	○	○	○	●	-
	6 Fire Suppression Systems	○	○	○	○	○	●	-

COMPLIANCE

ADA	1 Site	○	●	○	○	○	○	-
	2 Toilet	○	○	●	○	○	○	-
	3 Building Elements	○	○	○	○	○	●	-
	4 Accessible Routes	○	○	●	○	○	○	-

LOCATION PLAN



BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: Unknown
Area: 1,300 Sq. Ft.
Use: Aircraft Hangar
Type of Construction: Wood Frame
Type of Roof: Spray Polyurethane Foam (SPF)
Electrical Panel: Unknown

Departments

- Transportation
- Land

CONCLUSION

The Mendocino County Airport Wood Hanger will require extensive repairs and improvements to the exterior, roof and site. Unable to access and verify the interior condition and MEP system. Given the age of the building and the condition of the exterior, it appears that the building has reached its useful service life and will require complete replacement.

CONDITION

FINDINGS & RECOMMENDATIONS

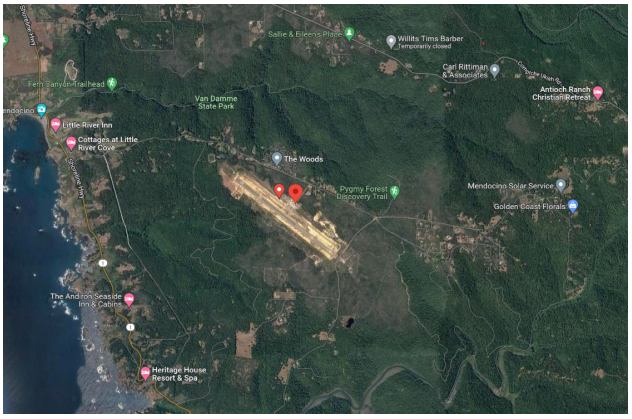
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias					●		Eaves and fascias have noticeable dry rot; replace and repaint
	3 Windows						●	-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware					●		Main exterior door is not code compliant
ROOF	1 Roof Surface				●			Roof surface appears dated, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	-
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof					●		Roof structure appears to be bowing
INTERIOR	1 Ceilings						●	-
	2 Flooring						●	-
	3 Interior Walls / Partitions						●	-
	4 Interior Doors						●	-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems			●				-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

43001 Airport Rd, Little River, CA 95456

LOCATION PLAN



BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: Unknown
Area: 4,500 Sq. Ft.
Use: Aircraft Hangar
Type of Construction: Steel Frame
Type of Roof: Ribbed Metal
Electrical Panel: Square D - Schneider Electric

Departments

- Transportation
- Land

CONCLUSION

The Mendocino County Airport Metal Hanger will require repairs and improvements to the roof and site.

CONDITION

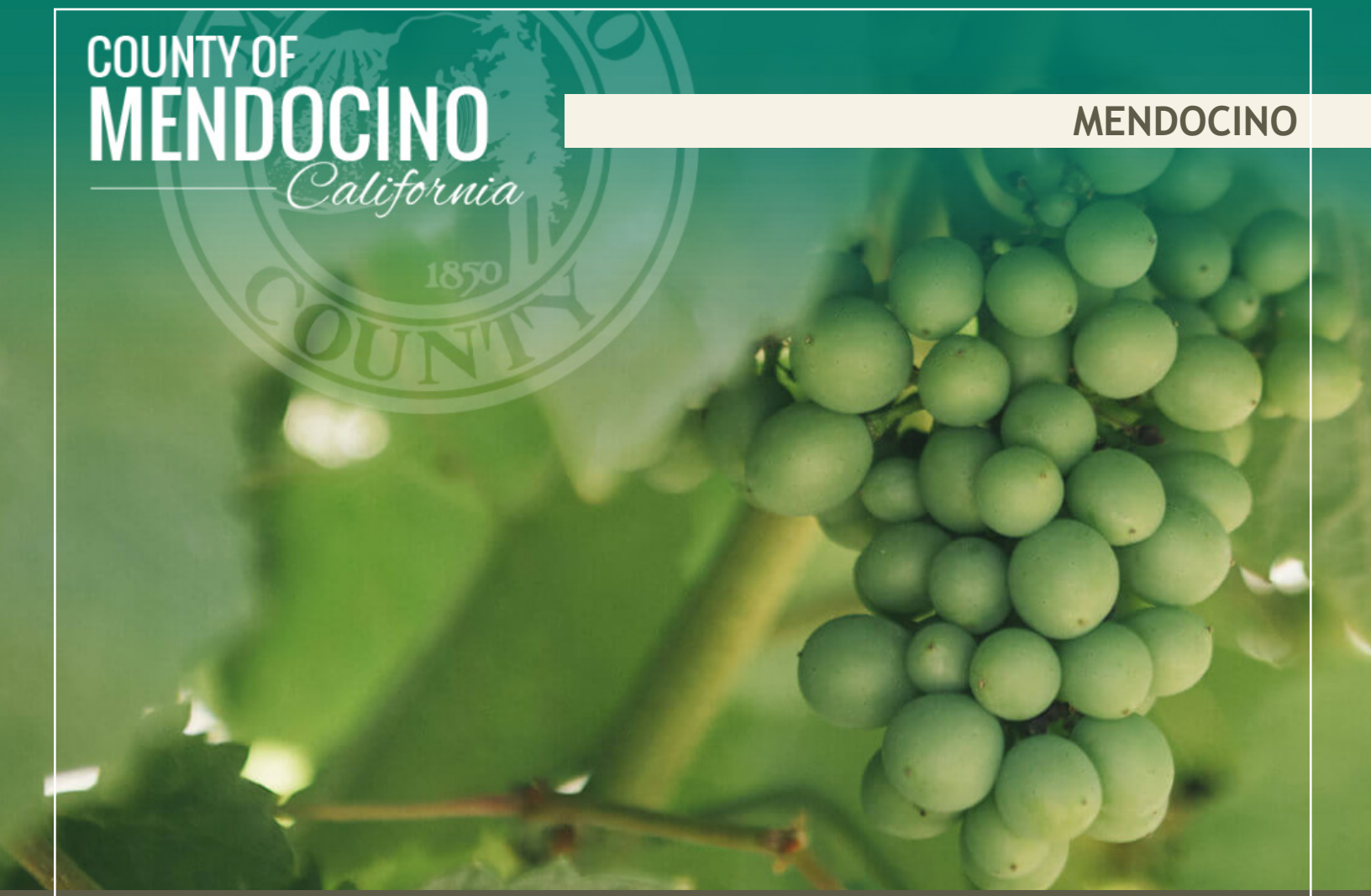
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish is faded, repaint
	2 Eaves & Fascias				●			-
	3 Windows						●	-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware						●	-
ROOF	1 Roof Surface					●		Roof surface appears dated, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	-
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof					●		Roof purlins have rusted and deteriorated in some areas
INTERIOR	1 Ceilings						●	-
	2 Flooring						●	-
	3 Interior Walls / Partitions						●	-
	4 Interior Doors						●	-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems			●				-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

COUNTY OF
MENDOCINO
California



LOCATION PLAN



BUILDING PHOTOS









Ownership

- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Planning Status

- ○ Retain
- ○ Renovate
- ● Replace/Evaluate

Average Building Condition

- ○ Excellent
- ● Good
- ○ Fair
- ○ Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: 2019
Area: 330 Sq. Ft.
Use: Public Safety
Type of Construction: Wood Frame
Type of Roof: Built-Up Roof (BUR)
Electrical Panel: Square D - Schneider Electric

Departments

- Sheriff- Patrol

CONCLUSION

The Sheriff Mendocino Substation is a leased room within the garage structure of the Visitors Center for the Mendocino Headlands State Park. The building is in good condition relative to its age.

CONDITION

FINDINGS & RECOMMENDATIONS

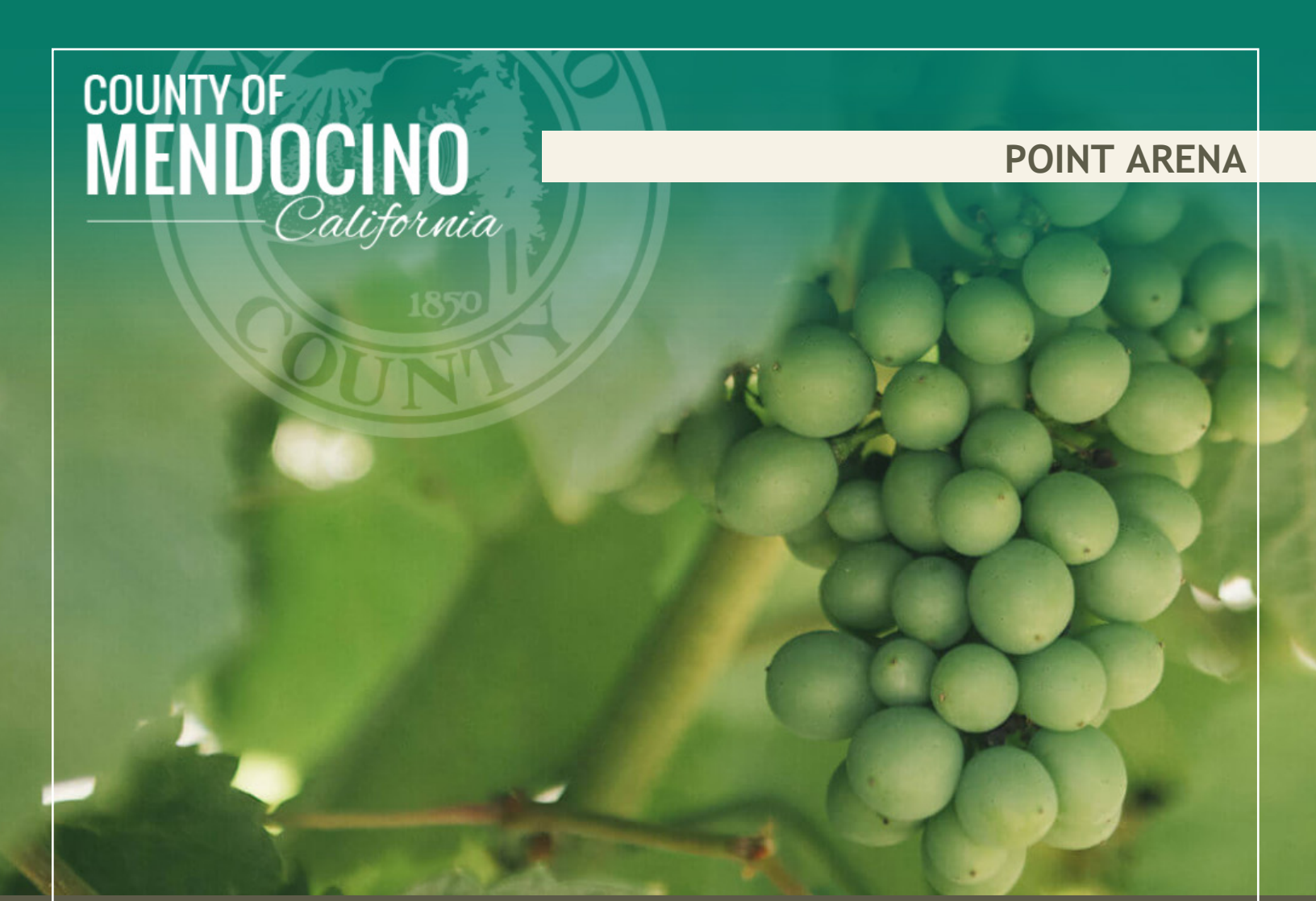
			5	4	3	2	1	NA	
SITE	1	Fences / Gates						●	-
	2	Walls / Structures						●	-
	3	Sidewalks / Walkways / Patios						●	-
	4	Curbing						●	-
	5	Parking & Pavement			●				AC paving around building is cracked and uneven
	6	Exterior Lighting Fixtures						●	-
	7	Exterior Site Furniture						●	-
	8	Exterior Stairs / Ramp						●	-
EXTERIOR	1	Exterior Wall Finish		●					-
	2	Eaves & Fascias		●					-
	3	Windows		●					-
	4	Louvers and Vents						●	-
	5	Exterior Doors & Hardware		●					-
ROOF	1	Roof Surface		●					-
	2	Roof Equipment Curbing						●	-
	3	Roof Drains						●	-
	4	Gutters / Downspouts		●					Provide splash guards for downspouts
STRUCTURE	1	Foundation		●					-
	2	Vertical System						●	-
	3	Walls		●					-
	4	Roof		●					-
INTERIOR	1	Ceilings		●					-
	2	Flooring		●					-
	3	Interior Walls / Partitions		●					-
	4	Interior Doors						●	-
	5	Public Counter						●	-
	6	Casework						●	-
	7	Restroom						●	-
	8	Shower Compartments						●	-
MEP	1	Mechanical Systems						●	-
	2	Electrical Systems		●					-
	3	Voice and Data Systems		●					-
	4	Plumbing Systems						●	-
	5	Gas Distribution Systems						●	-
	6	Fire Suppression Systems						●	-

COMPLIANCE

ADA	1	Site						●	-
	2	Toilet						●	-
	3	Building Elements						●	-
	4	Accessible Routes						●	-

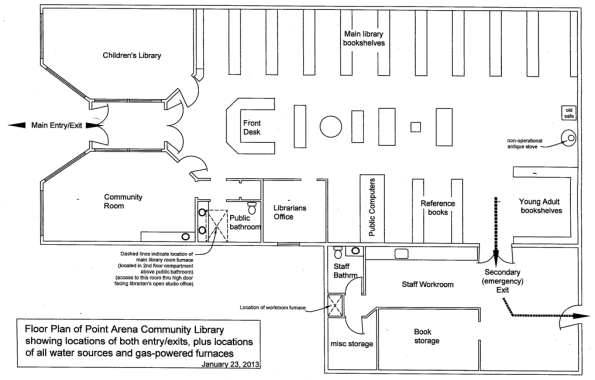
COUNTY OF
MENDOCINO
California

POINT ARENA



LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1928
Area: 4,794 Sq. Ft.
Use: Library
Type of Construction: All Reinforced Concrete
Type of Roof: Built-Up Roof (BUR)
Electrical Panel: Cutler-Hammer

Departments

- Cultural Services
- Library

CONCLUSION

The Point Arena Coast Community Library will require extensive repairs and improvements to the interior, roof; as well as, ADA upgrades.

BUILDING PHOTOS









		CONDITION	FINDINGS & RECOMMENDATIONS
		5 4 3 2 1 NA	
SITE	1 Fences / Gates	NA	-
	2 Walls / Structures	NA	-
	3 Sidewalks / Walkways / Patios	3	-
	4 Curbing	NA	-
	5 Parking & Pavement	NA	-
	6 Exterior Lighting Fixtures	3	-
	7 Exterior Site Furniture	NA	-
	8 Exterior Stairs / Ramp	NA	-
EXTERIOR	1 Exterior Wall Finish	3	-
	2 Eaves & Fascias	3	-
	3 Windows	3	-
	4 Louvers and Vents	NA	-
	5 Exterior Doors & Hardware	3	-
ROOF	1 Roof Surface	2	-
	2 Roof Equipment Curbing	2	-
	3 Roof Drains	2	-
	4 Gutters / Downspouts	2	-
STRUCTURE	1 Foundation	3	-
	2 Vertical System	NA	-
	3 Walls	3	Cracks in concrete exterior and interior wall
	4 Roof	2	Plywood roof sheathing has water damage in storage room
INTERIOR	1 Ceilings	2	Ceilings tiles have stains from water damage
	2 Flooring	2	Flooring shows signs of wear, carpet tiles missing
	3 Interior Walls / Partitions	3	Interior wall finish has peeled off
	4 Interior Doors	3	-
	5 Public Counter	2	-
	6 Casework	2	Casework with handwashing fixtures require knee and toe clearances
	7 Restroom	2	Restrooms are not code compliant
	8 Shower Compartments	NA	-
MEP	1 Mechanical Systems	3	-
	2 Electrical Systems	3	-
	3 Voice and Data Systems	4	-
	4 Plumbing Systems	3	-
	5 Gas Distribution Systems	3	-
	6 Fire Suppression Systems	NA	-

		COMPLIANCE	
ADA	1 Site	3	-
	2 Toilet	2	See summary
	3 Building Elements	NA	-
	4 Accessible Routes	3	-

LOCATION PLAN



BUILDING PHOTOS











Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: 1970
Area: 4,400 Sq. Ft.
Use: Garage
Type of Construction: All Steel
Type of Roof: Ribbed Metal
Electrical Panel: Unknown

Departments
- Transportation
- Roads

CONCLUSION

The Point Arena DOT yard will require extensive repairs and improvements to the exterior, interior, roof, site, electrical and plumbing system; as well as, ADA upgrades. Given all these factors of the building, it appears that it has reached its useful service life and will require complete replacement.

CONDITION

FINDINGS & RECOMMENDATIONS

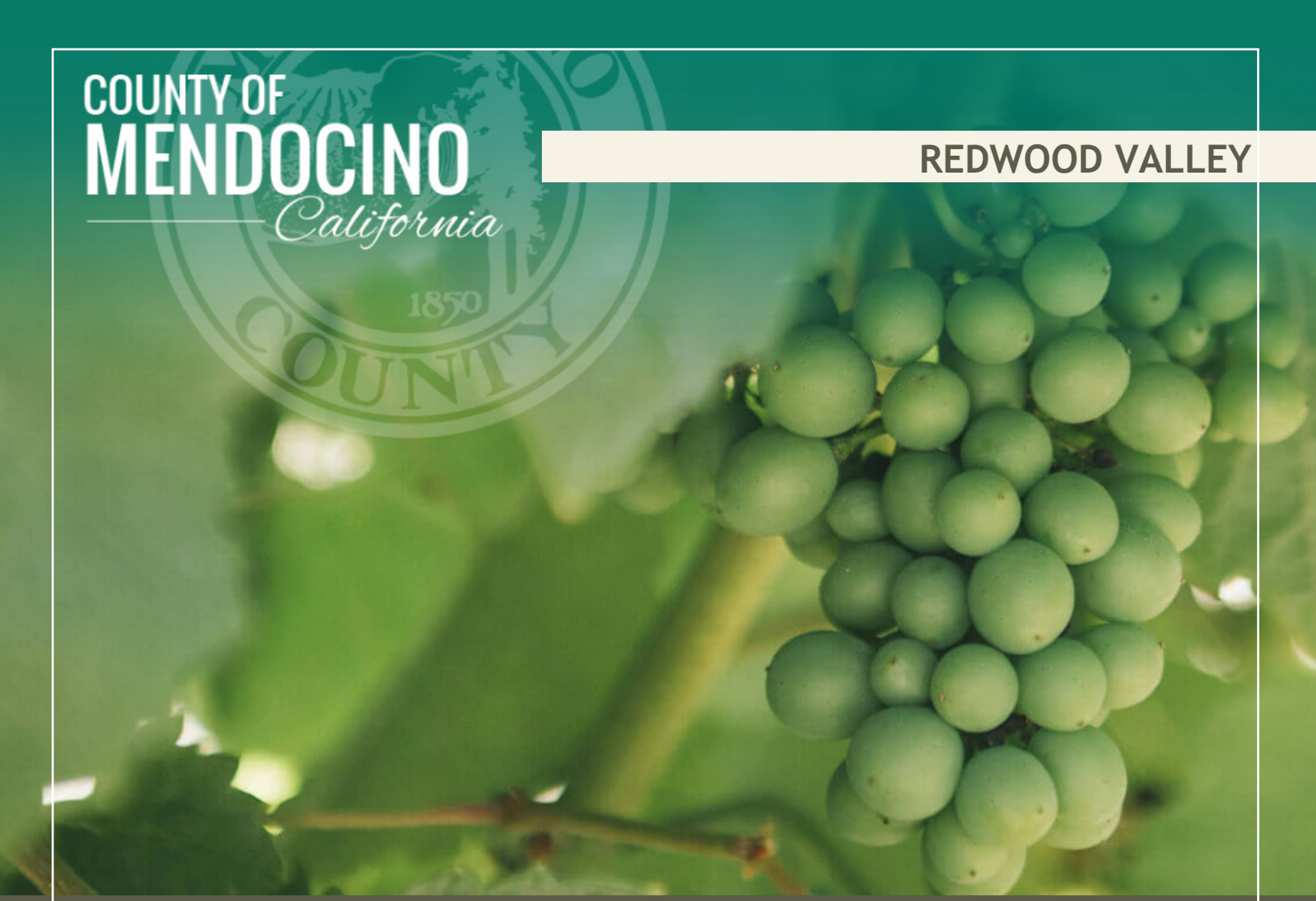
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement				●			AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias				●			Eaves and fasicas damaged, replace and repaint
	3 Windows				●			Windows are dated, replace
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware				●			Main exterior door is not code compliant
ROOF	1 Roof Surface				●			Roof surface appears very old, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			Gutters and downspouts are damaged, missing in some areas
STRUCTURE	1 Foundation			●				-
	2 Vertical System					●		-
	3 Walls				●			-
	4 Roof					●		-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			-
	3 Interior Walls / Partitions				●			-
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems				●			-
	3 Voice and Data Systems					●		-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

