



# Public Facilities Impact Fee Nexus Study

City of Tracy  
Master Plan Area  
September 2025

Prepared for:



Prepared by:



1401 Willow Pass Road, Suite 500  
Concord, CA 94520  
(925) 827-4900

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Tracy Citywide Public Facilities Master Plan Update (December 2023)

# EXECUTIVE SUMMARY AND INTRODUCTORY SECTIONS

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## INTRODUCTION

The City of Tracy (City) is located in the Central Valley and is the second most populated city in San Joaquin County (County). The City spans an area of about 26 miles within a triangle formed by Interstate 205 to the north, Interstate 580 to the southwest, and Interstate 5 to the east. The City is located near both fertile and infertile agricultural lands, due to a region of hills west of Tracy. The City is a railroad town that came from the mid-19th century construction.

The City was founded in 1878 and incorporated as a city in 1910. The City of Tracy grew rapidly and prospered as the center of an agricultural area, even when larger railroad operations began to decline in the 1950s. Competition with trucking and automobiles resulted in widespread railroad restructuring. The City has its origins associated with the Central Pacific Railroad, which ran from Sacramento through Stockton to the San Francisco Bay area. The City's ties to the agriculture industry allowed for steady growth in early to mid-20th century but growth accelerated starting in the 1980's as the City served as an extended bedroom community to the San Francisco, Oakland, and Silicon Valley metropolitan areas.

The City is part of the San Jose-San Francisco-Oakland, California Combined Statistical Area, an extension of the Bay Area. At the time of the 2020 U.S. Census, the City population was 93,000. As the resident population and non-resident employment in the City increase, there exists a correlating rise in the demand for public infrastructure and services to support the increased demand on the City. California's Assembly Bill 1600 (AB 1600) adopted in 1987 and codified as California Government Code Section 66000 et. seq., allows the City to impose Development Impact Fees on new development within the City. Development Impact Fees (DIFs) are one-time charges on new development that is collected and used by the City to cover the cost of capital facilities, vehicles, and equipment that are required to serve new growth.

In January 2013, the City adopted the Citywide Public Facilities Master Plan completed by Hammond & Playle Architects, LLP. Following the adoption of the Master Plan, the City hired Harris & Associates to calculate the Public Facilities Impact Fee Program (April 2013). The Public Facilities Impact Fees were adopted in January of 2014 along with other Master Plan Fees and established the fees for development in the new areas of the City that were not already covered in one of the City's existing fee programs. In the years since, the City has applied an annual Engineering News Record (ENR) Construction Cost Index (CCI) increase to the fees but has not completed a comprehensive update.

The City subsequently hired the KPA Group to complete the Citywide Public Facilities Master Plan Update (December 2023), (PFMP). The PFMP was adopted by City Council on April 16,

2024. The purpose of this Nexus Study is to incorporate the findings from the PFMP and update the Public Facilities Impact Fees.

The goal of the City is to develop a fee program that achieves the funding objectives required to fund facilities identified in the master plans, balances fee levels with desired economic growth, and complies with the legal requirements of Assembly Bill 1600 (AB 1600) and Assembly Bill 602 (AB 602).

## **NEXUS STUDY**

### ***Purpose***

As development occurs in the City, new backbone infrastructure and capital facilities are required to mitigate the increased demand created by new residents and workers. DIFs fund this required backbone infrastructure and capital facilities as well as the related administrative costs through the City's fee program. The Master Plan fee program area contains separate fee categories for each type of infrastructure and capital facilities. This Nexus Study updates the Public Facilities Impact Fee Program with the information provided in the updated PFMP.

This report is designed to satisfy AB 1600 Nexus requirements, AB 602 guidance, and provide the necessary technical analysis to support the adoption of the updated fees. The fees will be effective 60 days after the City's final action establishing and authorizing the collection of the fees.

### ***Fee Program Costs***

The Public Facilities Master Plan identified \$311.8 million of Capital Improvement Program (CIP) new construction projects that are needed to be built to serve the City of Tracy at buildout. These costs were in 2023 dollars and have subsequently been updated to 2025 costs based on ENR. The costs are further divided between those facilities that are only funded by residential development and those facilities that are funded by both residential and non-residential development.

The Public Facilities Master Plan Fee is based on new development's fair share of the facilities and costs identified in the Public Facilities Master Plan after factoring in other available funding sources. The PFMP calculated the percentage of CIP new construction projects attributable to new development by taking the ratio of the size of the needed facility space at buildout divided by buildout population multiplied by the population growth and then divided by the size of the new facility at buildout. This calculation is shown in **Figure 2-2**. The Aquatic Center, the Multi-Generation Recreation Center, and the Temporary Emergency Housing Phase 2 will be 100 percent funded by other sources such as Measure V, grants, and other fee programs or prior development therefore, no additional fee funding has been included. This results in roughly \$89.86 million being attributable to the Public Facilities Fee Program. After accounting for the deferred payments

expected, the remaining cost to fund the facilities identified in the fee program amounts to \$89.82 million.

### ***Updated Fees***

Pursuant to AB 602, residential development fees are to be assessed on a per square foot basis. To yield consistency across fees assessed on non-residential land uses, non-residential development fees will continue to be assessed per 1,000 building square foot.

**Table ES-1** shows the proposed Public Facilities Impact Fees.

**Table ES-1: Proposed Public Facilities Impact Fees**

<b>Land Use</b>	<b>Public Facilities</b>
<b>Residential (per SF)<sup>1</sup></b>	
Single Family Residential	\$1.60
Multi-Family Residential (Attached 2-4)	\$2.13
High Density Residential (Attached 4+)	\$3.11
<b>Non-Residential (per 1,000 Bldg SF)<sup>1</sup></b>	
Office	\$510
Commercial	\$305
Industrial	\$102

<sup>1</sup> Residential fees rounded to the nearest hundredths. Non-Residential fees rounded to the nearest dollar.

### ***Proposed Fee Comparison with Existing Fees***

**Table ES-2** compares the proposed Public Facilities Fees to the existing Public Facility Fees (as of July 1, 2024). The existing residential per unit fees were converted to fees per square foot using the same average unit sizes as the proposed fees. The existing non-residential fees were converted from a per acre fees to a per 1,000 building SF fee using the FAR assumptions in this Nexus Study. The Program Management component of the existing Public Facilities Fee was removed to provide an accurate comparison as the Program Management components of each Master Plan Fee has been consolidated into one Program Management standalone fee. Further information on the comparison is described within Section 2 of this report.

**Table ES-2: Proposed Fees Comparison to Existing Fees**

<b>Land Use</b>	<b>Proposed Public Facilities Fee</b>	<b>Existing Public Facilities Fee <sup>1</sup></b>	<b>Percent Change</b>
<b>Residential (per SF)</b>			
Single Family Residential	\$1.60	\$1.61	0%
Multi-Family Residential (Attached 2-4)	\$2.13	\$2.19	-3%
High Density Residential (Attached 4+)	\$3.11	\$2.82	10%
<b>Non-Residential (per 1,000 Bldg SF)</b>			
Office	\$510.00	\$173.76	194%
Commercial	\$305.00	\$104.25	193%
Industrial	\$102.00	\$34.76	193%

<sup>1</sup> Program Management (5%) removed from Construction Cost of Existing Fee for an accurate comparison.

## **NEXUS STUDY REQUIREMENTS (ASSEMBLY BILL 1600)**

AB 1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that the Public Facilities Fee comply with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be charged are summarized in the subsequent sections of this report.

## ASSEMBLY BILL 602

Assembly Bill (AB) 602, enacted by the State of California in 2021, amended Sections 65940.1 and 66019 of, and added Section 66016.5 to the Government Code. AB 602 requires that if a local agency conducts and adopts an impact fee nexus study after January 1, 2022, the local agency shall follow all of the following standards and practices:

1. Before the adoption of a development fee, an impact fee nexus study shall be adopted.
2. When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.
3. A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001 of the Government Code.
4. If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.
5. A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with the requirements to calculate a fee imposed on a housing development project proportionally to the square footage of the proposed units if the local agency makes the following findings:
  - An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
  - An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
  - That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees.
6. Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.
7. All studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
8. Studies shall be updated at least every eight years, beginning on January 1, 2022.
9. The local agency may use the impact fee nexus study template developed by the Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code.

This report demonstrates that all fee components comply with AB 602.



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## Section 1 POPULATION AND LAND USE ASSUMPTIONS

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### LAND USE TYPES

To ensure a reasonable relationship between each fee and the type of development paying the fee, different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single Family Residential (SFR):** Detached single-family dwelling units. Includes very low density, low density, and age-restricted units.
- **Multi-Family Residential (MFR):** Attached residential project consisting of 2 to 4 units.
- **High Density Residential (HDR):** Attached residential project consisting of 4 or more attached units.
- **Accessory Dwelling Unit (ADU):** A second unit, attached or detached from a SFR.
- **Office:** All general, professional, and medical office development.
- **Commercial:** All commercial, retail, educational, hotel/motel development, and mixed-use development.
- **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both Single and Multi-Family uses. In these cases, the fees will be calculated separately for each land use type.

### GROWTH FORECASTS

Growth projections are used as indicators of demand. The City's existing population, as well as buildout population projections, are critical assumptions used to calculate the Public Facilities Fee. The following resources were used as part of this analysis:

- Estimates of population projections and total development through buildout were based on the City's Land Use Plan by TAZ provided by the City's Planning Department and updated to remove permits that were pulled between the time the projections were made and May 23<sup>rd</sup>, 2025.
- Estimated persons per household data were based on the 2021 US Census American Community Survey.
- Existing population estimates are from the California Department of Finance.
- Worker projections were based on the employment density per worker identified in the U.S. Green Building Council LEED BD+C Default Occupancy Counts.

**Table 1-1** identifies the estimated growth projections to buildout.

**Table 1-1: Projected New Population and Employee Growth**

<b>Land Use</b>	<b>Density</b>	<b>Total Projected New Development at Buildout</b>	
		<i>Dwelling Units</i>	<i>New Population</i>
<b>Residential</b>	<i>Persons Per Household<sup>1</sup></i>		
Single Family Residential <sup>2</sup>	3.50	15,539	54,387
Multi-Family Residential (Attached 2-4)	2.80	875	2,450
High Density Residential (Attached 4+) <sup>3</sup>	2.60	3,871	10,065
<b>Subtotal Residential</b>		<b>20,285</b>	<b>66,902</b>
<b>Non-Residential</b>	<i>Employment Density<sup>4</sup></i>	<i>Square Feet</i>	<i>New Employees</i>
Office	300	4,952,249	16,507
Commercial	500	12,225,611	24,451
Industrial	1,500	70,832,851	47,222
<b>Subtotal Non-Residential</b>		<b>88,010,711</b>	<b>88,180</b>

Source: City provided land use TAZ data. Updated to remove developments that have pulled permits as of 05/23/2025.

<sup>1</sup> Persons per household assumption using data from the US Census American Community Survey (2021).

<sup>2</sup> Includes Very Low Density, Low Density Residential, and Single Family Age Restricted.

<sup>3</sup> Includes High Density and Very High Density Residential. 1,685 units shifted from Buildout to 2040 to match Master Plan assumptions.

<sup>4</sup> Employment density is the square feet per worker based on U.S. Green Building Council LEED BD+C Default Occupancy Counts.

## SERVICE POPULATION

Demand for services and the associated facilities is based on the City's future service population, which includes residents and non-residential workers. In calculating the service population for growth, workers were weighted less than residents to reflect the lower service demand of workers. Non-resident workers spend less time in the City and use fewer services, so the demand for City services is considered to be less than that of a resident. Workers are weighted at 0.24 that of a resident based on worker utilizing services 40-hours a week versus a resident having access to services 168 hours a week. This methodology was established in the City's 2013 Public Facilities Master Plan.

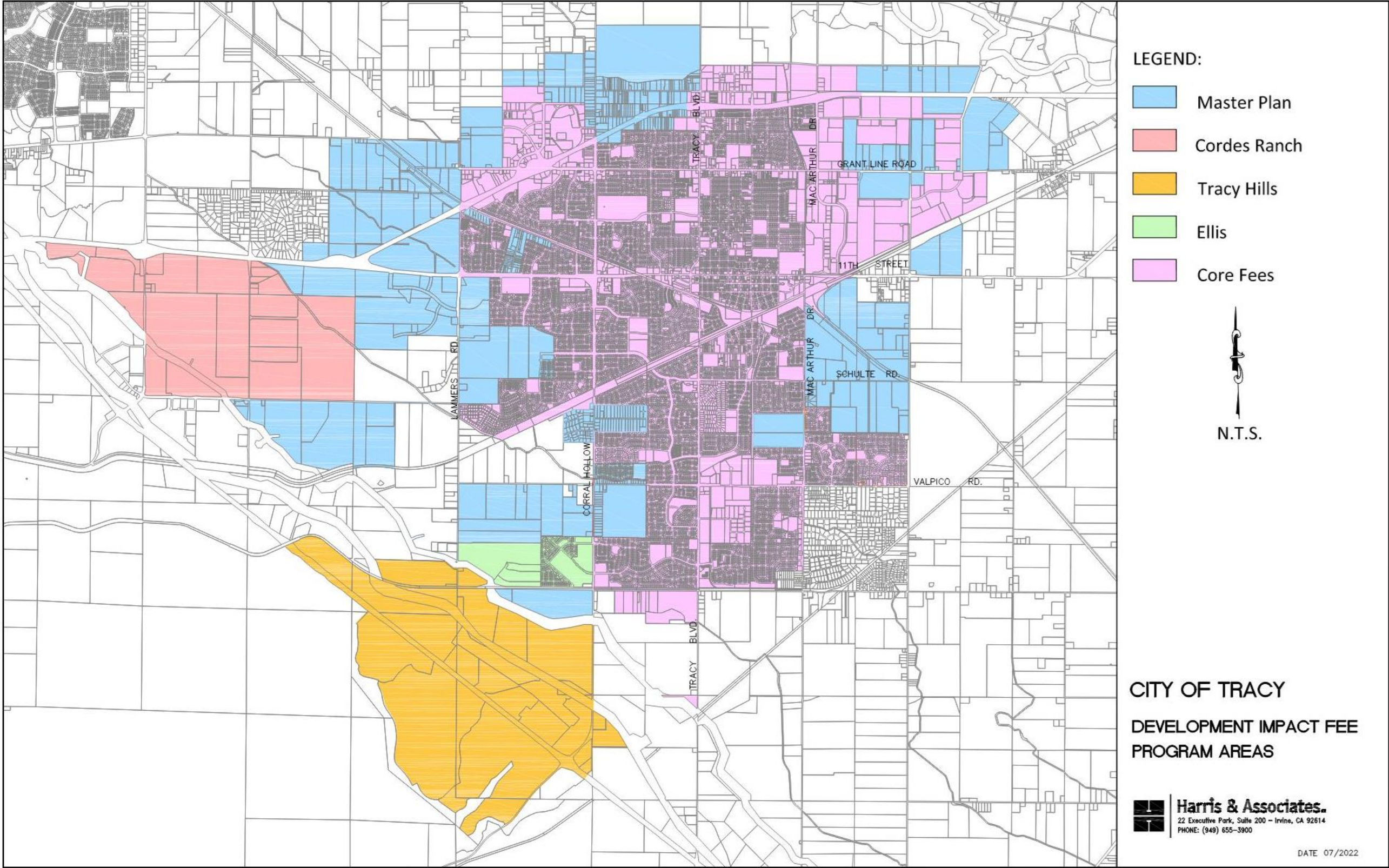
The Public Facilities Master Plan identifies the facilities that are needed to serve buildout of the City. The facilities identified in the Public Facilities Master plan are needed to serve both the existing and future service population. The facility costs are proportionately allocated between existing and future development. These calculations can be found within the Public Facilities

Master Plan and in **Figure 2-2**. The Aquatic Center, the Multi-Generation Recreation Center, and the Temporary Emergency Housing Phase 2 will be 100 percent funded by other sources therefore, no additional fee funding has been included.

**Figure 1-1** shows the Master Plan fee program areas. Cordes Ranch and Tracy Hills are depicted in separate colors to differentiate that while they are generally subject to the Master Plan fees, they have agreements in place with the City that details their specific fees. The Core Fees program area has their own set of fees as outlined in the “Core Fees Development Impact Fee Study” adopted August 2021 and the Ellis program area has their own set of fees as outlined in the “Ellis Program Area Finance and Implementation Plan” adopted August 2013.

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Figure 1-1: City of Tracy Fee Program Areas



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## RESIDENT AND EMPLOYMENT DENSITY

Using persons per household (PPH) data for residential units and employment density data for non-residential buildings is a common metric used to establish a reasonable relationship between the demand created by the development project and the fees charged. The residential density factors were derived using information from the US Census American Community Survey (2021) and the non-residential employment density factors are based on U.S. Green Building Council LEED BD+C Default Occupancy Counts. The following average density factors are used for each land use type.

<b><u>Residential</u></b>	<b><u>Density</u></b>
Single Family	3.50 residents per dwelling unit
Multi-Family (Attached 2-4)	2.80 residents per dwelling unit
High Density (Attached 4+)	2.60 residents per dwelling unit
<b><u>Non-Residential</u></b>	<b><u>Density</u></b>
Office	1 worker per 300 square feet
Commercial	1 worker per 500 square feet
Industrial	1 worker per 1,500 square feet

## AVERAGE UNIT SIZES

To meet AB 602 requirement five (5), that states that a fee imposed on a housing development project shall be calculated proportionately to the square footage of proposed units of the development, this Nexus Study calculates a fee per unit and then uses the average unit size for Single Family Residential, Multi-Family Residential (Attached 2-4), and High Density Residential (Attached 4+) based on the estimated average size of planned new development within each land use category in the City to convert to a fee per square foot. The average unit size is based on the livable square footage of the residential units.

Basing the average unit size on livable square footage for all residential units is not only consistent with industry standard for fee calculations, but it also provides a strong nexus between the impact of the unit and the fee amount. A good example of industry standard are school fees in California. In California, school fees are based on assessable space, which means a quantity equal to the area (expressed in square feet) within the perimeter of a residential structure, not including the carport, communal walkway, garage, overhang, patio, enclosed patio, detached accessory structure or similar structure.

Multi-Family and High Density Residential projects that include communal spaces (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees on such areas as the

impact is considered to be captured within the residential fees. Areas that contain employees and are accessible by the public will be charged impact fees according to use (i.e., leasing office would pay office fees).

Based on the estimated average size of planned new development within each land use category in the City of Tracy, the following average unit sizes are utilized in this study.

Single Family Residential.....	2,500 Square Feet Per Unit
Multi-Family Residential (Attached 2-4).....	1,500 Square Feet Per Unit
High Density Residential (Attached 4+).....	950 Square Feet Per Unit

The City will monitor the average size of new housing units in the City on an annual basis and if the average size of units is significantly less than anticipated, the fees will be updated as part of the annual update to reflect this change in order to ensure the fee program does not fall short.

As detailed in the next section, the fee per square foot is calculated by dividing the fee per unit by the average size shown above for each residential unit type. Fees for Multi-Family Residential and High Density Residential result in a higher fee per square foot than Single Family Residential due to the higher density of people per square foot of space.

## Section 2 PUBLIC FACILITIES FEE

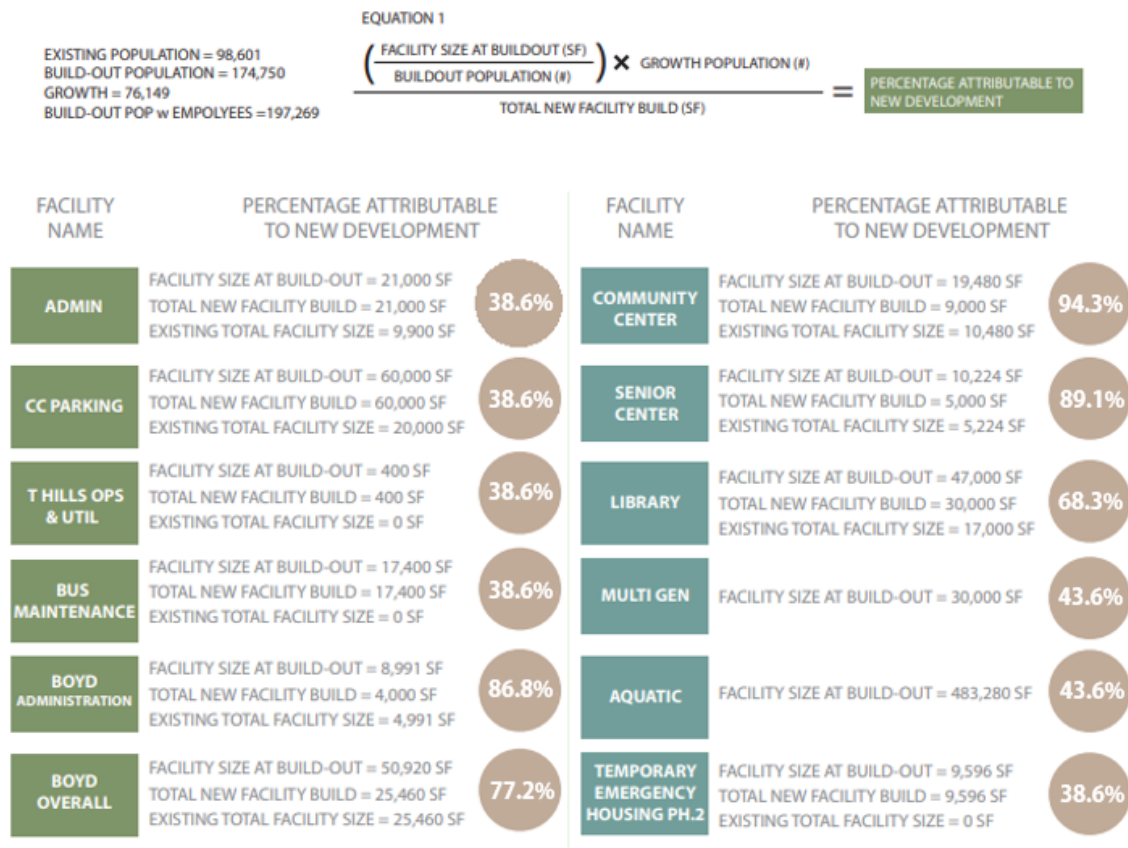
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### COST SUMMARY AND CIP

The Public Facilities Master Plan identified \$311.8 million of Capital Improvement Program (CIP) new construction projects that are needed to be built to serve the City of Tracy at buildout. These costs were in 2023 dollars and have subsequently been updated to 2025 costs based on ENR. An additional \$20.8 million in CIP renovation projects and \$28.5 million in deferred maintenance projects were also identified. However, the PFMP did not attribute any of the renovation or deferred maintenance costs to new development and thus they are not included when calculating the Public Facilities Fee.

The Public Facilities Fee is based on the costs of new development's fair share of the CIP new construction projects, netting out other funding sources. The PFMP calculation for determining the percentage attributable to new development takes the ratio of the size of the needed facility space at buildout divided by buildout population multiplied by the population growth and then divided by the size of the new facility at buildout. The equation and calculated percentages are shown in **Figure 2-1** and can be found within the "Cost Estimating" section of the Public Facilities Master Plan Update, page 21 (**Appendix**). It should be noted that for the "Admin" and "CC Parking" Facilities, the existing facility will be demolished and all new facilities built. In addition, the CC Parking percentage has been updated from 40.6 percent in the master plan to 38.6 percent in the nexus study and the Multi-Generational Recreation Center and Aquatic facilities percentage has been updated from 100 percent in the master plan to 43.58 percent in the nexus study to correct an error.

**Figure 2-1: Public Facilities Master Plan Cost Attributable to New Development**



The percentage attributable to new development is then applied to the costs of the facilities. The Aquatic Center, the Multi-Generation Recreation Center, and the Temporary Emergency Housing Phase 2 will be 100 percent funded by other sources such as Measure V, grants, and other fee programs or prior development therefore, no additional fee funding has been included.

After considering other funding sources and applying the percentage of the costs attributable to new development, the remaining costs attributable to the Public Facilities Fee Program amounts to roughly \$89.86 million. After accounting for the Cordes ranch deferred payments, the remaining cost to fund the facilities identified in the fee program amounts to \$89.82 million.

**Table 2-1** summarizes the estimated project costs, maximum cost attributable to new development, other identified funding sources, remaining cost attributable to the fee program, and the cost the City must fund. The City plans to fund the costs shown in the “Remaining City Costs” column through the use of Grants, Measure V, and other available funding mechanisms. The PFMP identifies potential funding options for the portion of costs attributable to existing development in detail in section “Funding Options”, page 442 (**Appendix**). The final funding sources of the Public Facilities projects will be identified as part of the City’s five-year Capital Improvement Program (CIP) process.

**Table 2-1** also serves as the Public Facilities Fee CIP list as required by AB 602. The table identifies each of the facilities that will be paid for in part or whole by the Public Facilities Fee and identifies the estimated start date of construction, as identified in the Public Facilities Master Plan. The exact start date is difficult to determine as revenue collection varies based on the timing of new development moving forward and the timing of securing other funding sources. The City will use the CIP facilities identified here to guide their five-year Capital Improvement Plan budget based upon city need and timing of securing adequate revenue.

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Table 2-1: Public Facilities Cost Summary															
Building	Start Year	Proposed Area (Sq. Ft.)	Unit Cost/ Sq. Ft.	Construction Cost	Site Development	35% Mark-up <sup>1</sup>	Furniture, Fixtures, & Equipment / Vehicles	Land	Cost (2023\$)	Cost (2025\$) <sup>3</sup>	Remaining Cost Attributable to Fee Program <sup>4</sup>	Maximum Cost Attributable to Fee Program <sup>5</sup>	Identified Funding Sources <sup>2</sup>	Remaining Cost Attributable to Fee Program	Remaining City Cost <sup>6</sup>
<b>Residential Funded Facilities</b>															
Multi-Generational Recreation Center	2023	52,637	\$1,051	\$55,305,357	\$7,800,000	\$22,086,875	\$2,385,000	\$0	\$87,577,232	\$88,188,346	43.58%	\$38,432,481	(\$88,188,346)	<b>\$0</b>	\$0
Community Center	2036	9,000	\$739	\$6,648,333	\$225,000	\$2,405,667	\$221,000	n/a	\$9,500,000	\$9,566,291	94.32%	\$9,022,926	\$0	<b>\$9,022,926</b>	\$543,365
Senior Center	2038	5,000	\$760	\$3,798,519	\$200,000	\$1,399,481	\$102,000	n/a	\$5,500,000	\$5,538,379	89.10%	\$4,934,696	\$0	<b>\$4,934,696</b>	\$603,683
Tracy Library	2029	20,000	\$840	\$16,800,000	\$1,425,000	\$6,378,750	\$340,000	\$633,250	\$25,577,000	\$25,755,476	68.27%	\$17,583,264	\$0	<b>\$17,583,264</b>	\$8,172,212
Aquatic Center	2025	16,134	\$2,394	\$38,632,659	\$7,600,000	\$16,181,431	\$274,278	n/a	\$62,688,368	\$63,125,807	43.58%	\$27,510,227	(\$63,125,807)	<b>\$0</b>	\$0
<b>Residential Funded Facilities Subtotal</b>		<b>102,771</b>	<b>\$5,784</b>	<b>\$121,184,868</b>	<b>\$17,250,000</b>	<b>\$48,452,204</b>	<b>\$3,322,278</b>	<b>\$633,250</b>	<b>\$190,842,600</b>	<b>\$192,174,298</b>		<b>\$97,483,594</b>	<b>(\$151,314,152)</b>	<b>\$31,540,886</b>	<b>\$9,319,260</b>
<b>Residential &amp; Non-Residential Funded Facilities</b>															
Administration Building	2026	21,000	\$833	\$17,493,000	\$200,000	\$6,192,550	\$357,000	n/a	\$24,242,550	\$24,411,714	38.60%	\$9,422,922	\$0	<b>\$9,422,922</b>	\$14,988,793
Bus Maintenance/Corp Yard	2024	17,400	\$1,121	\$19,500,000	\$4,500,000	\$8,400,000	\$4,000,000	n/a	\$36,400,000	\$36,653,999	38.60%	\$14,148,444	\$0	<b>\$14,148,444</b>	\$22,505,555
Civic Center Parking Garage	N/A	60,000	\$130	\$7,800,000	\$300,000	\$2,835,000	\$1,020,000	\$625,000	\$12,580,000	\$12,667,783	38.60%	\$4,889,764	\$0	<b>\$4,889,764</b>	\$7,778,019
Tracy Hills Public Works Facility	2021	400	\$778	\$311,200	\$0	\$108,920	\$6,800	n/a	\$426,920	\$429,899	38.60%	\$165,941	\$0	<b>\$165,941</b>	\$263,958
Temporary Emergency Housing Ph 2	2021	9,596	\$603	\$5,786,569	\$1,500,000	\$2,550,299	\$163,132	n/a	\$10,000,000	\$10,069,780	38.60%	\$3,886,935	(\$10,069,780)	<b>\$0</b>	\$0
Boyd Service Center															
Overall	N/A	28,370	\$705	\$20,000,000	\$1,900,000	\$7,665,000	\$482,290	n/a	\$30,047,290	\$30,256,960	77.20%	\$23,358,373	\$0	<b>\$23,358,373</b>	\$6,898,587
Administration	N/A	2,500	\$2,060	\$5,150,000	\$129,150	\$1,847,703	\$127,347	n/a	\$7,254,200	\$7,304,819	86.77%	\$6,338,392	\$0	<b>\$6,338,392</b>	\$966,428
<b>Residential &amp; Non-Residential Funded Facilities Subtotal</b>		<b>139,266</b>	<b>\$6,230</b>	<b>\$76,040,769</b>	<b>\$8,529,150</b>	<b>\$29,599,472</b>	<b>\$6,156,569</b>	<b>\$625,000</b>	<b>\$120,950,960</b>	<b>\$121,794,955</b>		<b>\$62,210,771</b>	<b>(\$10,069,780)</b>	<b>\$58,323,835</b>	<b>\$53,401,339</b>
<b>Total Fund Facilities</b>		<b>242,037</b>	<b>\$12,013</b>	<b>\$197,225,637</b>	<b>\$25,779,150</b>	<b>\$78,051,675</b>	<b>\$9,478,847</b>	<b>\$1,258,250</b>	<b>\$311,793,559</b>	<b>\$313,969,253</b>		<b>\$159,694,365</b>	<b>(\$161,383,932)</b>	<b>\$89,864,721</b>	<b>\$62,720,600</b>

Source: City of Tracy Public Facilities Master Plan, prepared by KPA (July 2022, Revised Costs February 2023).