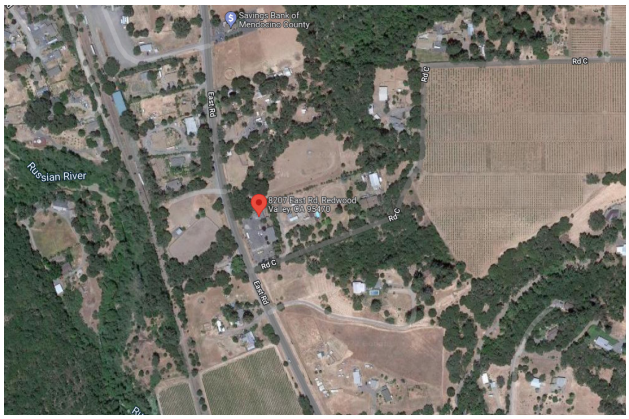
ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

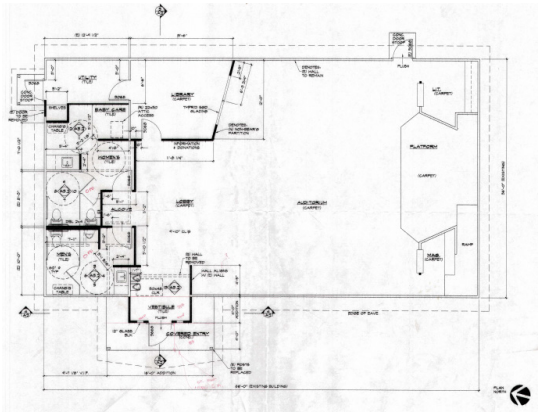
COUNTY OF
MENDOCINO
California

REDWOOD VALLEY



LOCATION PLAN





BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- (●) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1973
Area: 2,376 Sq. Ft.
Use: Administrative Offices
Type of Construction: Wood Frame
Roof: Asphalt Roof Shingles
Electrical Panel: Cutler Hammer - Eaton

Departments
- BHRD - Measure B

CONCLUSION

The County purchased the building in 2019 and has completed upgrades and improvements to the site, interior and MEP systems. Within the next two to five years, the exterior wall finish should be repainted, the roofing surface and fencing to be replaced. The HVAC system should be updated as well.

CONDITION

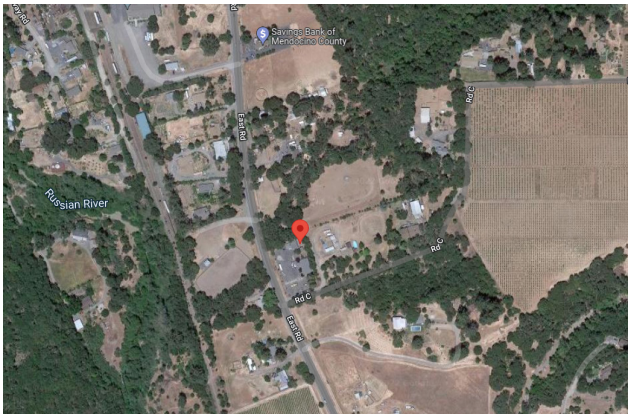
FINDINGS & RECOMMENDATIONS

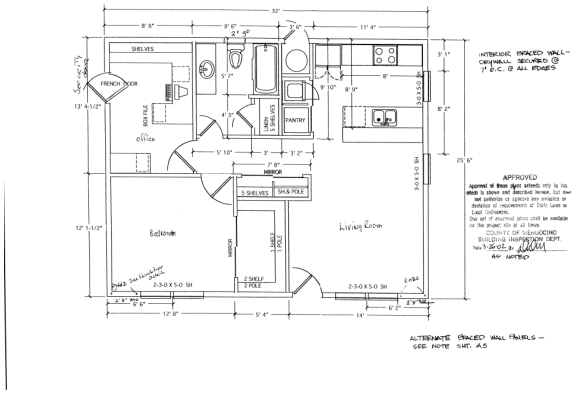
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				Replace fence
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios	●						-
	4 Curbing						●	-
	5 Parking & Pavement		●					AC paving has minor cracks
	6 Exterior Lighting Fixtures		●					-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish		●					Repaint exterior wall finish
	2 Eaves & Fascias	●						-
	3 Windows						●	-
	4 Louvers and Vents	●						-
	5 Exterior Doors & Hardware	●						-
ROOF	1 Roof Surface			●				Replace roof surface
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts		●					Provide leaf guards to gutters and splash guards to downspouts
STRUCTURE	1 Foundation	●						-
	2 Vertical System	●						-
	3 Walls	●						-
	4 Roof	●						-
INTERIOR	1 Ceilings	●						-
	2 Flooring	●						-
	3 Interior Walls / Partitions	●						-
	4 Interior Doors	●						-
	5 Public Counter						●	-
	6 Casework	●						-
	7 Restroom	●						-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				Replace HVAC system
	2 Electrical Systems	●						-
	3 Voice and Data Systems	●						-
	4 Plumbing Systems	●						-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems	●						-

COMPLIANCE

ADA	1 Site	●	-
	2 Toilet	●	-
	3 Building Elements	●	-
	4 Accessible Routes	●	-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1973
Area: 816 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Unknown

Departments

- Sheriff
- Patrol

CONCLUSION

The County purchased the building in 2019. The interior has been demolished to prepare for upgrades and improvements. The building does not have an accessible patch of travel from the parking lot.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates		●					-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios		●					-
	4 Curbing						●	-
	5 Parking & Pavement	●						-
	6 Exterior Lighting Fixtures		●					-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish	●						-
	2 Eaves & Fascias	●						-
	3 Windows		●					-
	4 Louvers and Vents		●					-
	5 Exterior Doors & Hardware					●		Main exterior door is not code compliant
ROOF	1 Roof Surface	●						-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts		●					-
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings	●						-
	2 Flooring					●		Flooring is currently being replaced
	3 Interior Walls / Partitions					●		Interior walls missing gysum board
	4 Interior Doors					●		Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments					●		Shower compartment is not code compliant
MEP	1 Mechanical Systems				●			-
	2 Electrical Systems				●			-
	3 Voice and Data Systems			●				-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems				●			-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

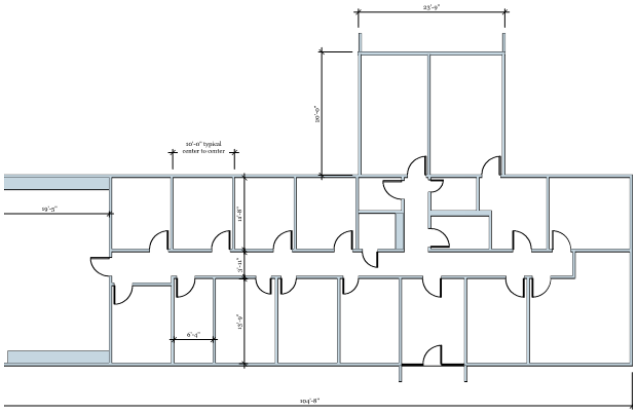
COUNTY OF
MENDOCINO
California

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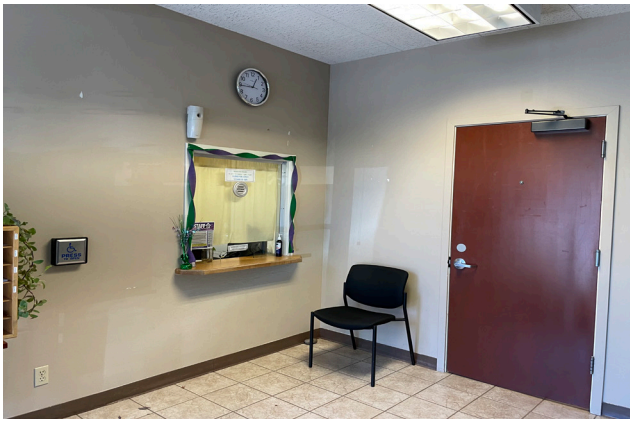
LOCATION PLAN





BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased

Planning Status
- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1967
Area: 3,780 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Spray Polyurethane Foam (SPF)
Electrical Panel: Zinsco

Departments
- Cannabis
- Executive Office - Risk
- Probation - Evidence Storage
- Executive Office - PRRM

CONCLUSION

The Administration West Building will require extensive repairs and improvements to the exterior, interior, roof, electrical and plumbing systems; as well as, ADA upgrades. Given the condition of the building, it appears that complete remodel will be necessary to bring it up to date.

CONDITION

FINDINGS & RECOMMENDATIONS

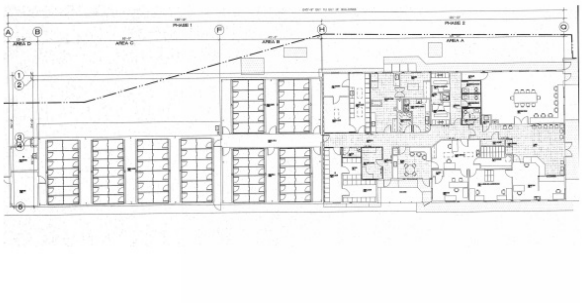
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving at rear of building is severely damaged, resurface
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior siding trims are separating from wall assembly, repair and repaint
	2 Eaves & Fascias				●			Underside of eaves at rear of building appears to have some dry rot damage
	3 Windows					●		Replace dated windows and screens
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware				●			Modify main exterior door to be code compliant
ROOF	1 Roof Surface					●		Abundant amount of patch and repair work, replace roof
	2 Roof Equipment Curbing					●		Roof curb appears to have not been replaced when AHU was replaced
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				Provide leaf guard in gutters due the amount of surrounding trees
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings					●		Ceilings appear to contain asbestos ceiling tiles
	2 Flooring					●		Flooring show signs of wear and tear
	3 Interior Walls / Partitions					●		Interior walls show sign of water; patch, repair and repaint
	4 Interior Doors				●			-
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Existing storage/office space converted to non-compliant restroom
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems		●					AHU was replaced in 2017 with TRANE unit
	2 Electrical Systems					●		Replace existing Zinsco electrical panels
	3 Voice and Data Systems					●		-
	4 Plumbing Systems					●		-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements		●				●	-
	4 Accessible Routes				●			See summary

LOCATION PLAN

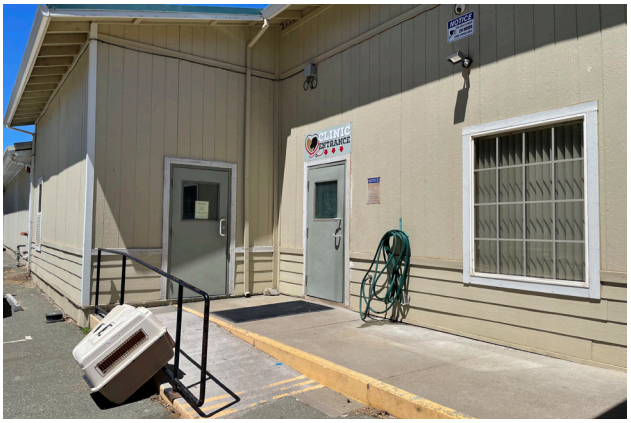




BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Owned

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 2002
Area: 11,100 Sq. Ft.
Use: Animal Hospital, Kennel & Pound
Type of Construction: Wood & Steel Frame
Type of Roof: Ribbed Metal
Electrical Panel: Cutler-Hammer Eaton

Departments

- Animal Care

CONCLUSION

The Animal Control Building is in fair condition relative to the age of the building and will require minor ADA upgrades.

CONDITION

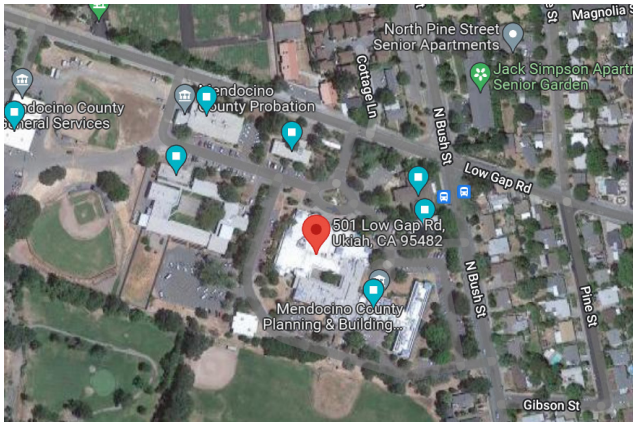
FINDINGS & RECOMMENDATIONS

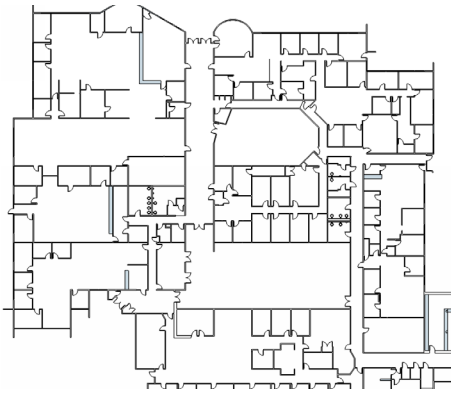
		5	4	3	2	1	NA	
SITE	1 Fences / Gates		●					-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing				●			-
	5 Parking & Pavement					●		AC paving severely damaged with cracks and potholes, resurface and provide concrete flowline
	6 Exterior Lighting Fixtures		●					-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp				●			-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias		●					-
	3 Windows		●					-
	4 Louvers and Vents		●					-
	5 Exterior Doors & Hardware			●				Modify clinic exterior door to be code compliant
ROOF	1 Roof Surface			●				Metal roof has yet to reach its average lifespan of 40 years
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation		●					-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors				●			Interior doors with half glass are non-compliant, bottom of glass should be 43 inches max. above the finish floor
	5 Public Counter			●				-
	6 Casework				●			Casework with handwashing fixture should have required knee and toe clearances
	7 Restroom				●			-
	8 Shower Compartments				●			-
MEP	1 Mechanical Systems				●			-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site				●			See summary
	2 Toilet			●				See summary
	3 Building Elements				●			See summary
	4 Accessible Routes			●				See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 1996

Area: 70,000 Sq. Ft.

Use: Civic Administration

Type of Construction: Wood Frame

Type of Roof: Spray Polyurethane Foam (SPF) & Single Ply Roofing

Electrical Panel: Delta Switchland Co., General Electric (GE), Cutler Hammer Eaton

Departments

- Supervisors
- Board of Supervisors
- Executive Office
- Water Agency
- Auditor-Controller
- Assessor Clark-Recorder
- Treasurer-Tax Collector
- County Counsel
- Human Resources
- Grand Jury
- Common Area - Conf. Rooms

CONCLUSION

The Administration Center Building will require repairs and improvements to the exterior, interior, roof, mechanical systems; as well as, ADA upgrades. Portions of the roof and mechanical system has been upgraded, replace remaining portions.

CONDITION

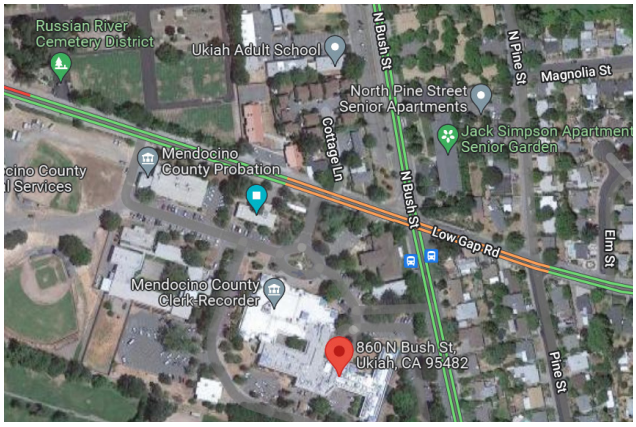
FINDINGS & RECOMMENDATIONS

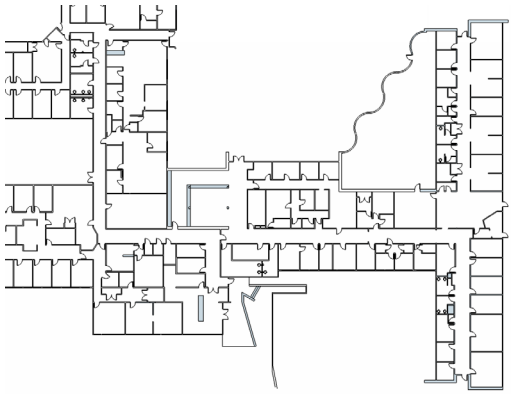
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing				●			-
	5 Parking & Pavement				●			AC paving at rear of building is severely damaged, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp					●		Exterior stairs from Tax Collector Department is not code compliant
EXTERIOR	1 Exterior Wall Finish				●			Exterior wall finish has dark algae or fingal growth
	2 Eaves & Fascias				●			Concrete eaves has presence of efflorescence
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface	●						Portion of roof was replace in 2020, still under construction for remaining scope
	2 Roof Equipment Curbing	●						Appears to have been replaced when AHU and roofing were installed
	3 Roof Drains						●	-
	4 Gutters / Downspouts	●						-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings				●			Ceiling tiles have been replaced with leak diverter kits, investigate source of leak
	2 Flooring				●			Carpets are discolored and shows signs of wear in high traffic areas
	3 Interior Walls / Partitions				●			-
	4 Interior Doors				●			-
	5 Public Counter				●			Provide and/or modify public counters to be code compliant
	6 Casework			●				Casework with handwashing fixtures require knee and toe clearances
	7 Restroom				●			Restrooms have outdated finishes
	8 Shower Compartments				●			Shower compartments are shared with lactation rooms, need to seperate
MEP	1 Mechanical Systems					●		Some HVAC unites upgraded in 2016 & 2012, remaining old systems should also be replaced
	2 Electrical Systems					●		Electrical system over 25 years old and undersized for current facility requirements
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems	●						Fire suppression system updated in 2021, missing in IDF room of Information Services

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements				●			See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 1996

Area: 20,000 Sq. Ft.

Use: Civic Administration

Departments

- Planning & Building
- Public Health
- Common Area

Type of Construction: Concrete Masonry Unit (CMU) & Wood Frame

Type of Roof: Spray Polyurethane Foam (SPF) & Single Ply Roofing

Electrical Panel: Delta Switch load, General Electric (GE) & Cutler-Hammer Eaton

CONCLUSION

The Administration Center Building will require repairs and improvements to the exterior, interior, roof, mechanical systems; as well as, ADA upgrades. Portions of the roof and mechanical system has been upgraded, replace remaining portions.