<sup>1</sup> Mark-up includes: 10% Design and Planning, 10% Construction Maintenance, 15% General Contingency.

<sup>2</sup> Funding from Measure V, Grants, other fee programs, and already spent PFF fees (\$5,264,362).

<sup>3</sup> The Remaining Costs on construction projects are escalated to current dollars using the San Francisco ENR CCI.

<sup>4</sup> Percent attributable to new development from the Tracy Public Facilities Master Plan, prepared by KPA.

<sup>5</sup> Maximum allowable cost attributable to the fee program based on the percentages from the KPA report.

<sup>6</sup> The City will be required to fund the costs shown in the Remaining City Costs column through the use of Grants, Measure V, and other available funding sources.



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## FEE METHODOLOGY

The Public Facilities Fee uses the Planned Facility Method to calculate the fee. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Turner Center for Housing Innovation at UC Berkeley, the Planned Facility Method “Estimate the costs for future facilities needed to serve new development based on a long range expenditure plan for these future facility costs.” The fee is based on new development’s fair share of the costs of the facilities identified in the PFMP needed at buildout.

The Public Facility Fee is calculated based on the estimated number of new residents and workers that are generated by each new development. Workers are weighted at a lower weight than residents to reflect their lesser impact on the facilities based on the number of hours they spend in the City compared to a resident. This weighting is calculated as resident equivalents. Each fee component of the Public Facility Fee uses the resident equivalents to calculate an EDU factor to equate each land use to that of a single family home. The EDU factor is calculated based on the density factor for each residential and non-residential land use. Density is measured as "persons per dwelling unit" for residential uses or "square feet per worker" for nonresidential uses. The cost per EDU is calculated and spread to each land use based on the EDU equivalent methodology ensuring a reasonable relationship between the fee and the type of development project. The following steps are used to calculate the EDU factor for each land use.

1. The residential units and non-residential square feet are multiplied by the density to calculate the resident and worker projections.
2. The non-residential resident equivalent is calculated by multiplying the employee projection by 0.24.
3. The EDUs are then calculated by dividing the resident equivalents by the Single-Family residential density (3.50).
4. Finally, the EDU factor is calculated by dividing each land use’s EDUs by the residential units or 1,000 square feet of nonresidential in that category.

These calculations are shown in **Table 2-2**.

**Table 2-2: Total Equivalent Dwelling Units**

Land Use	Buildout Units / Building SF <sup>1</sup>	Density <sup>2</sup>	Resident/ Employee Projection	Resident Equivalents <sup>3</sup>	EDUs	EDU Factor
<b>Residential</b>						
Single Family Residential	15,539	3.50	54,387	54,387	15,539	1.00
Multi-Family Residential (Attached 2-4)	875	2.80	2,450	2,450	700	0.80
High Density Residential (Attached 4+)	3,871	2.60	10,065	10,065	2,876	0.74
<b>Subtotal Residential</b>	<b>20,285</b>		<b>66,902</b>	<b>66,902</b>	<b>19,115</b>	
<b>Non-Residential</b>						
Office	4,952,249	300	16,507	3,962	1,132	0.229
Commercial	12,225,611	500	24,451	5,868	1,677	0.137
Industrial	70,832,851	1,500	47,222	11,333	3,238	0.046
<b>Subtotal Non-Residential</b>	<b>88,010,711</b>		<b>88,180</b>	<b>21,163</b>	<b>6,047</b>	
<b>Total</b>				<b>88,065</b>	<b>25,162</b>	

<sup>1</sup> Based on buildout population projections.

<sup>2</sup> Density is measured as "persons per dwelling unit" for residential land uses and "square feet per worker" for non-residential land uses.

<sup>3</sup> Workers are weighted a population of 0.24 based on a 40-hour work week divided by 168 hours in a week and rounded to nearest whole number.

The cost per EDU is calculated by taking the remaining cost attributable to the fee program, adding the fund balance adjustment, subtracting the Cordes Ranch deferred payments then dividing by the total number of EDUs. The aquatic center, multi-generation recreation center, community center, senior center, and library expansion costs will only be paid by the residential land uses as the non-residential land uses do not generate the need for these facilities. Thus, the cost per EDU for residential and the cost per EDU for non-residential must be calculated separately by dividing by the appropriate EDU counts. The Public Facilities costs per EDU are calculated in **Table 2-3**.

**Table 2-3: Public Facilities Cost per EDU**

<b>Facility</b>	<b>Remaining Cost Attributable to Fee Program</b>	<b>Adjustment For Prior Spending<sup>1</sup></b>	<b>Cordes Ranch Deferred Payment<sup>2</sup></b>	<b>Remaining Cost to Fund</b>	<b>Total EDUs</b>	<b>Cost/ EDU (Residential)</b>	<b>Cost/ EDU (Non- Residential)</b>
Residential Funded Facilities	\$31,540,886	\$2,269,284	\$0	\$33,810,170	19,115	\$1,769	\$0
Residential & Non-Residential Funded Facilities	\$58,323,835	(\$2,269,284)	(\$45,934)	\$56,008,617	25,162	\$2,226	\$2,226
<b>Total<sup>3</sup></b>	<b>\$89,864,721</b>	<b>\$0</b>	<b>(\$45,934)</b>	<b>\$89,818,787</b>		<b>\$3,995</b>	<b>\$2,226</b>

<sup>1</sup> Adjustment to account for prior expenditures on the Multi-Generational Recreation Center which is funded only by residential land uses.

<sup>2</sup> Cordes Ranch deferred fees per DA Section 6.3C (09/17/2013). Does not include Program Management.

<sup>3</sup> Totals rounded to nearest dollar.

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## FEE SUMMARY

The Residential Public Facilities Fees are converted into a fee per square foot by multiplying the cost per EDU (**Table 2-3**) by the EDU factor (**Table 2-2**) and then dividing by the average unit size of each land use in the City. The Non-Residential Public Facilities Fees are converted into a fee per 1,000 building square feet by multiplying the cost per EDU (**Table 2-3**) by the EDU factors (**Table 2-2**) for each non-residential land use. **Table 2-4** summarizes the Public Facilities Fee calculation.

**Table 2-4: Public Facilities Fee Calculation**

Land Use	Cost per EDU	EDU Factor	Total Fee	Average Size <sup>1</sup>	Total Fee
<b>Residential<sup>2</sup></b>			<i>(per Unit)</i>		<i>(per SF)</i>
Single Family Residential	\$3,995	1.00	\$3,995	2,500	\$1.60
Multi-Family Residential (Attached 2-4)	\$3,995	0.80	\$3,196	1,500	\$2.13
High Density Residential (Attached 4+)	\$3,995	0.74	\$2,956	950	\$3.11
<b>Non-Residential<sup>3,4</sup> (per 1,000 Bldg SF)</b>					
Office	\$2,226	0.229	\$510	n/a	\$510
Commercial	\$2,226	0.137	\$305	n/a	\$305
Industrial	\$2,226	0.046	\$102	n/a	\$102

<sup>1</sup> Average size based on the average unit size of planned new development in the City of Tracy.

<sup>2</sup> The fee for residential will be applied to the livable square footage.

<sup>3</sup> The fee for non-residential will be applied to the building square footage. Fee is rounded to the nearest dollar.

<sup>4</sup> Non-Residential EDU factor rounded to the nearest thousandth for greater accuracy.

## FEE COMPARISON

**Table 2-5** compares the proposed fee for public facilities to the existing fee (as of July 1, 2024). The existing per unit fee was converted to a fee per square foot using the same average unit sizes as the proposed fees. The public facilities fee is increasing for the three main reasons discussed below.

1. The estimated construction costs for facilities have increased to keep up with the rising cost of construction.
2. Additional facilities have been included based on the needs identified in the Public Facilities Master Plan such as the Civic Center Parking Garage, Tracy Hills Public Works facility, and Bus Maintenance/ Corporation Yard.
3. The facilities funded by both residential and non-residential increased at a higher percentage than the facilities funded only by residential, resulting in a larger increase to non-residential land uses. In addition, several projects that are only funded by residential have no additional funding coming from the fee program due to securing other funding sources such as Measure V and grants.

**Table 2-5: Public Facilities Fee Comparison**

<b>Land Use</b>	<b>Proposed Public Facilities Fee</b>	<b>Existing Public Facilities Fee <sup>1</sup></b>	<b>Percent Change</b>
<b>Residential (per SF)</b>			
Single Family Residential	\$1.60	\$1.61	0%
Multi-Family Residential (Attached 2-4)	\$2.13	\$2.19	-3%
High Density Residential (Attached 4+)	\$3.11	\$2.82	10%
<b>Non-Residential (per 1,000 Bldg SF)</b>			
Office	\$510.00	\$173.76	194%
Commercial	\$305.00	\$104.25	193%
Industrial	\$102.00	\$34.76	193%

<sup>1</sup> Program Management (5%) removed from Construction Cost of Existing Fee for an accurate comparison.

## EXISTING AND PROPOSED LEVEL OF SERVICE

AB 602 states, “When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and include an explanation of why the new level of service is appropriate.”

The Public Facilities Master Plan analyzes the new facilities that are needed to serve the City at buildout and calculates the percentage attributable to new development by taking the ratio of the size of the needed facility space at buildout divided by buildout population multiplied by the population growth and then divided by the size of the new facility at buildout. The percentage attributable to new development is then applied to the costs of the facilities. This methodology conservatively ensures that new development is only funding their proportionate share of the total facilities and is not expected to mitigate any existing deficiencies or increase the level of service at the expense of new development. The Aquatic Center, the Multi-Generation Recreation Center, and the Temporary Emergency Housing Phase 2 will be 100 percent funded by other sources such as Measure V, grants, and other fee programs or prior development therefore, no additional fee funding has been included.

## NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.



***Requirement 1: Identify the purpose of the fee.***

The purpose of the Public Facilities Fee is to fund public facilities needed to serve new development in the City. In order to accommodate these needs, new facilities will be built, or existing facilities will be expanded. Each new resident and worker create a demand for additional public facilities: such as additional space at City Hall or expansion of the Corporation Yard. In addition, new residents create the additional need for recreational facilities such as an aquatic center, library, and recreation center. These facilities are shown in **Table 2-1** and are further defined in the Public Facilities Master Plan.

***Requirement 2: Identify the use of the fee.***

The Public Facilities Fee will be used to fund the public facilities listed in **Table 2-1**. These projects were identified in the updated Public Facilities Master Plan, prepared by KPA (December 2023) as the facilities required to mitigate the impact of new development.

***Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.***

The Public Facilities Fee will be used to fund the public facilities projects listed in **Table 2-1** that are necessary to serve the increased residents and workers generated by new development. The Public Facilities Fee is calculated based on the number of new residents and workers that are generated by each type of new development. The aquatic center, multi-generation recreation center, community center, senior center, and library expansion costs will only be paid by the residential land uses as the non-residential land uses do not generate the need for these facilities. The remaining facilities are funded by both residential and non-residential land uses. Residential and Non-Residential EDUs are calculated separately (**Table 2-2**) to ensure facilities that are not utilized by non-residential developments are not incorporated in each facility's cost per EDU calculation (**Table 2-3**). The cost per EDU is then spread to each land use based on the EDU equivalent methodology ensuring a reasonable relationship between the fees use and the type of development project. These calculations are shown in **Table 2-4**.

***Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.***

Each new development is anticipated to generate either new residents or workers. The addition of these new residents and workers directly creates the need for new public facilities. These facilities are necessary in order to maintain the required level of service. The aquatic center, multi-generation recreation center, community center, senior center, and library expansion costs will only be paid by the residential land uses as the non-residential land uses do not generate the need for these facilities. The remaining facilities are funded by both residential and non-residential land uses. The Public Facilities Fee is based on the number of applicable workers and/or residents each new development is expected to generate, thus ensuring that the need for the facilities is directly

related to a particular development's impact. New workers generate a smaller demand than a resident due to the reduced hours they spend in the City, thus one worker is considered, on average, as equivalent to 0.24 that of a resident. This relationship is calculated in **Table 2-2**, **Table 2-3**, and **Table 2-4**.

***Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.***

The Public Facilities Fee will provide the funding for the required public facilities that are needed to serve the City at buildout. These facilities and costs are summarized in **Table 2-1**. The percentage attributable to new development is calculated in the PFMP and shown in **Figure 2-2**, ensuring that new development does not pay more than their fair share of the facilities. The Cordes Ranch deferred payments were also factored into calculating the remaining cost of each facility that is to be funded by the Public Facilities fee program. The remaining costs are then spread to each land use based on the number of new resident equivalents that the land use will generate calculated as an EDU factor as shown in **Table 2-2**. By spreading the fee based on the EDU factor, as shown in **Table 2-3** and **Table 2-4**, each new development is only paying for their fair share of the required facilities since the need for the facilities directly correlates to the addition of new residents and workers. Non-residential land uses will not be allocated a cost for the new aquatic center, multi-generation recreation center, community center, senior center, and library expansion costs facilities as these land uses do not generate a need for these facilities based on the impact of their development on the facilities.

## **Section 3    IMPLEMENTATION AND ADMINISTRATION**

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### **IMPLEMENTATION**

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting with at least 30 days' notice. In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. Two publications, with at least five days intervening between the dates of first and last publication not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the tenth day, including therein the first day. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees. Following adoption of the fees, the fees and supporting information must be placed on the City's website.

### **FEE PROGRAM ADMINISTRATIVE REQUIREMENTS**

The Government Code requires the City to report every year and every fifth-year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. A brief description of the type of fee in the account or fund.
2. The amount of the fee.
3. The beginning and ending balance in the account or fund.
4. The amount of the fee collected and the interest earned.
5. An identification of each public improvement for which fees were expended and the amount of expenditures.
6. An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project.
7. An identification of each improvement identified pursuant to requirement #6 listed on a previous report and whether construction began on the approximate date noted within that report. If construction did not commence by the approximate date provided in the previous report, identify the reason for the delay and a revised approximate commencement date.

8. A description of each interfund transfer or loan made from the account and when it will be repaid.
9. Identification of any refunds made and the number of persons or entities identified to receive those refunds once it is determined that sufficient monies have been collected to fund all fee related projects.

On October 11, 2023, California Governor Gavin Newsom signed into law AB 516 which amended certain portions of the Mitigation Fee Act related to the annual and five-year reporting requirements. Under AB 516, Requirements 6 and 8 have been expanded to include the following:

- 6a. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted
- 6b. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable
- 6c. For any refunds made, the number of persons or entities identified to receive those refunds

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put.
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements.
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account.

As with the annual disclosure, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting.

## **FEE ADJUSTMENT PROCEDURES**

The Public Facilities Fee may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use

plan. In addition, the fees will be automatically updated each year on July 1<sup>st</sup> based on the June ENR CCI for San Francisco. Due to the timing of when the fees will take effect, the next fee adjustment will occur July 2026.

## **TIMING OF FEE PAYMENT**

Fees will be collected at the time the building permit for the project is issued. All residential projects will pay a fee based on the livable square footage of the residential units. For residential projects that include multiple buildings, fees will be due at the time the building permit is issued for each building. The non-residential communal portion for high-density residential projects (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is considered to be captured in the residential fees. Areas that are accessible by the public (i.e., a leasing office) will be charged impact fees according to use.

## **DESIGNATED RESIDENTIAL PROJECTS DEFERRED FEE PAYMENTS**

California Senate Bill 937 (SB 937), which became effective on January 1, 2025, significantly delays the collection of fees for residential projects defined as “Designated Residential Development Projects.” Specifically, SB 937 states that public agencies may not impose development impact fees on Designated Residential Development Projects until the project receives a Certificate of Occupancy or Temporary Certificate of Occupancy. Furthermore, local agencies may not charge interest on the delayed fee payments for such projects; rather, the fees must reflect the fee amount in place at the time the project’s building permits are issued. In addition, the bill extends housing entitlements by 24 months for projects with entitlements issued prior to January 1, 2024, and set to expire on or before December 21, 2025.

SB 937 was designed to incentivize housing production by mitigating the effects of rising construction costs and interest rates, which hinder the financial feasibility of new housing projects. By deferring fee payments with zero interest, SB 937 can help to incentivize housing developers, who must demonstrate financial feasibility to investors and lending institutions before receiving necessary funding. Additionally, by extending entitlements, the bill allows developers more time to raise funding before constructing the project. By providing these incentives to developers, the bill strives to increase housing production, allowing local jurisdictions to fulfill their housing goals.

Housing projects must meet one of the following conditions to be considered a Designated Residential Development Project:

1. 100% of residential units (excluding the manager’s unit) are reserved for low-income households.
2. The project meets the requirements regarding a Low Barrier Navigation Center Developments, per Government Code Section 65662.

3. The project is approved by a local government and meets all site-specific criteria, affordability criteria, and objective development standards pertaining to affordable housing developments located in commercial zones or mixed-income housing developments along commercial corridors, as specified by Article 2 (commencing with Section 65912.110) or Article 3 (commencing with Section 65912.120) of Chapter 4.1 of the Government Code.
4. The project is subject to a streamlined ministerial approval process, per Government Code Section 65913.4.
5. The project meets the criteria specified in the Affordable Housing on Faith and Higher Education Lands Act of 2023 (SB4)
6. The project is entitled to a Density Bonus, per Government Code Section 65915.
7. The project features 10 or fewer units.

Although fees are deferred for Designated Residential Development Projects until the project receives a Certificate of Occupancy or Temporary Certificate of Occupancy, it is important to note that public agencies may still collect utility service fees after receiving an application for utility services. In addition, developers may be required to pay development impact fees prior to the Certificate of Occupancy if construction does not commence within five years of the building permit issue date.

## **PROGRAM MANAGEMENT**

The City, with assistance from consultants, oversees the implementation and administration of the Master Plan Fee Program, consistent with the requirements of the Mitigation Fee Act. For all Master Plan fees, a Program Management Fee is added to fund the costs of City's management and ongoing fee program administration, collection, and reporting. This includes costs associated with City staff and consultant time, studies, and administration to support the program. Industry standard ranges from three to six percent (3-6%) for the administrative component of a development fee program. The City has historically collected five percent (5%) for administrative costs on each fee, which was previously included as a soft cost mark-up. Administratively, the five percent (5%) charge per fee was difficult to account for throughout the numerous fee funds.

Thus, a separate Program Management Fee was created and will be collected in a separate fund for ease of administration. Additional information regarding the Program Management Fee can be found in the Program Management Impact Fee Nexus Study, prepared by Harris & Associates (March 2024). The administrative functions of the Program Management Fund include, but is not limited to, the following:

- Annual fee adjustments
- Annual fee reporting
- Additional fee reporting every five years
- Application and tracking of fee credits and reimbursements

- Posting of nexus studies and fee schedules on the City’s website
- Periodic nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking, and administration

## **CREDITS AND REIMBURSEMENT POLICIES**

Fee credits and reimbursements may be allowed for developer-constructed facilities in compliance with Title 13 of the Tracy Municipal code and other applicable policies. Credits and reimbursements shall be calculated specifically for each project as applicable. It should be noted that per Section 13.08.020 (e) of the Tracy Municipal Code “The Subdivider shall not be entitled to any credit for program implementation or contingencies.”

## **PROGRAMMING REVENUES WITH THE CIP**

The City should maintain its Capital Improvement Program (CIP) to adequately plan for future infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth. The CIP provides documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient funds to complete a project. This report outlines the projects that are to be funded with this fee program and forms the basis of the CIP, as identified in **Table 2-1** above.

## **FEE REPORTING**

Assembly Bill No. 1483, which became effective January 1, 2020, requires that public agencies make the following information available on their website. The following information must be provided:

1. A current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special districts, of the city or county applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
2. All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
3. The list of information required to be compiled pursuant to Section 65940.
4. The current and five previous annual fee reports or the current and five previous annual financial reports, which were required pursuant to AB 1600.
5. An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Any updates to the above information must be available within 30 days.

## **ACCESSORY DWELLING UNITS**

An accessory dwelling unit (ADU) is a second unit that is attached or detached from a single-family home. In accordance with Assembly Bill No. 881 approved on October 9, 2019, TIMP fees will not be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, the ADU will be charged proportionately in relation to the square footage of the primary dwelling unit. Since the TIMP residential fees are now being charged on a square footage basis, ADU fees will be calculated by multiplying the TIMP Single Family Residential fee by the ADU's square footage.

## **SPECIALIZED DEVELOPMENT PROJECTS**

The fees in this report may not apply to specialized development projects such as golf courses, cemeteries, sports stadium, truck lots, or other specialized land uses. For specialized development projects the City will review the development's impacts to determine the applicable fees. The fee rates presented in this Nexus Study may be reduced, exempted, or waived under certain circumstances as determined by the City. Any exemption or reduction in fees will be based on the City's independent analysis and review of the subject property. In addition, specialized land uses may be calculated utilizing the cost per EDU applied to the number of EDUs of the specialized land use as determined by the City's independent analysis

Some developments may include more than one land use type. In these cases, the fee is calculated separately for each land use. The City has the discretion to impose the fees based on the specific aspects of a proposed development regardless of zoning. The fee imposed should be based on the land use type that most closely represents the impacts of the development.



**Section 4   APPENDIX: TRACY CITYWIDE PUBLIC  
FACILITIES MASTER PLAN UPDATE  
(DECEMBER 2023)**

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CITY OF TRACY

# CITYWIDE PUBLIC FACILITIES MASTER PLAN UPDATE

December 2023



CITY OF  
**TRACY**  
Think Inside the Triangle™



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# I. EXECUTIVE SUMMARY

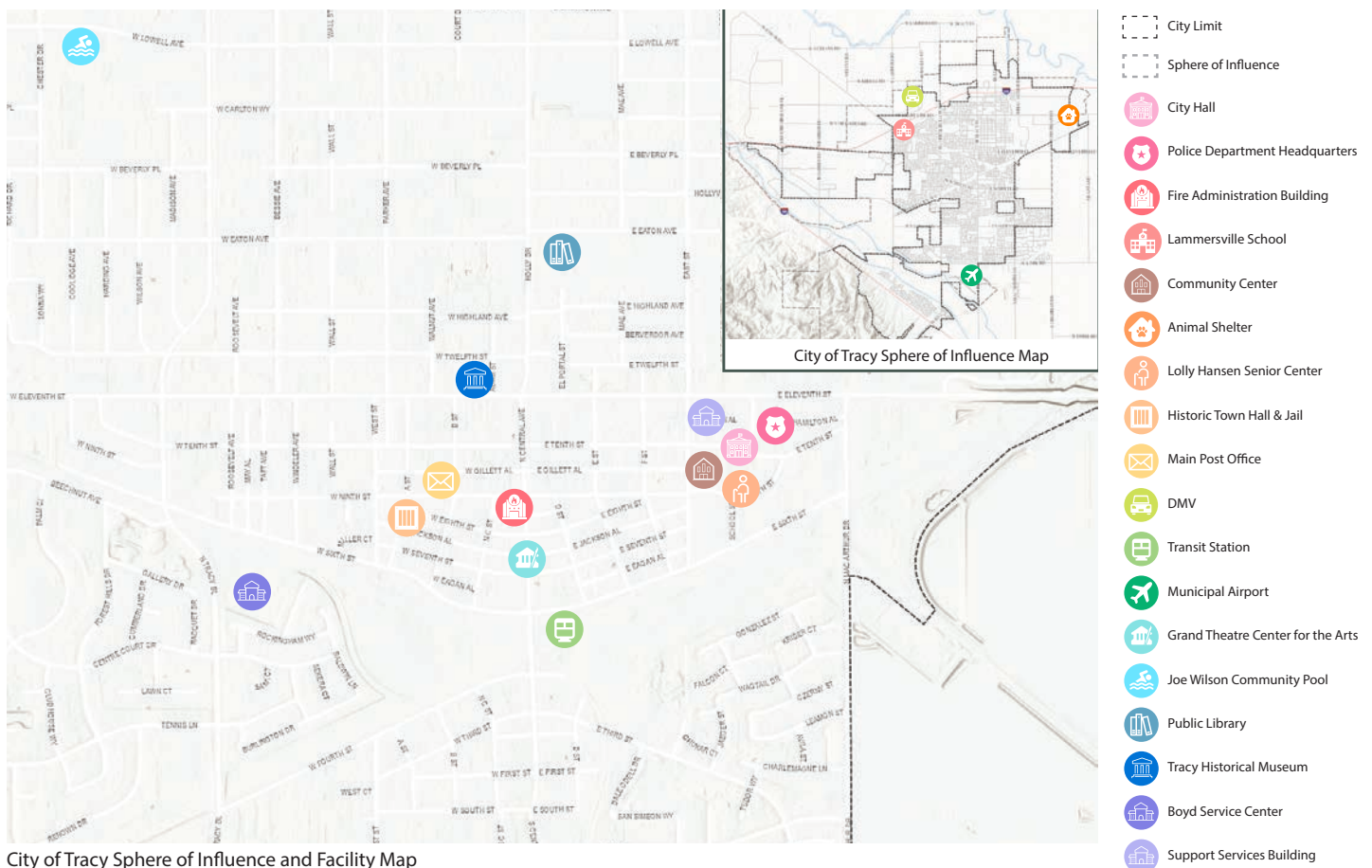
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## Executive Summary

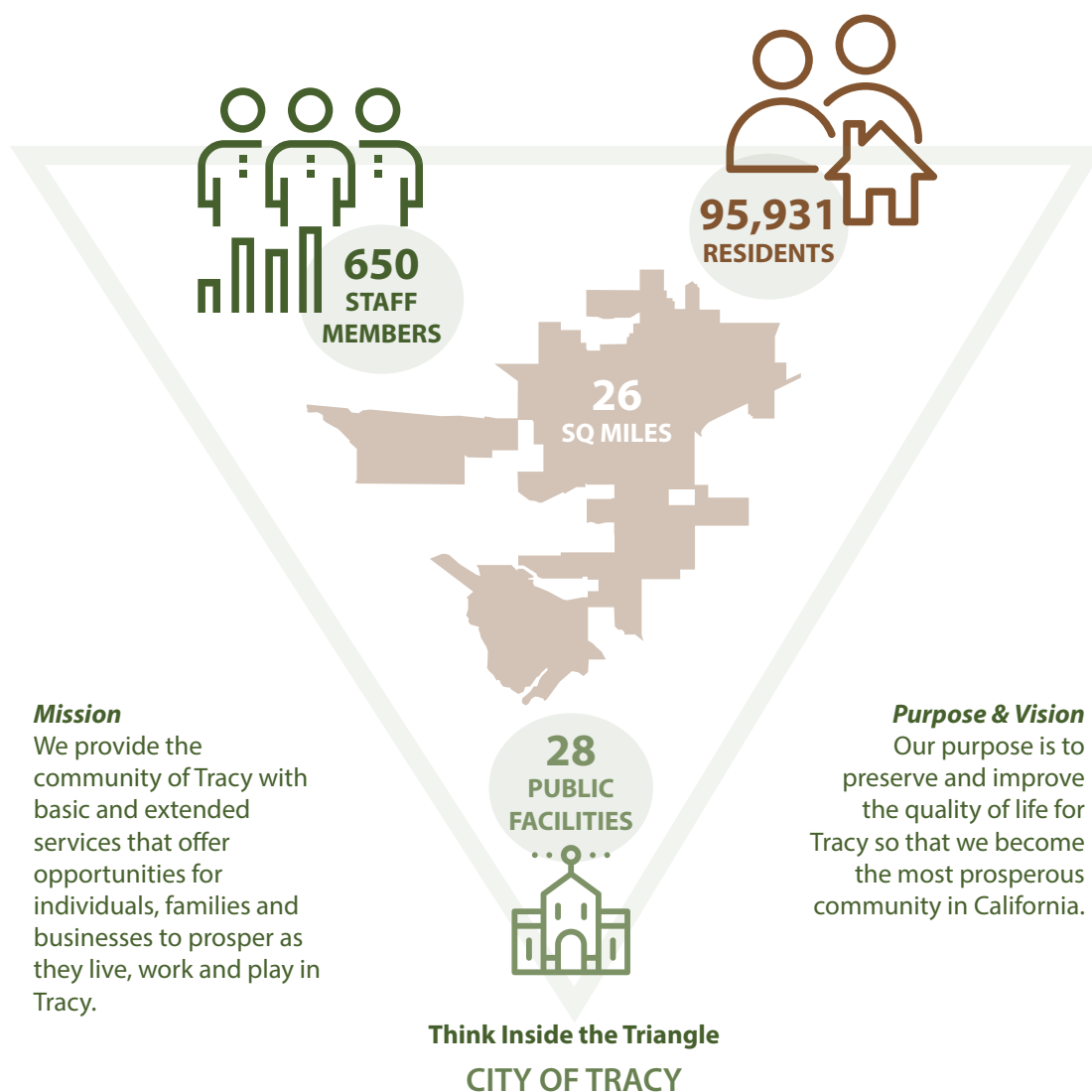
The City of Tracy (City) is updating all infrastructure master plans including an update to the 2013 Citywide Public Facilities Master Plan (CPFMP) to align current community objectives for public facilities with the City's overall planning goals and Capital Improvement expenditures. The Plan update builds upon the original goal of portraying clear objectives for public facilities and establishing a future vision and achievement strategies to implement improvements to public facilities. The information obtained from the Plan update as well as concepts presented within can act as a planning guide for the City of Tracy. The Plan will help guide decision-makers and inform the public about the City's future public facilities goals. The plan reaches 30 years into the future. Planning and expenditures focus on the next 20 years. Future updates to the Plan are recommended every five to ten years to ensure alignment of public facility goals and improvement expenditures with City of Tracy operational and community needs. The study area for this Plan update is the City of Tracy's 42-square mile Sphere of Influence (Figure below). Facilities and infrastructure operations of similar sized cities were studied for comparative efforts to Tracy's operations.

This Plan serves to inform community members of the benefits that focused expenditure on needed Capital Improvements and deferred maintenance solutions would bring to the City of Tracy. The Plan works to address short-term and long-term City goals and objectives for facility investments and future improvements. Assessments of current working conditions and needs of various City departments were compiled. The Facility Condition Assessments (FCA) provide documentation of current conditions of City-owned facilities that may be used for future planning. The existing City facilities will be able to serve the City for the next five to ten years or more, but without addressing deferred maintenance needs the condition of City-owned facilities will deteriorate resulting in increased repair and replacement costs. This Plan proposes large expenditure on prioritized projects from now until 2040. Current inflation trends indicate possible construction cost rise and the expense the City faces will only increase as time passes.

Additional recreational, community and event space is required to serve the expanding number of City residents. Employees require increased efficiency in work operations including better collaborative opportunities. Public and conferencing space is needed and desired. Recommendations outlined in this Plan allows the City's public facility needs to be realized. The proposed projects presented as solutions provide a future for the City that aligns with current community growth.







Current conditions and needs related to City public facilities have been detailed throughout the CPFMP update. Focus is on maintaining public infrastructure and improving efficiencies. These major components include planning and review of staff and public spaces (Space Planning), conditions of existing facility components and repair needs (Facility Assessments and Deferred Maintenance Projects), and major capital expenditures that would improve the state of public facilities (CIP Projects). Planning, assessment and surveying processes related to these major components took into account Tracy's expanding Sphere of Influence with the focus of serving residents equally and interdependent of locations of residences within City limits.

The updated Public Facilities Master Plan will be used as a guideline document for the improvement of City facilities. Future public facilities recommended to be constructed are shown in Projects, Section 4, and include a new Multi-Generational Recreational Center, Library, Bus Maintenance and Transit Facility, Aquatics Center and auxiliary Operations and Utilities Facility. The CPFMP also identifies changes to existing public facilities that will allow for improved work efficiencies and level of public service. The CPFMP works to identify current deficiencies related to existing public facilities and projects recommended to improve these facilities. Future City goals and direction will require modifications to the Public Facilities Master Plan as it is presented.

Order-of-magnitude cost estimates have been provided for Deferred Maintenance projects and Capital Improvement projects.

### CPFMP Goals

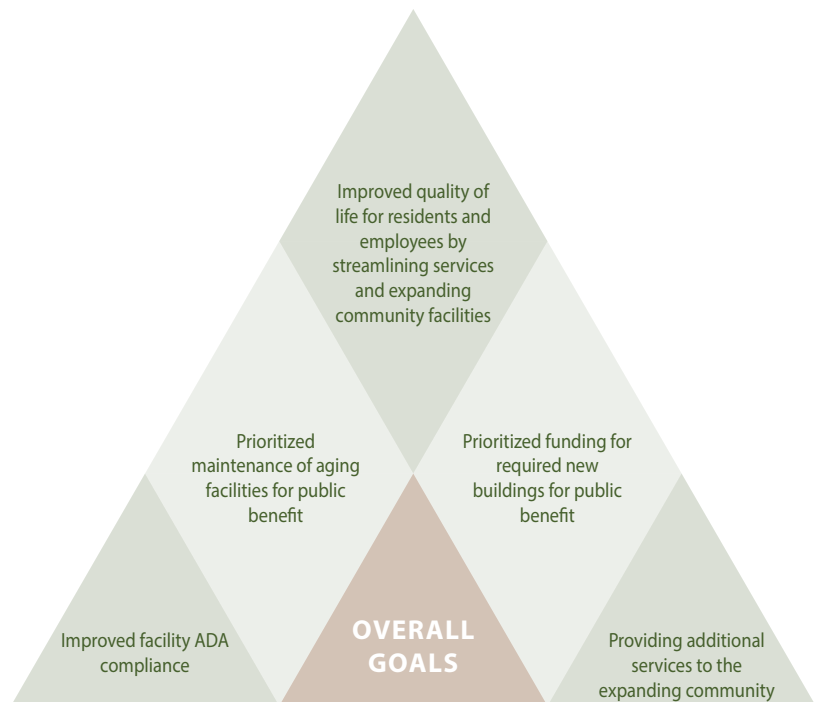
The City seeks to align City facilities planning to growing needs of the community, improve resident services and improve work efficiencies. A 6-month analysis of the 28 major City facilities and airport facilities led to recommending specific projects to meet current and future needs. Analysis included physical facility condition inspections, discussions with City departments and staff and review of existing planning reports and documentation. The process involved identification of areas of facilities the City should renovate and new facilities that should be considered to align with future City growth. Co-location of departments and employees was identified. Cost projections for both Deferred Maintenance projects were estimated and project definition summaries prepared. Construction of new facilities was identified including locations and uses for new facilities and potential time frames for construction.

The information and concepts presented in the CPFMP are used to guide local decisions regarding public uses of land and the provision of public facilities and services. The CPFMP is long-range in its view and is intended to guide development in the City through build-out.

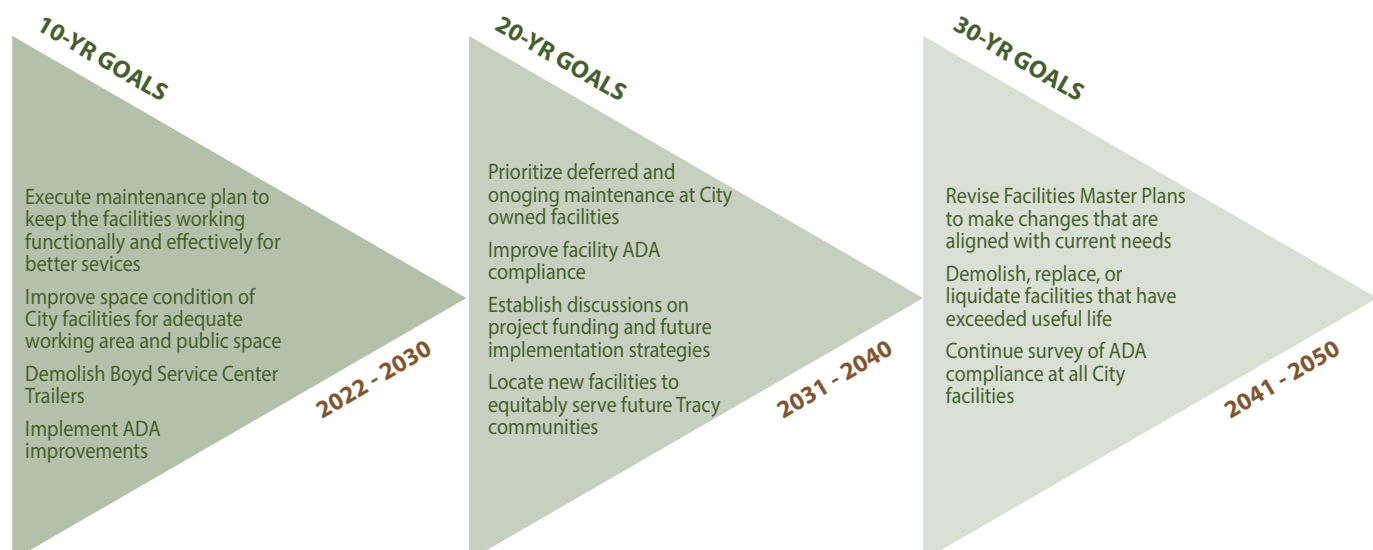
### Scope of CPFMP

The CPFMP outlines future expenditure needed through Build-out. Public and economic benefits may be realized as planning is implemented to serve the expanding City footprint. The CPFMP was formulated through analysis of existing City facilities, department operations and needs, and improving public services based on needs related to growth.

Included in the CPFMP are City Hall, Support Services offices, Community Center, Senior Center, Parks & Community Services offices, Boyd Service Center, Library and other City facilities. Future facilities for Police, Fire, Parks and Utilities are covered in detail in separate master plans.



CPFMP Overall Goals



Breakdown of City of Tracy Goals



## Findings & Methods

### Findings - Facilities

- Highlighted Capital expenditure needs include additional community and recreational facilities and additional maintenance facilities.
- Additional meeting and conference spaces for both public meetings and internal staff discussions would benefit operations at most public facilities.
- Existing City facilities are in good condition for building age and require varying maintenance improvements. An ongoing maintenance program is recommended to maintain facility longevity.
- Workplace efficiency could be improved by reorganization of some departments and divisions into new or different buildings.
- Organized storage spaces will allow for more efficient access to data and particular historical documents.

### Findings - Staffing and Space Utilization

In general, the City's 650 staff located in public facilities are organized in an efficient manner.

Most inefficiencies are related to space limitations at particular locations:

- IS has some storage and workspace located in the Police Department dispatch center rather than contiguous with its main operations.
- Much of the City's bulk storage needs are met by shipping containers at the Boyd Service Center rather than an appropriate warehouse facility.
- Engineering Services is divided between two adjacent buildings, adding to administrative burdens, reducing the effectiveness of using shared resources and counterproductive to the City's centralized approach to providing development services.
- Parks & Recreation service is divided among three facilities and the existing size of the spaces doesn't meet operational needs.
- Transit operations require an expanded vehicle maintenance and parking facility.
- The expanding Operations and Utilities service area requires an auxiliary facility at the southwest portion of the City.

### Process / Methodology

The CPFMP update process involved many components, including:

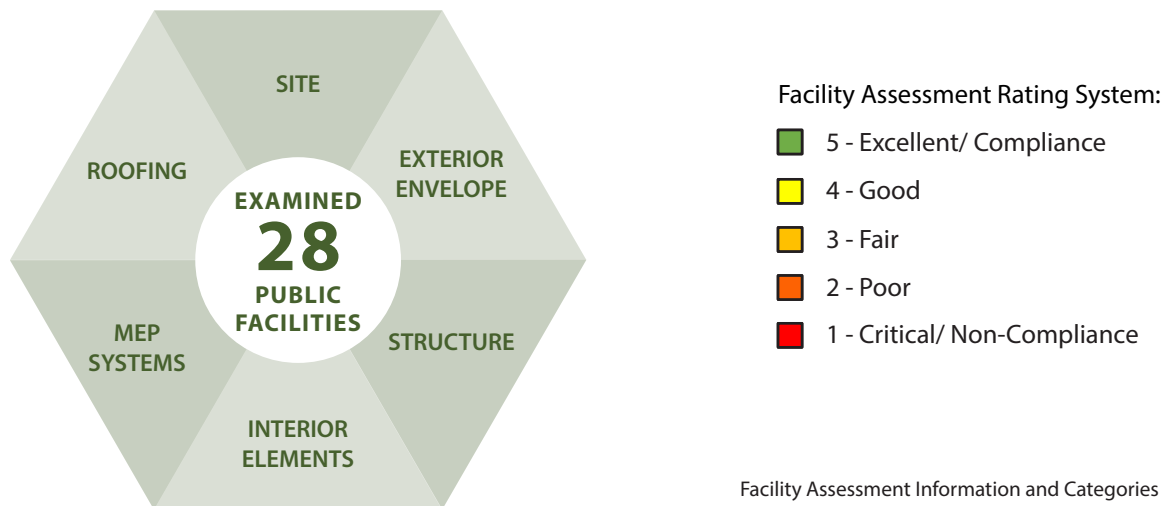
- Existing Documents Review
- Facility Condition Assessments
- Existing Operations Analysis
- Staff Space Needs Surveys
- Meetings and Discussions
- Cost Estimating
- Land Use and Impact Fees



Process and Methodology

### Facility Condition Assessments

The facility condition assessment process involved analysis of 28 City of Tracy owned public facilities and discussions with maintenance staff for each of the assessed buildings. The assessment team visited each facility and documented the physical condition of building elements including site, exterior envelope, structure, interior elements, visual ADA compliance and mechanical, electrical and plumbing (MEP) systems. Building maintenance staff accompanied the assessment team during these observations and provided further information about specific building elements including those that could not be physically observed by the project team. 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” designated to a component in critical condition and “5” designated 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 (SF). A condition checklist outlining the ratings of assessed elements is included along with a condition summary of findings, a summary of recommendations and impacts of recommendations. A selection of photos taken during the assessment process are included in each assessment report.



Facility Assessment Information and Categories

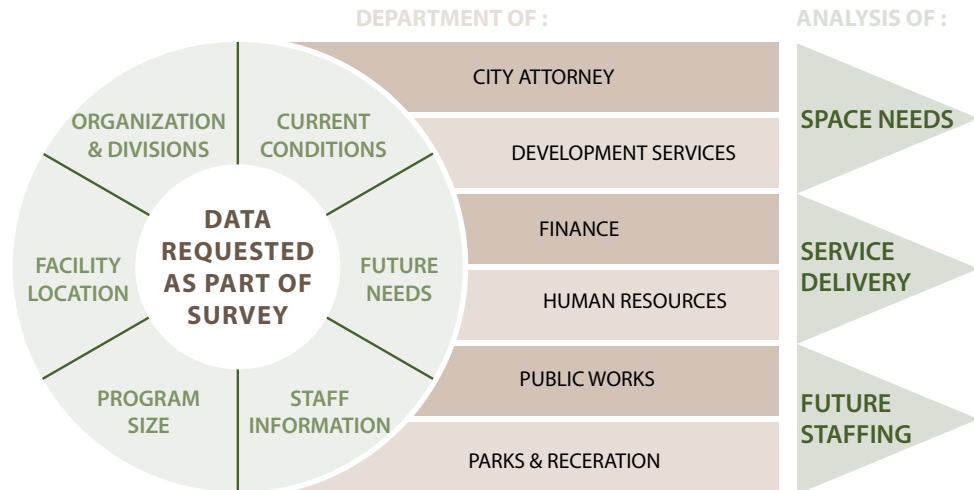
### Existing Documents Review

Existing data pertaining to city operations and previous planning efforts were reviewed in order to obtain a better understanding of current facilities, department operations and required improvements. A selection of data, documents and studies reviewed includes:

- Citywide Public Facilities Master Plan, 2013
- Boyd Service Center Master Plan, 2008
- City of Tracy - Adopted Financial Plan
- City of Tracy - Land Use Information
- City of Tracy - Infrastructure Master Plans Development Areas Map
- City of Tracy - General Planning GIS data
- City of Tracy - Aquatic Center Concept Diagram
- City of Tracy - Construction plans of City facilities
- City of Tracy - Planned project programming data
- City of Tracy - Position Control Roster
- City of Tracy - Undeveloped Parcels Appraisals Report
- Staff Survey Responses

### Staff Surveys

Staff surveys were conducted to obtain existing data and establish individual department projected growth needs. The survey responses helped to guide planning solutions. The staff surveys were conducted using questionnaires containing both multiple choice and open-ended questions for each department. These questions addressed specific aspects including: organization and divisions, staff information, facility locations and sizes, program sizes, current conditions and future needs. The completed department questionnaires were analyzed and summarized. Recommendations were developed for each department based on the surveys and interviews with administrative staff and department heads. Meetings were held with some department heads and section managers to clarify survey responses and department needs.



Staff Survey Process

### Existing Operations and Planning Analysis

Multiple meetings with City leadership from Administration, Finance, Operations and Utilities (previously Public Works) and Development & Engineering Services were conducted to gain knowledge of existing City operation conditions and future needs. From the meetings and surveys, the CPFMP establishes department-by department programmatic needs, basing projections on the staffing of other cities that are geographically and demographically similar to the community now through Build-out. This comparison approach substantiates the space required for City operations by making adjustments on the basis of statistical procedures to enhance predictive accuracy.

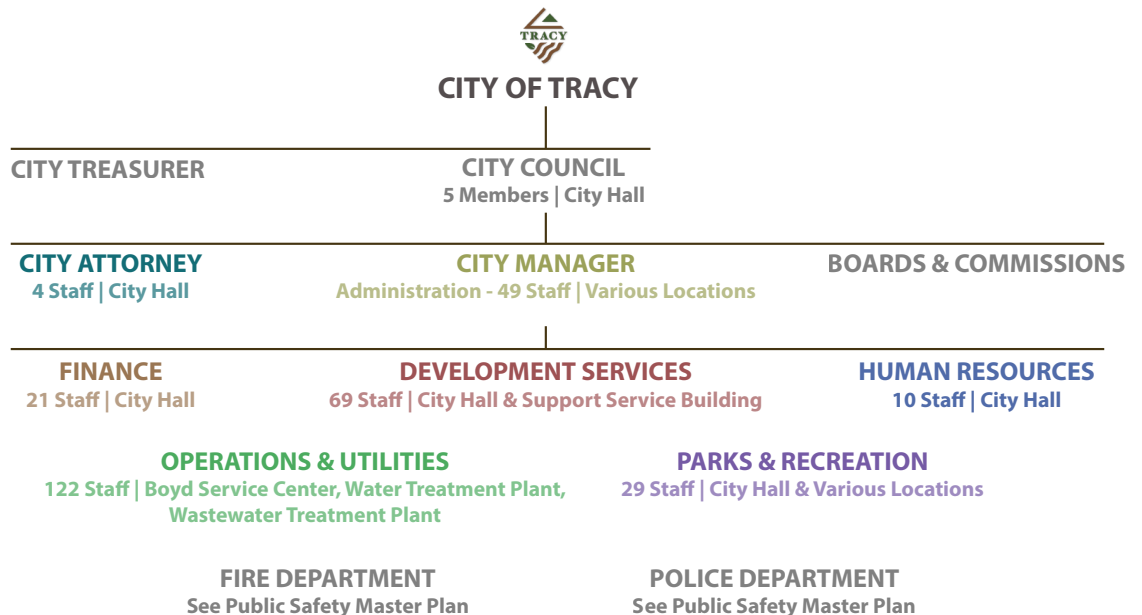
Note:

#### Operations and Utilities

(Previously separate departments of Public Works Department & Utility Department)

Effective July 2022

\* Utilities Division was not considered as part of Public Facilities Master Plan Update



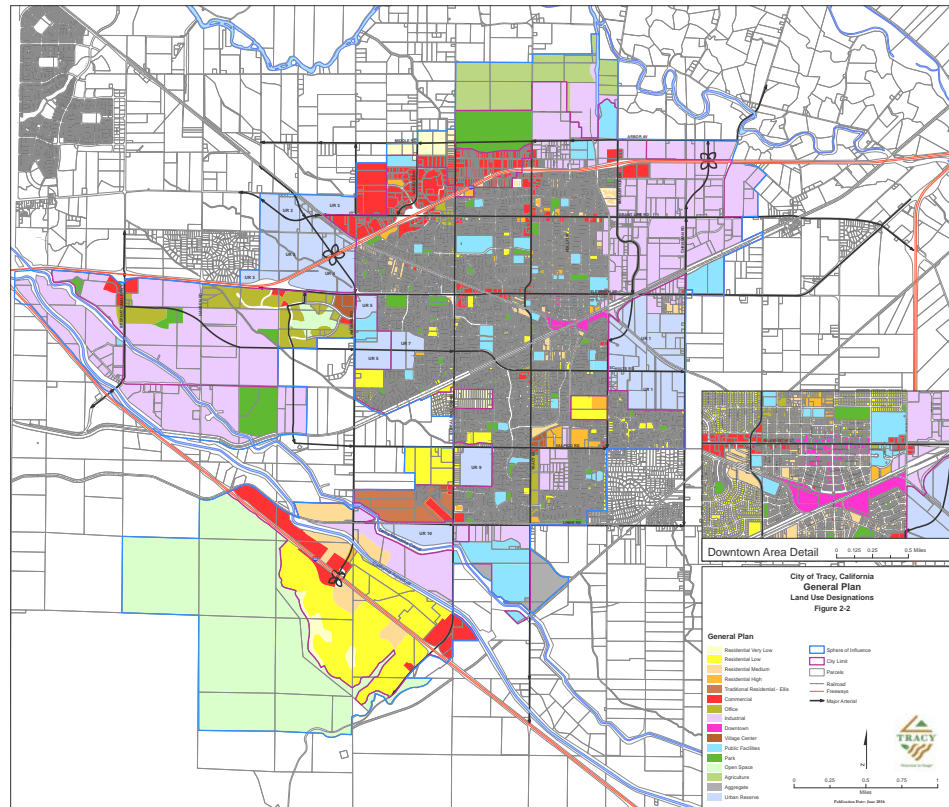
2023 Department Staffing Breakdown

## Land Use and Impact Fees

An analysis of the impact fees on other City construction necessary to help cover costs of the proposed new public facility construction took place as part of the CPFMP update process. The City created a series of land use assumptions for existing planning areas as well as future planning areas within the Tracy Sphere of Influence. Throughout all of the planning areas, the City anticipates new single family residential units and multifamily units; acres of industrial, office and retail development; and other commercial development will be added to the City over the next 10 years and beyond. The map below designates 2021 land use type by areas within the City.

### General Plan

- Residential Very Low
- Residential Low
- Residential Medium
- Residential High
- Traditional Residential - Ellis
- Commercial
- Office
- Industrial
- Downtown
- Village Center
- Public Facilities
- Park
- Open Space
- Agriculture
- Aggregate
- Urban Reserve



2021 Land Use Type by Area within Tracy

## Meetings and Discussions

Meetings with City employees and stakeholders, including Department heads, were conducted throughout the Citywide Public Facility Master Plan update process. The solutions outlined in the CPFMP have been discussed with City Departments and other administrative staff. Department heads reviewed the progress and contributed input and comments during discussions and progress meetings attended. The Departments section of the report explains various departments that make up City staffing and highlights some of the physical and space needs for each of the City's departments.

## Recommendations

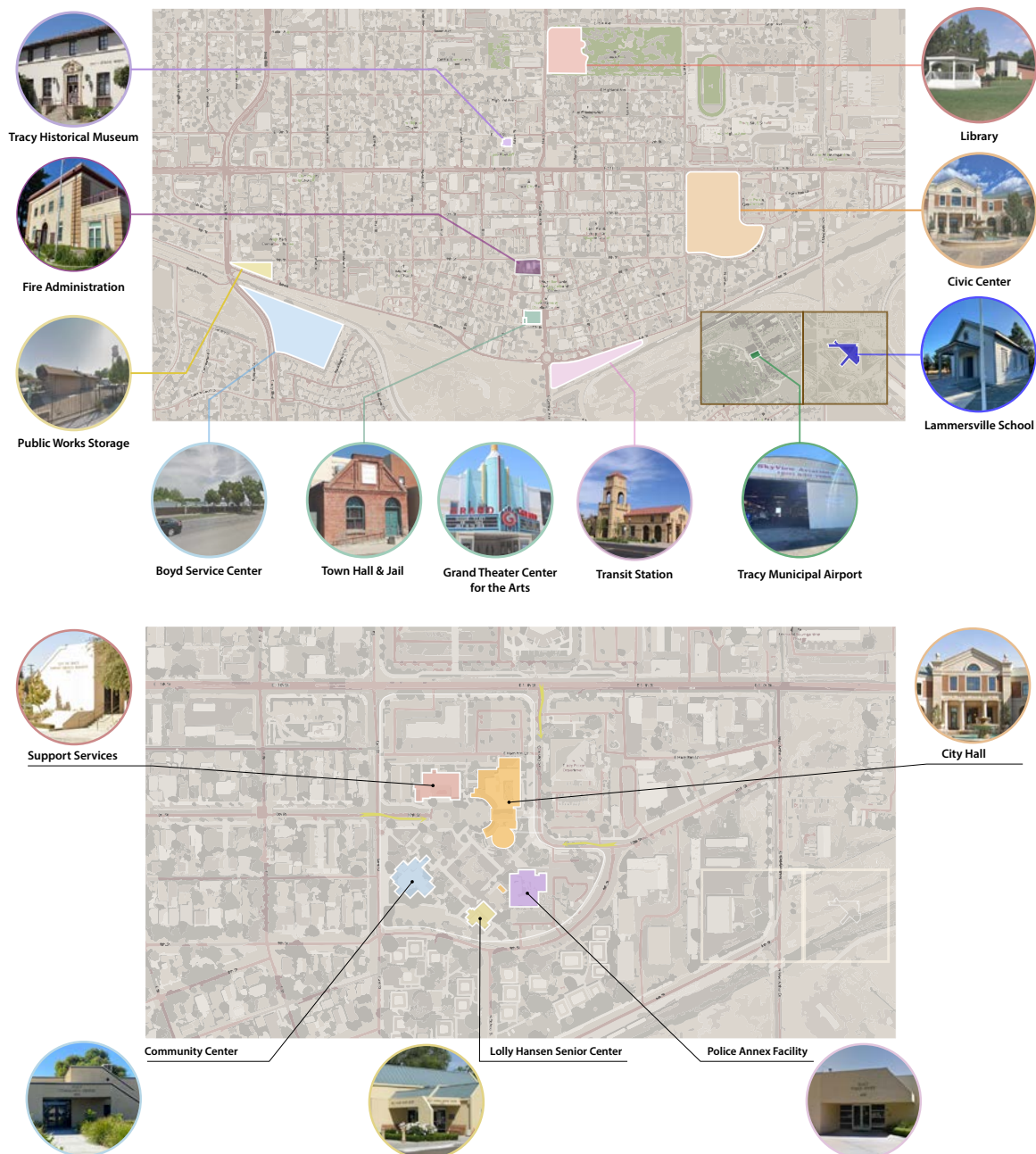
It is recommended that the City of Tracy invest a significant amount of resources through Build-out into new public facilities Capital Improvement Projects. Recommendations outlined on the following pages are built upon the City's general goals of co-location of like services and quality of public services improvement. City facilities are primarily located in the central and eastern portions of the City and additional facilities built along the western corridor will provide evenly distributed access to services for residents in those areas. Existing infrastructure must also be maintained. It is recommended to perform many deferred maintenance projects on existing facilities and infrastructure. Costs for new facilities, deferred maintenance, and existing facilities modernizations are explained on the following pages.