CONDITION

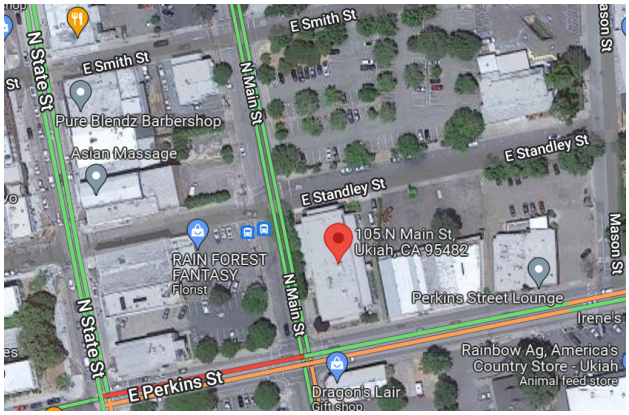
FINDINGS & RECOMMENDATIONS

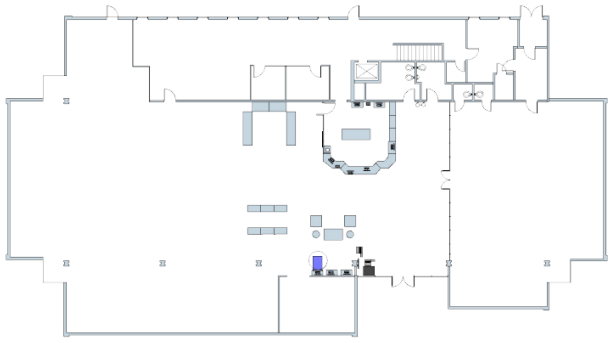
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing				●			AC paving at rear of building is severely damaged, resurface
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp					●		Exterior stairs from Planning & Building Department is not code non-compliant
EXTERIOR	1 Exterior Wall Finish				●			Exterior wall finish has dark algae or fungal growth
	2 Eaves & Fascias				●			Concrete eaves has presences of efflorescence
	3 Windows				●			-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface	●						Portion of roof was replace in 2019 / 2020, still under construction for remaining scope
	2 Roof Equipment Curbing	●						Appears to have been replaced when AHU and roofing were installed
	3 Roof Drains						●	-
	4 Gutters / Downspouts	●						-
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				Ceiling tiles are stained and/or discolored
	2 Flooring				●			Carpets are discolored and shows signs of wear in high traffic areas
	3 Interior Walls / Partitions				●			-
	4 Interior Doors				●			-
	5 Public Counter			●				Provide and/or modify public counters to be code compliant
	6 Casework				●			Casework with handwashing fixture require knee and toe clearances
	7 Restroom				●			Restrooms have outdated finishes and ceilings have with leak diverter kits
	8 Shower Compartments					●		Shower compartments are non-operational
MEP	1 Mechanical Systems	●						HVAC units upgraded in 2020
	2 Electrical Systems					●		Electrical system over 25 years old and undersized for current facility requirements
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems	●						Fire suppression system updated in 2021

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements				●			See summary
	4 Accessible Routes				●			See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- ○ County Owned
- ○ County Leased
- ● County Owned / Property Leased

Planning Status

- ○ Retain
- ● Renovate
- ○ Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ○ Fair
- ● Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: 1971
Area: 14,000 Sq. Ft.
Use: Library
Type of Construction: Masonry & Wood Roof
Type of Roof: Built-up Roof (BUR)
Electrical Panel: Zinsco

Departments

- Cultural Services

CONCLUSION

The Ukiah Library will require repairs and improvements to the exterior, interior, MEP system; as well as, ADA upgrades.

CONDITION

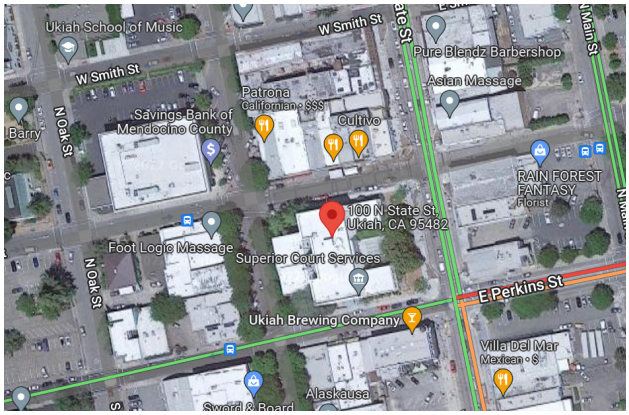
FINDINGS & RECOMMENDATIONS

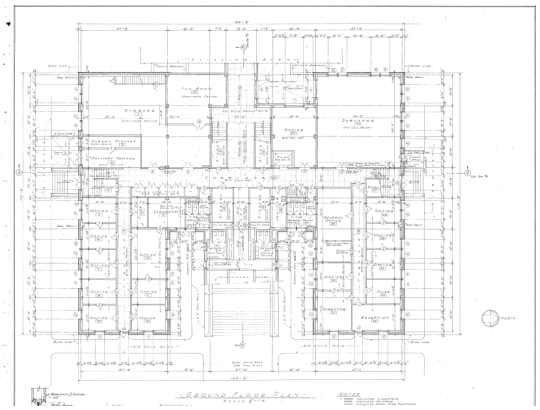
		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			Loading dock is unusable and poses a safety hazard
	4 Curbing				●			-
	5 Parking & Pavement						●	AC paving at rear of building has cracks & uneven, resurface, No on-site parking, accessible parking located on street
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp				●			Exterior stairs at rear and side of building are not code compliant
EXTERIOR	1 Exterior Wall Finish			●				Exterior facade is outdated
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware				●			Exterior main doors malfunction and difficult to operate
ROOF	1 Roof Surface			●				Roof surface has numerous amounts patch and repair work; has blisters
	2 Roof Equipment Curbing			●				BUR has wear around roof curbs
	3 Roof Drains				●			-
	4 Gutters / Downspouts					●		Roof drains and scuppers drain on exterior of building, add downspouts
STRUCTURE	1 Foundation			●				-
	2 Vertical System				●			-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter			●				-
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom					●		Restrooms have outdated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			Replace AHU dated from 1993, with new units
	2 Electrical Systems					●		Replace Zinsco electrical panels, currently undersized for building requirements
	3 Voice and Data Systems		●					-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site				●			See summary
	2 Toilet					●		See summary
	3 Building Elements				●			See summary
	4 Accessible Routes				●			See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: 1928
Area: 52,000 Sq. Ft.
Use: Civic Administration & Courthouse

Departments

- Affiliates - Courts
- District Attorney

Type of Construction: All Reinforced Concrete
Type of Roof: Spray Polyurethane Foam (SPF)
Electrical Panel: Cutler-Hammer, Columbia Electric, Inc, Challenger, Federal Pacific Electrical, General Electric (GE), Westinghouse

CONCLUSION

The Courthouse Building will require extensive repairs and improvements to the exterior, interior, roof, MEP system; as well as, ADA upgrades. Given the age of the building and its current condition it appears that the building has reached its useful service life and will require complete replacement.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing						●	-
	5 Parking & Pavement						●	No on-site parking, accessible parking located on street
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture					●		Site furniture show signs of wear
	8 Exterior Stairs / Ramp				●			Exterior stairs around building are not code compliant
EXTERIOR	1 Exterior Wall Finish				●			Exterior wall finish has dark algae or fungal growth and paint peeling off
	2 Eaves & Fascias				●			Eaves have dark algae or fungal growth
	3 Windows					●		Single pane windows are dirty
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware				●			-
ROOF	1 Roof Surface				●			Roof surface is uneven, areas collect standing water and dirt
	2 Roof Equipment Curbing				●			-
	3 Roof Drains				●			Roof drains are clogged with dirt and debris
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System				●			-
	3 Walls		●					-
	4 Roof			●				-
INTERIOR	1 Ceilings				●			Ceiling height too short in waiting room
	2 Flooring				●			Carpets are discolored, tiles are cracked; replace
	3 Interior Walls / Partitions				●			Interior wall finishes require repair and new paint
	4 Interior Doors				●			Some interior doors require code compliant hardware
	5 Public Counter				●			Modify public counter to be code compliant
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom				●			Restrooms have outdated finishes
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		Mechanical system is outdated, many rooms use window AC units
	2 Electrical Systems					●		Electrical system is undersized for building requirements and outdated
	3 Voice and Data Systems			●				-
	4 Plumbing Systems					●		-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems			●				-

COMPLIANCE

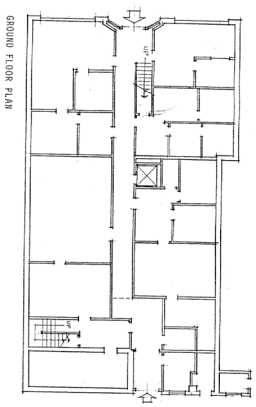
ADA	1 Site					●		See summary
	2 Toilet				●			See summary
	3 Building Elements				●			See summary
	4 Accessible Routes				●			See summary

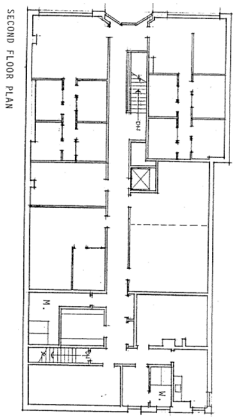
LOCATION PLAN



BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical



BUILDING DESCRIPTION

Year Built: 1940
Area: 11,440 Sq. Ft.
Use: Civic Administration
Type of Construction: Masonry & Wood Roof
Type of Roof: Spray Polyurethane Foam (SPF)
Electrical Panel: Westinghouse & Cutler-Hammer

Departments

- Public Defender



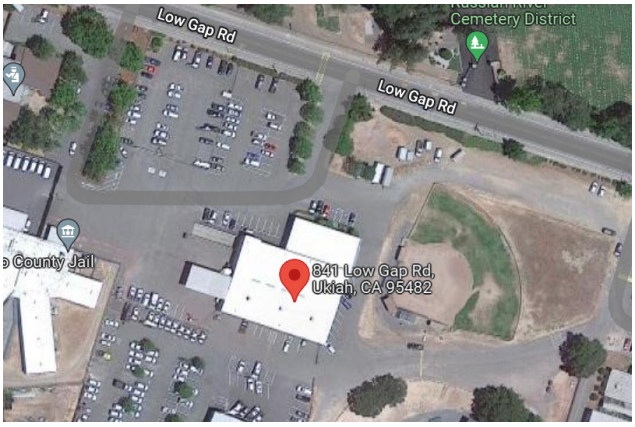
CONCLUSION

The Courthouse Annex Building will require extensive repairs and improvements to the exterior, interior, roof, site, MEP system; as well as, ADA upgrades. Given the age of the building and its current condition it appears that a complete remodel will be necessary to bring it up to date.

		CONDITION						FINDINGS & RECOMMENDATIONS
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing				●			Concrete at rear of building is severely damaged with cracked and potholes
	5 Parking & Pavement					●		No designated accessible parking stall, missing wheel stops
	6 Exterior Lighting Fixtures					●		Increase number of exterior lighitng for safety
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior wall finish has stains from roof scuppers and have cracked ceramic tiles
	2 Eaves & Fascias				●			Eaves have dark algae or fungal growth
	3 Windows				●			Replace dated single pane windows
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware					●		Exterior door at rear malfunctions, and is easy to break into posing safety issues
ROOF	1 Roof Surface				●			Abundant amount of patch and repair work, replace roof
	2 Roof Equipment Curbing				●			Walkway pads have severely deteriorated
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			Upper roof scuppers drain onto exterior of building, add downspouts
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings					●		Ceilings appear to use asbestos tiles
	2 Flooring					●		Tile flooring appears to use asbestos tiles, carpets are ripped
	3 Interior Walls / Partitions				●			Interior wall finishes require repair and new paint
	4 Interior Doors					●		Some interior doors require code compliant hardware
	5 Public Counter						●	Provide code compliant public counter
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom				●			Restrooms are outdated and have damaged finishes
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			Mechanical systems are outdated, replace with new
	2 Electrical Systems					●		Replace the Westinghouse electrical panels
	3 Voice and Data Systems		●					-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems						●	-

		COMPLIANCE						
ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements				●			See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

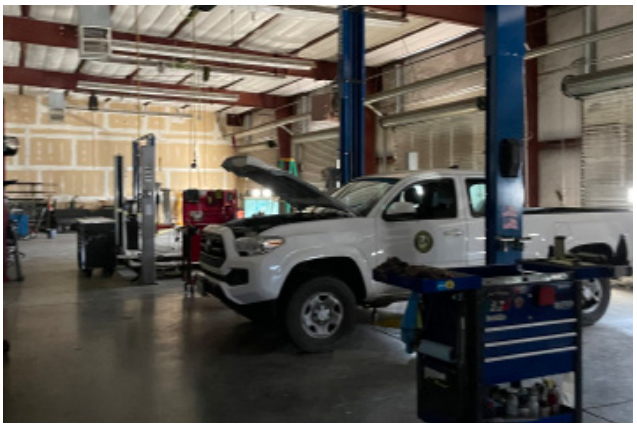
Average Building Condition

- ( ) Excellent
- (●) Good
- ( ) Fair
- ( ) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1986

Area: 24,148 Sq. Ft.

Use: Garage, Storage & Civic Administration

Type of Construction: Wood & Steel Frame

Type of Roof: Single Ply Roofing & Ribbed Metal

Electrical Panel: Cutler-Hammer - Eaton, General Electric (GE), Rse-Sierra

Departments

- Central Services
- Facilities
- Warehouse
- Fleet
- Garage

CONCLUSION

The Central Services and Fleet Building appears to be in good condition but will require minor ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

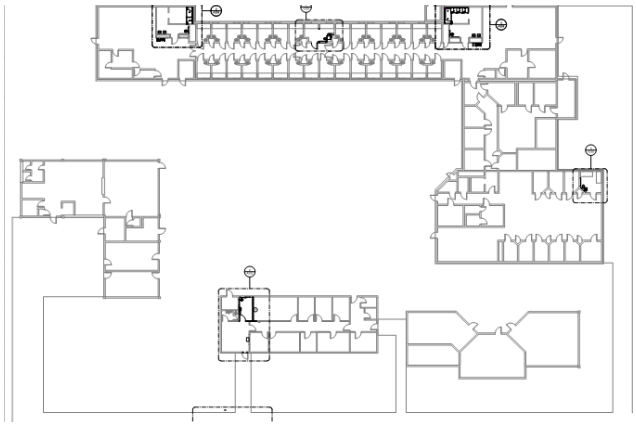
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				A few fence post are bent
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing			●				-
	5 Parking & Pavement			●				AC paving around entire building has minor cracks and potholes
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias		●					-
	3 Windows		●					-
	4 Louvers and Vents		●					-
	5 Exterior Doors & Hardware		●					-
ROOF	1 Roof Surface		●					Roof surface was replaced in 2016
	2 Roof Equipment Curbing		●					-
	3 Roof Drains		●					-
	4 Gutters / Downspouts		●					-
STRUCTURE	1 Foundation		●					-
	2 Vertical System		●					-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings		●					-
	2 Flooring		●					-
	3 Interior Walls / Partitions		●					-
	4 Interior Doors		●					-
	5 Public Counter					●		Provide code compliant public counter
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom					●		-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems		●					Mechanical system was upgraded in 2016
	2 Electrical Systems		●					Electrical system appears to also be recently upgrades
	3 Voice and Data Systems	●						-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet			●				-
	3 Building Elements						●	-
	4 Accessible Routes		●					-

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1968
Area: 17,936 Sq. Ft.
Use: Jail
Type of Construction: All Reinforced Concrete. Violent Offenders Unit - Concrete Block built in 2000
Type of Roof: Built-up Roof (BUR), Spray Polyurethane Foam (SPF), & Metal
Electrical Panel: Cutler-Hammer - Eaton

Departments

- Juvenile Hall
- JH Administration
- JH School
- JH Violent Offenders
- JH Living Unit
- JH Kitchen

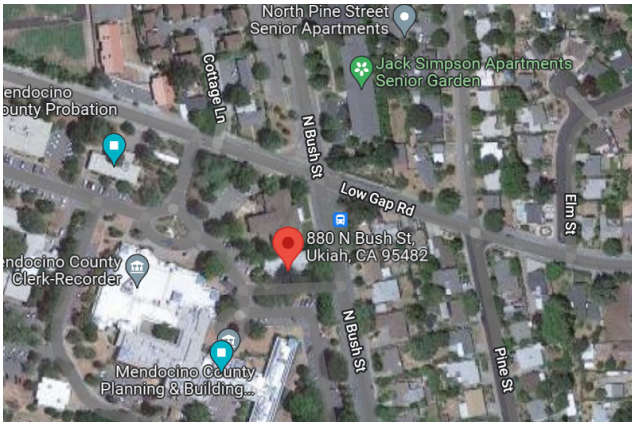
CONCLUSION

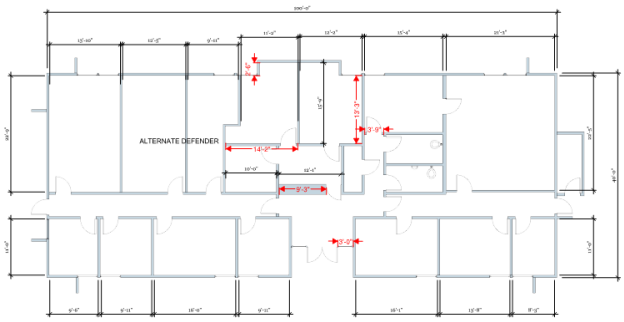
The JH Violent Offender (Unit C) Building completed in 2000 appears to be in great condition and has been excluded in this assessment. The other buildings within the Juvenile Hall Campus will require repairs and improvements to the exterior, interior, roof, mechanical system; as well as, ADA upgrades.

		CONDITION	FINDINGS & RECOMMENDATIONS
		5 4 3 2 1 NA	
SITE	1 Fences / Gates		-
	2 Walls / Structures		-
	3 Sidewalks / Walkways / Patios		-
	4 Curbing		AC paving at front and side of building is damaged, resurface
	5 Parking & Pavement		-
	6 Exterior Lighting Fixtures		-
	7 Exterior Site Furniture		Site furniture show signs of wear and not accessible by wheelchair
	8 Exterior Stairs / Ramp		-
EXTERIOR	1 Exterior Wall Finish		-
	2 Eaves & Fascias		Wood fascia boards show signs of wear, paint is flaking off
	3 Windows		Replace single pane windows
	4 Louvers and Vents		Louvers and vents appear to be undersized, increase roof ventilation
	5 Exterior Doors & Hardware		Provide code compliant main entrance door
ROOF	1 Roof Surface		SPF and BUR surface has many blisters, showing extensive wear
	2 Roof Equipment Curbing		Equipment curb seals are cracked, showing signs of wear
	3 Roof Drains		Roof drains are rusted
	4 Gutters / Downspouts		SPF roof does not have gutter or downspouts, add gutters to roof scuppers
STRUCTURE	1 Foundation		-
	2 Vertical System		-
	3 Walls		-
	4 Roof		-
INTERIOR	1 Ceilings		-
	2 Flooring		Carpets are showing signs of wear
	3 Interior Walls / Partitions		Interior wall have light scuff marks throughout, repaint
	4 Interior Doors		Provide code compliant interior door hardware
	5 Public Counter		Modify public counter to be come compliant
	6 Casework		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom		Provide public restrooms
	8 Shower Compartments		Modify to provide accessible shower stall
MEP	1 Mechanical Systems		AHU are dated from 1994, 1998 and 1999, replace with new
	2 Electrical Systems		-
	3 Voice and Data Systems		-
	4 Plumbing Systems		-
	5 Gas Distribution Systems		-
	6 Fire Suppression Systems		Provide automatic sprinkler system, manual fire alarm system - required by the Fire Code

		COMPLIANCE
ADA	1 Site	See summary
	2 Toilet	See summary
	3 Building Elements	-
	4 Accessible Routes	See summary

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1975
Area: 4,000 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Built-Up Roof (BUR)
Electrical Panel: Federal Pacific Electrical

Departments

- Alternate Defender
- Executive Office - Fiscal
- Cultural Services

CONCLUSION

The Alternate Defender Building will require extensive repairs and improvements to the exterior, interior, site, roof, MEP system; as well as, ADA upgrades. Given the condition of the building, it appears that a complete remodel will be necessary to bring it up to date.

CONDITION

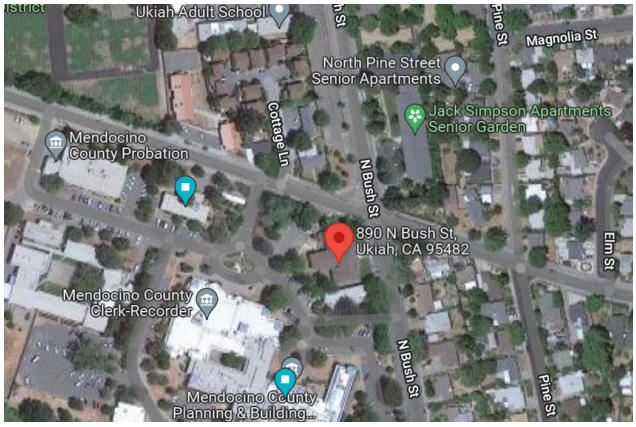
FINDINGS & RECOMMENDATIONS

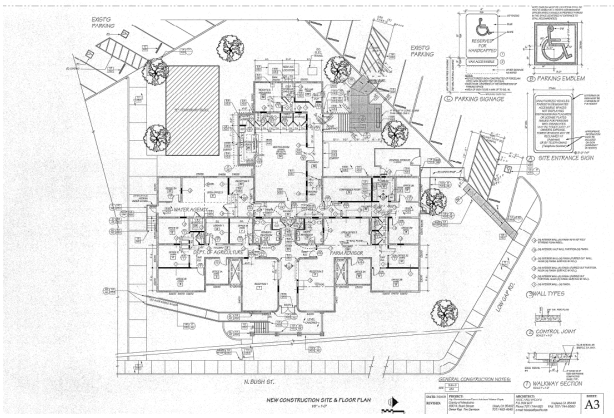
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios					●		Sidewalks have cracks and large gaps where wood fillers deteriorated
	4 Curbing					●		-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp				●			-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware					●		Modify main exterior door to have compliant hardware
ROOF	1 Roof Surface					●		-
	2 Roof Equipment Curbing					●		-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			Roof drains are rusted; clodded with dirt and debris
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			Carpets are showing signs of wear
	3 Interior Walls / Partitions				●			-
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter			●				-
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom				●			Restroom finishes are outdated
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		AHU are dated from 1994, replace with new
	2 Electrical Systems					●		Replace Federal Pacific Electrical panels
	3 Voice and Data Systems				●			Increase IT data drops for new building demand
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

		5	4	3	2	1	NA	
ADA	1 Site					●		See summary
	2 Toilet				●			See summary
	3 Building Elements						●	-
	4 Accessible Routes					●		See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1930
Area: 7,600 Sq. Ft.
Use: Civic Administration

Departments

- Agriculture
- Farm Advisor

Type of Construction: Concrete Masonry Unit (CMU) & Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Cutler-Hammer - Eaton

CONCLUSION

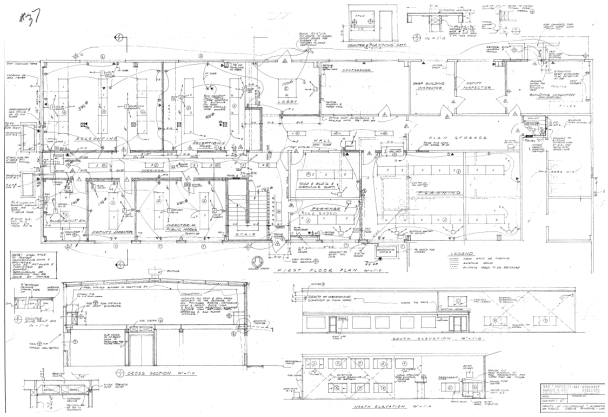
The Agriculture and Farm Advisor Building will require repairs and improvements to the exterior, site, roof, mechanical system; as well as, ADA upgrades to the accessible route.

		CONDITION						FINDINGS & RECOMMENDATIONS
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios					●		Sidewalks have cracks and large gaps where wood fillers deteriorated
	4 Curbing					●		-
	5 Parking & Pavement					●		AC paving around building is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp					●		Exterior ramps are not code compliant, slope appears more than 1:12 ratio
EXTERIOR	1 Exterior Wall Finish			●				Conduit penetrations are not caulked
	2 Eaves & Fascias			●				-
	3 Windows					●		-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				Modify main exterior door to be code compliant
ROOF	1 Roof Surface					●		Shingles appear to have served useful lifespan, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts					●		Some gutters are bent, provide leaf guards for gutters and splash blocks for downspouts
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof				●			-
INTERIOR	1 Ceilings			●				Ceiling equipped with leak diverter kit, investigate source of leak
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors		●					-
	5 Public Counter				●			-
	6 Casework				●			Casework with handwashing fixture require knee and toe clearances
	7 Restroom		●					-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		Mechanical system was last upgraded in 1994
	2 Electrical Systems			●				Electrical panels appear to have been upgraded within the last 10 years
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

		COMPLIANCE						
		5	4	3	2	1	NA	
ADA	1 Site				●			See summary
	2 Toilet		●					-
	3 Building Elements				●			See summary
	4 Accessible Routes				●			See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1960

Area: 28,676 Sq. Ft.

Use: Civic Administration, Garage & Storage

Type of Construction: Wood & Steel Frame

Type of Roof: Corrugated & Ribbed Metal

Electrical Panel: Challenger, Cutler-Hammer - Eaton

Departments

- DOT Administration
- Vehicle Servicing Bldg
- Maint. Office/Parts Storage
- Sign Shop
- Bridge Crew Storage
- Solid Waste Storage

CONCLUSION

The Ukiah DOT yard will require extensive repairs and improvements to the exterior, interior, roof, site, and mechanical system; as well as, ADA upgrades. As some of the garage buildings have reached their useful service life, it is recommended to replace these with new buildings.

CONDITION

FINDINGS & RECOMMENDATIONS

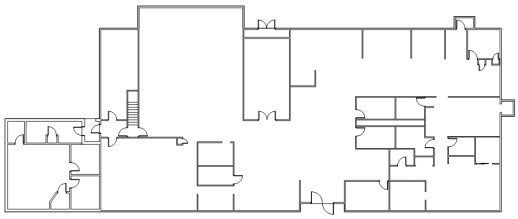
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing						●	-
	5 Parking & Pavement				●			AC paving around building has cracks throughout, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish					●		Exterior showing extreme signs of wear, warped panels, splitting in the seams
	2 Eaves & Fascias					●		Eaves and fascia boards are warped and/or cracked
	3 Windows				●			Some windows have been replaced to dual pane, replace remaining portion
	4 Louvers and Vents					●		Louvers and vents appear to be undersized, increase ventilation
	5 Exterior Doors & Hardware				●			Modify main exterior door to be code compliant
ROOF	1 Roof Surface					●		Abundant amount of rust and discoloration, replace roof
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts					●		Replace gutters and downspouts and/or add where missing
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls				●			-
	4 Roof			●				-
INTERIOR	1 Ceilings				●			Ceilings contain asbestos tiles, gypsum board ceilings have water damage
	2 Flooring				●			Flooring contains asbestos tiles, carpets are past useful service life
	3 Interior Walls / Partitions			●				-
	4 Interior Doors					●		Provide code compliant interior door hardware
	5 Public Counter			●				-
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom				●			Staff restrooms on second floor have dated finishes
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			Mechanical system appears dated, replace
	2 Electrical Systems			●				-
	3 Voice and Data Systems	●						-
	4 Plumbing Systems					●		-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site				●			See summary
	2 Toilet				●			See summary
	3 Building Elements				●			See summary
	4 Accessible Routes				●			See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1993
Area: 14,400 Sq. Ft.
Use: Public Safety
Type of Construction: Wood Frame
Type of Roof: Spray Polyurethane Foam (SPF) & Built-up Roof (BUR)
Electrical Panel: Zinsco, Westinghouse

Departments

- Adult Probation
- Dispatch 911

CONCLUSION

The Adult Probation Building will require extensive repairs and improvements to the exterior, interior, roof, MEP system; as well as, ADA upgrades. Given the condition of the building, it appears that complete remodel will be necessary to bring it up to date.

CONDITION

FINDINGS & RECOMMENDATIONS

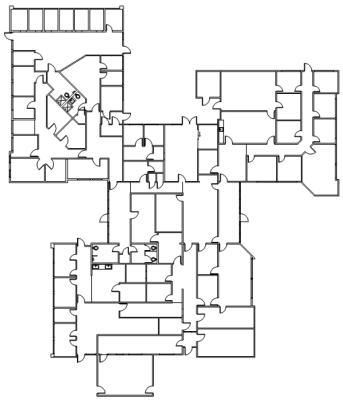
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement			●				AC paving around building has cracks throughout, resurface
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture			●				-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish				●			Exterior showing signs of fading, repaint
	2 Eaves & Fascias				●			Eaves and fascia boards are warped, replace and repaint
	3 Windows					●		Some windows have been replaced to dual pane, replace remaining portion
	4 Louvers and Vents					●		Louvers and vents appear to be undersized, increase ventilation
	5 Exterior Doors & Hardware					●		Modify main exterior door to be code compliant
ROOF	1 Roof Surface					●		Abundant amount of patch work on SPF roof, walkway pads deteriorated; replace
	2 Roof Equipment Curbing			●				Replace roof crubs when AHU are replaced
	3 Roof Drains				●			Provide covers to roof drains to prevent clogging
	4 Gutters / Downspouts			●				Provide splash guards to downspouts connected to roof drains
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings					●		Ceiling tiles are stained from water leaks, replace
	2 Flooring					●		Carpets have tears and are past useful service life
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				Provide code compliant interior door hardware
	5 Public Counter			●				-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms have outdated finishes
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		AHU for dispatch replaced in 2012, the others appears much older; replace
	2 Electrical Systems					●		Replace existing Zinsco Electrical panels
	3 Voice and Data Systems				●			-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems					●		Fire suppression system only located in dispatch

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements			●				-
	4 Accessible Routes			●				-

LOCATION PLAN





Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1974
Area: 11,555 Sq. Ft.
Use: Jail & Public Safety
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles, Built-Up Roof (BUR) & Ribbed Metal
Electrical Panel: General Electric (GE)

Departments
- Sheriff - Jail
- Sheriff - Admin

CONCLUSION

The Sheriff and Jail Administration Building will require extensive repairs and improvements to the exterior, interior, roof, and mechanical and plumbing systems; as well as, ADA upgrades. Given the age of the building, many components appear to have reached its useful service life and will require complete replacement.

CONDITION

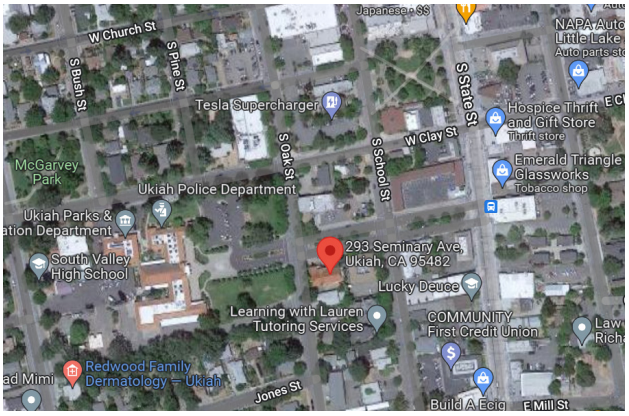
FINDINGS & RECOMMENDATIONS

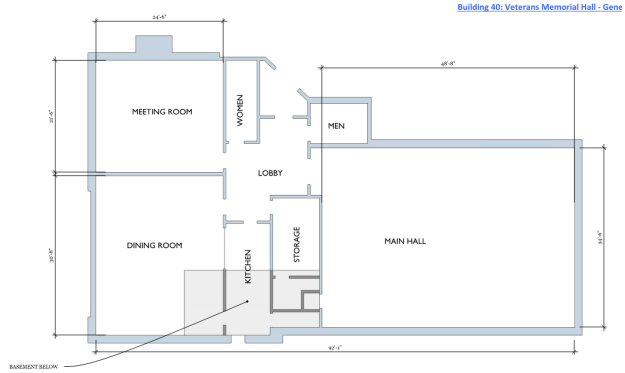
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures			●				-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing			●				-
	5 Parking & Pavement				●			AC paving has minor cracks around building
	6 Exterior Lighting Fixtures			●				Provided designated crosswalk through vehicular path, from building to ADA parking stalls
	7 Exterior Site Furniture		●					-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish					●		Exterior showing signs of wear, paint is fading and panels splitting in the seams
	2 Eaves & Fascias				●			Eaves paint is fading
	3 Windows				●			-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware				●			Modify main exterior door to be code compliant
ROOF	1 Roof Surface					●		Roof appears to have served useful life span, replace
	2 Roof Equipment Curbing					●		-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			Provide leaf guard in gutters, add downspout to roof scuppers
STRUCTURE	1 Foundation		●					-
	2 Vertical System		●					-
	3 Walls			●				-
	4 Roof		●					-
INTERIOR	1 Ceilings			●				-
	2 Flooring				●			Carpets show sign of wear and vinyl tiles are peeling off
	3 Interior Walls / Partitions			●				Interior walls show sign of wear; patch, repair and repaint
	4 Interior Doors			●				-
	5 Public Counter					●		Modify public counter in lobby to be code compliant
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restroom finishes are outdated
	8 Shower Compartments					●		Showers are not code compliant
MEP	1 Mechanical Systems			●		●		AHU appears to to be dated, replace
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes			●				See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 1940
Area: 4,425 Sq. Ft.
Use: Banquet Hall
Type of Construction: All Reinforced Concrete
Type of Roof: Spanish Tile
Electrical Panel: General Electric (GE)

Departments

- General Services

CONCLUSION

The Ukiah Veterans Memorial Building will require repairs and improvements to the exterior, interior, roof, and site; as well as, ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

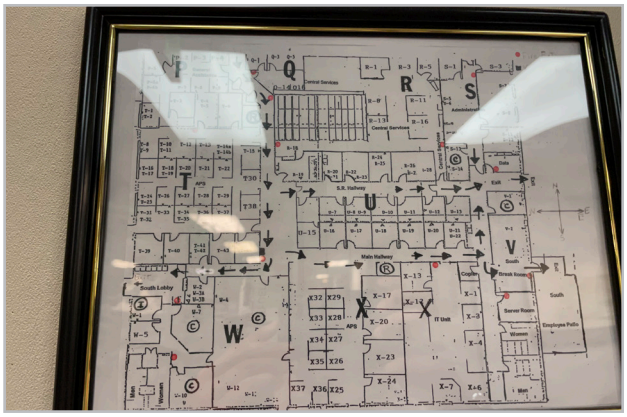
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				Concrete walkways are cracked
	4 Curbing						●	-
	5 Parking & Pavement				●			AC paving at parking stall is uneven and severely damaged, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp				●			Exterior ramps are not code compliant, slope appears more than 1:12 ratio
EXTERIOR	1 Exterior Wall Finish				●			Exterior stucco has cracks in various locations
	2 Eaves & Fascias				●			-
	3 Windows					●		Replace single pane windows
	4 Louvers and Vents			●				Louver and vents appear to be undersized, increase ventilation
	5 Exterior Doors & Hardware					●		Modify exterior doors to be code compliant
ROOF	1 Roof Surface			●				-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation				●			-
	2 Vertical System				●			-
	3 Walls				●			-
	4 Roof		●					-
INTERIOR	1 Ceilings				●			Ceiling in restroom equipped with leak diverter kits, investigate leak source
	2 Flooring				●			-
	3 Interior Walls / Partitions				●			Interior walls have cracks; patch, repair and repaint
	4 Interior Doors					●		Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework					●		Casework in kitchen is outdated
	7 Restroom			●				Restrooms appear to be remodeled within the last 10 years
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				AHU was replaced in 2018
	2 Electrical Systems			●				-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet			●				-
	3 Building Elements				●			See summary
	4 Accessible Routes				●			See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1983
Area: 17, 768 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame & Concrete Masonry Unit (CMU)
Type of Roof: Built-Up Roof (BUR), Asphalt Shingles & Ribbed Metal
Electrical Panel: Unknown

Departments

- Social Services - Various

CONCLUSION

The Social Services - South Yokayo Building will require repairs and improvements to the exterior, interior, roof, and MEP system; as well as, ADA upgrades.

CONDITION

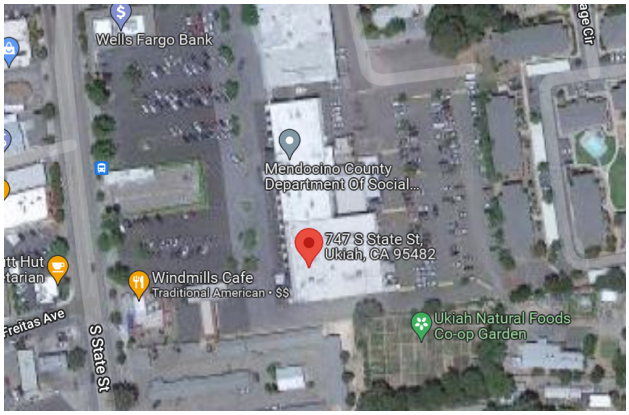
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing		●					-
	5 Parking & Pavement		●					AC paving around building has minor cracks
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture			●				-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing				●			-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation		●					-
	2 Vertical System		●					-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			Carpets show signs of weat and tear in high traffic areas
	3 Interior Walls / Partitions				●			-
	4 Interior Doors			●				-
	5 Public Counter			●				-
	6 Casework				●			Casework with handwashing fixtures require knee and toe clearances
	7 Restroom				●			Modify south lobby public restrooms to be code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems						●	Unable to verify
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site		●					-
	2 Toilet				●			See summary
	3 Building Elements						●	-
	4 Accessible Routes		●					-

LOCATION PLAN



BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 2002
Area: 140 Sq. Ft.
Use: Storage
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: N/A

Departments
- Social Services - Storage

CONCLUSION

The DSS Tuff shed is in need of minor maintenance.

CONDITION

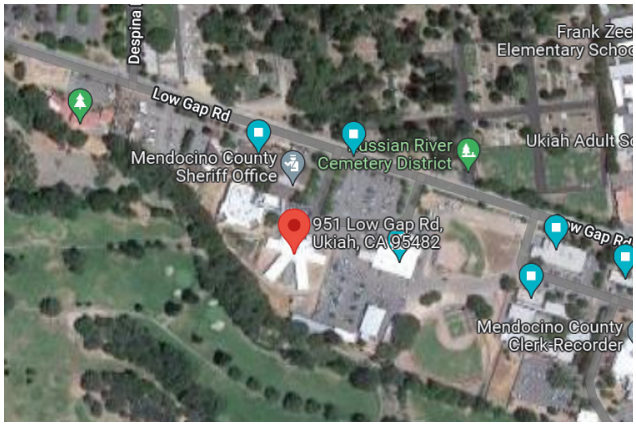
FINDINGS & RECOMMENDATIONS

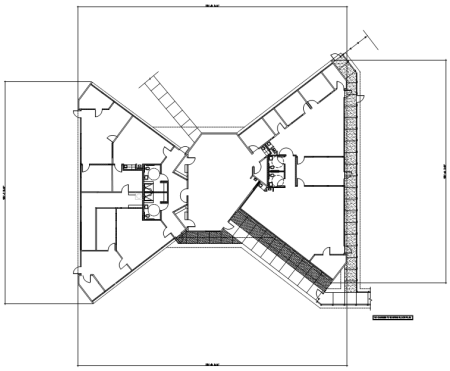
		5	4	3	2	1	NA	
SITE	1 Fences / Gates							-
	2 Walls / Structures							-
	3 Sidewalks / Walkways / Patios							-
	4 Curbing							-
	5 Parking & Pavement							-
	6 Exterior Lighting Fixtures							-
	7 Exterior Site Furniture							-
	8 Exterior Stairs / Ramp				●			-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows							-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				-
	2 Roof Equipment Curbing							-
	3 Roof Drains							-
	4 Gutters / Downspouts							-
STRUCTURE	1 Foundation			●				-
	2 Vertical System							-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings							-
	2 Flooring			●				-
	3 Interior Walls / Partitions							-
	4 Interior Doors							-
	5 Public Counter							-
	6 Casework							-
	7 Restroom							-
	8 Shower Compartments							-
MEP	1 Mechanical Systems							-
	2 Electrical Systems							-
	3 Voice and Data Systems							-
	4 Plumbing Systems							-
	5 Gas Distribution Systems							-
	6 Fire Suppression Systems							-

COMPLIANCE

ADA	1 Site							-
	2 Toilet							-
	3 Building Elements							-
	4 Accessible Routes							-

LOCATION PLAN





FLOOR PLAN

BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1974
Area: 7,000 Sq. Ft.
Use: Public Safety

Departments

- Sheriff
- Jail Investigations

Type of Construction: Steel & Wood Frame
Type of Roof: Asphalt Roof Shingles & Thermoplastic Polyolefin (TPO)

Electrical Panel: Cutler-Hammer - Eaton

CONCLUSION

The Sheriff Program - Training Center Building will require repairs and improvements to the exterior; as well as, ADA upgrades.