## Facilities & Projects Overview

The City of Tracy serves more than 90,000 residents over 26 square miles. Services provided to the public include Public Safety services, Public Works including roadways and residential utilities, parks and recreation services, transportation services, and library facilities among various other municipal services. The City government provides these services with the help of over 650 staff members and from 28 owned facilities. The majority of City facilities services are located on the east side of Tracy, near the downtown and Civic Complex area. City services are centrally located to most of the City's population. Additional development on the western side of the City will need expanded City presence.

Facilities owned by the City are generally in fair condition. Current facilities serve the population well but differing levels of deterioration at City facilities are present due to aging construction. Employees from the same department would benefit from colocation of collaborating individuals into the same facilities. Workspace efficiencies may increase or otherwise see improvement due to colocation. Access to services for the public will be improved and organized with colocation efforts. Tracy continues to invest in a wide range of projects to provide ADA compliant facilities and services at various locations.



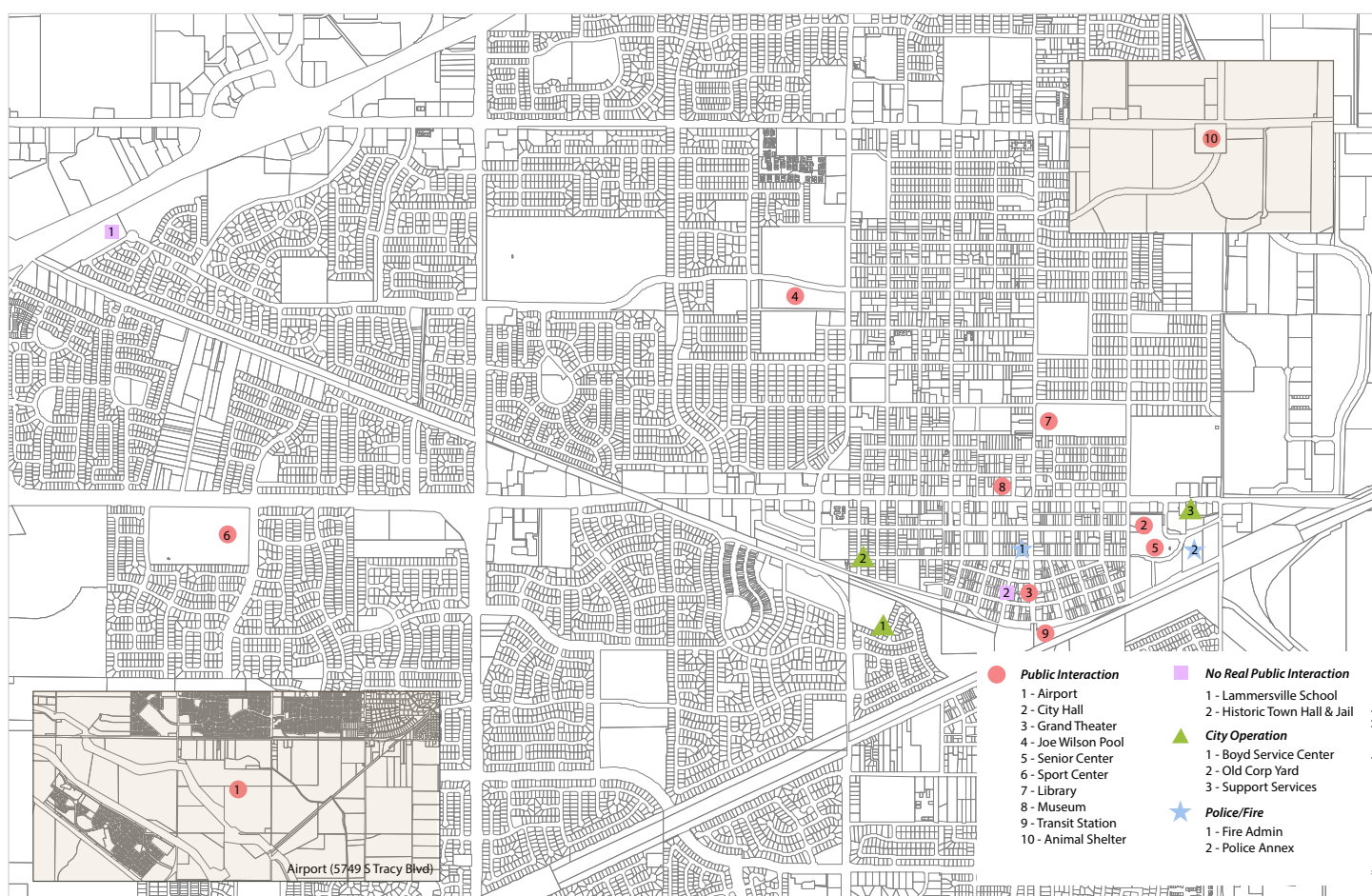
Civic Center Facilities and Locations of other City Facilities

### Evaluation of Existing Facilities

Existing public facilities are in fair to good condition overall. The City has some buildings that are approaching the end of their useful service life including airport facilities and Operations and Utilities shops. Most other public facilities contain remaining service life with deferred maintenance recommendations implemented. Employee distribution is inefficient for public service operations and is no longer efficient in terms of space use, expended efforts related to collaboration or energy use. Specific details related to facility condition are listed in each facility's individual assessment report. A general overview of items requiring improvement include the following:

- Some interior finishes and furnishings show evidence of their age and wear.
- Mechanical, electrical and plumbing (MEP) updates are required at some facilities.
- Most parking lots require resurfacing and new striping paint.
- Minor structural cracking is present at some facilities.

Residential development is expanding on the west side of Tracy. New residents desire access to all public facilities and services that are provided to existing residents. All owned City buildings require moderate improvements to maintain their value, operation and meet continuing public needs.



Locations of Facilities Assessed



Examples of common deficiencies observed:

#### Site

- Deteriorated parking paving and/or striping
- Areas lacking landscape upkeep
- Accessible Path of Travel deficiencies
- Cracked concrete sidewalks, pathways and curbing



#### Exterior Envelope

- Rotting, separating or otherwise deteriorating siding
- Dirty or broken exterior light fixtures
- Single pane windows are common, some with broken sliders or seals that allow for water and air intrusion
- Door seals nonexistent or deteriorated
- Failing exterior paint system
- Conduits that are rusted or otherwise degraded



#### Roof

- Drainage problems including undersized outlets, pooling water and rusted drain covers
- Roof rot and surface bubbling
- Plywood decking that deflects considerably
- Materials requiring abatement are present in the construction of some roof elements
- Lack of safety railings

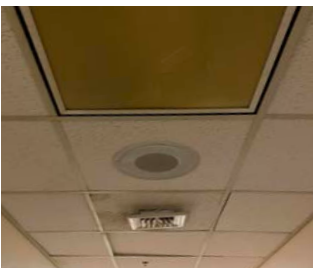


#### Structure

- Cracks in drywall
- Warped wood

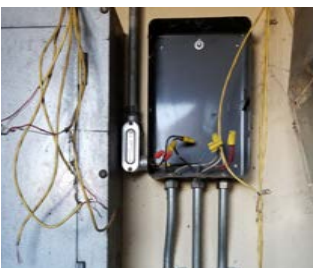
#### Interior Elements

- Carpet and other flooring that is discolored and past useful service life
- Scuffs and paint chipping on walls
- Energy intensive lighting fixtures
- Discolored or stained ceiling tiles
- Undersized work areas and inadequate storage space
- Outdated restroom finishes



#### MEP Systems

- Equipment components that have been off-line for an extended period of time
- Electrical service deficiencies
- Pneumatic HVAC systems
- Boilers and other equipment original to building construction
- Elevator modernizations required
- Undersized equipment for facility needs



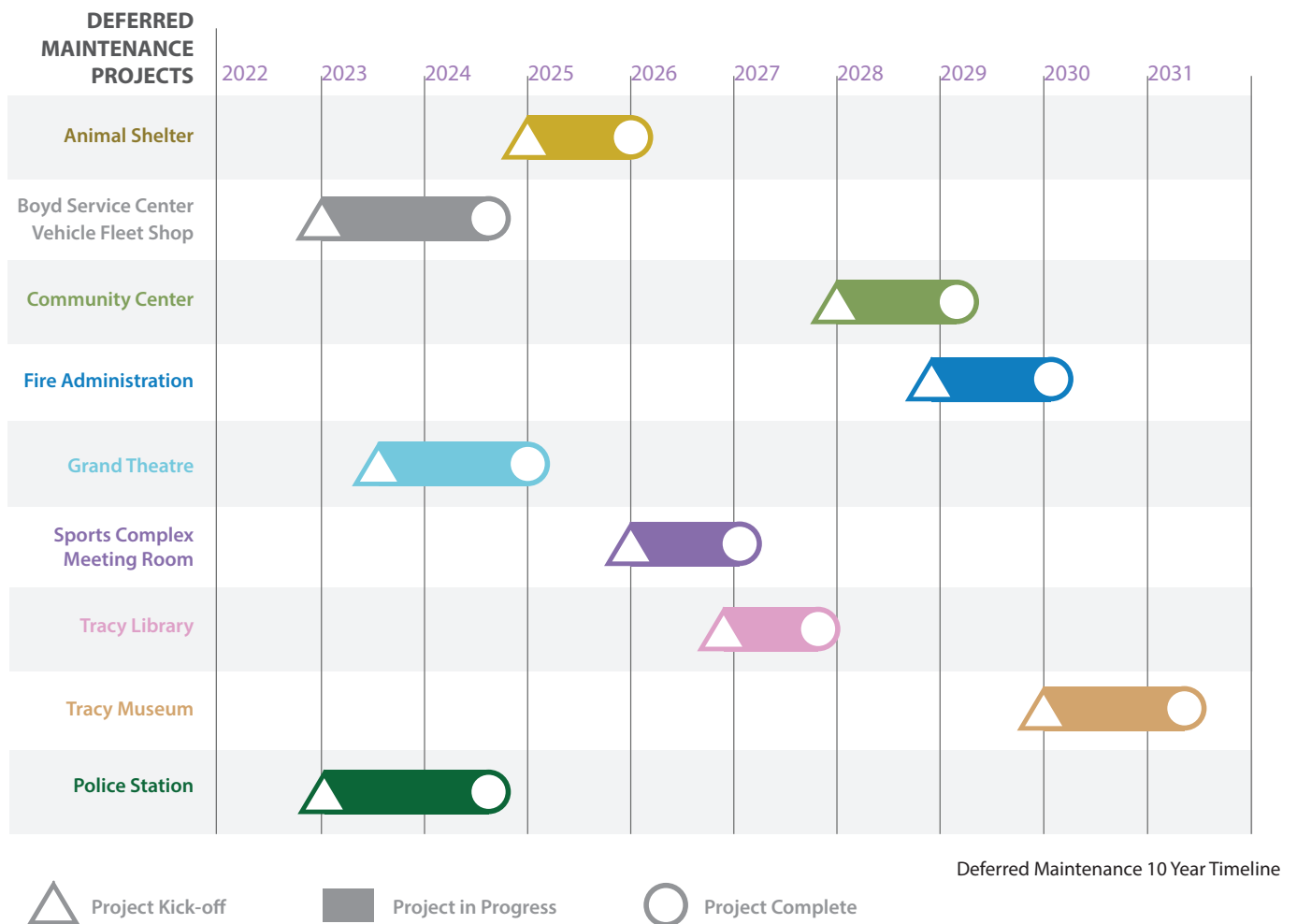


### Deferred Maintenance

A total investment across owned assets of \$28.4 million is estimated to rectify deferred maintenance needs at public facilities. The facilities outlined below are recommended to be prioritized for deferred maintenance. An investment of \$16.0 million will rectify deferred maintenance at the below facilities outlined for the initial Phase 1. This does not include any space renovation projects. An additional investment of \$12.4 million in 2022 dollars will rectify the remainder of deferred maintenance needs at other public facilities planned for years 11-30, Phases 2 and 3. This expenditure should be supplemented with a detailed maintenance plan for funding and repair strategies for future deterioration. Additional investments related to accessibility compliance require future consideration. The City should continue to work towards accessibility compliance in a reasonable and timely manner.

No public safety concerns were identified as part of recommended building improvements. The City should renovate approximately 60% of the current owned facility inventory. The City should continue to maintain the other 40% of existing facilities.

A timeline for deferred maintenance projects recommended for the next 10 years is shown below.





### Existing Facilities and Deferred Maintenance



**City Hall** - City Hall requires interior renovations to better house city employees and serve the public. Space renovations focus on the public lobby area and spaces on the second level shared by departments including Development Services and the City Manager's Office. Deferred maintenance projects include HVAC equipment replacement; site improvements that tie into recommendations for other facilities at the Civic Center complex; foundation investigation; and minor ADA compliance projects. (See Page 29 for details.)



**Support Services** - Recommend replacement with a larger, multi-story administrative facility due to space needs for City of Tracy operations. Deferred maintenance projects at Support Services and the Support Services Trailer include: Interior renovations and restroom modernizations; mechanical, electrical and plumbing (MEP) improvements; site maintenance to pavement markings and landscape walls; emergency generator reconditioning; exterior improvements and roof maintenance at the trailer facility; and minor ADA compliance projects. (See Page 40 for details.)



**Community Center** - Deferred maintenance projects at the Community Center include: wall and door maintenance, roof improvements, site improvements, striping repair, landscaping, parking lot improvements, interior renovations and MEP maintenance and ADA compliance projects. The existing Community Center is recommended to undergo an expansion as part of a future Capital project for increased community space. (See Page 52 for details.)



**Senior Center** - The existing Senior Center is recommended to undergo an expansion as part of a future Capital project. Deferred maintenance projects at the Senior Center include site improvements, exterior maintenance, and light ADA projects. (See Page 64 for details.)



**Police Annex** - The existing Police Annex is not recommended to have workstations or internal spaces expanded but may be used as swing space for different departments upon implementation of the Public Facilities, Public Safety and Parks & Recreation Master Plans. Deferred maintenance projects at the Police Annex include: exterior renovations, interior renovations, MEP maintenance including boiler replacement, parking improvements, and ADA projects. (See Page 75 for details.)



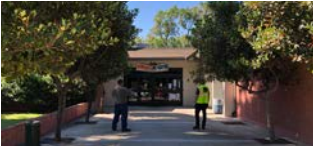
**Fire Administration** - Space layout changes to the interior of the Fire Administration building may be proposed under the concurrent Public Safety Master Plan. Deferred maintenance projects at the Fire Administration include: painting and cleaning of exterior envelope, interior renovations, site maintenance, new boiler system and moderate ADA improvements. (See Page 87 for details.)



**Transit Station** - Space layout changes to the interior of the Transit Station are being provided under an ongoing project. Deferred maintenance projects at the Transit Station include site renovations and cleaning, exterior painting and door hardware, roofing improvements, water piping maintenance and ADA improvements to the site and restrooms. The Transit Center's interior renovation project is currently underway. (See Page 99 for details.)



**Animal Shelter** - An expansion of the Animal Shelter is proposed under the concurrent Public Safety Master Plan. Deferred maintenance projects at the Animal Shelter include: exterior painting, site resurfacing and landscape structure maintenance, roof access, interior renovations and minor ADA projects. The existing Animal Shelter is recommended to be renovated concurrently with the expansion. (See Page 110 for details.)



**Tracy Library** - The existing Tracy Library is not recommended for expansion. Deferred maintenance projects at the Tracy Library include; gutter and downspout maintenance, tile flooring replacement, site resurfacing, HVAC equipment replacement, and light arrangement of interior furniture to meet ADA. (See Page 121 for details.)



**Joe Wilson Pool** - The existing Joe Wilson Pool is not recommended to have workstations or internal spaces expanded. Deferred maintenance projects at the Joe Wilson Pool include; exterior maintenance, kitchen tile flooring replacement, locker room surfaces maintenance, and ADA compliance projects. (See Page 132 for details.)



**Sports Complex Meeting room** - Deferred maintenance projects at the Sports Complex Meeting Room include; exterior and door maintenance, interior renovations, MEP maintenance, site repavement, and ADA improvements. The existing Sports Complex is not recommended to have workstations or internal spaces expanded. (See Page 144 for details.)



**Tracy Historical Museum** - Deferred maintenance projects at the Tracy Historical Museum include; site improvements, exterior renovations, roof maintenance, interior renovations, leakage repair, and ADA improvements. The existing Tracy Historical Museum is not recommended to have workstations or internal spaces expanded. (See Page 155 for details.)



**Grand Theatre Center for the Arts** - Deferred maintenance projects at the Grand Theatre Center for the Arts include; structural investigation, interior renovations, new fire sprinklers, site and exterior renovations, and ADA improvements. The existing Grand Theatre is not recommended to have workstations or internal spaces expanded. (See Page 166 for details.)



**Lammersville School** - Deferred maintenance projects at the Lammersville School include; providing a parking lot, deteriorated wood renovations at exterior and site, the addition of handrails and ADA improvements. The existing Lammersville School is not recommended to have workstations or internal spaces expanded. (See Page 178 for details.)



**Tracy Town Hall & Jail** - Deferred maintenance projects at the Tracy Town Hall & Jail include structural investigation, site painting, exterior renovations, interior renovations, and ADA improvements. A study of the building condition is underway. (See Page 189 for details.)



**Old Corp Yard** - Deferred maintenance projects at the Old Corp Yard include; site repavement, roofing improvements and interior renovations. The Old Corp Yard is not recommended to have workstations or internal spaces expanded. (See Page 200 for details.)



**Boyd Service Center (Overall)** - The Boyd Service Center is recommended to be expanded as part of a separate Capital project. Deferred maintenance projects at the Boyd Service Center include; site repavement and other improvements, shops renovations and modernizations.



**Boyd Service Center (Administration - Building A)** - Deferred maintenance projects at the Administration Building include; site repavement and other improvements, interior renovations and modernizations. The Administration Building at Boyd is recommended to be expanded as a Capital project. (See Page 211 for details.)



**Boyd Service Center (Maintenance Shops - Building B)** - The Renovated Maintenance Shops at Boyd are recommended to be supplemented with additional shops. Deferred maintenance projects at the renovated Maintenance Shops include; perimeter fencing improvements, site repavement and other improvements and light ADA renovations. (See Page 223 for details.)



**Boyd Service Center (Maintenance Shops - Building C)** - Deferred maintenance projects at the unrenovated Maintenance Shops include; exterior lighting fixtures and other renovations, interior renovations, leakage repair, site repavement and other improvements, equipment housings and ADA improvements. The Unrenovated Maintenance Shops at Boyd are recommended to be supplemented with additional shops. (See Page 233 for details.)



**Boyd Service Center (Storage Warehouse - Building D)** - Deferred maintenance projects at the Storage Warehouse include; exterior lighting fixtures, exterior renovations, site improvements, gutters and downspouts and ADA improvements related to interior stairs. The Storage Warehouse at Boyd is recommended to be supplemented with additional shops. (See Page 244 for details.)



**Boyd Service Center (Fleet Shop - Building E)** - Deferred maintenance projects at the Fleet Shop include; rooftop ventilation, structure repair, HVAC and exhaust improvements, interior renovations, site paving improvements, landscaping, exterior lighting and doors, and ADA improvements. The Fleet Shop at Boyd is recommended to be supplemented with additional shops. (See Page 255 for details.)

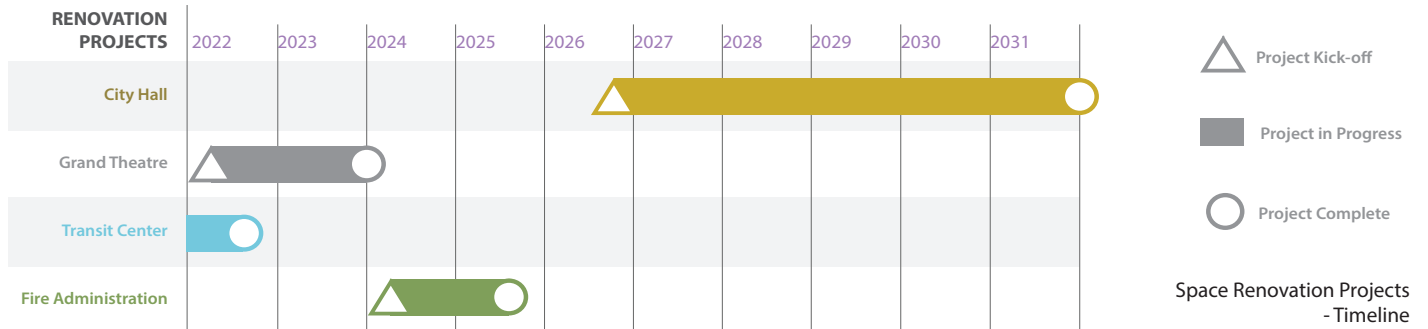
FACILITY	SITE	EXTERIOR	STRUCTURE	INTERIOR	MEP	CONDITION RATING
City Hall	4.3	3.8	4.2	4.4	3.9	4.1
Support Services Building	3.8	3.4	3.2	3.6	4.0	3.6
Community Center	4.3	3.6	3.6	3.2	3.0	3.5
Senior Center	4.0	3.6	3.7	4.5	4.1	4.0
Police Annex	3.5	3.3	3.3	3.7	3.2	3.4
Fire Administration	3.9	4.0	3.4	3.6	3.9	3.8
Police Station	3.4	3.6	3.8	3.1	2.7	3.3
Transit Station (New)	3.9	3.9	4.5	3.8	3.8	4.0
Animal Shelter	3.8	4.1	4.5	3.8	4.2	4.1
Tracy Library	3.3	3.0	3.8	3.6	3.6	3.5
Joe Wilson Pool	4.3	4.2	4.6	3.6	4.1	4.2
Sports Complex Meeting Room	3.1	3.3	2.6	3.8	3.7	3.3
Tracy Historical Museum	2.8	3.3	3.1	3.4	3.5	3.2
Grand Theatre	3.7	3.2	3.2	4.0	4.3	3.7
Lammersville School	2.6	2.3	3.1	3.5	3.7	3.1
Town Hall and Jail	3.6	2.5	2.0	3.3	3.0	2.9
Old Corp Yard	2.4	2.5	3.0	2.0	2.6	2.6
Boyd Service Center	3.6	3.5	3.3	3.4	3.4	3.5
Boyd Service Center Building A - Administration	3.4	3.5	3.3	3.7	3.4	3.5
Boyd Service Center Building B - Maintenance Shops (Renovated)	3.9	4.1	4.0	3.8	3.8	3.9
Boyd Service Center Building C - Maintenance Shops (Unrenovated)	3.0	2.8	3.0	2.8	2.9	2.9
Boyd Service Center Building D - Warehouse Building	3.6	3.5	3.3	3.2	3.4	3.5
Boyd Service Center Building E - Fleet Shop	2.6	2.8	2.6	2.2	3.1	2.7
Boyd Service Center Building - Old Transit Center Shops	3.4	3.2	3.3	3.5	3.2	3.3
Tracy Municipal Airport - 3 Series Hangers	3.5	3.1	3.3	3.3	3.9	3.4
Tracy Municipal Airport - 4 Series Hangers	3.5	3.4	3.8	3.3	3.9	3.6
Tracy Municipal Airport - B Series Hangers	3.7	4.1	3.8	4.0	3.1	3.7
Tracy Municipal Airport - F Series Hangers	3.0	2.7	2.8	3.0	2.1	2.7
Tracy Municipal Airport - G Series Hangers	3.0	2.7	2.8	3.0	2.1	2.7
Skyview Aviation	3.8	3.3	3.8	4.0	3.2	3.6

■ 5 - Excellent/ Compliance
 ■ 4 - Good
 ■ 3 - Fair
 ■ 2 - Poor
 ■ 1 - Critical/ Non-Compliance

Deferred Maintenance - Condition Assessment Ratings

### Renovation Projects

Owned assets will be renovated to improve facility conditions for the public and working environments for staff. Major renovations will take place within City Hall to better align spaces with City of Tracy departmental needs. Swing space for construction may be provided by surrounding Civic Center buildings that are vacated as part of Public Safety or Parks master plans. Phased construction is required for interior renovations projects. Renovations at interiors while occupied with staff will have to be phased over several years.

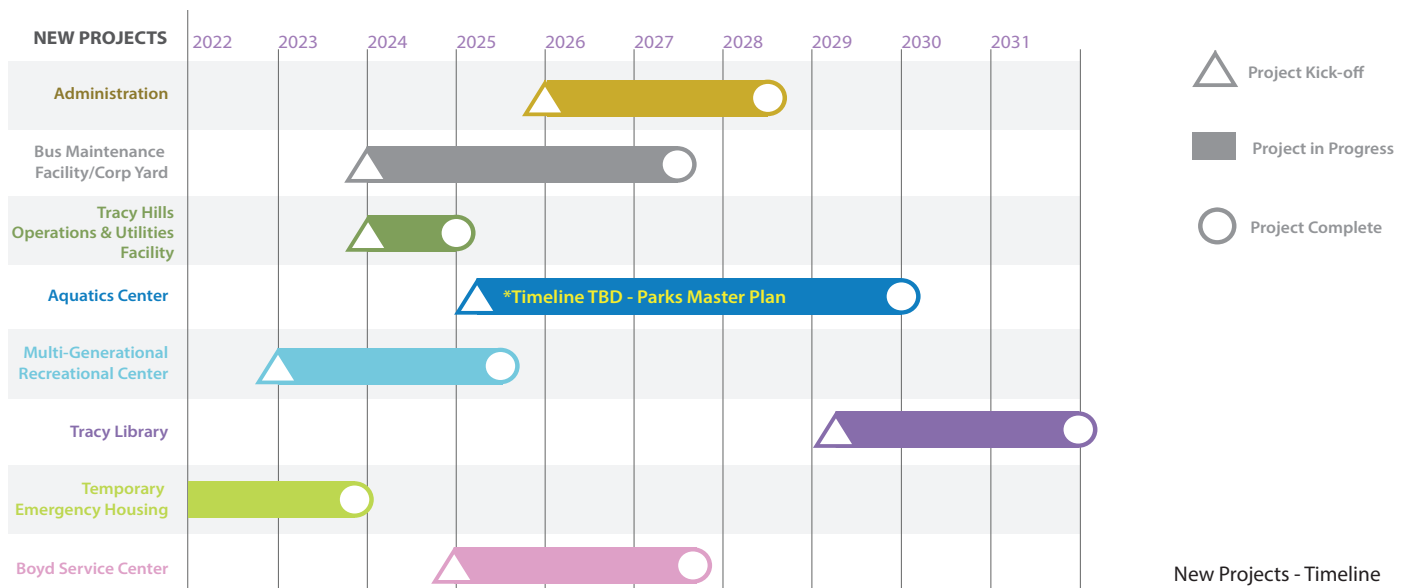


### New Projects - 10 year

Eight (8) new Capital Improvement Projects are recommended to be constructed over the next 10 years. City residents will be better served with increased departmental operations efficiency through planned new construction and facility remodels. Public facilities such as the Multi-Generational Recreation Center, Aquatics Center and Library will provide services for the expanding population in the City. Recommended new facilities include:

- An Aquatics Center with pools, water slides and other public use activities
- Temporary Emergency Housing facility on Arbor Avenue (currently under construction)
- A Multi-Generational Recreation Center
- A Bus Maintenance and Operations & Utilities Facility located adjacent to the current Boyd Service Center
- A new Operations and Utilities facility at Tracy Hills
- An additional Library
- A new Administration facility at the site of the current Support Services Building
- Major Expansion to the Boyd Service Center

Parking to accommodate the new construction will be provided at each of the respective planned new facilities.



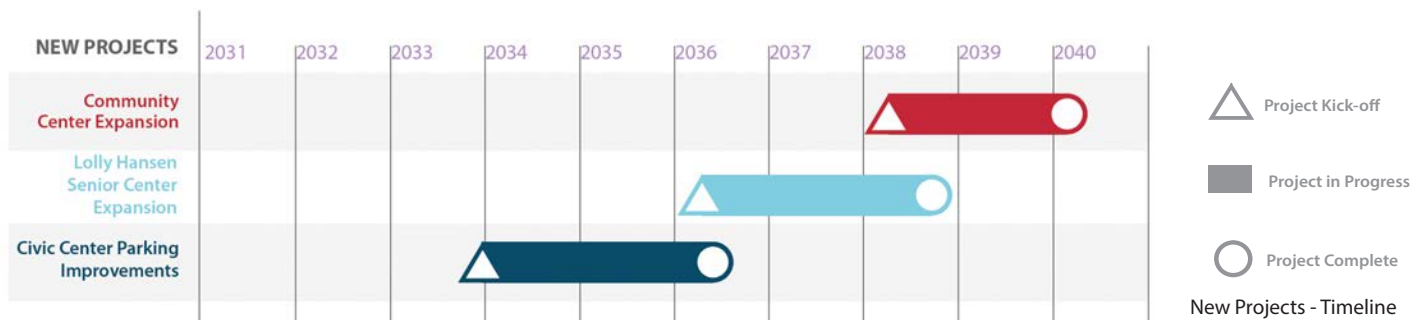


### New Projects - 20 year

Three (3) additional new Capital Improvement Projects are recommended to be constructed over the next 20 years. These services will continue to serve Tracy's expanding population towards Build-out. Recommended construction over the next 20 years includes:

- An expansion and remodel to the Lolly Hansen Senior Center
- An expansion and remodel to the Community Center
- A new parking garage at the Civic Center

A timeline for 20 year facilities is shown below:



### New Facilities



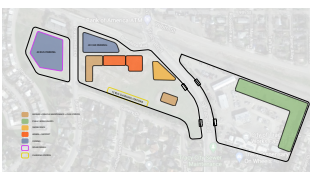
**Aquatics Center** - The Aquatics Center will supplement the Joe Wilson Pool as another recreational aquatic offering for the City of Tracy's community. The Aquatics Center will have various amenities including multiple pools, water slides and a lazy river. Further information regarding the Aquatics Center can be found in the Parks Master Plan.



**Temporary Emergency Housing** - Construction of a new temporary emergency housing facility will allow the City to respond to increased levels of homelessness in the area in recent years. The temporary shelter is proposed to be located at a City-owned site east of the Waste Water Treatment facility. The first phase of the project will house 68 occupants.



**Multi-Generational Recreational Center** - The Multi-Generational Recreational Center will supplement the existing Community Center and Senior Center with increased City space for community recreation and gathering opportunities. Potential spaces to be programmed include a gymnasium multi-purpose rooms, tech offerings, educational kitchen, administrative space and support spaces. The facility is envisioned to be approximately 30,000 SF. Details can be found in the Parks Master Plan Update.



**Transit Maintenance/Operations and Utilities Corporation Yard Supplement** - This new facility will allow improved vehicle maintenance, storage, office and shops space for both Transit Division and Operations and Utilities. Potential functional spaces to be programmed include Bus Maintenance Bays, Transit office and training space, electric charging infrastructure for buses, bus wash, and parking for multiple buses. Operations and Utilities spaces may include new shops, offices, parking and support spaces. The new facility will supplement existing operators at the Tracy Transit Station and Boyd Service Center and is recommended to be located on an adjacent and purchasable site. An 18,000 SF new building is proposed.



**Tracy Hills Operations and Utilities Annex** - The Tracy Hills Operations and Utilities Annex site will provide parking and office space for one to two employees. This office space will be designed to be sharable and provide auxiliary work space and equipment storage areas to be utilized as necessary.



**New Library** - A new City of Tracy Library would supplement the existing library which is undersized to continue to provide library services to Tracy's expanding population. Potential program offerings at the new library include educational space and a teen center. This facility is recommended to be approximately 30,000 SF.



**Administration Building** - A new Administration building will allow for more organization and tailored workspaces for City staff currently split between the Support Services Building, Police Annex and Support Services Trailer. The Administration Building is recommended to be a minimum of 21,000 SF.



**Boyd Service Center** - A major expansion at the Boyd Service Center will allow for increased Operations and Utilities capacity to maintain Tracy streets, parks and facilities. It is recommended to expand facilities at Boyd with larger shop areas, increased warehouse space, and a modernized vehicle maintenance bay. Expansion to the Administration Building is also considered as a separate new CIP project.



**Community Center** - An expansion to the Community Center of 9,000 SF will allow for increased community meeting space at the Civic Center. This will allow the Community Center to continue to house many City functions and increase the type of functions that may be possible at the Community Center. The expansion will create an exterior plaza adjoining the Community Center and Senior Center



**Lolly Hansen Senior Center** - An expansion of the Lolly Hansen Senior Center of 5,000 SF will allow for increased gathering space for Tracy's senior population. The expanded space will allow for larger events and gatherings to take place. An exterior plaza will adjoin the Community Center.



**Civic Center Parking Garage** - The parking lot behind the Support Services Building will be used as a site for a new 2-story parking garage. This will increase available parking spaces at the Civic Center and allow for both residents and employees to find better parking opportunities at the Civic Center in light of the expanding population.

Further information regarding the Aquatics Center can be found in the Citywide Parks, Recreation and Trails Master Plan. The CPFMP Update does not envision any specific changes to the services currently provided at the Community Center, Senior Center, Grand Theatre, Joe Wilson Pool or Airport. The recommended new Administration Building will provide certain services to the public that are currently provided at City Hall or the Support Services Building.

## Cost Estimating

The planning team projected the potential cost for each project. Projects are prioritized in 10-year and 20-year plans. The CPFMP Update contains cost and scheduling estimates for 1) CIP new construction projects, 2) deferred maintenance, and 3) CIP renovation projects. Each new design, renovation or deferred maintenance project includes a 15% General Contingency and 10% additional contingencies for Design and Construction Management. Implementing all new construction projects requires the City spend between \$10 and \$30 million annually.

CIP New Construction Projects:	\$311,793,559
CIP Renovation Projects:	\$20,815,000
Deferred Maintenance Projects:	\$28,492,688
<b>Total Estimate:</b>	<b>\$361,101,247</b>

Calculations for percentages of fee construction costs attributable to new development are shown below. Costs are included on the following page.

EQUATION 1

$$\frac{\left( \frac{\text{FACILITY SIZE AT BUILD-OUT (SF)}}{\text{BUILD-OUT POPULATION (\#)}} \right) \times \text{GROWTH POPULATION (\#)}}{\text{TOTAL NEW FACILITY BUILD (SF)}} = \text{PERCENTAGE ATTRIBUTABLE TO NEW DEVELOPMENT}$$

EXISTING POPULATION = 98,601  
 BUILD-OUT POPULATION = 174,750  
 GROWTH = 76,149  
 BUILD-OUT POP w EMPLOYEES = 197,269

FACILITY NAME	PERCENTAGE ATTRIBUTABLE TO NEW DEVELOPMENT		FACILITY NAME	PERCENTAGE ATTRIBUTABLE TO NEW DEVELOPMENT	
<b>ADMIN</b>	FACILITY SIZE AT BUILD-OUT = 21,000 SF TOTAL NEW FACILITY BUILD = 21,000 SF EXISTING TOTAL FACILITY SIZE = 9,900 SF	38.6%	<b>COMMUNITY CENTER</b>	FACILITY SIZE AT BUILD-OUT = 19,480 SF TOTAL NEW FACILITY BUILD = 9,000 SF EXISTING TOTAL FACILITY SIZE = 10,480 SF	94.3%
<b>CC PARKING</b>	FACILITY SIZE AT BUILD-OUT = 60,000 SF TOTAL NEW FACILITY BUILD = 60,000 SF EXISTING TOTAL FACILITY SIZE = 20,000 SF	40.6%	<b>SENIOR CENTER</b>	FACILITY SIZE AT BUILD-OUT = 10,224 SF TOTAL NEW FACILITY BUILD = 5,000 SF EXISTING TOTAL FACILITY SIZE = 5,224 SF	89.1%
<b>T HILLS OPS &amp; UTIL</b>	FACILITY SIZE AT BUILD-OUT = 400 SF TOTAL NEW FACILITY BUILD = 400 SF EXISTING TOTAL FACILITY SIZE = 0 SF	38.6%	<b>LIBRARY</b>	FACILITY SIZE AT BUILD-OUT = 47,000 SF TOTAL NEW FACILITY BUILD = 30,000 SF EXISTING TOTAL FACILITY SIZE = 17,000 SF	68.3%
<b>BUS MAINTENANCE</b>	FACILITY SIZE AT BUILD-OUT = 17,400 SF TOTAL NEW FACILITY BUILD = 17,400 SF EXISTING TOTAL FACILITY SIZE = 0 SF	38.6%	<b>MULTI GEN</b>	FACILITY SIZE AT BUILD-OUT = 30,000 SF	100%
<b>BOYD ADMINISTRATION</b>	FACILITY SIZE AT BUILD-OUT = 8,991 SF TOTAL NEW FACILITY BUILD = 4,000 SF EXISTING TOTAL FACILITY SIZE = 4,991 SF	86.8%	<b>AQUATIC</b>	FACILITY SIZE AT BUILD-OUT = 483,280 SF	100%
<b>BOYD OVERALL</b>	FACILITY SIZE AT BUILD-OUT = 50,920 SF TOTAL NEW FACILITY BUILD = 25,460 SF EXISTING TOTAL FACILITY SIZE = 25,460 SF	77.2%	<b>TEMPORARY EMERGENCY HOUSING PH.2</b>	FACILITY SIZE AT BUILD-OUT = 9,596 SF TOTAL NEW FACILITY BUILD = 9,596 SF EXISTING TOTAL FACILITY SIZE = 0 SF	38.6%

Funding not attributable to new development is the responsibility of the City and will be provided through a combination of grant funds, general funds, and other funding opportunities. The growth assumptions in this Master Plan are based on data from September 2021, received from the City of Tracy. They don't include the growth assumed in the City of Tracy 6th cycle Housing Element.

Facility Name	CIP New Construction	CIP Renovation	Deferred Maintenance	Total
Administration Building	\$ 24,242,550			\$ 24,242,550
Animal Shelter **	\$ 6,370,000	\$ 5,750,000	\$ 1,029,250	\$ 6,779,250
Aquatics Center *	\$ 62,688,368			\$ 62,688,368
Bus Maintenance Facility/Corp Yard	\$ 36,400,000			\$ 36,400,000
City Hall		\$ 4,025,000	\$ 1,711,200	\$ 5,736,200
Civic Center Parking Garage	\$ 12,580,000			\$ 12,580,000
Community Center	\$ 9,500,000		\$ 1,057,138	\$ 10,557,137
Fire Administration		\$ 1,840,000	\$ 1,329,400	\$ 3,169,400
Grand Theatre		\$ 5,750,000	\$ 3,266,000	\$ 9,016,000
Joe Wilson Pool			\$ 138,000	\$ 138,000
Lammersville School			\$ 624,450	\$ 624,450
Multi-Generational Recreation Center *	\$ 87,577,232			\$ 87,577,232
Old Corp Yard			\$ 276,000	\$ 276,000
Police Annex		\$ 3,450,000	\$ 756,125	\$ 4,206,125
Police Station **	\$ 35,781,000		\$ 1,242,000	\$ 1,242,000
PD Training Facility **	\$ 5,655,000			\$ -
Senior Center	\$ 5,500,001		\$ 238,625	\$ 5,738,626
Sport Complex			\$ 553,150	\$ 553,150
South Tracy PD Substation **	\$ 12,507,000			\$ -
Support Services Building			\$ 1,242,000	\$ 1,242,000
Temporary Emergency Housing (Phase 2)	\$ 10,000,000			\$ 10,000,000
Tracy Hills Ops & Utils Facility	\$ 426,920			\$ 426,920
Tracy Library (New)	\$ 25,577,000			\$ 25,577,000
Tracy Library (Existing)			\$ 948,750	\$ 948,750
Tracy Museum			\$ 782,000	\$ 782,000
Tracy Townhall & Jail			\$ 293,250	\$ 293,250
Tracy Transit Station (New)			\$ 1,167,250	\$ 1,167,250
Boyd Service Center				
Overall	\$ 30,047,290			\$ 30,047,290
Administration	\$ 7,254,200		\$ 258,750	\$ 7,512,950
Maintenance Shops B - Renovated			\$ 759,000	\$ 759,000
Maintenance Shops C - Unrenovated			\$ 971,750	\$ 971,750
Warehouse Building D			\$ 937,250	\$ 937,250
Vehicle Fleet Shop E			\$ 4,168,750	\$ 4,168,750
Tracy Municipal Airport				
3 Series Hangars			\$ 1,127,000	\$ 1,127,000
4 Series Hangars			\$ 862,500	\$ 862,500
B Series Hangars			\$ 202,975	\$ 202,975
F Series Hangars			\$ 894,125	\$ 894,125
G Series Hangars			\$ 284,625	\$ 284,625
Skyview Aviation			\$ 1,371,375	\$ 1,371,375
<b>TOTAL</b>	<b>\$ 311,793,559</b>	<b>\$ 20,815,000</b>	<b>\$ 28,492,688</b>	<b>\$ 361,101,247</b>

\* Total costs shown above include other identified funding sources of \$53,007,854 for the Aquatics Center and \$73,000,000 for the Multi-Generational Recreation Center.

\*\* CIP new construction costs are included in the Public Safety Master Plan and **are not included** in the CPFMP total.



## Benefits

New construction projects will provide additional facilities in the under-served areas of the City and expand facilities located at the Civic Center. New Administration Facility and Operations and Utilities improvements will allow for housing of the 650 City employees. Improvements allow for continuous operations beyond the next 10 years. The Civic Center complex will continue to house City Hall and administrative services and a new Administration Facility in place of the current Support Services Building that is tailored to meet department needs will improve administrative work efficiencies for departments. New public facilities will provide activities and services that align with the community growth and supplement existing public facilities such as the Joe Wilson Pool.

The consolidation of departments and construction of new public facilities will provide the following benefits:

- Improved recreational offerings
- Increased property values
- Increased parking capacity
- Enhanced curb appeal for Civic Center area
- Increased department workspace areas
- Higher use of City owned land



Potential Benefits Diagram

## Risks

There are risks associated with large expenditure and change as outlined in the CPFMP. Current consideration of the recommendations in this report is required to include a broader range of alternative, solutions and implementation. Some possible risks include:

- Large expenditures may require alternate funding methodologies
- Changes in City operations may require adjustments to routines
- Future needs may require additional parking
- Increased traffic around newly constructed public facilities

## Implementation

The Citywide Public Facilities Master Plan update defines the steps the City could take to improve conditions, operations and facility management of the city-owned facilities for public and staff. The CPFMP defines renovation and new construction projects the City could undertake in order to achieve goals and needs. Implementation of design and construction of the eight (8) new facility projects aligns with goals. Several medium and small improvement projects are also suggested to be undertaken over future years. The logistics and implementation of the proposed scale of these types of Capital Improvement Projects requires leadership of management and engagement of financial, legal, design and construction professionals.

### Planning, Design and Construction Staffing

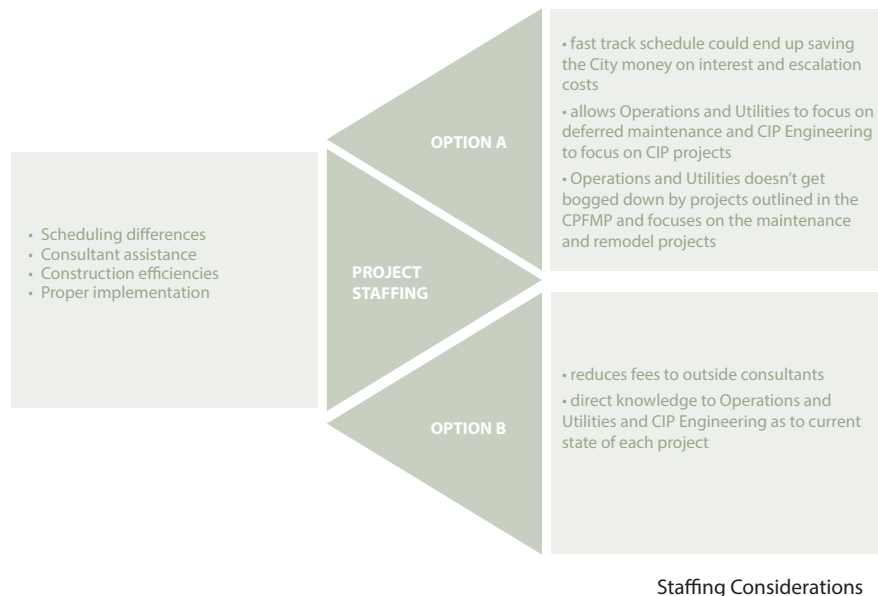
Additional staffing requirements will be necessary to implement the projects recommended as part of the CPFMP. The City will be hiring additional Operations and Utilities/CIP Engineering and project management staff to oversee the design and construction of new facilities. The City should consider hiring additional construction management consultants for individual large projects such as the new Aquatics Center, Administration Facility and Multi-Generational Recreational Center. Enhancing physical improvements with new construction sooner rather than later will reduce inflation costs and save the City millions of dollars.

Multiple options are proposed for leadership involvement for proper project implementation. One option involves hiring outside professional consultants specifically responsible for managing individual projects. Pros of this Option include:

- A fast track schedule which could end up saving the City money on interest and escalation costs
- Operations and Utilities, CIP Engineering and other staff can focus on other ongoing projects and remain as a resource to consultants
- Staff can remain focused on maintenance and remodel projects

Another option involves utilizing existing City of Tracy staff along with hiring additional Operations and Utilities, CIP Engineering and other staff. Pros of this option include:

- Reduces fees to outside consultants
- Operations and Utilities, CIP Engineering and other City staff have direct knowledge as to the current state of each project.



### Continued Planning and Development

The summary recommendations outline several major projects, renovation projects, deferred maintenance and ADA considerations that could be undertaken over the next decade. These initiatives, projects and recommendations require further research, analysis, planning, design, construction and activation to achieve the very broad goals outlined in this report.

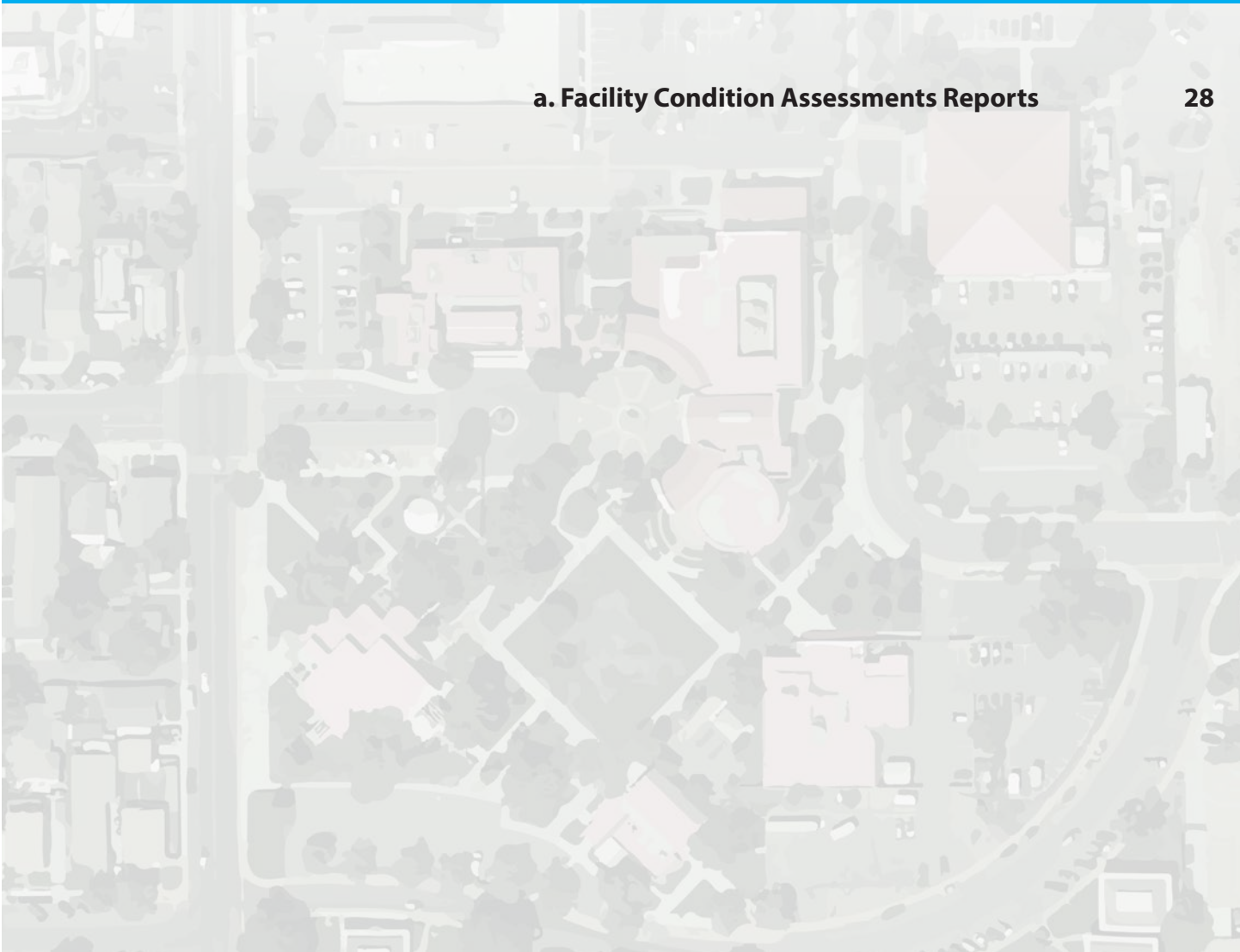
Each project has unique planning hurdles and challenges that require further investigation to determine the best approach to accomplishing the project specifics. These projects provide unique benefits City residents and the staff that serves them. Other entities may join the City in planning efforts to further strengthen the many public and private opportunities that will arise from this one public improvement project.

### Public Input

Public outreach will be conducted for the significant projects proposed. The future public outreach process will facilitate the direction and further define potential solutions outlined in the CPFMP. Meetings and workshops will be conducted by the City.

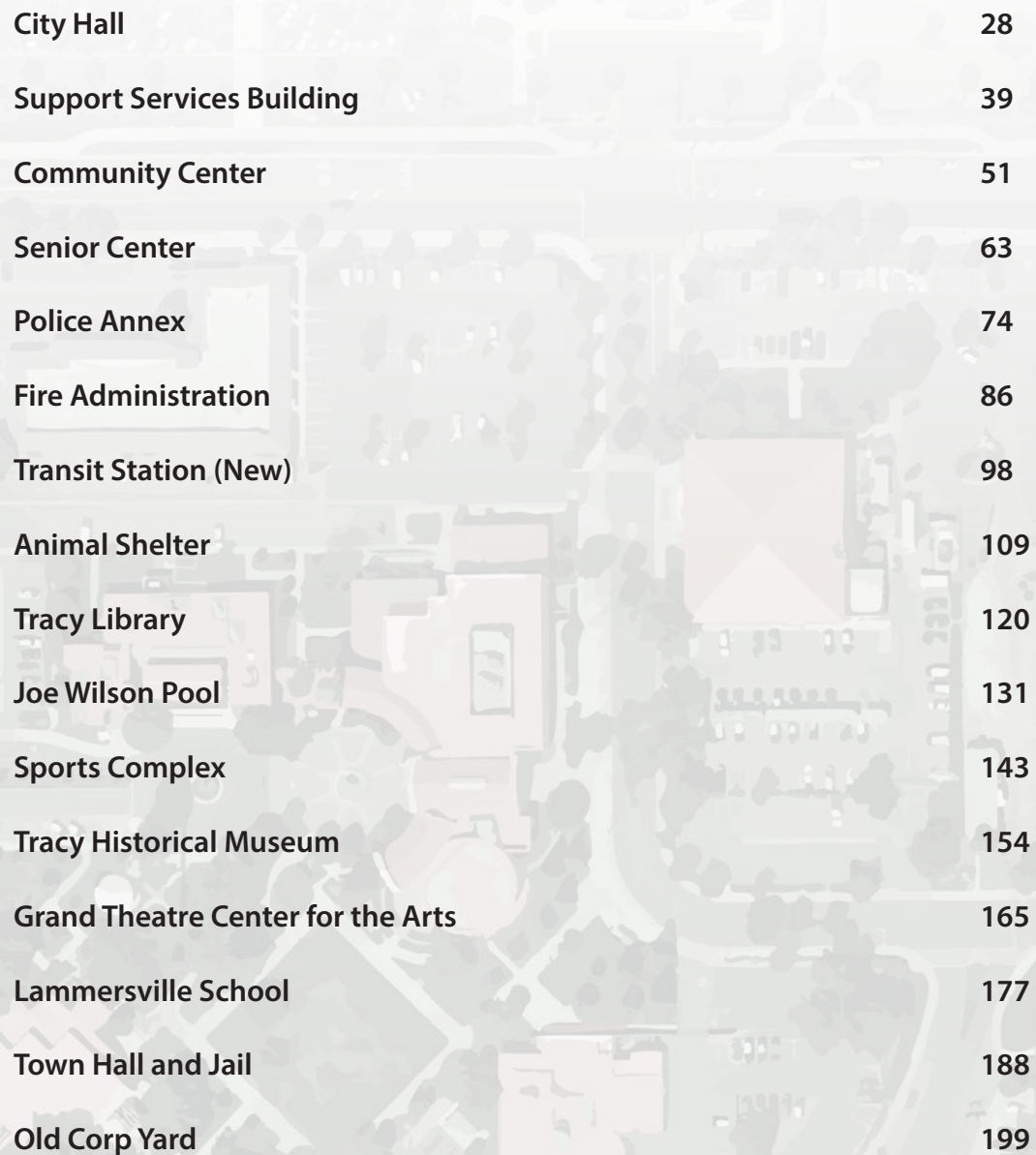


## II. FACILITY CONDITION ASSESSMENTS



**a. Facility Condition Assessments Reports**

**28**



<b>City Hall</b>	<b>28</b>
<b>Support Services Building</b>	<b>39</b>
<b>Community Center</b>	<b>51</b>
<b>Senior Center</b>	<b>63</b>
<b>Police Annex</b>	<b>74</b>
<b>Fire Administration</b>	<b>86</b>
<b>Transit Station (New)</b>	<b>98</b>
<b>Animal Shelter</b>	<b>109</b>
<b>Tracy Library</b>	<b>120</b>
<b>Joe Wilson Pool</b>	<b>131</b>
<b>Sports Complex</b>	<b>143</b>
<b>Tracy Historical Museum</b>	<b>154</b>
<b>Grand Theatre Center for the Arts</b>	<b>165</b>
<b>Lammersville School</b>	<b>177</b>
<b>Town Hall and Jail</b>	<b>188</b>
<b>Old Corp Yard</b>	<b>199</b>



<b>Boyd Service Center Building A - Administration</b>	<b>210</b>
<b>Boyd Service Center Building B - Maintenance Shops (renovated)</b>	<b>222</b>
<b>Boyd Service Center Building C - Maintenance Shops (unrenovated)</b>	<b>232</b>
<b>Boyd Service Center Building D - Warehouse Building</b>	<b>243</b>
<b>Boyd Service Center Building E - Fleet Shop</b>	<b>254</b>
<b>Boyd Service Center - Old Transit Center Shops</b>	<b>265</b>
<b>Tracy Municipal Airport - 3 Series Hangars</b>	<b>275</b>
<b>Tracy Municipal Airport - 4 Series Hangars</b>	<b>286</b>
<b>Tracy Municipal Airport - B Series Hangars</b>	<b>297</b>
<b>Tracy Municipal Airport - F Series Hangars</b>	<b>308</b>
<b>Tracy Municipal Airport - G Series Hangars</b>	<b>319</b>
<b>Skyview Aviation</b>	<b>330</b>
<b>Police Station</b>	<b>341</b>

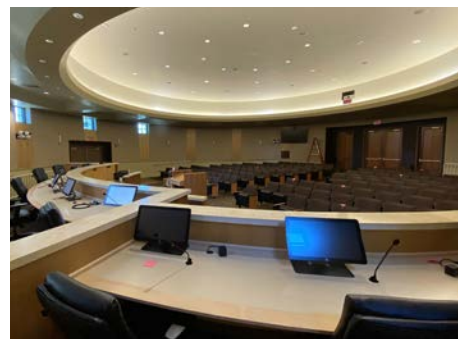
FACILITY CONDITION ASSESSMENT

# CITY HALL



## Condition Summary - City Hall

Overall Rating 4.1



### Facility Condition

#### Site 4.3

The City Hall site is well-maintained and in good condition overall. Walkways, curbing and other pavings are minimally cracked with slight discoloration in areas. Publicly accessed features such as payment drop boxes contain chipping paint. Landscaping including that of the remainder of Civic Center Plaza is healthy and plentiful with multiple species of plants and trees. Lighting is present throughout the site. Parking lot striping throughout is faded.