CONDITION

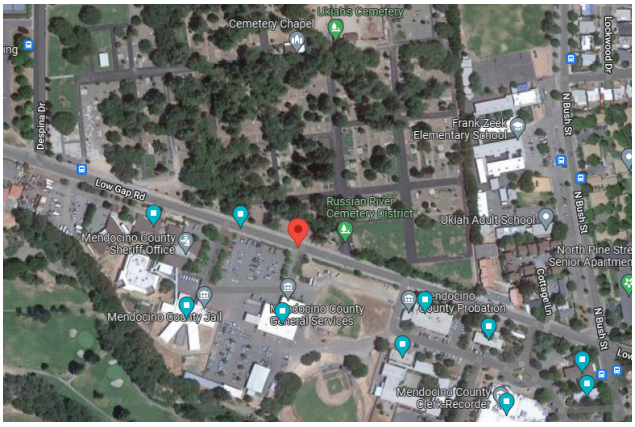
FINDINGS & RECOMMENDATIONS

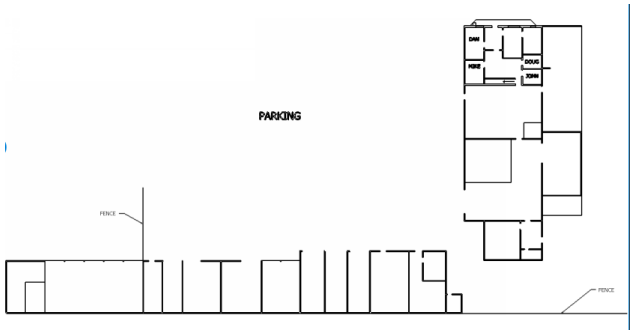
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures		●					-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish					●		Various location of exterior panels are peeling off. Fading, repaint exterior wall finish
	2 Eaves & Fascias			●				Fading, repaint eaves and fascias
	3 Windows					●		Single pane windows, replace with dual pane
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware			●				Exterior doors non-compliant, exit signs not operational or missing
ROOF	1 Roof Surface		●					Roof surfaces appear to have been recently replaces
	2 Roof Equipment Curbing		●					-
	3 Roof Drains		●					-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof		●					-
INTERIOR	1 Ceilings			●				A few ceiling tiles have water damage, replace
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework				●			Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				Staff restrooms are not code compliant
	8 Shower Compartments					●		Shower compartments are not code compliant
MEP	1 Mechanical Systems		●					AHU was replaced in 2020
	2 Electrical Systems		●					-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems			●				-

COMPLIANCE

ADA	1 Site				●			-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes				●			See summary

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1930
Area: 9,069 Sq. Ft.
Use: Garage & Storage
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles & Ribbed Metal
Electrical Panel: General Electric (GE)

Departments

- General Services

CONCLUSION

The Boonville Veterans Building will require extensive repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, ADA upgrades. Given the age of the building, many components appear to have reached its useful service life and will require complete replacement.

CONDITION

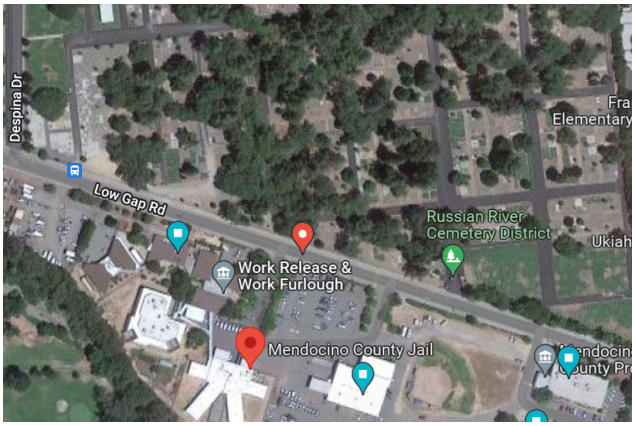
FINDINGS & RECOMMENDATIONS

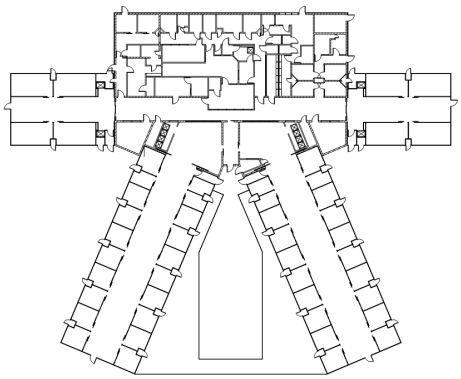
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing						●	-
	5 Parking & Pavement			●				AC paving around building has minor cracks
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finishes shows signs of wear and staining, paint has faded
	2 Eaves & Fascias				●			Eaves appears to have some dry rot damage
	3 Windows			●				-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware					●		Modify exterior doors to be code compliant
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof			●				-
INTERIOR	1 Ceilings				●			-
	2 Flooring			●				Flooring shows signs of wear and tear
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework						●	Casework with handwashing fixture require knee and toe clearances
	7 Restroom					●		Restrooms are not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				HVAC appears to be old, replace
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site				●			-
	2 Toilet						●	See summary
	3 Building Elements				●			-
	4 Accessible Routes				●			-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1985
Area: 17,300 Sq. Ft.
Use: Jail
Type of Construction: Concrete Masonry Unit (CMU)
Type of Roof: Thermoplastic Polyolefin (TPO)
Electrical Panel: General Electric (GE)

Departments

- Sheriff - Jail

CONCLUSION

The Main Jail Building will require repairs and improvements to the exterior and interior; as well as, ADA upgrades. Unable to verify accessible conditions and interior environment outside of the staff ares as they were occupied by inmates.

CONDITION

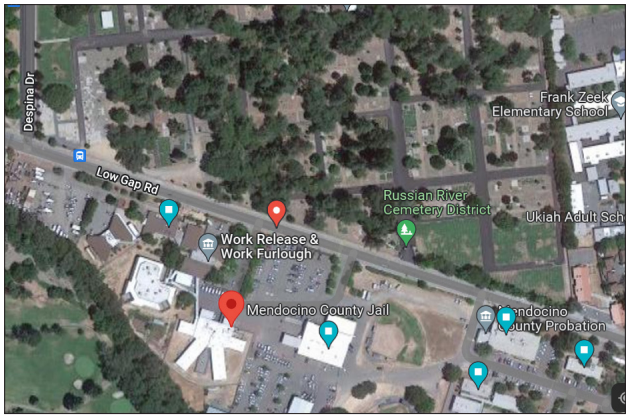
FINDINGS & RECOMMENDATIONS

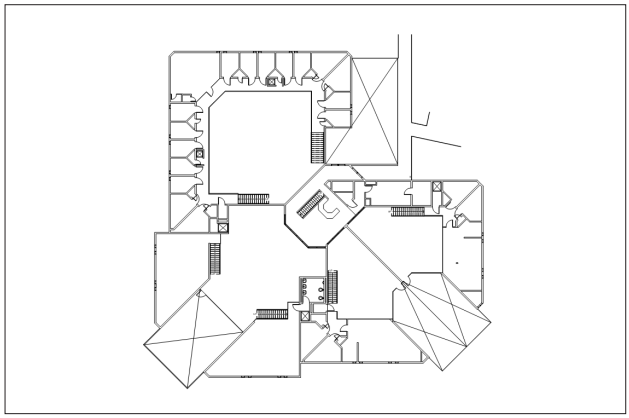
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures			●				-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement			●				AC paving at front of building has minor cracks
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish					●		Exterior finishes are heavily stained, CMU has efforlescense
	2 Eaves & Fascias				●			-
	3 Windows					●		-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware					●		-
ROOF	1 Roof Surface		●					Roof surface appears to have been replaced within the last 10 years
	2 Roof Equipment Curbing		●					-
	3 Roof Drains		●					-
	4 Gutters / Downspouts		●					-
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings				●			-
	2 Flooring			●				Flooring shows signs of wear and tear, concrete and vinyl tiles crackes
	3 Interior Walls / Partitions			●				Interior walls show sign of excessive wear
	4 Interior Doors					●		-
	5 Public Counter						●	-
	6 Casework							Casework with handwashing fixture require knee and tow clearances
	7 Restroom				●			Staff restrooms are not code complaint
	8 Shower Compartments				●			-
MEP	1 Mechanical Systems		●					AHU was replaced in 2016 w/TRANE and American Standard units
	2 Electrical Systems			●				-
	3 Voice and Data Systems				●			-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site				●			-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes					●		-

LOCATION PLAN





BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1990
Area: 22, 645 Sq. Ft.
Use: Jail
Type of Construction: Concrete Masonry Unit (CMU)
Type of Roof: Spray Polyurethane Foam (SPF) & Thermoplastic Polyolefin (TPO)
Electrical Panel: General Electric (GE)

Departments
- Sheriff - Jail

CONCLUSION

The Adult Detention Facility - Building 2 require repairs and improvements to the interior and roof; as well as, ADA upgrades. Unable to verify accessible conditions and interior environment outside of the staff ares as they were occupied by inmates.

CONDITION

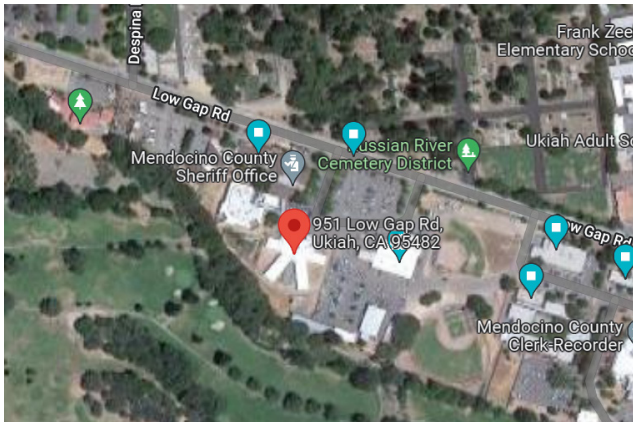
FINDINGS & RECOMMENDATIONS

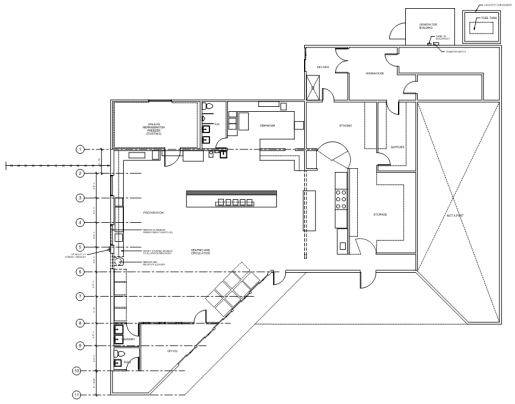
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement						●	-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finishes are stained
	2 Eaves & Fascias						●	-
	3 Windows			●				-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware				●			-
ROOF	1 Roof Surface				●			Portions of the roof has been replaced from SPF to single ply replace remaining portions
	2 Roof Equipment Curbing				●			-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation		●					-
	2 Vertical System		●					-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings				●			-
	2 Flooring			●				Flooring shows signs of wear and tear, concrete paint peeling
	3 Interior Walls / Partitions			●				Interior walls show signs of wear
	4 Interior Doors				●			-
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashng fixture require knee and toe clearances
	7 Restroom				●			-
	8 Shower Compartments				●			-
MEP	1 Mechanical Systems			●				AHU was replaced in 2017 w/Bryant and Carrier units, replace the remaining
	2 Electrical Systems			●				-
	3 Voice and Data Systems			●				-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems			●				-

COMPLIANCE

ADA	1 Site				●			-
	2 Toilet				●			-
	3 Building Elements				●			-
	4 Accessible Routes				●			-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 1974
Area: 4,700 Sq. Ft.
Use: Kitchen & Laundry

Departments

- Sheriff - Jail Kitchen
- Sheriff - Jail Laundry

Type of Construction: Concrete Masonry Unit (CMU)
Type of Roof: Asphalt Roof Shingles & Thermoplastic Polyolefin
Electrical Panel: Challenger & Siemens

CONCLUSION

The Ukiah Jail Kitchen and Laundry require exterior upgrades, MEP system, and ADA requirements.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	Concrete walkways have minor cracks
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finish has exessive stains
	2 Eaves & Fascias		●					-
	3 Windows						●	-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware				●			-
ROOF	1 Roof Surface		●					Roof appears to have been recently replaced
	2 Roof Equipment Curbing		●					-
	3 Roof Drains		●					-
	4 Gutters / Downspouts		●					-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof		●					-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				Flooring shows signs of wear and tear, concrete has minor cracks
	3 Interior Walls / Partitions			●				-
	4 Interior Doors				●			-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom					●		Restrooms are not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				AHU was replaced in 2016
	2 Electrical Systems			●				Electrical system appears to have been upgraded within the last 10 years
	3 Voice and Data Systems		●					-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems			●				-

COMPLIANCE

ADA	1 Site				●			-
	2 Toilet				●			See summary
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 2000
Area: 2,880 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Built-Up Roof (BUR) & Metal
Electrical Panel: General Electric (GE)

Departments

- Social Services - Fiscal

CONCLUSION

The Social Services Modular Building will require repairs and improvements to the exterior and mechanical system; as well as, ADA upgrades for the accessible route.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				Fence door has scuffs and rust stains
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement			●				Park stalls appear to be mewly added and painted
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture			●				-
	8 Exterior Stairs / Ramp				●			Exterior ramp is not code compliant, slope appears more than 1:12 ratio
EXTERIOR	1 Exterior Wall Finish				●			Exterior wall finish has stains and paint has faded - repaint
	2 Eaves & Fascias				●			Eave paint has faded, repaint
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface		●					Roof surfaces appears to have been recently replaced
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring				●			Flooring shows severe signs of wear and tear, replace
	3 Interior Walls / Partitions			●				Interior wall appears to have yellow staining coming from ceiling
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom		●					Protective wall covering have numerous holes from accessories being relocated
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site				●			See summary
	2 Toilet		●					-
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: 1986
Area: 1,440 Sq. Ft.
Use: Office
Type of Construction: Wood Frame
Type of Roof: Metal
Electrical Panel: Unknown

Departments

- Transportation - Roads

CONCLUSION

The Ukiah DOT Modular Building will require extensive repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, ADA upgrades. Given the age of the building, many components appear to have reached its useful service life and will require complete replacement.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

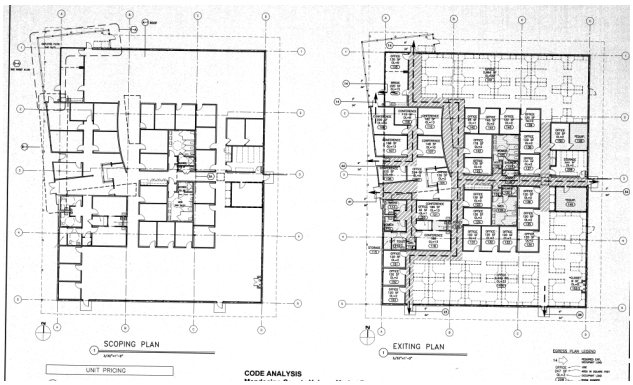
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving around building has cracks
	6 Exterior Lighting Fixtures					●		-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp					●		Exterior stairs are not code compliant
EXTERIOR	1 Exterior Wall Finish	●						Exterior wall finish newly painted
	2 Eaves & Fascias			●				-
	3 Windows		●					Windows appear to be new
	4 Louvers and Vents					●		-
	5 Exterior Doors & Hardware					●		Modify main exterior door to be code compliant
ROOF	1 Roof Surface					●		-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts						●	Provide gutters and downspouts
STRUCTURE	1 Foundation					●		-
	2 Vertical System						●	-
	3 Walls						●	-
	4 Roof						●	-
INTERIOR	1 Ceilings			●				-
	2 Flooring					●		Flooring shows signs of wear and tear - replace
	3 Interior Walls / Partitions				●			-
	4 Interior Doors				●			Provide code compliant hardware
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom					●		Restroom finishes are dirty and outdated
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		Mechanical systems appears dated, replace
	2 Electrical Systems					●		-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet					●		See summary
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 2002
Area: 14,606 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood & Steel Frame
Type of Roof: Spray Polyurethane Foam (SPF) & Ribbed Metal
Electrical Panel: Cutler-Hammer

Departments

- Social Services - Children

CONCLUSION

The Social Services - CFS Building will require repairs and improvements to the exterior, interior, roof, and mechanical system; as well as, some minor ADA upgrades. Given the age of the building, many components appear to have reached its useful service life and will require complete replacement.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement			●				AC paving at rear of building is severely damaged, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Repaint exterior finish
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware				●			-
ROOF	1 Roof Surface			●				A fair amount of patch and repair work, recoat roof
	2 Roof Equipment Curbing				●			-
	3 Roof Drains				●			Roof drains missing covers
	4 Gutters / Downspouts				●			Some downspouts are damaged
STRUCTURE	1 Foundation		●					-
	2 Vertical System				●			Wood post under roof line appears to have some dry rot at the base
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings			●				Ceiling tile has been replaced with leak diverter kit, investigate souce of leak
	2 Flooring			●				Flooring shows wear and tear in high traffic areas
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter				●			-
	6 Casework				●			Casework with handwashing fixture require knee and toe clearances
	7 Restroom		●					-
	8 Shower Compartments		●					-
MEP	1 Mechanical Systems				●			-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet			●				See summary
	3 Building Elements						●	-
	4 Accessible Routes		●					-

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 2002
Area: 140 Sq. Ft.
Use: Storage
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: N/A

Departments

- Social Services - Children

CONCLUSION

The Social Services - CFS Storage Shed is in need of minor maintenance.

CONDITION

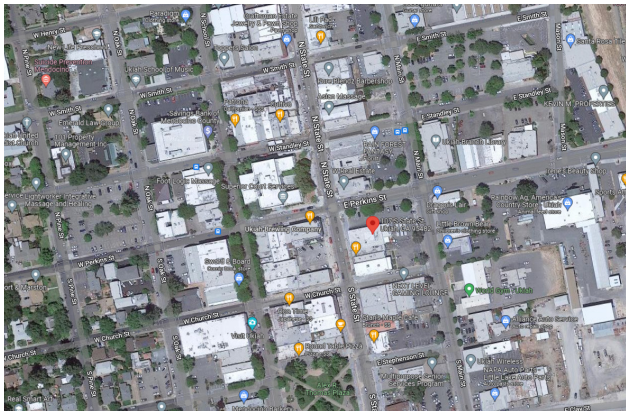
FINDINGS & RECOMMENDATIONS

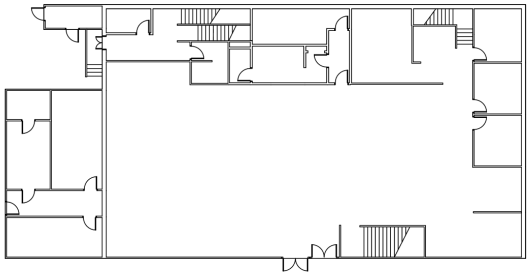
		5	4	3	2	1	NA	
SITE	1 Fences / Gates							-
	2 Walls / Structures							-
	3 Sidewalks / Walkways / Patios							-
	4 Curbing							-
	5 Parking & Pavement							-
	6 Exterior Lighting Fixtures							-
	7 Exterior Site Furniture							-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows							-
	4 Louvers and Vents							-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				-
	2 Roof Equipment Curbing							-
	3 Roof Drains							-
	4 Gutters / Downspouts							-
STRUCTURE	1 Foundation			●				-
	2 Vertical System							-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings							-
	2 Flooring			●				-
	3 Interior Walls / Partitions							-
	4 Interior Doors							-
	5 Public Counter							-
	6 Casework							-
	7 Restroom							-
	8 Shower Compartments							-
MEP	1 Mechanical Systems							-
	2 Electrical Systems							-
	3 Voice and Data Systems							-
	4 Plumbing Systems							-
	5 Gas Distribution Systems							-
	6 Fire Suppression Systems							-

COMPLIANCE

ADA	1 Site							-
	2 Toilet							-
	3 Building Elements							-
	4 Accessible Routes							-

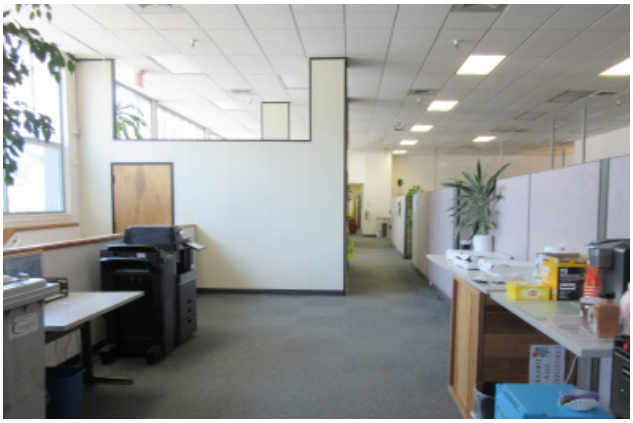
LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1964
Area: 14,000 Sq. Ft.
Use: Civic Administration

Departments

- Child Support
- District Attorney

Type of Construction: Concrete Masonry Unit (CMU), Wood & Steel Frame
Type of Roof: Spray Polyurethane Foam (SPF)
Electrical Panel: Zinsco

CONCLUSION

The Child Support Services Building will require repairs and improvements to the exterior, interior, roof, site, and electrical system; as well as, ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

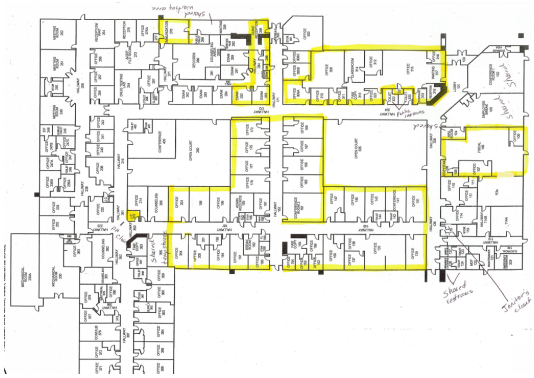
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●			●	-
	4 Curbing						●	-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				Repaint exterior finish
	2 Eaves & Fascias				●			-
	3 Windows		●					-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware		●					-
ROOF	1 Roof Surface				●			Abundant amount of patch and repair work
	2 Roof Equipment Curbing				●			-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				Ceiling tiles have stains from water damage
	2 Flooring				●			Flooring shows slight signs of wear and tear
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter					●		Provide code compliant public counter in lobby
	6 Casework					●		Casework with handwashing fixture require knee and toe clearances
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems					●		Replace existing Zinsco electrical panels
	3 Voice and Data Systems		●					-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems			●				-

COMPLIANCE

		5	4	3	2	1	NA	
ADA	1 Site				●			See summary
	2 Toilet			●				-
	3 Building Elements				●			See summary
	4 Accessible Routes			●				-

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1976
Area: 49,147 Sq. Ft.
Use: Civic Administration

Departments

- Public Health
- BHRS/SUDT

Type of Construction: Non-Comb Steel Frame
Type of Roof: Thermoplastic Polyolefin (TPO) & Spray Polyurethane Foam (SPF)
Electrical Panel: Cutler-Hammer- Eaton, Zinsco, ASCO

CONCLUSION

The Public and Metal Health Building will require extensive repairs and improvements to the exterior, interior, roof and MEP system; as well as, ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

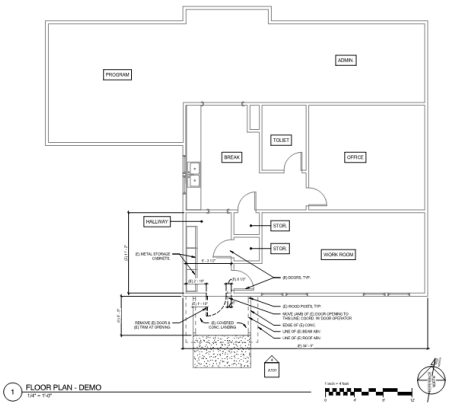
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement			●				AC paving around building has cracks
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp				●			-
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish texture is falling off in numerous locations
	2 Eaves & Fascias				●			-
	3 Windows			●				-
	4 Louvers and Vents						●	-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface					●		Portion of roof was recently replaced, replace remaining portions
	2 Roof Equipment Curbing		●					Some replaced during recent re-roof, replace the remain portions
	3 Roof Drains			●				-
	4 Gutters / Downspouts						●	-
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter				●			Modify public counter in lobby to be code compliant
	6 Casework				●			Casework with handwashing fixture require knee and tor clearances
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		Some AHU have been updated, replace the remaining units
	2 Electrical Systems					●		Replace existing Zinsco electrical panels
	3 Voice and Data Systems			●				-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site			●				See summary
	2 Toilet			●				See summary
	3 Building Elements						●	See summary
	4 Accessible Routes			●				-

LOCATION PLAN





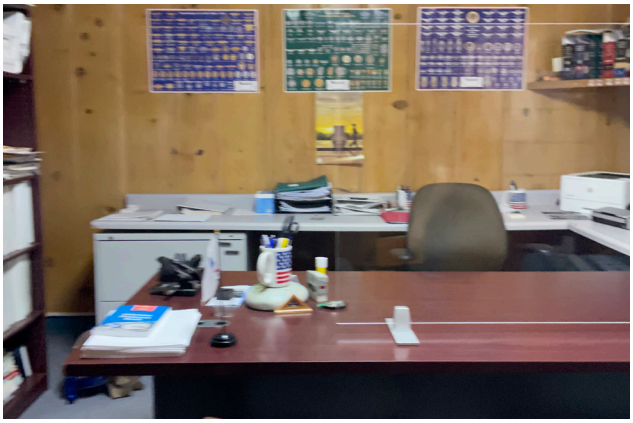
Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1960
Area: 1,418 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Unknown

Departments
- Social Services

CONCLUSION

The Veterans Services Office (DSS) Building will require repairs and improvements to the exterior, roof and mechanical system. A barrier removal project was recently completed.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios		●					-
	4 Curbing						●	-
	5 Parking & Pavement	●						Parking stall appears to have been recently redone
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp		●					-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows		●					-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware		●					-
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation				●			Concrete shows minor signs of spalling and cracks
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			-
	2 Flooring			●				-
	3 Interior Walls / Partitions				●			Interior wall finish is cracked and peeling off
	4 Interior Doors				●			-
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems					●		HVAC appears to be dated, replace
	2 Electrical Systems				●			-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site	●						-
	2 Toilet		●					-
	3 Building Elements	●						-
	4 Accessible Routes	●						-

LOCATION PLAN



Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 2001
Area: 672 Sq. Ft.
Use: Storage
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Unknown

Departments
- Public Health - Storage

CONCLUSION

The Veterans Services Garage will require a new roof.

BUILDING PHOTOS









CONDITION

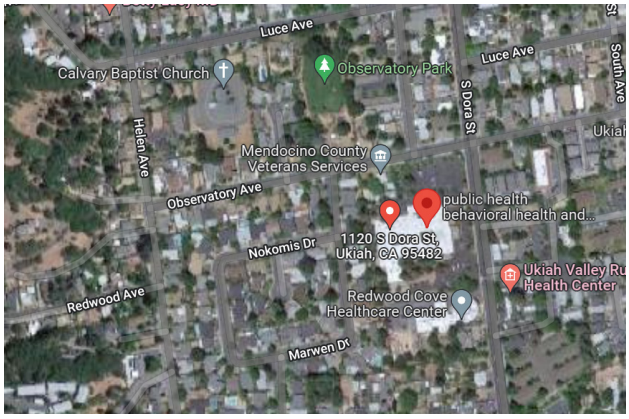
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios	●						-
	4 Curbing						●	-
	5 Parking & Pavement						●	-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				Exterior paint is peeling, repaint
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware					●		Replace door hardware
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			Provide gutters, downspouts and splash blocks.
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof				●			-
INTERIOR	1 Ceilings						●	-
	2 Flooring				●			-
	3 Interior Walls / Partitions						●	-
	4 Interior Doors						●	-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems						●	-
	2 Electrical Systems						●	-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1992
Area: 2,016 Sq. Ft.
Use: Storage
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Unknown

Departments

- Public Health - Storage

CONCLUSION

The Public Health Storage Building will require repairs and improvements to the exterior and mechanical system.

BUILDING PHOTOS









CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates					●		Fences are damaged and post are dented
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			Concrete walkway has sunk and become unleveled
	4 Curbing						●	-
	5 Parking & Pavement						●	-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp				●			-
EXTERIOR	1 Exterior Wall Finish				●			Exterior wall finishes have stains, algae growth; clean and repaint
	2 Eaves & Fascias				●			Eaves and fascias have noticeable dry rot; replace and repaint
	3 Windows						●	-
	4 Louvers and Vents				●			Roof vents appear to be undersized, increase ventilation
	5 Exterior Doors & Hardware				●			-
ROOF	1 Roof Surface					●		Some shingles appear to have loosen and have started to curl
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			Downspouts are stained from leaks, replace and provide splash guards
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			Ceiling paint is bubbling, gypsum board seams are becoming uneven
	2 Flooring				●			-
	3 Interior Walls / Partitions				●			-
	4 Interior Doors						●	-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				HVAC unit appears to be dated, replace
	2 Electrical Systems			●				-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems			●				-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN



BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

BUILDING DESCRIPTION

Year Built: Unknown
Area: 3,600 Sq. Ft.
Use: Storage
Type of Construction: Wood Frame
Type of Roof: Single Ply Membrane
Electrical Panel: Unknown

Departments

- Auditor-Controller
- Executive Office
- Clerk of the Board
- Treasurer Tax Collector
- Planning & Building
- Assessor - Clerk Recorder
- County Counsel
- Common Area

CONCLUSION

The Administration Center Storage Building will require repairs and improvements to the exterior and mechanical system.

CONDITION

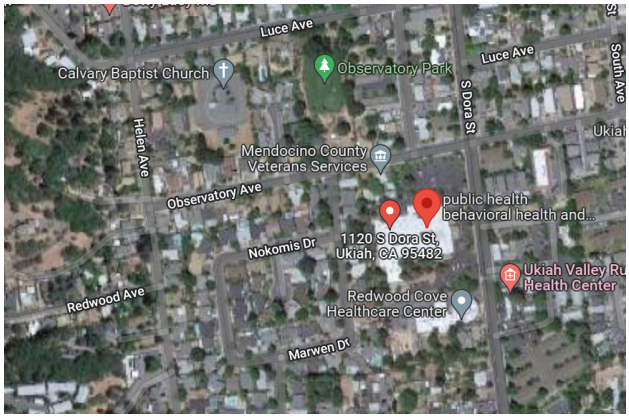
FINDINGS & RECOMMENDATIONS

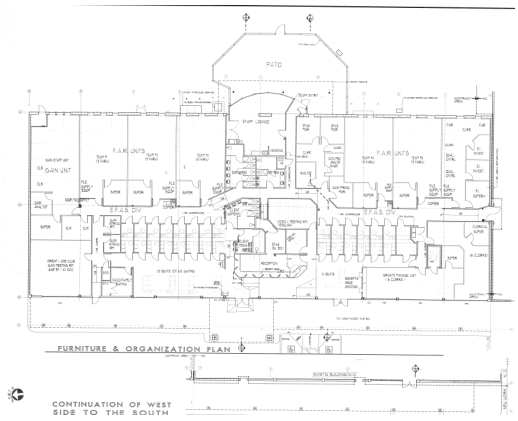
		5	4	3	2	1	NA	
SITE	1 Fences						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing			●				-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture			●				-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finish shows signs of fading - repaint
	2 Eaves & Fascias			●				-
	3 Windows						●	-
	4 Louvers and Vents				●			Vents appear to be undersized, increase roof ventilation
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface		●					Roof was replaced in 2018
	2 Roof Equipment Curbing		●					-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				Provide splash guards to downpouts
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof		●					-
INTERIOR	1 Ceilings				●			-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom						●	-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems			●				-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems						●	-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site						●	-
	2 Toilet						●	-
	3 Building Elements						●	-
	4 Accessible Routes						●	-

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Owned

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1983
Area: 17,768 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame & Concrete Masonry Unit
Type of Roof: Spray Polyurethane Foam (SPF) & Ribbed Metal
Electrical Panel: Unknown

Departments

- Social Services - EFAS+

CONCLUSION

The Social Services - North Yokayo Building will require repairs and improvements to the exterior, interior, roof, and MEP system.

CONDITION

FINDINGS & RECOMMENDATIONS

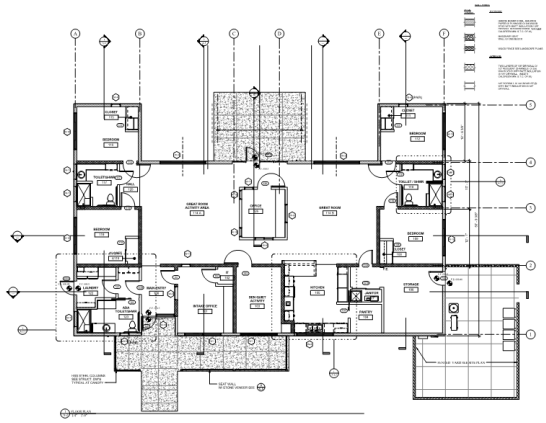
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures			●				-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing		●					-
	5 Parking & Pavement		●					AC paving around building has minor cracks
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture			●				-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing				●			-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation		●					-
	2 Vertical System		●					-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings				●			-
	2 Flooring				●			Carpets show signs of wear and tear, in high traffic areas
	3 Interior Walls / Partitions				●			-
	4 Interior Doors			●				-
	5 Public Counter			●				-
	6 Casework			●				-
	7 Restroom				●			-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site		●					-
	2 Toilet		●					-
	3 Building Elements		●					-
	4 Accessible Routes		●					-

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- (●) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 2021
Area: 3,462 sq. ft.
Use: Civic Administration
Type of Construction: Wood Frame
Roof: Composite Shake Shingles
Electrical Panel: Cutler-Hammer

Departments

- BHRS
- Measure B

CONCLUSION

The Crisis Residential Treatment Center building was completed in April 2022 and is in excellent condition.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates	●						-
	2 Walls / Structures	●						-
	3 Sidewalks / Walkways / Patios	●						-
	4 Curbing	●						-
	5 Parking & Pavement	●						-
	6 Exterior Lighting Fixtures	●						-
	7 Exterior Site Furniture	●						-
	8 Exterior Stairs / Ramp	●						-
EXTERIOR	1 Exterior Wall Finish	●						-
	2 Eaves & Fascias	●						-
	3 Windows	●						-
	4 Louvers and Vents	●						-
	5 Exterior Doors & Hardware	●						-
ROOF	1 Roof Surface	●						-
	2 Roof Equipment Curbing	●						-
	3 Roof Drains	●						-
	4 Gutters / Downspouts	●						Proved splash guards to downspouts
STRUCTURE	1 Foundation	●						-
	2 Vertical System	●						-
	3 Walls	●						-
	4 Roof	●						-
INTERIOR	1 Ceilings	●						-
	2 Flooring	●						-
	3 Interior Walls / Partitions	●						-
	4 Interior Doors	●						-
	5 Public Counter	●						-
	6 Casework	●						-
	7 Restroom	●						-
	8 Shower Compartments	●						-
MEP	1 Mechanical Systems	●						-
	2 Electrical Systems	●						-
	3 Voice and Data Systems	●						-
	4 Plumbing Systems	●						-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems	●						-

COMPLIANCE

ADA	1 Site	●						-
	2 Toilet	●						-
	3 Building Elements	●						-
	4 Accessible Routes	●						-

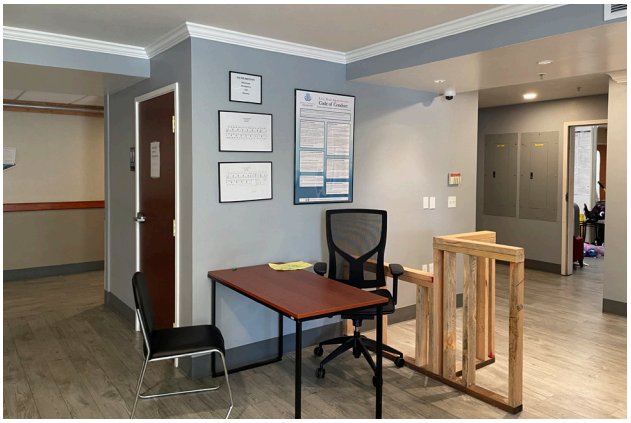
LOCATION PLAN



BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- (●) Retain
- ( ) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- (●) Good
- ( ) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1996
Area: 29,905 Sq. Ft.
Use: Transitional Housing
Type of Construction: Wood Frame
Type of Roof: Built-Up Roof (BUR) & Standing Seam Metal
Electrical Panel: Cutler-Hammer

Departments

- Social Services
- Transitional Housing
- RCHDC

CONCLUSION

The Live Oak Appartments Transitional Housing is currently being remodeled.