#### Exterior Envelope 3.8

The stucco, masonry and stone paneling exterior portions of City Hall are all in good condition with minimal signs of deterioration to be expected with age, including slight fading of colors in areas and discoloration due to water runoff. Exterior sealants are deteriorated at foundation base and door bases. Roof surface has mechanical and drainage elements that are beginning to rust. Roof sealants are nearing the end of their useful service life.

#### Structure 4.2

The structure is in good visible condition and shows signs of normal wear and tear. Minimal cracking was present at building base near foundation.

#### Interior 4.4

Ceiling systems throughout City Hall including plaster and acoustic tiles are in good condition with a few instances of light staining on tiles. Flooring systems throughout are well-maintained. Carpeting has some visible wear in high traffic areas. Terrazzo at the entrance is well-polished and only cracked on one area noted. The interior is well-lit with multiple types of lighting including recessed can lighting and chandelier type fixtures. The Council Chambers room is well-appointed.

#### MEP Systems 3.9

Although functional, rooftop mounted HVAC equipment would benefit from replacement. Pump equipment for HVAC water piping is beginning to rust as protective coating has flaked off in areas. No major electrical issues were reported and the building has adequate electrical supply. Boiler plate solder joints were bad when installed but a crimp fix has worked out for the time being. The solder joints should be monitored in the future.

#### ADA Compliance Needs Compliance

City Hall contains accessible parking spaces and generally accessible routes. Areas for improvement include the passenger loading zone near the fountain at the main entrance, various toilet room elements, cabinetry and furniture at areas throughout the building, and signage.

## Recommendation Summary - City Hall



Exterior



Lobby



Interior

### Recommendations

**Site:** No recommendations for improvement.

**Exterior Envelope:** It is recommended to reapply roof sealant to extend service life.

**Structure:** It is recommended to repair the minimal cracking at the base of building near foundation.

**Interior:** No recommendations for improvement.

**MEP Systems:** It is recommended that the rooftop mounted HVAC equipment be completely replaced.

**ADA Compliance:** Recommended actions include repainting passenger loading zone near the fountain at main entrance, relocating some toilet room elements to be ADA compliant, rearranging cabinetry and furniture throughout the building, and repainting the signage.

### Impact of Recommended Works

**Site:** No impact of recommended works.

**Exterior Envelope:** Impact of exterior envelope recommendations are minor. One week will be required to reapply roof sealant.

**Structure:** Performing structural recommendations should have minor impact on the center; one week will be required to repair the minimal cracking.

**Interior:** No impact of recommended works.

**MEP Systems:** Replacement of HVAC equipment will require shutting HVAC systems down for two to three days.

**ADA Compliance:** Impacts of recommendations include temporary closing of the City Hall. Completion of these recommendations will result in increased accessibility within the building and toilet rooms. Three weeks will be required to complete these recommendations.



## Facility Description - City Hall



Exterior



Interior



MEP

### Building Description

The City Hall is a double story building that was constructed in 2007. The City Hall is located off of Civic Center drive and it is surrounded by other public buildings. The building has a steel framed structure and the exterior is clad with painted stucco. Surrounding the hall are courtyard spaces and appropriate landscaping including trees and shrubbery. Within the same neighborhood, there is the City of Tracy Department, Lolly Hansen Senior Center, and the Tracy Community Center. Mechanical systems are rooftop mounted. Interior finishes adequately accommodate the building's needs and the range of activities that take place there.

### Age

The City Hall building is 15 years old and was constructed in 2007.

### Use of Building

The building is used in the following ways:

- Houses offices for local government officials
- Houses various City of Tracy Departments
- Public permitting and building processes

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
City Hall - Overall									4.1
1	Site/ Civil/ Landscape								4.3
1.1	Fences/ Walls/ Gates								4.5
	A.	Perimeter Fencing						N/A	
	B.	Equipment Fencing		4					
	C.	Landscape Walls/ Piers / Structures	5						
	D.	Gates						N/A	
1.2	Paving								4.0
	A.	Sidewalks/ Walkways/ Crosswalks	5						
	B.	Curbing		4					
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios		4					
1.3	Landscape								4.3
	A.	Ground Cover		4					
	B.	Trees	5						
	C.	Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage								4.7
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures		4					
	C.	Water Fixtures	5						
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility	5						
1.5	Stormwater Management								4.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.8</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							4.0
2.3	Doors/ Windows/ Louvers							4.0
	A. Windows		4					
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.3
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations			3				
	C. Roof Equipment Curbing		4					
	D. Leakage		4					
	E. Ponding Water				2			
	F. Roof Drainage			3				
	G. Gutters / Downspouts						N/A	
	H. Roof Vents		4					
	2.4.E: Ponding water is observed around roof drainage.							
	N O T E S							
<b>3 Structure</b>								<b>4.2</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							4.0
3.3	Framing System							4.0
3.4	Walls							5.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
	N O T E S							

NOTES

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>3.9</b>
5.1	Mechanical Systems							3.6
	A. HVAC		4					
	B. Control System		4					
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work			3				
	F. Ventilation\ Air Distribution		4					
	G. Boilers						N/A	
5.2	Electrical Systems							4.4
	A. Transformer		4					
	B. Switchgear		4					
	C. Panelboards (Condition & Capacity)		4					
	D. Devices (Switches & Receptacles)		4					
	E. Interior Lighting Fixtures	5						
	F. Conveying Systems	5						
	G. Fire Alarm System	5						
5.3	Voice and Data Systems							4.0
5.4	Plumbing Systems							3.7
	A. Plumbing Fixtures		4					
	B. Water Distribution System/ Pipes			3				
	C. Water Heaters		4					
5.5	Gas Distribution Systems							N/A
5.6	Fire Suppression System							4.0
N O T E S								

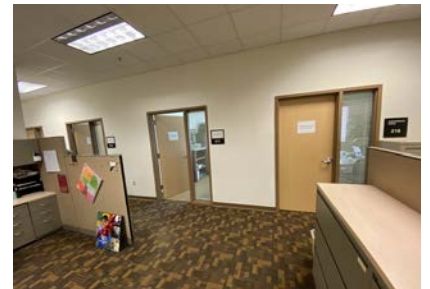
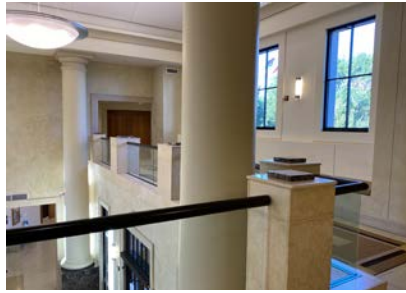
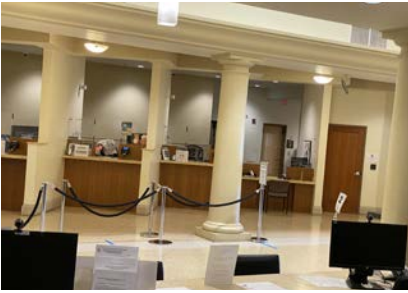
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps	C		
	E. Stairways	C		
	F. Handrails		NC	
	G. Elevators	C		
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories	C		
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E	C		
	C. Signage		NC	
N O T E S	6.1.B: Exiting passenger loading zone does not meet the ADA requirement. Restripe the loading zone and lettering to meet the ADA requirement.			
	6.2.F: Provide handrails and guardrails to site ramp if the slope is greater than 1:20.			
	6.4.A: Provide knee and toe clearance under kitchen sink, working surfaces, and front desk.			
	6.4.C: Provide signage on ADA toilet doors. Provide ADA compliant room signage with tactile text and Braille.			



## Photo Documentation | Exterior Overall



## Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# SUPPORT SERVICES BUILDING



## Condition Summary - Support Services Building

Overall Rating 3.6



### Facility Condition

<p><b>Site</b></p> <p>The Support Services building contains healthy landscaping with plants and many trees. Concrete paving is in good condition with condition similar to the remainder of the Civic Center site. Some chipping is present at corners of landscape walls near main entrance. Support Services Trailer is located on site and contains additional offices for city employees. Crosswalk striping near entrance to Support Services building is faded and lacking due to asphalt chipping. Green site lighting units throughout the Civic Center site contain some paint deterioration and generally require cleaning.</p>	<p><b>3.8 Interior</b></p> <p>Wood door frames contain light splitting in areas and wooden window sills contain various levels of condition with some dry and deteriorating. Square carpet tiles and rolled carpet both hide stains well due to their dark color but don't give the interior a welcoming appearance and contain fraying and stains upon close inspection. Restroom floor tile is in fair condition with surface wear and staining present. Restroom surfaces generally contain out-of-date materials. A large scuff is present in floor length mirror in male restroom. Linoleum tile flooring in main building and trailer is in fair condition with much scratching and some chipping at seam areas. Rectangular acoustic ceiling tiles in main lobby and workspace area contain minimal signs of staining. Acoustic ceiling system grid of Support Services Trailer appears out of plumb in areas with tiles not placed properly and components protruding at odd angles. Gate separating reception from staff area is in poor condition with chipping at edges and discoloration at top due to frequent operation. Some staining is present at lighting lenses at Support Services Trailer.</p>
<p><b>Exterior Envelope</b></p> <p>Painted stucco siding of main facility is in similar condition as the remainder. Tin roof of Support Services Trailer is dirty with deteriorating rubber seals. Window grate screws at trailer are rusted. Exterior metal double doors leading to lobby are scratched at bases but operate smoothly. Built-up roof system is fair condition with deteriorated seams and bubbling surfaces in areas especially near rooftop drains. Drains themselves are blocked by a considerable amount of debris buildup. Staining due to water ponding is present in areas. Windows are believed to be single paned in most areas of the facility with tinting peeling off from lower interior covers of many glass surfaces.</p>	<p><b>3.4 MEP Systems</b></p> <p>Metal enclosures surround rooftop mounted MEP equipment are in good condition along with metal roof parapet. Main electrical service is served to the building through two 1000A Siemens switchboards manufactured in 2008. These should contain much remaining service life. Water heater was installed in 2006 and is likely nearing the end of its useful service life. Hinges on gate for access to transformer T-1198 are rusted. HF-125 extinguishing system is present for IT components with no reported use or problems. A Kohler diesel powered</p>
<p><b>Structure</b></p> <p>Moderate cracking exists at CMU wall structure for emergency generator on site. No major structural deficiencies were visually observed.</p>	<p><b>3.2</b></p>

## Condition Summary - Support Services Building

emergency generator is located on site and is in visually fair condition but interior engine components require cleaning.

### ADA Compliance Needs Compliance

Interior break areas are not compliant due to counter height dimensions and lack of knee space.

## Recommendation Summary - Support Services Building



Exterior



Interior



Kitchen

### Recommendations

**Site:** Recommendations include repairing chipping at corners of landscape walls near main entrance, repairing asphalt chipping and repainting crosswalk striping, and cleaning green site lighting units.

**Exterior Envelope:** It is recommended to replace rubber seals of tin roof at Support Services Trailer, clean tin roof, replace window grate screws at trailer, repair multiple aspects of built up roofing system, clean drains of buildup, and reapplying tinting from lower interior covers of many glass surfaces.

**Structure:** Recommendations include repairing cracking at CMU wall structure for emergency generator.

**Interior:** Recommended actions include repairing light splitting on wood door frames, repairing wooden window sills of various issues, replacing square carpet tiles and rolled carpet to improve visual appearance, modernizing restroom surfaces, cleaning large scuff in floor length mirror in male restroom, and cleaning stains from restroom floor tile in general. Additionally it is recommended to realign acoustic ceiling system, replace gate separating reception from staff area, and clean lighting lenses at Support Services Trailer.

**MEP Systems:** Improvements should include replacing water heater soon, cleaning hinges on gate for access to transformer, and cleaning Kohler diesel powered emergency generator.

**ADA Compliance:** Recommendations include increasing counter height dimensions and providing knee space in break areas.

### Impact of Recommended Works

**Site:** Impact of site recommendations are minor. One week will be required to repair chipping and crosswalk appearance.

**Exterior Envelope:** Impacts of recommendations include an improved physical and visual appearance and will improve the functionality of drains. Two weeks will be required to complete all recommendations.

**Structure:** Performing structural recommendations likely have minor impact on the building and it is thought that cracking can be repaired within one month.

**Interior:** Performing the interior recommendation will cause a temporary closing of areas of the Support Services building; completion of recommendations will result in heightened appearance of the building. Three weeks will be required for the completion of all recommendations.

**MEP Systems:** Minimal impact on facility will occur upon completion of recommended MEP improvements.

**ADA Compliance:** Executing recommended improvements will result in ADA compliant break areas. Two weeks will be required to perform recommended actions.

## Facility Description - Support Services Building



Exterior



Interior



MEP

### Building Description

The Support Services Building is a single story building that was constructed in 1972. The building is located in the same block as the City Hall off of Civic Center Plaza. The building structure mainly consists of wood frame construction. The exterior of the Support Services Building is clad in a beige painted stucco and the Support Services Trailer is a pre-manufactured facility clad in wood siding. The roofing of the trailer is made of a built up tin system. Exterior landscaping is mostly well kept and adds to the appearance of the building, allowing it to feel more welcoming. Mechanical systems for this building are housed both inside the building and on the roof.

The Support Services Building houses spaces for equipment and plenty of offices. Kitchenette and break areas are provided for employees. A reception area provides information and direction for building visitors.

### Age

The Support Services Building is 50 years old and was constructed in 1972.

### Use of Building

The building is used in the following ways:

- Houses various City of Tracy Departments
- Provides public assistance



System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
<b>Support Services Building - Overall</b>									<b>3.6</b>
<b>1</b>	<b>Site/ Civil/ Landscape</b>								<b>3.8</b>
1.1	Fences/ Walls/ Gates								<b>3.3</b>
	A.	Perimeter Fencing						N/A	
	B.	Equipment Fencing			3				
	C.	Landscape Walls/ Piers / Structures		4					
	D.	Gates			3				
1.2	Paving								<b>3.8</b>
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing		4					
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios						N/A	
1.3	Landscape								<b>4.3</b>
	A.	Ground Cover		4					
	B.	Trees	5						
	C.	Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage								<b>3.5</b>
	A.	Landscape Features/ Play Equipment		4					
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures			3				
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility		4					
1.5	Stormwater Management								<b>4.0</b>
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.4</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							4.0
	A. Windows		4					
	B. Louvers and Vents		4					
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.6
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations		4					
	C. Roof Equipment Curbing		4					
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage			3				
	G. Gutters / Downspouts						N/A	
	H. Roof Vents		4					
	N O T E S							
<b>3 Structure</b>								<b>3.2</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							4.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
	N O T E S							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>3.6</b>
4.1	Ceilings							4.0
	A. Suspended Ceiling (ACT)		4					
	B. Gypsum Board						N/A	
	C. Plaster	5						
	D. Wood			3				
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							3.7
	A. Carpet	5						
	B. Vinyl						N/A	
	C. Tile			3				
	D. Wood						N/A	
	E. Concrete			3				
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							3.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							3.2
	A. Toilet Accessories			3				
	B. Toilet Partitions			3				
	C. Water Closets			3				
	D. Urinals			3				
	E. Lavatorie /Sinks			3				
	F. Counter		4					
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
	N O T E S							



System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>4.0</b>
5.1	Mechanical Systems							3.0
	A. HVAC			3				
	B. Control System			3				
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work			3				
	F. Ventilation\ Air Distribution			3				
	G. Boilers						N/A	
5.2	Electrical Systems							3.5
	A. Transformer			3				
	B. Switchgear		4					
	C. Panelboards (Condition & Capacity)		4					
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures			3				
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							5.0
5.4	Plumbing Systems							3.3
	A. Plumbing Fixtures			3				
	B. Water Distribution System/ Pipes		4					
	C. Water Heaters			3				
5.5	Gas Distribution Systems							4.0
5.6	Fire Suppression System							5.0
N O T E S								

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps		NC	
	E. Stairways			N/A
	F. Handrails		NC	
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories		NC	
	C. Water Closets		NC	
	D. Urinals	C		
	E. Lavatories/ Sinks		NC	
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: Provide ADA compliant passenger loading zone with striping and tactile warnings.			
	6.2.A: Provide ADA compliant handrails at exterior ramp.			
	6.2.D: Provide ADA compliant ramp with landing.			
	6.2.F: Provide ADA compliant handrails and guardrails to exterior ramp and stair.			
	6.3.B: Provide ADA compliant toilet accessories.			
	6.3.C: Provide ADA compliant water closet placement.			
	6.3.E: Provide ADA compliant lavatory operation controls.			
	6.4.A: Provide knee and toe clearances under sink in breakroom and front desk.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearance.			
	6.4.C: Provide ADA compliant room signage with tactile text and Braille. Provide ADA compliant toilet room signage.			

## Photo Documentation | Exterior Overall

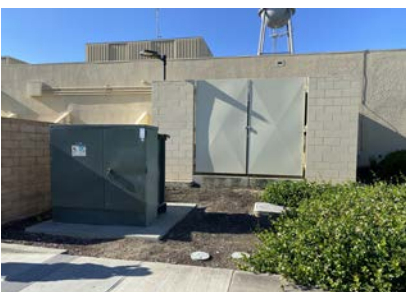
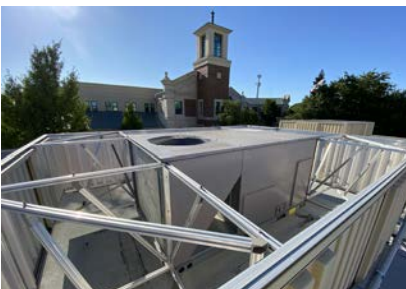
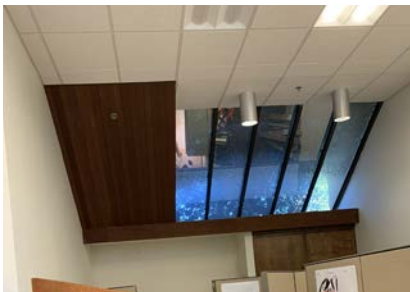
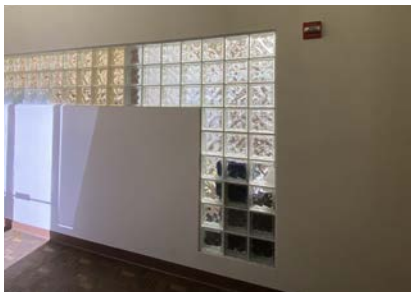


Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# COMMUNITY CENTER



## Condition Summary - Community Center

Overall Rating 3.5



### Facility Condition

#### Site

4.3

Crosswalk near the Community Center and Police Station contains faded yellow striping. Sidewalks directly adjacent to Community Center and other nearby Tracy facilities are in good condition with minimal signs of wear, especially with cracking sealant at areas between large concrete pours. Landscaping is generally healthy and green but somewhat overgrown onto sidewalk at double-door entrance to the Community Center. Exterior paint is in fair condition but beginning to fade and discolor in places. Lawn is generally healthy with some dry spots but an unfinished strip of dirt and rocks exists adjacent to lawn. Two large trees provide shade at portions of the facility. The Tracy Water Tower is visible from the site and is assessed under a separate report. Main parking lot of building entrance contains poor surface condition and striping that are in poor to fair condition at best. Asphalt pebbles have dislodged from surface and large cracking is present down center of the main vehicular path. Stall striping is faded. Black metal gates located around the site are in good condition with minimal signs of wear.

#### Exterior Envelope

3.6

The exterior of building at electrical room is damaged at the door and exterior wall. TPO roof surface is in fair condition with no major signs of deterioration or surface uprising, but is stained with worn surfaces especially at areas of maintenance use and water ponding. Peaked metal roof portions are faded from sun damage and starting to rust at where lower edges of roofing panels meet flashing. Double entrance doors at lobby are in generally good condition with light scratching at paint. Roof access ladder is mounted securely to wall in table and chair storage area. Some rooftop elements including

exhaust fans contain rust. Roof drains are cracked. Windows are single pane and in good to fair condition with tinting that is not yet peeling but windows require cleaning. Exterior stucco is deteriorating at base of roof area and ground level and dirty areas under upper roof parapet.

#### Structure

3.6

Light cracking exists at foundation base around building structure.

#### Interior

3.2

The main Community Hall is in good condition with recently renovated elements including flooring. Ceiling acoustic tile surfaces are in visually good condition. Flooring tiles are missing at entrances to some storage areas nears the main hall with exposed flooring adhesive present. Wall paint is scuffed and peeling in these storage areas. In general, storage area for chairs and tables is unfinished with damaged flooring, wall and ceiling elements. Concrete flooring in conference areas is in fair condition with moderate scuffing and cracking but shines nicely with no significant deterioration. Scratches on other wall surfaces are present. Acoustic ceiling tile is outdated and discolored in the main hall space. Kitchen equipment has served the facility well with signs of wear such a deteriorated stove top burners. Stained grout is present at ceramic tile flooring in kitchen. Metal ceiling system at lobby is in good condition with minimal signs of wear which include paint chipping at edges. Lobby baseboards are torn in a few places. Components of snack serving window and room are unfinished at interior. Restroom tile flooring is stained in high use areas.

## Condition Summary - Community Center

### MEP Systems

3.0

Floor vents have chipping paint and contain debris. Air supply vents are dirty and are causing staining on adjacent acoustic ceiling tile surfaces. Metal corner guards at exterior MEP area are dented with chipped paint at corners. Main electrical service is largely original to the building. Water heater has recently been replaced with years of remaining useful service life.

### ADA Compliance

Needs Compliance

No wheelchair access is available for storage area in main hall. Storage areas do not contain appropriate clear floor space. Painted ADA parking symbol and striping is beginning to fade.

## Recommendation Summary - Community Center



Exterior



Lobby



Kitchen

### Recommendations

**Site:** Recommendations include repainting yellow striping at crosswalk near Police Station, repairing cracks in sealant at areas between large concrete pours, trimming landscaping near double door entrance, landscaping unfinished strip of dirt, resurfacing main parking lot, repairing cracks and dislodged asphalt pebbles, and repainting and repairing parking stall striping.

**Exterior Envelope:** It is recommended to repair damage portions of wall and door, clean TPO roof surface at areas of maintenance use and water ponding, replace faded and rusting portions of peaked metal roof, clean rusted roof elements, repair roof drains, replace single paned windows, and repair exterior stucco at base of roof area and ground level.

**Structure:** Recommendations include repairing light cracking at foundation base and maintaining visual structural inspections.

**Interior:** Recommended actions include adding missing floor tiles at entrances to some storage areas, repainting walls in storage areas, generally renovating these areas to produce a more finished appearance, and fixing scratches on other wall surfaces. Additionally, recommendations include replacing acoustic ceiling tile, replacing stove top burners, cleaning grout at ceramic tile flooring in kitchen, repairing lobby baseboards, finishing components of snack serving window and room, and cleaning restroom tile flooring.

**MEP Systems:** Improvements should include cleaning and repainting floor vents, cleaning air supply vents, and repairing metal corners at exterior MEP area. Consider replacement of main electrical switchboard.

**ADA Compliance:** Recommendations include providing wheelchair access for storage area in main hall, clearing floor space in storage areas, and repainting ADA parking symbol and striping.

### Impact of Recommended Works

**Site:** Impact of site recommendations will include disturbed access to the parking lot and entrance. One month will be required to repair paving, cracking, and trim landscaping.

**Exterior Envelope:** Impacts of recommendations will improve physical appearance of the Community Center building. Two months will be required to complete all recommendations.

**Structure:** Performing structural recommendations should have minor impact on the center; completion of the recommendations will result in increased visual structural integrity. One week will be required for structural improvements.

**Interior:** Performing the interior recommendations will result in the temporary closing of storage areas and kitchen. Portions of the Community Center may be closed off for light renovation. Two months will be required to clean and remodel interiors.

**MEP Systems:** Minor MEP repairs will have minor impact on building operations. Replacement of the electrical switchboard is a large expense and will require a three day shutdown of the building.

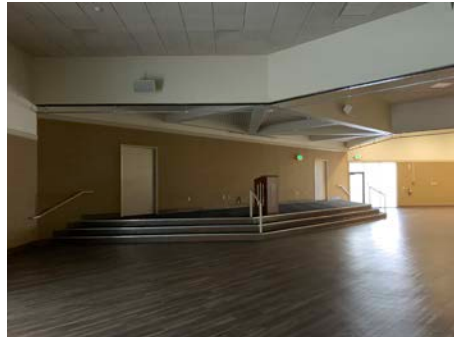
**ADA Compliance:** Performing the recommended improvements will result in improved accessibility to storage area in main hall and better appearance of parking lot. Three weeks will be required to perform all recommendations.



## Facility Description - Community Center



Exterior



Interior



MEP

### Building Description

The Community Center is a single story building that was constructed in 1979. The center is located in the Tracy Civic Center Complex near City Hall. The building has a structure consisting mainly of a wood frame construction. The exterior of the Community Center is clad in a beige painted stucco and is similarly painted to other Public Works buildings in the area. Landscaping surrounding the Community Center is appropriately maintained, healthy and serves the facility well. Space is present on site for gatherings and activities that may happen directly adjacent to the building. Floor finishes throughout the interior of the building vary to accommodate the wide range of activities that take place here.

The Community Center houses spaces and equipment for a variety of recreation and socializing activities all may age groups. There are educational, recreational and social events that can be accommodated by this building. Other public activities that take place in this space incorporate casual social and educational opportunities for the community's residences. Multiple offices in this building provide spaces for city employees directing the Community Center's programming. A reception area provides information and direction for building visitors.

### Age

The Community Center is 43 years old and was constructed in 1979.

### Use of Building

The building is used in the following ways:

- Provides spaces for recreational activities
- Promotes active learning and community involvement
- Used to house special events and community functions
- Rental space is available to the public

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Community Center - Overall									3.5
1	Site/ Civil/ Landscape								4.3
1.1	Fences/ Walls/ Gates								4.0
	A.	Perimeter Fencing						N/A	
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures		4					
	D.	Gates		4					
1.2	Paving								4.3
	A.	Sidewalks/ Walkways/ Crosswalks	5						
	B.	Curbing		4					
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps		4					
	E.	Patios							
1.3	Landscape								4.7
	A.	Ground Cover		4					
	B.	Trees	5						
	C.	Irrigation System	5						
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.7
	A.	Landscape Features/ Play Equipment		4					
	B.	Exterior Lighting Fixtures		4					
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility			3				
1.5	Stormwater Management								5.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.6</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							4.0
2.3	Doors/ Windows/ Louvers							3.7
	A. Windows	5						
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware			3				
2.4	Roofing							2.6
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing			3				
	D. Leakage			3				
	E. Ponding Water			3				
	F. Roof Drainage				2			
	G. Gutters / Downspouts				2			
	H. Roof Vents				2			
N O T E S	2.4.F: Water staining exists on roof. Roof drainage units are damaged and requires replacement.							
	2.4.G: No downspout extensions are present from gutters hidden exterior wall surfaces, causing water to flow directly onto the exterior envelope of the building. Staining is caused at minimum.							
	2.4.H: Roof vents are deteriorated.							
<b>3 Structure</b>								<b>3.6</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							4.0
3.3	Framing System							3.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							4.0
N O T E S								

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>3.2</b>
4.1	Ceilings							4.0
	A. Suspended Ceiling (ACT)			3				
	B. Gypsum Board						N/A	
	C. Plaster	5						
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							2.8
	A. Carpet			3				
	B. Vinyl				2			
	C. Tile			3				
	D. Wood						N/A	
	E. Concrete			3				
4.3	Interior Wall/Partition Finishes							2.0
4.4	Interior Doors							3.0
4.5	Stairs Condition							3.5
	A. Stairs/ Landing		4					
	B. Handrails			3				
4.6	Toilet Condition							3.7
	A. Toilet Accessories		4					
	B. Toilet Partitions		4					
	C. Water Closets		4					
	D. Urinals		4					
	E. Lavatorie /Sinks			3				
	F. Counter			3				
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
NOTES	4.2.B: Vinyl tile flooring in storage rooms is severely deteriorated and worn with missing pieces and many scratches due to high use. Vinyl flooring in the group meeting room is scratched and worn. Vinyl flooring in office areas is discolored and approaching useful service life.							
	4.3: Wall finishes in storage rooms are severely deteriorated and worn. Wall finishes in multi-use activity room are worn.							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>5 Mechanical, Electrical and Plumbing Systems</b>								<b>3.0</b>
5.1	Mechanical Systems							2.6
	A. HVAC			3				
	B. Control System				2			
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work			3				
	F. Ventilation\ Air Distribution				2			
	G. Boilers						N/A	
5.2	Electrical Systems							3.0
	A. Transformer			3				
	B. Switchgear				2			
	C. Panelboards (Condition & Capacity)				2			
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures		4					
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							3.0
5.4	Plumbing Systems							3.3
	A. Plumbing Fixtures		4					
	B. Water Distribution System/ Pipes			3				
	C. Water Heaters			3				
5.5	Gas Distribution Systems							3.0
5.6	Fire Suppression System							N/A
N O T E S	5.1.B: Control room is in a deteriorated state with debris and improperly stored elements.							
	5.1.F: HVAC floor diffusers need to be cleaned.							
	5.2.B: Switchgear is original to the building and likely approaching its useful service life.							
	5.2.C: Conduits and wires around the panelboard are disconnected and poorly arranged.							

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories		NC	
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: Exiting passenger loading zone does not meet the ADA requirement. Restripe the loading zone and lettering to meet the ADA code.			
	6.3.B: Provide ADA compliant toilet accessories.			
	6.4.A: Provide knee and toe clearance under working surface and front desk counters.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearance.			
	6.4.C: Provide ADA compliant room signs with tactile text and Braille.			



## Photo Documentation | Exterior Overall





Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# SENIOR CENTER



## Condition Summary - Senior Center

Overall Rating 4.0



### Facility Condition

#### Site

Landscaping at the Senior Center gives the facility and grounds a well-maintained and cared for appearance. There is fire service access adjacent to the facility with access to street lighting for maintenance. Sidewalks surround the facility with minimal pavement cracking. Bricks laid at the exterior patio require extensive cleaning in high traffic areas. Site gates and latch mechanisms work well.

#### 4.0 Interior

The lobby has been recently remodeled with new flooring, paint, furniture, and other elements. Lighting fixtures are largely LED throughout. Some rooms contain movable partitions to allow for a separation of one larger room into smaller rooms. Kitchen equipment and finishes are in good condition with much remaining service life. Acoustic ceiling tiles and flooring have recently been replaced and add to the facility's appearance.

#### 4.5

#### Exterior Envelope

Painted stucco covering the majority of the facility's exterior is in good condition with minimal cracking or chipping. However, some cracking is present where painted stucco meets the foundation. Some exterior metal doors are scratched and/or dented. The rooftop-mounted hose works well for keeping the roof surface maintained and cleaned annually and should be considered for other city facilities. New flashings and gutters have been recently installed.

#### 3.6 MEP Systems

Electrical equipment is located in an exterior electrical room with direct access from the site. Electrical panels contain additional service life and switchboard is rated at 400 Amps. Fire alarm panel and controls are in good condition and located inside the facility. Maintenance reports changing the facility's RTU3 style air filter is a cumbersome process. A past electrical wiring issue has not resurfaced.

#### 4.1

#### Structure

Slabs are in fair condition and show signs of normal wear and tear. No cracking was visible in interior walls and construction. Some cracking is present at the foundation in various places around the facility. Roof structure is in visibly good condition.

#### 3.7

#### ADA Compliance

#### Needs Compliance

Passenger loading zones require pavement markings to be made compliant. Some issues are present in interior restrooms related to mounting heights and locations for toilet accessories. Kitchen equipment and layout is non-compliant with ADA.

## Recommendation Summary - Senior Center



Exterior



Lobby



Restroom

### Recommendations

**Site:** It is recommended to extensively clean bricks located at exterior patio to improve physical appearance.

**Exterior Envelope:** Recommendations include repainting stucco where walls meet foundation, and replacing or fixing exterior metal doors where scratches and dents are present.

**Structure:** It is recommended to repair the cracking at foundation surrounding the Senior Center.

**Interior:** No recommendations for improvement.

**MEP Systems:** No recommendations for improvement.

**ADA Compliance:** Recommendations include repainting passenger loading zones, relocating toilet accessories to comply with mounting heights, replacing kitchen appliances and placing them in an ADA compliant layout.

### Impact of Recommended Works

**Site:** Impact of site recommendations are minor. One week will be required to clean bricks.

**Exterior Envelope:** Executing recommended improvements will disturb some entry and exit access points to repair doors. Other recommendations will have minor impact. Two weeks will be required for all improvements.

**Structure:** Performing structural recommendations should have minor impact on the center. Two weeks should be required for structural improvements.

**Interior:** No impact of recommended works.

**MEP Systems:** No impact of recommended works.

**ADA Compliance:** Performing the recommended improvements may cause for temporary closing of the Senior Center. Completion of recommendations will result in increased accessibility within the restrooms and kitchen. Two weeks will be needed to repaint passenger loading zones, relocate toilet accessories, and replace kitchen appliances.



## Facility Description - Senior Center



Exterior



Interior



MEP

### Building Description

The Senior Center is a single story building that was constructed in 1987 and is located off of 9th Street. The building has a structure consisting of wood frame construction. The exterior of the Senior Center is clad with painted stucco with metal doors leading outside. The patio area in the back allows for socializing and activities to be held outdoors for the senior citizens. The site is immediately adjacent to additional outdoor recreation opportunities at the space between the Senior Center and Tracy Water Tower. There is pleasant landscaping toward the main entrance and leads to a recently refurbished interior.

The Senior Center houses spaces and equipment for a variety of recreation and socializing activities for seniors. There are many classes and activities that can be accommodated by this building. Multiple offices in this building provide spaces for city employees directing the Senior Center's programming. A reception area provides information and direction for building visitors.

### Age

The Senior Center building is 35 years old and was constructed in 1987.

### Use of Building

This building is used in the following ways:

- Houses activities and events for senior citizens
- Hosts various social activities such as a variety of classes and special events.
- Houses City of Tracy Department Offices

System			Condition						Rank
			Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
Senior Center - Overall									4.0
1	Site/ Civil/ Landscape								4.0
1.1	Fences/ Walls/ Gates								4.0
	A.	Perimeter Fencing		4					
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures		4					
	D.	Gates		4					
1.2	Paving								3.6
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing		4					
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios			3				
1.3	Landscape								3.7
	A.	Ground Cover			3				
	B.	Trees		4					
	C.	Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.8
	A.	Landscape Features/ Play Equipment		4					
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture		4					
	E.	Site Utility		4					
1.5	Stormwater Management								5.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.6</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							4.0
	A. Windows			3				
	B. Louvers and Vents	5						
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.3
	A. Roof Surface		4					
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing			3				
	D. Leakage						N/A	
	E. Ponding Water				2			
	F. Roof Drainage			3				
	G. Gutters / Downspouts		4					
	H. Roof Vents		4					
	2.4.E: Ponding water is observed around roof drainage.							
	N O T E S							
<b>3 Structure</b>								<b>3.7</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							4.0
3.3	Framing System							4.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							4.0
	N O T E S							



System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>4.5</b>
4.1	Ceilings							4.5
	A. Suspended Ceiling (ACT)		4					
	B. Gypsum Board						N/A	
	C. Plaster	5						
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							4.0
	A. Carpet						N/A	
	B. Vinyl			3				
	C. Tile	5						
	D. Wood		4					
	E. Concrete		4					
4.3	Interior Wall/Partition Finishes							5.0
4.4	Interior Doors							4.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							4.8
	A. Toilet Accessories	5						
	B. Toilet Partitions		4					
	C. Water Closets	5						
	D. Urinals	5						
	E. Lavatorie /Sinks	5						
	F. Counter	5						
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
	N O T E S							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>4.1</b>
5.1	Mechanical Systems							4.0
	A. HVAC		4					
	B. Control System		4					
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work		4					
	F. Ventilation\ Air Distribution	5						
	G. Boilers						N/A	
5.2	Electrical Systems							4.2
	A. Transformer		4					
	B. Switchgear			3				
	C. Panelboards (Condition & Capacity)		4					
	D. Devices (Switches & Receptacles)	5						
	E. Interior Lighting Fixtures		4					
	F. Conveying Systems						N/A	
	G. Fire Alarm System	5						
5.3	Voice and Data Systems							4.0
5.4	Plumbing Systems							4.7
	A. Plumbing Fixtures	5						
	B. Water Distribution System/ Pipes		4					
	C. Water Heaters	5						
5.5	Gas Distribution Systems							3.0
5.6	Fire Suppression System							5.0
N O T E S								

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones	C		
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories	C		
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry	C		
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.4.A: Provide knee and toe clearances under kitchen sink, working surfaces, and front desk.			
	6.4.C: Provide ADA compliant signage for ADA toilet rooms. Provide ADA compliant room signs with tactile text and Braille.			

Photo Documentation | Exterior Overall



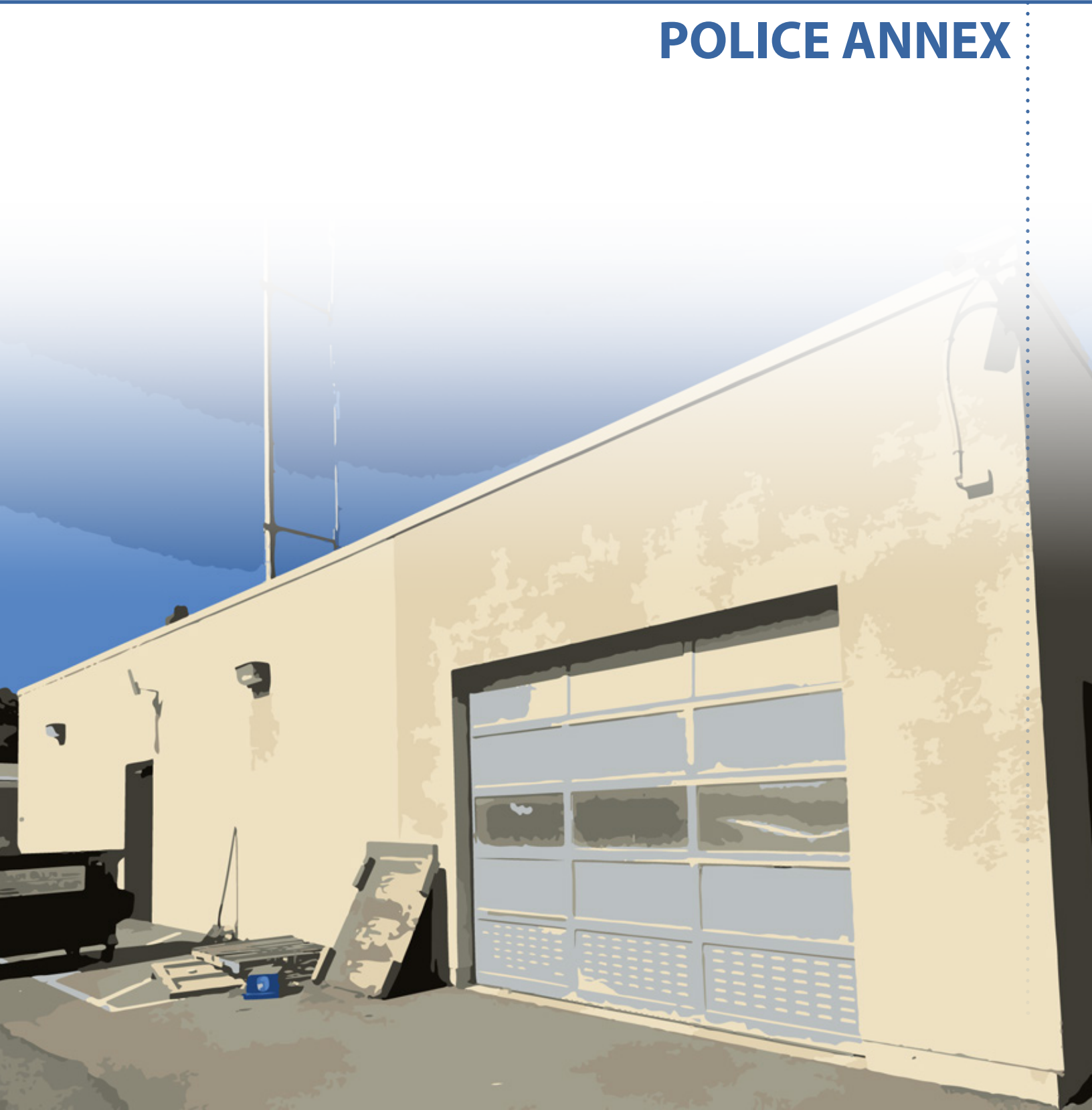
Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# POLICE ANNEX



## Condition Summary - Police Annex

Overall Rating 3.4



### Facility Condition

#### Site 3.5

Striping is faded at the rear gated parking area for police service vehicles. The electronic sliding gate has fair paint finish and a healthy chain but control box is faded. Asphalt is cracking in the center of this parking area. There is a ramp on-site near the Channel 26 side entrance. Site landscaping is in line with the remainder of the Tracy Civic Center complex and is overall in good condition.

#### Exterior Envelope 3.3

Painted concrete masonry exterior is faded and chipping in areas, especially where items are mounted on the exterior. Stucco is chipped and deteriorated in some areas. Mounted light fixtures contain discolored lenses and finish due to weathering and age. Exterior door sills contain no protection in many instances. Garage door opening to rear parking area is damaged with scratches and dents. Building signage is beginning to deteriorate and approaching its useful service life.

#### Structure 3.3

Cracking is present in concrete flooring of previous jail area alluding to settling and shifting of the building's structure. Additional cracking was observed in utility closet wall in jail area. Exposed ductwork in equipment room requires additional bracing.

#### Interior 3.7

The area of the facility that previously housed city jail space contains metal doors with scuffed paint finished and small dents. Lighting is lacking in this area and is currently one small recessed fixture per room. Ceiling stains are present in this area and require further

investigation. Ceiling tiles are stained throughout the facility especially in conference areas. Wood doors have wear and are 20-min fire rated. Some door hinges have been replaced. Channel 26 room is somewhat crowded but in good condition overall. Carpeting is stained at the entrance to this area. Vinyl flooring in areas including kitchenette/break areas is scratched, bubbling, loose, or missing. At least one lighting fixture is hanging haphazardly below the ceiling system in kitchenette. Visible aspects of roof system are discolored and faded. Some restroom flooring tiles are cracked with stained grout. Lighting at public lobby near service center is severely lacking with standard incandescent bulbs in discolored and undersized recessed mounts. The roof was not accessible at the time of site visit.

#### MEP Systems 3.2

An out-of-service sink in the jail area is leaking. MEP room in this area has a boiler that appears to be original to the building that is also leaking and discolored. The building's fire suppression system was installed sometime after construction and appears to be in good condition with the exception of some sprinkler heads that are out of plumb with the ceiling system. Break items are stored in front of electrical panels. The main Westinghouse electrical panel is original to the building's construction and rated at 800 A. Some service life is remaining. The original phone system is still in the building, located in the IT room which is climate-controlled via wall-mounted AC units. Exterior fire sprinkler valve with gauges contains slight rusting at connection points and structural supports.



## Condition Summary - Police Annex

### ADA Compliance Needs Compliance

Kitchenettes throughout the Police Annex are non-compliant due to lack of counter knee space and other items. Restroom accessories are non-compliant in some instances. Clear floor space in certain areas of the building is limited due to storage of items.

## Recommendation Summary - Police Annex



Exterior



Lobby



Break Room

### Recommendations

**Site:** Recommendations include repainting striping in parking area for police service vehicles, repainting control box for electronic sliding gate, and repairing the cracking in the center of the rear parking area.

**Exterior Envelope:** It is recommended to repaint concrete masonry exterior, replace mounted light fixtures, provide protection for exterior door sills, replace garage door, and replace building signage.

**Structure:** Recommendations include repairing cracks in concrete floor and in utility closet wall in jail area and adding bracing to exposed ductwork.

**Interior:** Recommended actions include repairing and repainting metal doors in city jail space, adding lighting in same space, cleaning ceiling stains, and replacing ceiling tiles. In addition, carpeting should be cleaned, vinyl flooring should be replaced, lighting fixtures must be rehung, and lighting should be added in the public lobby with appropriate color and sizing.

**MEP Systems:** Improvements include replacing the sink in jail area, replacing boiler, re-plumbing some sprinkler heads, and replacing exterior sprinkler valves.

**ADA Compliance:** Recommendations include rebuilding kitchenettes to provide adequate knee space, relocating restroom accessories to be compliant, and clearing floor space to increase accessibility compliance.

### Impact of Recommended Works

**Site:** Impacts of site recommendations include a disturbed access to the building for police service vehicles. Two weeks will be required to repaint all necessary areas and to repair cracking in asphalt.

**Exterior Envelope:** Impacts of recommendations include disturbed experience within the building; completion of the recommendations will take three weeks.

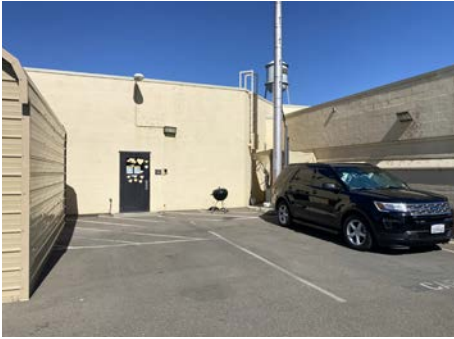
**Structure:** Performing structural recommendations should have fair impact on the building. One month will be required to complete structural recommendations and portions of the building may require closing when additional bracing installed.

**Interior:** Executing recommended improvements will include temporary closing of the Police Annex building. Four weeks will be required to remodel interior elements.

**MEP Systems:** Some additional design may be required for MEP improvements. HVAC systems may be shut down for a week period during renovations.

**ADA Compliance:** Performing the recommended improvements will have a fair impact on the building's operations. Three weeks will be required to replace counters, relocate accessories, and clear floor space.

## Facility Description - Police Annex



Exterior



Interior



MEP

### Building Description

The Police Annex is a single story building that was constructed in 1978. The Police Annex is located off of 10th St. and directly between Tracy City Hall and Lolly Hansen Senior Center. The building has a structure consisting of masonry with a wood roof. The exterior is painted concrete masonry and there is a parking lot located just behind the building.

The building houses the City of Tracy Channel 26 television operations and additional Police Department operations that can not be housed in the main headquarters building. Previously, the Police Annex was used to house Parks and Community Services Offices.

### Age

The Police Annex building is 44 years old and was constructed in 1978.

### Use of Building

The building is used in the following ways:

- Houses office space for Police Department administrative functions
- Houses Channel 26 television storage and operations.

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Police Annex - Overall									3.4
1	Site/ Civil/ Landscape								3.5
1.1	Fences/ Walls/ Gates								3.3
	A.	Perimeter Fencing		4					
	B.	Equipment Fencing					N/A		
	C.	Landscape Walls/ Piers / Structures			3				
	D.	Gates			3				
1.2	Paving								3.3
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing			3				
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios					N/A		
1.3	Landscape								4.0
	A.	Ground Cover		4					
	B.	Trees		4					
	C.	Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.0
	A.	Landscape Features/ Play Equipment					N/A		
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures			3				
	D.	Exterior Site Furniture					N/A		
	E.	Site Utility			3				
1.5	Stormwater Management								4.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.3</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							4.0
2.3	Doors/ Windows/ Louvers							3.0
	A. Windows		4					
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware				2			
2.4	Roofing							3.2
	A. Roof Surface		4					
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing			3				
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage			3				
	G. Gutters / Downspouts			3				
	H. Roof Vents			3				
	2.3.C: Exterior doors contain scratching and scuffing leading to rear parking area.							
	N O T E S							
<b>3 Structure</b>								<b>3.3</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							3.0
3.3	Framing System							4.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							3.0
3.7	Chimney							N/A
	N O T E S							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>3.7</b>
4.1	Ceilings							2.8
	A. Suspended Ceiling (ACT)				2			
	B. Gypsum Board			3				
	C. Plaster				2			
	D. Wood						N/A	
	E. Other		4					
	F. Exposed						N/A	
4.2	Flooring							4.0
	A. Carpet	5						
	B. Vinyl						N/A	
	C. Tile		4					
	D. Wood						N/A	
	E. Concrete			3				
4.3	Interior Wall/Partition Finishes							3.0
4.4	Interior Doors							4.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							4.6
	A. Toilet Accessories	5						
	B. Toilet Partitions	5						
	C. Water Closets			3				
	D. Urinals						N/A	
	E. Lavatorie /Sinks	5						
	F. Counter	5						
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.1.A: Acoustic ceiling tiles are damaged and stained in office portions of the building.							
	4.1.C: Plaster ceiling systems contain staining in areas and deterioration around ceiling mounted accessories.							



System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>5 Mechanical, Electrical and Plumbing Systems</b>								<b>3.2</b>
5.1	Mechanical Systems							2.8
	A. HVAC			3				
	B. Control System			3				
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work			3				
	F. Ventilation\ Air Distribution				2			
	G. Boilers						N/A	
5.2	Electrical Systems							2.8
	A. Transformer			3				
	B. Switchgear			3				
	C. Panelboards (Condition & Capacity)			3				
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures				2			
	F. Conveying Systems						N/A	
	G. Fire Alarm System			3				
5.3	Voice and Data Systems							2.0
5.4	Plumbing Systems							3.7
	A. Plumbing Fixtures		4					
	B. Water Distribution System/ Pipes			3				
	C. Water Heaters		4					
5.5	Gas Distribution Systems							4.0
5.6	Fire Suppression System							4.0
NOTES	5.1.F: Air diffusers and fans are worn and deteriorated and approaching their useful service life.							
	5.2.E: Lighting fixtures building-wide are damaged, broken and yellowed.							

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones			N/A
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates		NC	
	C. Threshold	C		
	D. Ramps	C		
	E. Stairways	C		
	F. Handrails		NC	
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories		NC	
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.2.A: Remove obstacles on accessible routes for enough open space clearance.			
	6.2.B: Provide ADA compliant door push paddle to exit doors.			
	6.2.F: Provide ADA compliant handrails and guardrails to exterior ramp.			
	6.3.B: Provide ADA compliant toilet accessories.			
	6.4.A: Provide knee and toe clearances under working surfaces, and front desk.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant room signage with tactile text and Braille. Provide ADA compliant toilet room signage.			

Photo Documentation | Exterior Overall

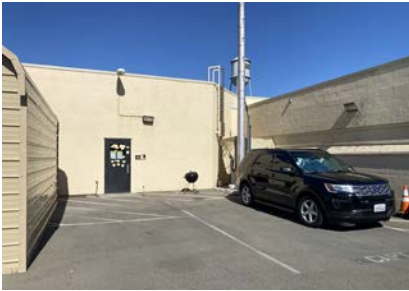
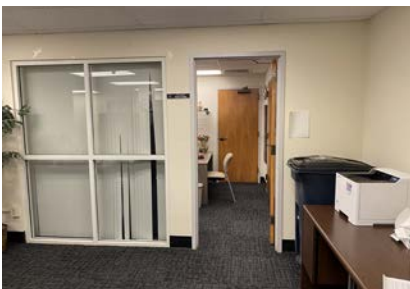
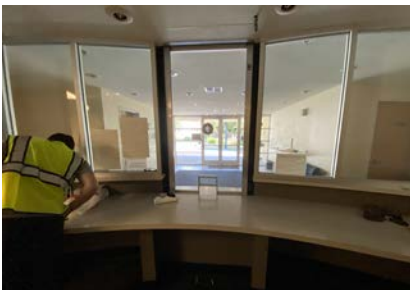
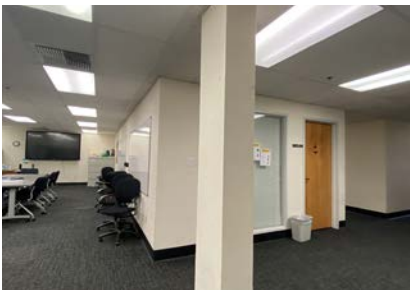


Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# FIRE ADMINISTRATION



## Condition Summary - Fire Administration

Overall Rating 3.8



### Facility Condition

#### Site

3.9

Site elements are plenty and include parking, landscaping, site lighting similar to that used at the Civic Center and a flag pole. Sidewalks along central avenue include poured concrete and geometrically arranged masonry which adds to the facility's visual appearance. Railings near main public entrance contain worn and faded paint due to use and sun. Historical Tracy fireman statue is well-kept. Surrounding bench area would benefit from cleaning. Vegetation is healthy throughout. Sidewalk near main parking area is lightly discolored in areas. Parking lot paving contains stains but surface is not yet deteriorating at a quick rate. Parking lot striping is faded. Site signage is in good condition but dirty at exposed top surfaces. Wood fence near rear of building is weathered but in fairly good condition.

#### Exterior Envelope

4.0

Painted stucco exterior siding contains much cracking, mostly near ground surface but all throughout stucco surface including areas of cracking to roof parapet. Paint of various architectural components gives the facility a premium appearance but paint is starting to fade from exterior surfaces at most areas. Mounted gutters are in good condition with minimal denting and lack chipped paint. Mounted light fixtures contain faded housing and are adding to staining at stucco siding. Metal door are rear of building to parking lot is stained with faded paint and accessibility signage. Porch at second story overlooking Central Avenue requires cleaning at floor surface due to dirt and debris buildup. Skylight lenses are slightly dirty but tinting is holding up well. Garage door surfaces show no signs of deterioration. TPO roof surface is in good condition but stained and discolored in areas

with light evidence of ponding water.

#### Structure

3.4

Cracking in stucco surfaces throughout exterior of facility suggests that shifting of the structure may be happening at a more frequent rate than is standard. Additional cracking is present at interior at interior CMU construction and at door frames of MEP room which alludes to stucco cracking being in the concrete wall structure rather than just stucco deterioration. Cracking is also present painted walls in garage area, especially around window. Large fire protection piping is appropriately braced to walls and ceiling structure. Cracking is present at concrete flooring of MEP area.

#### Interior

3.6

Carpeting and vinyl flooring surfaces of living area contain minimal signs of wear with light scuffs at kitchen floor. Can lighting is detaching at painted ceiling in living area. Paint is chipped at corners of walls in living area. Vinyl tile flooring is well-polished throughout main facility areas but staining is present at seams under drinking fountain and in a few other areas including near baseboards. Break room flooring contains excessive wear compared with the remainder of the facility's vinyl flooring. Painted wood baseboards are dirty and heavily scuffed. Rectangular acoustic ceiling tiles contain grid components that are out of plumb in areas. Restroom tile flooring and other surfaces are in good condition and holding up well to use. Lighting types vary throughout the facility but are generally a type of recessed rectangular fixture. These fixtures are in fair to good condition with some lenses loose or discolored. A large stain is present on a singular acoustic ceiling tile near office spaces by public entrance and reception. Some wear is present at wooden gate



## Condition Summary - Fire Administration

separating lobby from staff area.

### MEP Systems

3.9

Weathering protection for piping to exterior boiler is missing at corner bend near rear entrance. Insulation for some piping components in MEP room is stained at multiple areas. Water piping is located over electrical equipment which violates the building code. Elevator components contain very minimal visual signs of wear, and interior cab components appear freshly installed. A rear garage area houses most of the facility's electrical components including main electrical switchboards, power maintaining system. The facility contains two State water heaters installed in 2005, likely with a moderate amount of remaining useful service life (3-5 years). Air handler and ductwork is in good condition.

### ADA Compliance

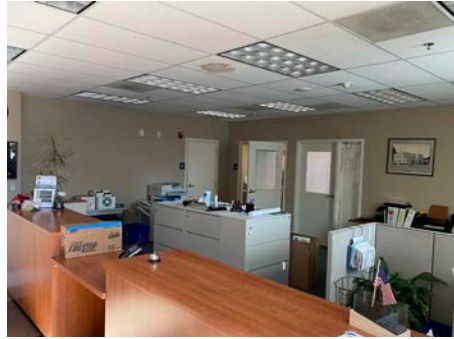
Needs Compliance

Clear floor space is lacking in some areas due to stored items. Handrails for interior stairs were added to be made compliant. Elements of break areas in living space and main facility are non-compliant.