CONDITION

FINDINGS & RECOMMENDATIONS

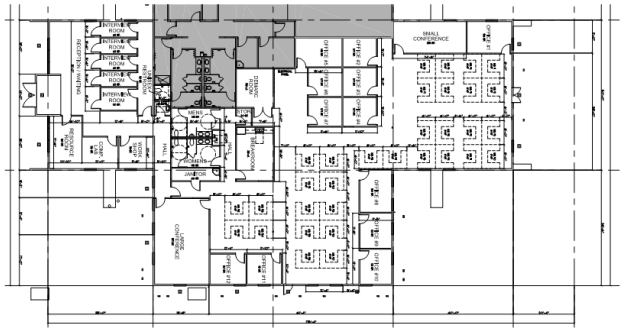
		5	4	3	2	1	NA	
SITE	1 Fences / Gates	○	●	○	○	○	○	-
	2 Walls / Structures	○	●	○	○	○	○	-
	3 Sidewalks / Walkways / Patios	○	●	○	○	○	○	-
	4 Curbing	○	●	○	○	○	○	-
	5 Parking & Pavement	○	●	○	○	○	○	-
	6 Exterior Lighting Fixtures	○	●	○	○	○	○	-
	7 Exterior Site Furniture	○	●	○	○	○	○	-
	8 Exterior Stairs / Ramp	○	●	○	○	○	○	-
EXTERIOR	1 Exterior Wall Finish	○	●	○	○	○	○	-
	2 Eaves & Fascias	○	●	○	○	○	○	-
	3 Windows	○	●	○	○	○	○	-
	4 Louvers and Vents	○	●	○	○	○	○	-
	5 Exterior Doors & Hardware	○	●	○	○	○	○	-
ROOF	1 Roof Surface	○	●	○	○	○	○	-
	2 Roof Equipment Curbing	○	●	○	○	○	○	-
	3 Roof Drains	○	●	○	○	○	○	-
	4 Gutters / Downspouts	○	●	○	○	○	○	-
STRUCTURE	1 Foundation	○	●	○	○	○	○	-
	2 Vertical System	○	●	○	○	○	○	-
	3 Walls	○	●	○	○	○	○	-
	4 Roof	○	●	○	○	○	○	-
INTERIOR	1 Ceilings	○	●	○	○	○	○	-
	2 Flooring	○	●	○	○	○	○	-
	3 Interior Walls / Partitions	○	●	○	○	○	○	-
	4 Interior Doors	○	●	○	○	○	○	-
	5 Public Counter	○	●	○	○	○	○	-
	6 Casework	○	●	○	○	○	○	-
	7 Restroom	○	●	○	○	○	○	-
	8 Shower Compartments	○	●	○	○	○	○	-
MEP	1 Mechanical Systems	○	●	○	○	○	○	-
	2 Electrical Systems	○	●	○	○	○	○	-
	3 Voice and Data Systems	○	●	○	○	○	○	-
	4 Plumbing Systems	○	●	○	○	○	○	-
	5 Gas Distribution Systems	○	●	○	○	○	○	-
	6 Fire Suppression Systems	○	●	○	○	○	○	-

COMPLIANCE

ADA	1 Site	○	●	○	○	○	○	-
	2 Toilet	○	●	○	○	○	○	-
	3 Building Elements	○	●	○	○	○	○	-
	4 Accessible Routes	○	●	○	○	○	○	-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Average Building Condition

- ● Excellent
- ○ Good
- ○ Fair
- ○ Poor
- ○ Critical

Planning Status

- ● Retain
- ○ Renovate
- ○ Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 1993
Area: 7,685 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Thermoplastic Polyolefin (TPO) & Corrugated Metal
Electrical Panel: Cutler-Hammer- Eaton

Departments

- Social Services - CalWORKS

CONCLUSION

The HHSA - Career Point CalWorks Building was remodel in 2017 and is in excellent condition.

CONDITION

FINDINGS & RECOMMENDATIONS

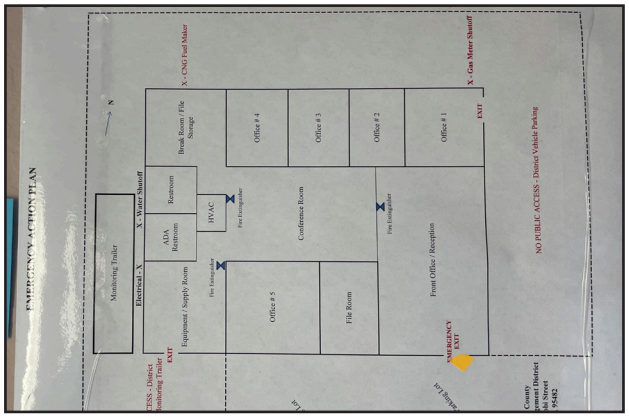
		5	4	3	2	1	NA	
SITE	1 Fences / Gates	●						-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios	●						-
	4 Curbing	●						-
	5 Parking & Pavement	●						-
	6 Exterior Lighting Fixtures	●						-
	7 Exterior Site Furniture	●						-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish	●						-
	2 Eaves & Fascias	●						-
	3 Windows	●						-
	4 Louvers and Vents	●						-
	5 Exterior Doors & Hardware	●						-
ROOF	1 Roof Surface	●						-
	2 Roof Equipment Curbing	●						-
	3 Roof Drains	●						-
	4 Gutters / Downspouts	●						-
STRUCTURE	1 Foundation		●					-
	2 Vertical System		●					-
	3 Walls		●					-
	4 Roof		●					-
INTERIOR	1 Ceilings	●						-
	2 Flooring	●						-
	3 Interior Walls / Partitions	●						-
	4 Interior Doors	●						-
	5 Public Counter		●					-
	6 Casework	●						-
	7 Restroom		●					-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems	●						-
	2 Electrical Systems	●						-
	3 Voice and Data Systems	●						-
	4 Plumbing Systems	●						-
	5 Gas Distribution Systems	●						-
	6 Fire Suppression Systems	●						-

COMPLIANCE

ADA	1 Site	●						-
	2 Toilet		●					Restroom does not have required floor clearances
	3 Building Elements	●						-
	4 Accessible Routes	●						-

LOCATION PLAN





Ownership

- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Planning Status

- ○ Retain
- ● Renovate
- ○ Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ● Fair
- ○ Poor
- ○ Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: Unknown
Area: 1,700 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Ribbed Metal
Electrical Panel: Bryant Electric Company (Westinghouse)

Departments

- AQMD

CONCLUSION

The Air Quality Management District Building will require repairs and improvements to the exterior, interior, roof and mechanical system; as well as, minor ADA upgrades.

CONDITION

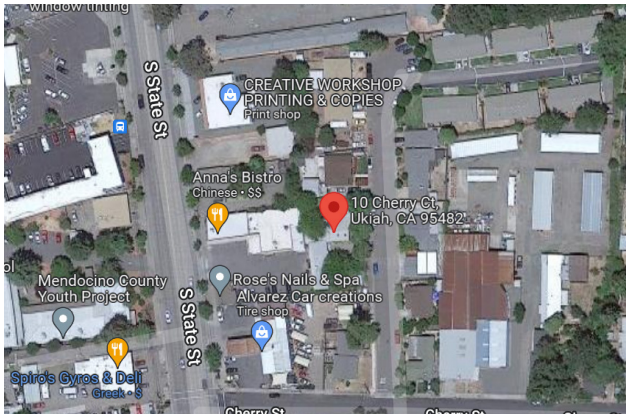
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement				●			AC paving around building has cracks
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture				●			-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				Flooring shows signs of wear and tear
	3 Interior Walls / Partitions			●				-
	4 Interior Doors				●			-
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			Mechanical system appears to be dated
	2 Electrical Systems			●				-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

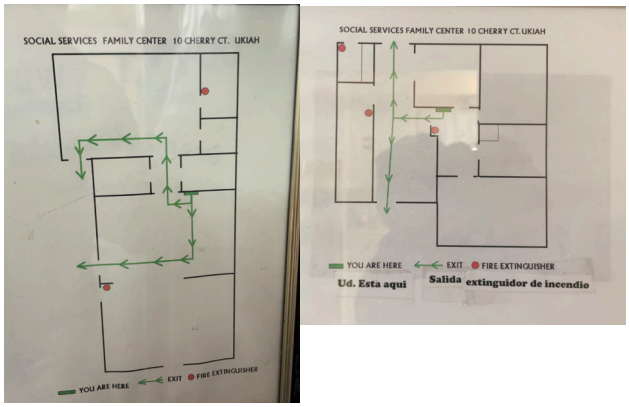
ADA	1 Site				●			-
	2 Toilet			●				-
	3 Building Elements				●			-
	4 Accessible Routes			●				-

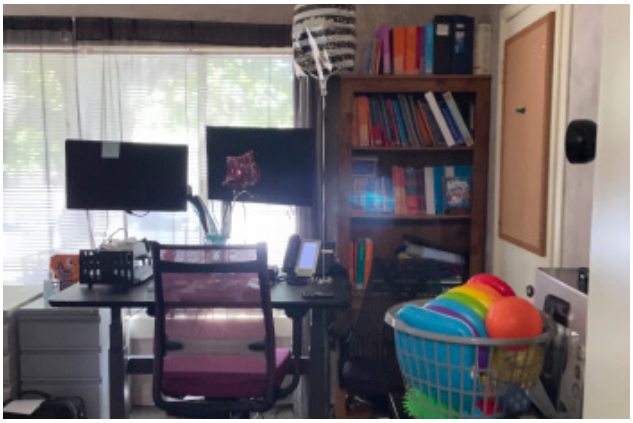
LOCATION PLAN



BUILDING PHOTOS







Ownership

- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Planning Status

- ○ Retain
- ○ Renovate
- ● Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ○ Fair
- ○ Poor
- ● Critical





BUILDING DESCRIPTION

Year Built: 1950
Area: 2,600 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Square D - Schneider Electric

Departments

- Social Services - Children Services

CONCLUSION

The Social Services - Family Center Building will require extensive repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, ADA upgrades. Given the age of the building, many components appear to have reached its useful service life and will require complete replacement.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates				●			-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●	●		-
	4 Curbing					●		Concrete walkway has cracks throughout property
	5 Parking & Pavement						●	-
	6 Exterior Lighting Fixtures					●		No onsite parking
	7 Exterior Site Furniture					●		-
	8 Exterior Stairs / Ramp					●		Exterior stairs are not code complaint
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias				●			-
	3 Windows				●			-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware					●		Modify exterior doors to be code compliant
ROOF	1 Roof Surface				●			Roof surface appears dated, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts					●		Gutters are damaged, provide lead and splash guards
STRUCTURE	1 Foundation				●			-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof				●			-
INTERIOR	1 Ceilings			●				-
	2 Flooring				●			Flooring shows of signs of wear and tear
	3 Interior Walls / Partitions				●			-
	4 Interior Doors					●		Provide code compliant interior doors
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments					●		Shower compartment is not code compliant
MEP	1 Mechanical Systems					●		-
	2 Electrical Systems					●		Electrical system appears dated
	3 Voice and Data Systems			●				-
	4 Plumbing Systems					●		Plumbing system is dated
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

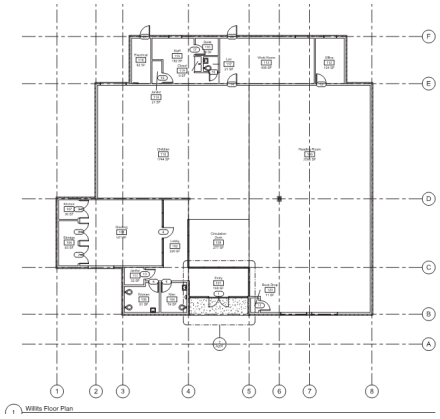
COUNTY OF
MENDOCINO
California

WILLITS



LOCATION PLAN





BUILDING PHOTOS









Ownership

- ○ County Owned
- ○ County Leased
- ● County Owned / Property Leased

Planning Status

- ○ Retain
- ● Renovate
- ○ Replace/Evaluate

Average Building Condition

- ○ Excellent
- ○ Good
- ○ Fair
- ● Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: 1989
Area: 7,000 Sq. Ft.
Use: Library
Type of Construction: Masonry
Type of Roof: Asphalt Shingles & Built-Up Roof (BUR)
Electrical Panel: Cutler-Hammer

Departments

- Cultural Services

CONCLUSION

The Willits Library will require repairs and improvements to the interior and roof; as well as, ADA upgrades.

CONDITION

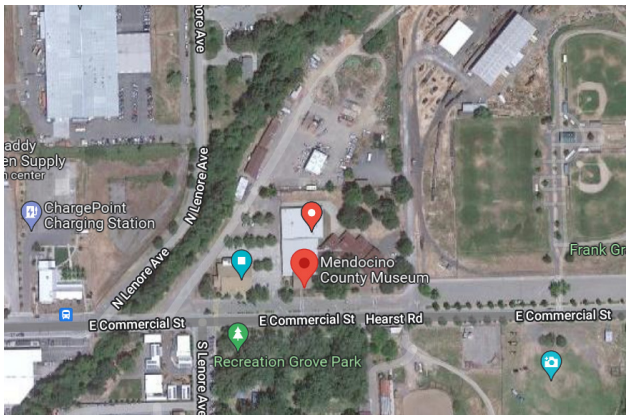
FINDINGS & RECOMMENDATIONS

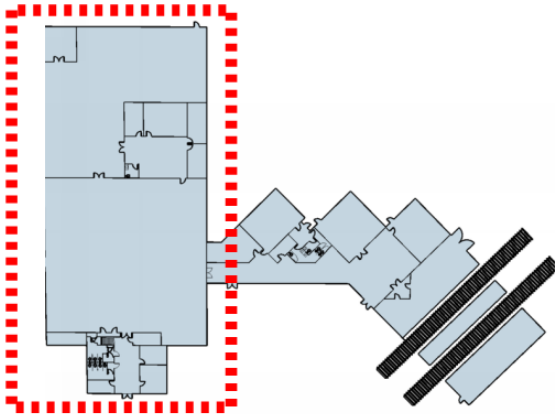
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing			●				-
	5 Parking & Pavement			●				AC paving has minor cracks
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture		●					-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has faded, repaint
	2 Eaves & Fascias			●				Eaves and fascias have dry rot; replace and repaint
	3 Windows				●			-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface					●		Roof surface has excessive organic growth and has started to peel, replace
	2 Roof Equipment Curbing				●			-
	3 Roof Drains					●		Provide secondary roof drains (scuppers)
	4 Gutters / Downspouts						●	Provide gutters with leaf guards and downspouts
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof				●			-
INTERIOR	1 Ceilings				●			Ceiling in staff areas have stains
	2 Flooring				●			Flooring shows signs of severe wear, replace
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems		●					AHU was last updated in 2017 and 2020
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet					●		See summary
	3 Building Elements						●	-
	4 Accessible Routes			●				-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- ○ County Owned
- ○ County Leased
- ● County Owned / Property Leased

Average Building Condition

- ○ Excellent
- ○ Good
- ● Fair
- ○ Poor
- ○ Critical

Planning Status

- ○ Retain
- ● Renovate
- ○ Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 1970
Area: 34,100 Sq. Ft.
Use: Museum

Departments

- CS - Museum
- CS - Mendocino College

Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles & Built-Up Roof (BUR)
Electrical Panel: Cutler-Hammer

CONCLUSION

The Willits Museum will require repairs and improvements to the exterior, interior, roof, and mechanical system; as well as, ADA upgrades.

CONDITION

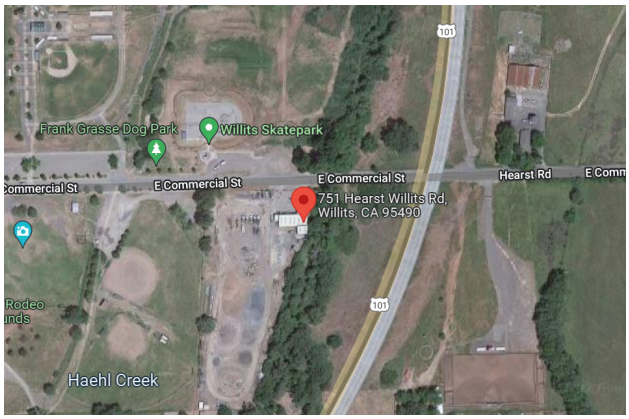
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing				●			-
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp					●		Exterior ramp is not code compliant, slope appears more than 1:12 ratio
EXTERIOR	1 Exterior Wall Finish				●			-
	2 Eaves & Fascias				●			-
	3 Windows				●			Windows appear to be dated, replace
	4 Louvers and Vents					●		Vents appear to undersized, increase roof ventilation
	5 Exterior Doors & Hardware					●		Main exterior door is not code compliant
ROOF	1 Roof Surface						●	Shingle roofing is showing signs of age, replace
	2 Roof Equipment Curbing			●				-
	3 Roof Drains			●				Roof drains are rusted; clodded with dirt and debris
	4 Gutters / Downspouts			●				Gutters are damaged, provide leaf and splash guards
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof					●		-
INTERIOR	1 Ceilings		●					-
	2 Flooring			●				Flooring are showing signs of wear
	3 Interior Walls / Partitions			●				-
	4 Interior Doors				●			-
	5 Public Counter					●		Modify public counter to be code compliant
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			AHU are dated from 1994, replace with new
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site				●			See summary
	2 Toilet					●		See summary
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN



BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status
- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition
- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1930
Area: 5,700 Sq. Ft.
Use: Garage
Type of Construction: Wood Frame
Type of Roof: Ribbed Metal
Electrical Panel: Challenger

Departments
- Transportation - Roads

CONCLUSION

The Willits DOT yard will require extensive repairs and improvements to the exterior, roof, and mechanical system; as well as, ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

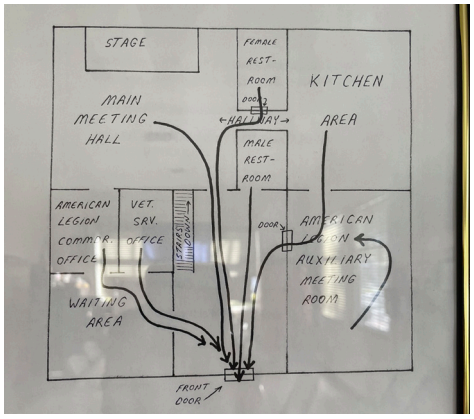
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios						●	-
	4 Curbing						●	-
	5 Parking & Pavement					●		AC paving is severely damaged and uneven, resurface
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp				●			Exterior stairs are not code compliant
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias				●			-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware					●		Modify exterior doors to have code compliant hardware
ROOF	1 Roof Surface					●		Roof is dated, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts					●		Gutters are damaged, replace and provide leaf and splash guards
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof				●			-
INTERIOR	1 Ceilings			●				Ceiling tiles have stains from water damage
	2 Flooring					●		Floor covering has cracks and stains from water damage
	3 Interior Walls / Partitions			●				-
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework						●	-
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			AHU appears dated
	2 Electrical Systems			●				-
	3 Voice and Data Systems				●			-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet			●				-
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1929
Area: 3,600 Sq. Ft.
Use: Banquet Hall
Type of Construction: Wood Frame
Type of Roof: Built-Up Roof (BUR) & Asphalt Shingles
Electrical Panel: Sylvania

Departments

- General Services

CONCLUSION

The Willits Veterans Memorial Building will require repairs and improvements to the exterior, interior, roof and MEP system.

CONDITION

FINDINGS & RECOMMENDATIONS

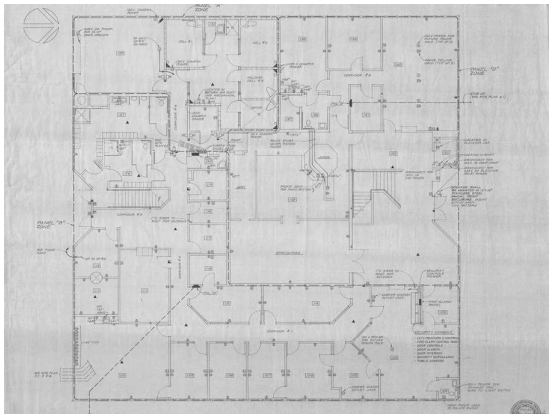
		5	4	3	2	1	NA	
SITE	1 Fences / Gates		●	●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios		●				●	-
	4 Curbing		●					-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp					●		Exterior stairs at rear of building is not code compliant
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias			●				-
	3 Windows					●		Windows are dated, replace
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface					●		Shingle roofing is showing signs of age, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts				●			-
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls				●			-
	4 Roof					●		-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				Interior wall finish has minor cracks
	4 Interior Doors				●			Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	Shower compartment is not code compliant
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems				●			-
	3 Voice and Data Systems						●	-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet					●		See summary
	3 Building Elements			●				-
	4 Accessible Routes			●				-

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- (●) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1985
Area: 16,000 Sq. Ft.
Use: Courtroom & Civic Administration
Type of Construction: Wood Frame
Roof: Spray Polyurethane Foam (SPF)
Electrical Panel: Cutler-Hammer

Departments

- General Services

CONCLUSION

The Willits Justice Center Building will require extensive repairs and improvements to the exterior, interior, roof, site, and mechanical system; as well as, ADA upgrades.

CONDITION

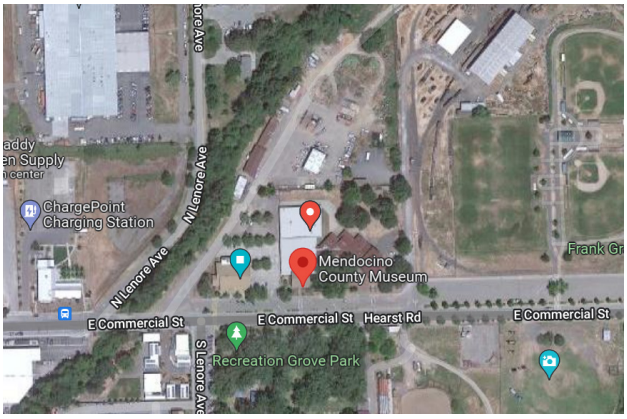
FINDINGS & RECOMMENDATIONS

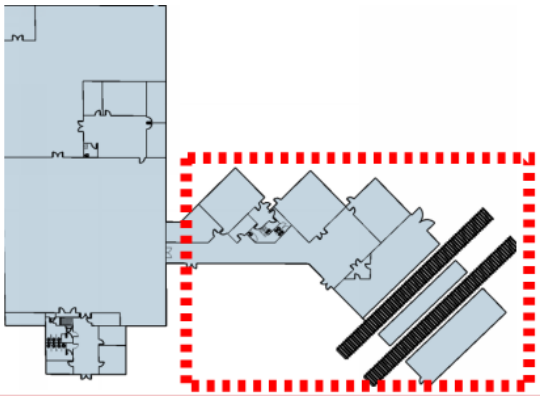
		5	4	3	2	1	NA	
SITE	1 Fences / Gates		●					Fence post at rear of building are bent
	2 Walls / Structures			●				-
	3 Sidewalks / Walkways / Patios			●				Concrete walkways have cracks
	4 Curbing						●	-
	5 Parking & Pavement				●			AC paving around building has cracks throughout
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish					●		Exterior finish has severe wear, areas are peeling off; repair and repaint
	2 Eaves & Fascias						●	-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface					●		Roof has numerous amounts of blisters and repair work, replace
	2 Roof Equipment Curbing			●				-
	3 Roof Drains			●				-
	4 Gutters / Downspouts			●				Provide downspout and splash guard
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof					●		-
INTERIOR	1 Ceilings				●			Ceilings in locker rooms have water damage
	2 Flooring				●			Flooring shows signs of wear
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter				●			Modify public counter to be code compliant
	6 Casework				●			Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				-
	8 Shower Compartments					●		Shower compartment is not code compliant
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems			●				-

COMPLIANCE

ADA	1 Site				●			See summary
	2 Toilet			●				-
	3 Building Elements				●			See summary
	4 Accessible Routes				●			See summary

LOCATION PLAN





BUILDING PHOTOS









Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 1998
Area: 14,420 Sq. Ft.
Use: Museum & Educational
Type of Construction: Wood Frame
Type of Roof: Built-Up Roof (BUR) & Corrugated Metal
Electrical Panel: Cutler-Hammer

Departments

- CS - Museum
- CS - Mendocino College

CONCLUSION

The Museum Restoration Building will require repairs and improvements to the exterior, roof and mechanical system; as well as, minor ADA upgrades.

CONDITION

FINDINGS & RECOMMENDATIONS

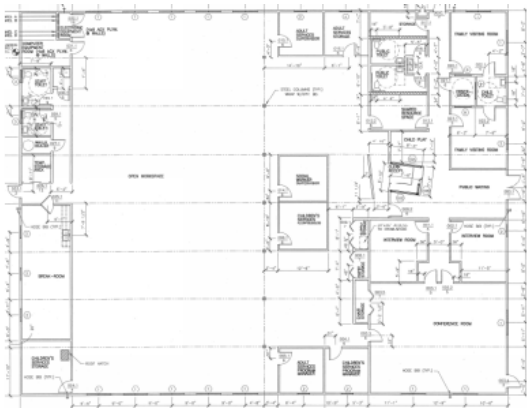
		5	4	3	2	1	NA	
SITE	1 Fences / Gates			●				-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios				●			-
	4 Curbing				●			-
	5 Parking & Pavement				●			-
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture			●				-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface				●			-
	2 Roof Equipment Curbing				●			-
	3 Roof Drains				●			-
	4 Gutters / Downspouts				●			Provided gutters with leaf guards and downspouts with splash guards
STRUCTURE	1 Foundation			●				-
	2 Vertical System			●				-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings		●					-
	2 Flooring			●				-
	3 Interior Walls / Partitions		●					-
	4 Interior Doors				●			-
	5 Public Counter						●	-
	6 Casework			●				Casework with handwashing fixtures require knee and toe clearances
	7 Restroom				●			-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems			●				-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems						●	-
	6 Fire Suppression Systems		●					-

COMPLIANCE

		5	4	3	2	1	NA	
ADA	1 Site			●				-
	2 Toilet				●			See summary
	3 Building Elements						●	-
	4 Accessible Routes			●				-

LOCATION PLAN





BUILDING PHOTOS









Ownership
- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Average Building Condition
- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

Planning Status
- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

BUILDING DESCRIPTION

Year Built: 2000
Area: 11,520 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles & Built-Up Roof (BUR)
Electrical Panel: Cutler-Hammer

Departments
- Social Services
- Probation

CONCLUSION

The WISC - DSS Building will require repairs and improvements to the roof and mechanical system; as well as, minor ADA upgrades.

CONDITION

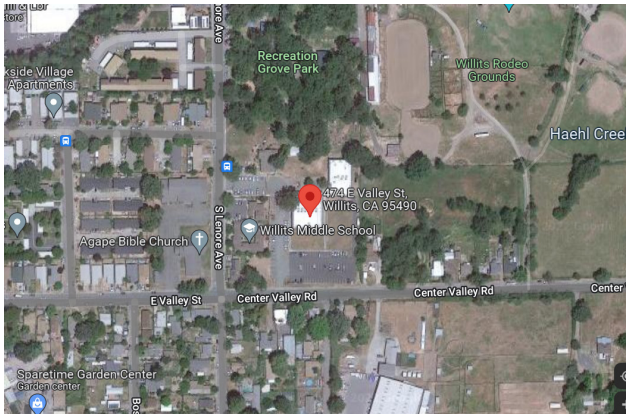
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing			●				-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture		●					-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish		●					-
	2 Eaves & Fascias			●				-
	3 Windows		●					-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware		●					-
ROOF	1 Roof Surface			●				Roof surface was replaced in 2020m replace mansard portion
	2 Roof Equipment Curbing			●				-
	3 Roof Drains		●					-
	4 Gutters / Downspouts		●					-
STRUCTURE	1 Foundation		●					-
	2 Vertical System		●					-
	3 Walls		●					-
	4 Roof			●				-
INTERIOR	1 Ceilings				●			Ceiling tiles in data room and some in open space office have water damage
	2 Flooring				●			Flooring shows signs of wear
	3 Interior Walls / Partitions			●				-
	4 Interior Doors		●					-
	5 Public Counter			●				-
	6 Casework			●				-
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems			●				-
	2 Electrical Systems		●					-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

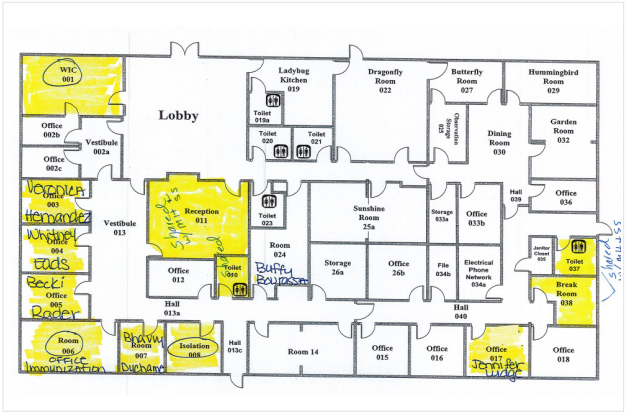
ADA	1 Site			●				-
	2 Toilet		●					-
	3 Building Elements				●			-
	4 Accessible Routes			●				-

LOCATION PLAN



BUILDING PHOTOS











Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING DESCRIPTION

Year Built: 2000
Area: 8,640 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles & Built-Up Roof (BUR)
Electrical Panel: Cutler-Hammer

Departments

- Public Health
- Behavioral Health
- Social Services

CONCLUSION

The WISC - DSS Public and Metal Health Building will require repairs and improvements to the roof and mechanical system; as well as, minor ADA upgrades.

CONDITION

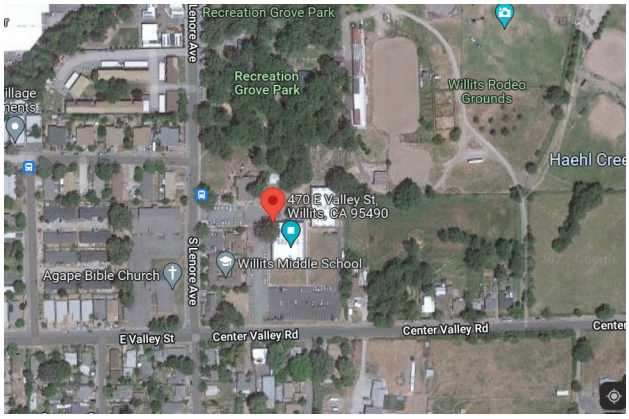
FINDINGS & RECOMMENDATIONS

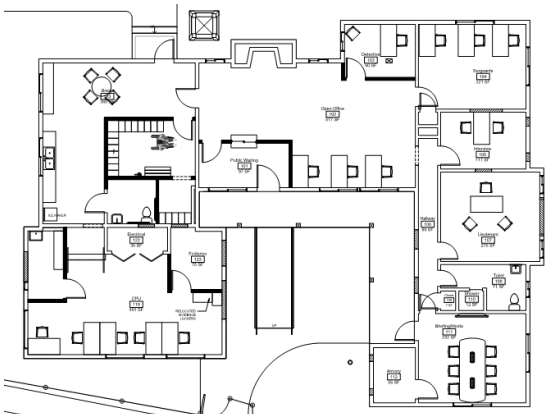
		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing			●				-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures			●				-
	7 Exterior Site Furniture			●				-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish			●				-
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware		●					-
ROOF	1 Roof Surface			●				Roof surface was replaced in 2020, replace mansard portion
	2 Roof Equipment Curbing			●				-
	3 Roof Drains		●					-
	4 Gutters / Downspouts		●					-
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls		●					-
	4 Roof			●				-
INTERIOR	1 Ceilings		●	●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors		●					-
	5 Public Counter				●			-
	6 Casework			●				-
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			-
	2 Electrical Systems		●					-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

ADA	1 Site			●				-
	2 Toilet			●				-
	3 Building Elements			●				-
	4 Accessible Routes			●				-

LOCATION PLAN





Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- (●) Renovate
- ( ) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- (●) Fair
- ( ) Poor
- ( ) Critical

BUILDING PHOTOS









BUILDING DESCRIPTION

Year Built: 1924
Area: 2,900 Sq. Ft.
Use: Public Safety
Type of Construction: Wood Frame
Type of Roof: Asphalt Shingles
Electrical Panel: Cutler-Hammer

Departments

- Sheriff

CONCLUSION

The Sheriff North County Substation Building will require repairs and improvements to the exterior, interior, roof and mechanical and electrical systems; as well as, ADA upgrades.

CONDITION

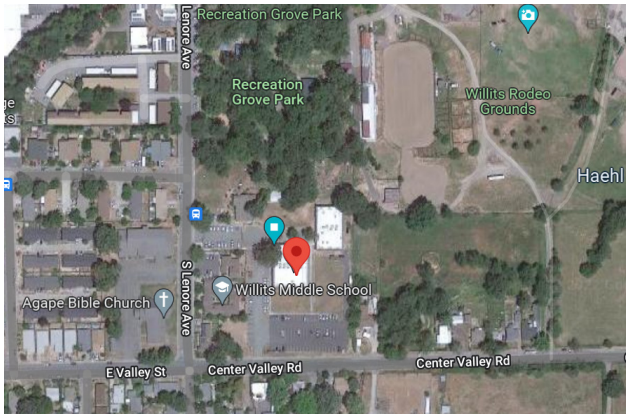
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates		●					-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing			●				-
	5 Parking & Pavement			●				-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp				●			-
EXTERIOR	1 Exterior Wall Finish			●				Exterior finish has faded, repaint
	2 Eaves & Fascias			●				-
	3 Windows			●				-
	4 Louvers and Vents			●				-
	5 Exterior Doors & Hardware			●				-
ROOF	1 Roof Surface			●				Roof surface is starting to show signs of age
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				Provide leaf guards to gutters and splash guards to downspouts
STRUCTURE	1 Foundation			●				-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions			●				-
	4 Interior Doors			●				-
	5 Public Counter				●			-
	6 Casework				●			Casework with handwashing fixtures require knee and toe clearances
	7 Restroom			●				Staff restrooms are not code compliant
	8 Shower Compartments					●		Shower compartment is not code compliant
MEP	1 Mechanical Systems				●			AHU are dated from 1994, replace with new
	2 Electrical Systems			●				Replace Federal Pacific Electrical panels/upgrade electrical system
	3 Voice and Data Systems		●					Increase IT data drops for new building demand
	4 Plumbing Systems			●				-
	5 Gas Distribution Systems			●				-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site				●			-
	2 Toilet			●	●			See summary
	3 Building Elements			●				-
	4 Accessible Routes				●			-

LOCATION PLAN



Ownership

- (●) County Owned
- ( ) County Leased
- ( ) County Owned / Property Leased

Planning Status

- ( ) Retain
- ( ) Renovate
- (●) Replace/Evaluate

Average Building Condition

- ( ) Excellent
- ( ) Good
- ( ) Fair
- ( ) Poor
- (●) Critical

BUILDING DESCRIPTION

Year Built: 1924
Area: 1,164 Sq. Ft.
Use: Civic Administration
Type of Construction: Wood Frame
Roof: Asphalt Shingles
Electrical Panel: Cutler-Hammer

Departments

- Social Services

CONCLUSION

The WISC - NCO and WAG Building will require extensive repairs and improvements to the exterior, interior, roof, site, and MEP system; as well as, ADA upgrades. Given the age of the building, many components appear to have reached its useful service life and will require complete replacement.

BUILDING PHOTOS









CONDITION

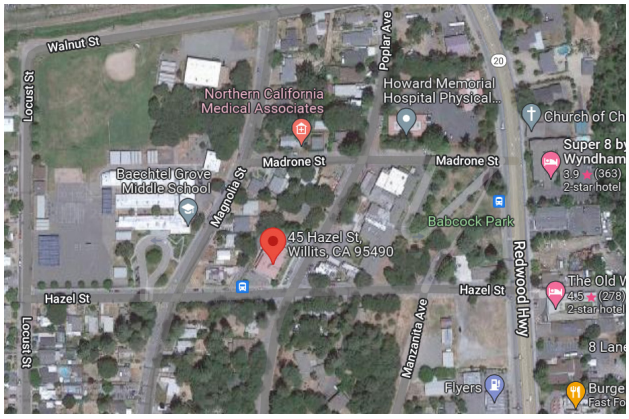
FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences / Gates						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios					●		Concrete walkway does not reach the building
	4 Curbing						●	-
	5 Parking & Pavement						●	-
	6 Exterior Lighting Fixtures				●			-
	7 Exterior Site Furniture						●	-
	8 Exterior Stairs / Ramp						●	-
EXTERIOR	1 Exterior Wall Finish				●			Exterior finish has severe wear and tear, repair and repaint
	2 Eaves & Fascias				●			Eaves and fascias have noticeable dry rot, replace and repaint
	3 Windows					●		-
	4 Louvers and Vents				●			-
	5 Exterior Doors & Hardware					●		Exterior doors are not code compliant
ROOF	1 Roof Surface					●		Roof surface has reached useful service life, replace
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts					●		Gutters and downspouts are damaged, replace
STRUCTURE	1 Foundation					●		Foundation slab has cracks through out
	2 Vertical System						●	-
	3 Walls					●		-
	4 Roof					●		-
INTERIOR	1 Ceilings				●			Ceiling tiles in restroom are peeling off
	2 Flooring				●			Flooring shows signs of wear
	3 Interior Walls / Partitions				●			Interior walls show signs of wear and tear
	4 Interior Doors					●		Provide code compliant interior door hardware
	5 Public Counter						●	-
	6 Casework					●		Casework with handwashing fixtures require knee and toe clearances
	7 Restroom					●		Restrooms are dated and not code compliant
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			HVAC system appear very dated
	2 Electrical Systems				●			-
	3 Voice and Data Systems				●			-
	4 Plumbing Systems				●			-
	5 Gas Distribution Systems				●			-
	6 Fire Suppression Systems						●	-

COMPLIANCE

ADA	1 Site					●		See summary
	2 Toilet					●		See summary
	3 Building Elements					●		See summary
	4 Accessible Routes					●		See summary

LOCATION PLAN



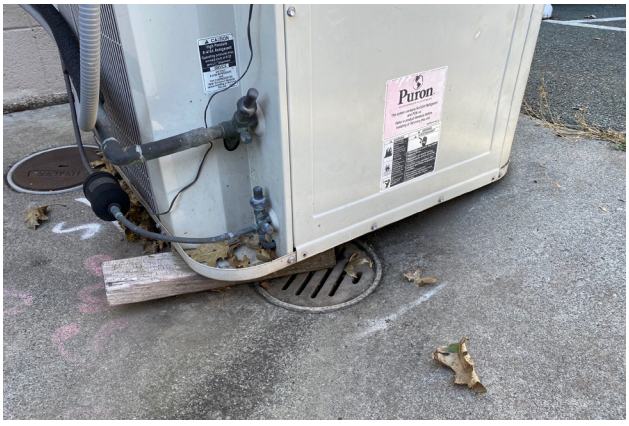
BUILDING PHOTOS











Ownership
- ○ County Owned
- ● County Leased
- ○ County Owned / Property Leased

Planning Status
- ○ Retain
- ○ Renovate
- ● Replace/Evaluate

Average Building Condition
- ○ Excellent
- ○ Good
- ● Fair
- ○ Poor
- ○ Critical

BUILDING DESCRIPTION

Year Built: Unknown
Area: 90 Sq. Ft.
Use: Civic Administrative
Type of Construction: Wood Frame
Type of Roof: Ribbed Metal
Electrical Panel: Unknown

Departments
- Social Services

CONCLUSION

The Social Services is a leased room within the Little Lake Health Center. Unable to verify the room, due to facility staff concerns.

CONDITION

FINDINGS & RECOMMENDATIONS

		5	4	3	2	1	NA	
SITE	1 Fences						●	-
	2 Walls / Structures						●	-
	3 Sidewalks / Walkways / Patios			●				-
	4 Curbing						●	-
	5 Parking & Pavement		●					-
	6 Exterior Lighting Fixtures		●					-
	7 Exterior Site Furniture		●					-
	8 Exterior Stairs / Ramp			●				-
EXTERIOR	1 Exterior Wall Finish		●					-
	2 Eaves & Fascias		●					-
	3 Windows		●					-
	4 Louvers and Vents		●					-
	5 Exterior Doors & Hardware		●					-
ROOF	1 Roof Surface			●				-
	2 Roof Equipment Curbing						●	-
	3 Roof Drains						●	-
	4 Gutters / Downspouts			●				-
STRUCTURE	1 Foundation		●					-
	2 Vertical System						●	-
	3 Walls			●				-
	4 Roof			●				-
INTERIOR	1 Ceilings			●				-
	2 Flooring			●				-
	3 Interior Walls / Partitions		●					-
	4 Interior Doors		●					-
	5 Public Counter		●					-
	6 Casework			●				-
	7 Restroom			●				-
	8 Shower Compartments						●	-
MEP	1 Mechanical Systems				●			Condenser unit is not positively attached to slab
	2 Electrical Systems		●					-
	3 Voice and Data Systems		●					-
	4 Plumbing Systems		●					-
	5 Gas Distribution Systems		●					-
	6 Fire Suppression Systems		●					-

COMPLIANCE

		5	4	3	2	1	NA	
ADA	1 Site				●			See summary
	2 Toilet			●				-
	3 Building Elements						●	-
	4 Accessible Routes		●					-