## Recommendation Summary - Fire Administration



Exterior



Lobby



Kitchen

### Recommendations

**Site:** Recommendations include repainting railings near main public entrance, cleaning bench area, repainting parking lot striping, and cleaning site signage.

**Exterior Envelope:** It is recommended to repair cracking throughout exterior, repaint exterior surfaces in similar areas, repaint metal door at rear of building, clean floor surface of porch at second story, and clean TPO roof surface.

**Structure:** Recommendations include assessing structural integrity of building and repairing all cracking in various locations throughout the building.

**Interior:** Recommended actions include cleaning light scuffs at kitchen floor, reattaching can lighting at painted ceiling in living area, repainting wall corners in same area, cleaning stains at seams under drinking fountain and baseboards, replacing break room flooring, and cleaning painted wood baseboards. Additional recommendations include cleaning and tightening light fixtures lenses and replacing singular stained acoustic ceiling tile by reception area.

**MEP Systems:** Improvements should include adding weathering protection for piping, cleaning insulation for some piping components and relocating water piping. Provide fix to boiler system which may include new boiler for facility.

**ADA Compliance:** Recommendations include clearing floor space and relocating and repairing elements of break areas in living space and main facility.

### Impact of Recommended Works

**Site:** Impact of site recommendations are minor. One week will be required to perform all recommendations.

**Exterior Envelope:** Impacts of recommendations will result in improved appearance of exterior. Two weeks will be required to complete all recommended actions.

**Structure:** Performing structural recommendations are important to ensure life safety of the facility.

**Interior:** Performing the interior recommendations will improve the physical appearance of the interiors of the fire administration building and will improve experience of employees. Three weeks will be required to repair, clean, and repaint all necessary elements.

**MEP Systems:** One month will be required for minor MEP improvements. Assessing and providing proper fix to the heating and cooling systems may take longer depending on the selected solution.

**ADA Compliance:** Executing recommended improvements will increase accessibility within break areas. Two weeks will be required to clear break areas.

## Facility Description - Fire Administration



Exterior



Interior



MEP

### Building Description

The Fire Administration was originally a single story building that was constructed 1917 and is located on N Central Avenue. The building was remodeled in 2006 to add a second story. The building construction consists of a masonry structure and a wood roof. The exterior is clad with beige painted stucco and some exposed and painted masonry. Directly adjacent to the building is a parking lot designated for the employees of the Fire Administration building. The landscaping is appropriate and well maintained for the building use with site features paying homage to past City of Tracy firefighters. The balcony of the building allows for expansive views of the downtown area from the second floor.

The Fire Administration building houses spaces and equipment for offices and living quarters for on-duty firefighters. Multiple offices in this building provide spaces for employees directing department operations and daily tasks. There is a break room with a kitchenette for employees. Additionally, a classroom space is provided for classes and educational purposes. The classroom area doubles as a meeting location.

### Age

The Fire Administration building is 105 years old and was constructed in 1917.

### Use of Building

The building is used in the following ways:

- Houses offices for Fire Department staff
- Provides an administration facility for the Fire Department
- Houses living quarters for fire fighters

System			Condition						Rank
			Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
Fire Administration - Overall									3.8
1	Site/ Civil/ Landscape								3.9
1.1	Fences/ Walls/ Gates								3.5
	A.	Perimeter Fencing			3				
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures		4					
	D.	Gates						N/A	
1.2	Paving								3.4
	A.	Sidewalks/ Walkways/ Crosswalks			3				
	B.	Curbing		4					
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios			3				
1.3	Landscape								4.3
	A.	Ground Cover		4					
	B.	Trees		4					
	C.	Irrigation System	5						
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.3
	A.	Landscape Features/ Play Equipment		4					
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility			3				
1.5	Stormwater Management								5.0
N O T E S									



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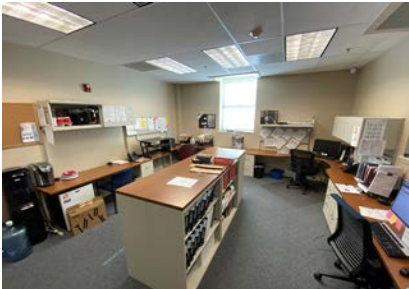
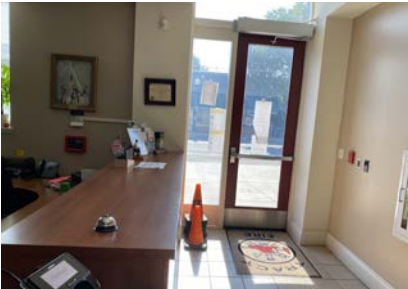
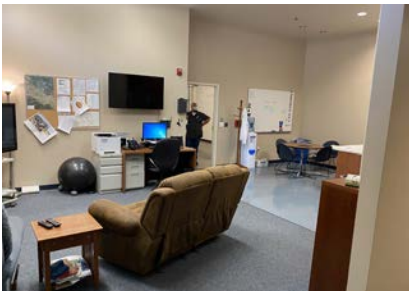
System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>3.9</b>
5.1	Mechanical Systems							3.5
	A. HVAC		4					
	B. Control System	5						
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work		4					
	F. Ventilation\ Air Distribution			3				
	G. Boilers				2			
5.2	Electrical Systems							4.0
	A. Transformer		4					
	B. Switchgear		4					
	C. Panelboards (Condition & Capacity)		4					
	D. Devices (Switches & Receptacles)	5						
	E. Interior Lighting Fixtures			3				
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							4.0
5.4	Plumbing Systems							4.0
	A. Plumbing Fixtures	5						
	B. Water Distribution System/ Pipes		4					
	C. Water Heaters			3				
5.5	Gas Distribution Systems							4.0
5.6	Fire Suppression System							4.0
NOTES	5.1.G: Boiler located in the rear of the building has many issues with maintaining constant temperate as reported by maintenance staff.							

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways		NC	
	F. Handrails		NC	
	G. Elevators		NC	
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories		NC	
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: Existing passenger loading zone does not meet the ADA requirement. Restripe the loading zone and lettering to meet the ADA requirement.			
	6.2.E: Interior stair does not meet the ADA requirement.			
	6.2.F: Interior stair handrails and guard rails are not provided and do not meet the ADA requirement.			
	6.2.G: Elevator does not meet the ADA requirement.			
	6.3.B: Provide ADA compliant toilet accessories.			
	6.4.A: Provide knee and toe clearances under sink, working surfaces, and front desk counters.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant exiting signage, ADA signage and room signage.			

## Photo Documentation | Exterior Overall



Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# TRACY TRANSIT STATION



## Condition Summary - Tracy Transit Station (New)

Overall Rating 3.8



### Facility Condition

<p><b>Site</b></p> <p>Site signage and supports are in good condition. Parking pavement is cracked in many places with faded striping at both accessible and standard spaces. Concrete tile at site adds to the appearance but is cracked and dirty in high traffic areas. Landscaping serves the facility fairly but would benefit from improvement. Vandalism is present at landscaping planters and site elements. Paint is chipping from site garbage receptacles.</p>	<p><b>3.9 Interior</b></p> <p>Floor tile is cracked in places at the facility's interior including at the lobby. Other flooring elements are worn beyond standard service life including vinyl flooring in storage areas and carpeting in office areas. Velvet transition strips make audible cracking noise when walking over and may not be secure in places. Acoustic ceiling tile is in fair condition overall but multiple water marks were observed in office areas, hinting at the presence of plumbing system leakage. Leaks are present on ceiling system above the all-gender restroom in the office area. A movable partition exists between rooms 103 and 104. Restroom finishes are slightly outdated but otherwise holding up well.</p>
<p><b>Exterior Envelope</b></p> <p>Exterior window frames contain chipping paint in multiple areas. Water marks are present below window sills at the exterior of the facility. Minor cracking has observed at exterior wall structure. Clay tile flooring adjacent to exterior entrances is generally in good condition but dirty. Clay roof tiles are in good condition overall but some contain chipping. Exterior doors and hardware are past useful service life with lots of scuffs and scratches present. Roof drains at access platform require replacement.</p>	<p><b>3.8 MEP Systems</b></p> <p>Evidence of plumbing system leaks are shown by damaged ceiling tiles and toilets are showing leakage at bases. Water piping is present over electrical equipment in Room 109, a code violation. HVAC system requires upgrade and renovation to meet needs. Mechanical equipment is largely located on a platform near the clock tower. Roof mounted A/C units serve the conference room area. An 800 Amp main switchboard serves the facility well and located in the same area with fire alarm and Internet server equipment.</p>
<p><b>Structure</b></p> <p>Minimal cracking is present at interior tile flooring in lobby. No structural cracking was observed at walls. Roof structure is in sound condition as observed visually. Minimal cracking present at exterior finishes. Roof structure contains cracking at parapets.</p>	<p><b>4.0 ADA Compliance</b> <span style="background-color: #f8d7da;">Needs Compliance</span></p> <p>Truncated domes or other detectable warning are not provided appropriately at site and parking area. ADA parking stalls require flat pavement. Restroom signage is lacking in main hallway and some accessories are not compliant.</p>



## Recommendation Summary - Tracy Transit Station (New)



Exterior



Lobby



Bathroom

### Recommendations

**Site:** Recommendations include repairing cracks in parking pavement, repainting markings throughout same area, repairing and cleaning concrete tile, cleaning all present vandalism, and repainting garbage receptacles.

**Exterior Envelope:** It is recommended to repaint exterior window frames, clean water marks below window sills, fill in cracking at exterior wall structure, clean clay tile flooring, repair chipped clay roof tiles, replace exterior doors and hardware and replace roof drains at access platform.

**Structure:** Recommendations include repairing cracking in the parapets at the roof structure.

**Interior:** Recommended actions include repairing minimal cracking at interior tile flooring in lobby, replacing vinyl flooring in storage areas, replacing carpeting in office areas, securing velvet transition strips, repairing all leaking in office area and all gender bathroom within ceiling system and modernizing restroom finishes.

**MEP Systems:** Improvements should include repairing plumbing system leaks within ceiling system, relocating water piping in Room 109 and renovating the HVAC system to meet needs.

**ADA Compliance:** It is recommended to provide appropriate truncated domes or other detectable warning at site and parking area, flatten ADA parking stalls, add restroom signage in main hallway and relocate restroom accessories to be compliant.

### Impact of Recommended Works

**Site:** Impact of site recommendations include disturbed access to the site and station. Three weeks will be required to clean, repair, and repaint all necessary elements.

**Exterior Envelope:** Impacts of recommendations are fair and will require two weeks to complete executions. Completion of these recommendations will result in improved physical appearance.

**Structure:** Performing structural recommendations should have minor impact on the station. One week will be required for structural improvements.

**Interior:** Performing the interior recommendations will cause temporary closing of the station. Four weeks will be required to replace necessary flooring, repair areas of leakage, and execute other minor repairs.

**MEP Systems:** Impacts may require portions of the Transit Station to be closed for renovations. HVAC system replacement will likely require outside design services.

**ADA Compliance:** Executing recommended improvements include impacts to access the site and station; completion of recommendations will result in increased accessibility in and around the building. Two weeks will be required to complete all recommendations.

## Facility Description - Tracy Transit Station (New)



Exterior



Interior



MEP

### Building Description

The Tracy Transit Station is a single story building that was constructed in 2010. The transit station is located on E. 6th Street. The structure of the building main consists of a wood frame construction. The exterior of the building is clad with a beige painted stucco and the entrance is designed in a mission style. Exterior spaces are equipped with benches for seating under trees that are appropriately placed for shading. Landscaping largely consists of trees and clay planters. The transit station provides 220 free parking spaces for users of public transportation.

The Tracy Transit Station houses spaces for offices and storage spaces for staff to use.

### Age

The Tracy Transit Station is 12 years old and was constructed in 2010.

### Use of Building

The building is used in the following ways:

- Serves as a bus hub for transportation on local, commuter, and long-distance bus services
- Provides Paratransit Service which is a door to door service available for ADA/Medicare passengers and Tracy residents age 65 and older.
- TRACER provides ADA Paratransit Service to visitors with disabilities who do not live in the City of Tracy service area
- Subsidized Taxi Service

System			Condition					Rank
			Excellent	Good	Fair	Poor	Critical	
			5	4	3	2	1	
<b>Tracy Transit Station (New) - Overall</b>								<b>4.0</b>
<b>1</b>	<b>Site/ Civil/ Landscape</b>							<b>3.9</b>
1.1	Fences/ Walls/ Gates							3.0
	A.	Perimeter Fencing			3			
	B.	Equipment Fencing						N/A
	C.	Landscape Walls/ Piers / Structures			3			
	D.	Gates						N/A
1.2	Paving							3.5
	A.	Sidewalks/ Walkways/ Crosswalks		4				
	B.	Curbing		4				
	C.	Driveways/ Parking Pavement			3			
	D.	Striping/ Marking/ Speed Bumps			3			
	E.	Patios						N/A
1.3	Landscape							4.3
	A.	Ground Cover		4				
	B.	Trees		4				
	C.	Irrigation System	5					
1.4	Site Features/ Fixtures/ Furniture/ Signage							3.8
	A.	Landscape Features/ Play Equipment			3			
	B.	Exterior Lighting Fixtures		4				
	C.	Water Fixtures						N/A
	D.	Exterior Site Furniture			3			
	E.	Site Utility	5					
1.5	Stormwater Management							5.0
N O T E S								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.9</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							4.0
2.3	Doors/ Windows/ Louvers							4.0
	A. Windows		4					
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.5
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing		4					
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts						N/A	
	H. Roof Vents			3				
	N O T E S							
<b>3 Structure</b>								<b>4.5</b>
3.1	Foundation/ Footing							5.0
3.2	Columns							4.0
3.3	Framing System							4.0
3.4	Walls							5.0
3.5	Lateral Force Resistance System							5.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							

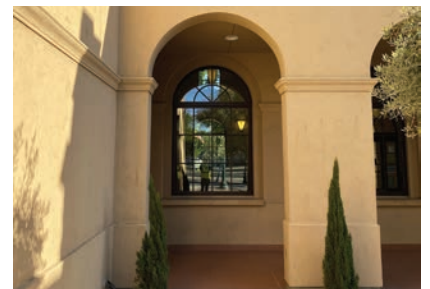
System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>3.8</b>
4.1	Ceilings							4.0
	A. Suspended Ceiling (ACT)			3				
	B. Gypsum Board						N/A	
	C. Plaster	5						
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							3.0
	A. Carpet			3				
	B. Vinyl						N/A	
	C. Tile			3				
	D. Wood						N/A	
	E. Concrete							
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							4.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							4.2
	A. Toilet Accessories		4					
	B. Toilet Partitions		4					
	C. Water Closets		4					
	D. Urinals						N/A	
	E. Lavatorie /Sinks	5						
	F. Counter		4					
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
	N O T E S							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>3.8</b>
5.1	Mechanical Systems							4.0
	A. HVAC		4					
	B. Control System		4					
	C. Chiller		4					
	D. Cooling Towers						N/A	
	E. Duct Work		4					
	F. Ventilation\ Air Distribution		4					
	G. Boilers						N/A	
5.2	Electrical Systems							4.2
	A. Transformer						N/A	
	B. Switchgear		4					
	C. Panelboards (Condition & Capacity)		4					
	D. Devices (Switches & Receptacles)		4					
	E. Interior Lighting Fixtures	5						
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							
5.4	Plumbing Systems							3.7
	A. Plumbing Fixtures		4					
	B. Water Distribution System/ Pipes		4					
	C. Water Heaters			3				
5.5	Gas Distribution Systems							3.0
5.6	Fire Suppression System							4.0
N O T E S								

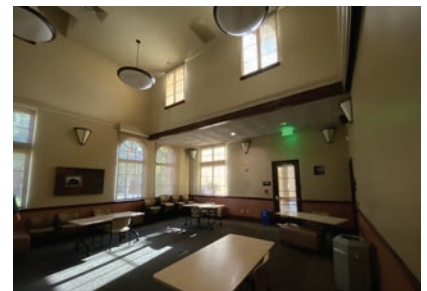
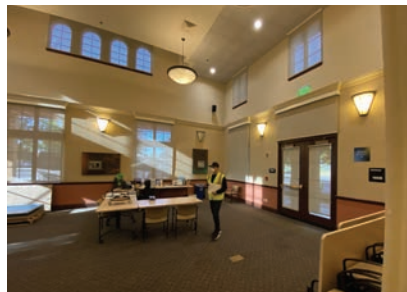


System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones	C		
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories	C		
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry			N/A
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant room station directional and restroom signage with tactile text and Braille.			

## Photo Documentation | Exterior Overall



## Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# ANIMAL SHELTER



## Condition Summary - Animal Shelter

Overall Rating 4.1



### Facility Condition

#### Site 3.8

Site landscaping is in fairly good condition but some grass areas are dry and tanbark placement is uneven. A rodent problem was reported, likely due to the Animal Shelter's close proximity to surrounding fields. Painted areas of curbing are faded.

#### Exterior Envelope 4.1

The exterior of the Animal Shelter is in good condition overall. Multiple components are used for exterior façade elements and are holding up well. Some discoloration on exterior wall surfaces is present. Light cracking is present at top of exterior concrete security wall.

#### Structure 4.5

Light cracking is present at soffit of women's restroom. Equipment attachment and supports for laundry machines are not being utilized. Ductwork and cabling above ceiling appears to be appropriately braced.

#### Interior 3.8

Single door in lobby sometimes sticks and will not remain open or closed. Double doors in lobby area don't shut properly and requires significant effort to close and lock. The ground latch in this location requires maintenance and servicing. Stone flooring in lobby is in good condition. Concrete flooring is cracking in places in animal housing area. Terrazzo flooring around reception desk has slight wear. Guillotine doors break often at animal housing area and require frequent maintenance to pulley operation system. Flooring in laundry area is dirty and worn with rusting around laundry drainage. Grooming area flooring requires cleaning and holding area flooring is scratched. Window seats have come loose in multiple areas. Floor drainage in animal cleaning areas is in good condition. Attic contains no roof access. Sink wood is worn in "CAT ISO" area.

#### MEP Systems 4.2

HVAC units are located in the attic. Electrical room has its own A/C but it is not always utilized. Water heater was installed in 2004 and provides 800 BTU/hr, adequate service for the facility but should be replaced in the next decade. A climate controlled telecommunications area is approximately 10 degrees Fahrenheit cooler than the remainder of the facility. Two main electrical panels are rated at 208Y/120V 3 Ph 4W. Emergency lighting inverter is provided.

#### ADA Compliance Needs Compliance

Various elements of animal intake and housing operations aren't ADA compliant. Restrooms contain minor fixtures violations.



## Recommendation Summary - Animal Shelter



Exterior



Lobby



Bathroom

### Recommendations

**Site:** Recommendations include resurfacing tanbark areas, placing non-toxic traps to catch rodents, and repainting curbing.

**Exterior Envelope:** Resurface landscape walls and repaint exterior.

**Structure:** It is recommended to repair cracking at soffit of women's restroom and utilize non-structural seismic hold downs for laundry machines.

**Interior:** Interior spaces would benefit from repairing lobby single door to remain open and closed, replacing locking system on double doors in lobby, servicing the ground latch in lobby, and repairing cracks in concrete flooring in animal housing area. Additionally, it is recommended to replace guillotine doors, replace flooring in the laundry area, clean holding area flooring, tighten window seals, provide roof access for attic, and replace sink counter carpentry in "CAT ISO" area.

**MEP Systems:** No recommendations are required.

**ADA Compliance:** It is recommended to reconfigure various elements of animal intake and housing operations areas to be made compliant. Minor changes to restroom fixtures are required.

### Impact of Recommended Works

**Site:** Impact of recommended site improvements are minor and won't have any affect on the shelter's operations. One week will be required to complete recommendations.

**Exterior Envelope:** Minor impact will be caused on shelter operations due to landscape wall resurfacing including decreased available parking. Two weeks will be required to complete recommendations.

**Structure:** Performing structural recommendations will have minor effects on building operations including a day or two of unavailable laundry facilities. One week will be required to complete recommendations including soffit repair.

**Interior:** Impact of recommended actions will require a temporary closing of the shelter. Completion of recommendations will improve physical appearance of the shelter and result in a better experience for staff and visitors. Maintenance staff could likely repair necessary components without the need for an outside design firm. One month will be required for the completion of all recommendations, but phasing is possible to minimize disruption to the shelter.

**ADA Compliance:** Executing recommended elements will increase accessibility at the animal intake area and in restrooms. Two weeks will be required to fulfill all recommendations. These may be improved as part of a larger interior renovation including interior items.



## Facility Description - Animal Shelter



Exterior



Interior



MEP

### Building Description

The Animal Shelter is a single story building and was constructed in 2015. Animal shelter staff provides education, protection and humane treatment towards underserved animals. As part of the Police Department, the Animal Services Unit operates out of the Animal Shelter and is responsible for enforcing City of Tracy municipal codes related to the well-being of animals within the City limits.

The facility's stucco exterior is painted in bright colors such as red, yellow, and blue, attracting customers and potential adopters. The landscaping has an appropriate amount of shrubbery and there is a large spanning grass area toward the back of the building.

The interior spaces house the animals that wait to be adopted; each bounding area has a passageway for them to easily access the outdoor spaces. With adequate lighting, the space functions well for all activities that take place such as training, investigating various claims, and testing for rabies and other diseases.

### Age

The Animal Shelter is 7 years old and was constructed in 2015.

### Use of Building

The Animal Shelter is used in the following ways:

- Provides education, protection, and humane treatment of animals
- Adoption center for animals to be claimed
- Licenses dogs to be owned within the City of Tracy
- Investigates reports of aggressive animals, suspected animal abuse, any welfare complaints, as well as enforces all Penal and Tracy Municipal codes.
- Tests for rabies and completes State-required quarantine procedures.

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Animal Shelter - Overall									4.1
1	Site/ Civil/ Landscape								3.8
1.1	Fences/ Walls/ Gates								3.3
	A.	Perimeter Fencing		4					
	B.	Equipment Fencing			3				
	C.	Landscape Walls/ Piers / Structures				2			
	D.	Gates		4					
1.2	Paving								4.0
	A.	Sidewalks/ Walkways/ Crosswalks	5						
	B.	Curbing		4					
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps		4					
	E.	Patios					N/A		
1.3	Landscape								3.7
	A.	Ground Cover			3				
	B.	Trees		4					
	C.	Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage								4.2
	A.	Landscape Features/ Play Equipment		4					
	B.	Exterior Lighting Fixtures		4					
	C.	Water Fixtures	5						
	D.	Exterior Site Furniture		4					
	E.	Site Utility		4					
1.5	Stormwater Management								4.0
N O T E S	1.1.C: The large landscape wall in front of the facility has large surface cracking.								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>4.1</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							4.0
2.3	Doors/ Windows/ Louvers							4.0
	A. Windows	5						
	B. Louvers and Vents		4					
	C. Exterior Doors & Hardware			3				
2.4	Roofing							4.3
	A. Roof Surface		4					
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage	5						
	G. Gutters / Downspouts		4					
	H. Roof Vents		4					
	N O T E S							
<b>3 Structure</b>								<b>4.5</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							5.0
3.3	Framing System							5.0
3.4	Walls							5.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>3.8</b>
4.1	Ceilings							4.7
	A. Suspended Ceiling (ACT)		4					
	B. Gypsum Board						N/A	
	C. Plaster	5						
	D. Wood						N/A	
	E. Other	5						
	F. Exposed						N/A	
4.2	Flooring							3.5
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile		4					
	D. Wood						N/A	
	E. Concrete			3				
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							3.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							3.7
	A. Toilet Accessories		4					
	B. Toilet Partitions						N/A	
	C. Water Closets			3				
	D. Urinals						N/A	
	E. Lavatorie /Sinks		4					
	F. Counter						N/A	
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
	N O T E S							



CITY OF  
**TRACY** CALIFORNIA  
Think Inside the Triangle™

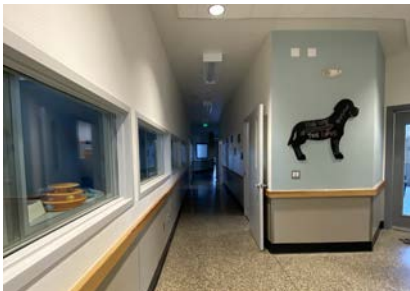
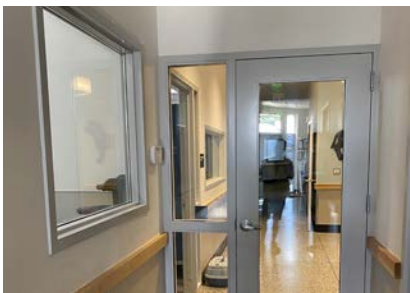
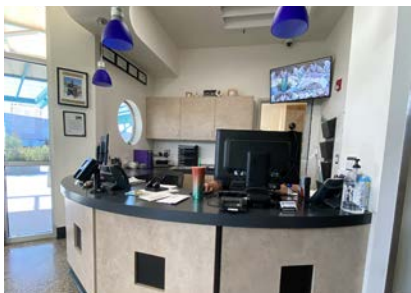
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones	C		
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps	C		
	E. Stairways			N/A
	F. Handrails	C		
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories		NC	
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.3.B: Provide ADA compliant toilet accessories.			
	6.4.A: Provide knee and toe clearance under working surfaces and front desk counter.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearance.			
	6.4.C: Provide ADA compliant room signs with tactile text and Braille. Provide ADA compliant toilet room sign on door.			



## Photo Documentation | Exterior Overall



Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# TRACY LIBRARY





## Condition Summary - Tracy Library

Overall Rating 3.5



### Facility Condition

<p><b>Site</b></p> <p>Sidewalks on pathways around this building and from the adjacent parking lot have multiple cracks which in several cases span the entire width of the walkway. Ground cover towards the children's play area is eroded and showing dirt. Storm water drain near the children's play area is a potential tripping hazard. There is evidence of ponding water next to the building. Parking paving and striping are in good condition. Exterior lighting, site furniture and drinking fountains are in fair condition. Landscaping is appropriate for the site including many large trees. Further investigation of site utility is recommended due to aware of repeated plugged sewer line calls.</p>	<p><b>3.3 Interior</b></p> <p>Suspended ceiling tiles inside the Tracy Library show signs of deterioration with water stains only on some tiles and ceiling grid. The carpet flooring throughout the building contains multiple regions of staining but is in serviceable condition. Restroom tile flooring is outdated with stained sealant and vinyl tile in other areas of the building contains light scratching. There are signs of leakage under restroom sinks and at sink edges.</p> <p><b>3.6 MEP Systems</b></p> <p>HVAC systems are fair with rooftop equipment nearing the end of useful service life within five years. An evaporation line running from one of the HVAC units on the roof is disconnected and lightly leaking. Some duct vents are minimally clogged or otherwise dirty. The water heater is relatively new and serves the facility well. Water plumbing lines in bathrooms are likely approaching end of useful service life.</p>
<p><b>3.0 Exterior Envelope</b></p> <p>The exterior of the Tracy Library is in fair condition. Masonry surface and eaves are dirty with eave sealants deteriorated. Roof shingles and rubber membranes are in good condition overall but are beginning to separate from adhered surface in areas and are stained due to water runoff from downspouts. Light cracking at roof connections to eaves is present. Gutters are not properly attached in areas and a missing downspout at the rear of the building was spotted.</p>	<p><b>3.6 Needs Compliance</b></p> <p>Passenger loading zones require the installation of tactile warnings or truncated domes to be made compliant. Restroom signage is not ADA compliant and some elements including arrangement of interior furniture are not compliant.</p>
<p><b>3.8 Structure</b></p> <p>The Tracy Library structure is good. Slabs are in fair condition and show signs of normal wear and tear. Interior beams and trusses are in good condition. Columns and walls are plumb and show normal signs of wear related to age.</p>	

## Recommendation Summary - Tracy Library



Exterior



Lobby



Bathroom

### Recommendations

**Site:** Recommendations include repairing cracks in adjacent parking lot, repairing ground cover towards children's play area, fabricating a cover for the storm water drain near the children's play area, resurfacing area next to the building to avoid ponding, and replacing exterior lighting and drinking fountains.

**Exterior Envelope:** It is recommended to clean masonry surface, repair light cracking at roof connections to eaves, properly attach gutter, and add a downspout at the rear of the building.

**Structure:** No recommended actions are required.

**Interior:** Improvements should include cleaning some ceiling tiles, cleaning carpeted flooring throughout the building, replacing restroom tile flooring, replacing restroom sinks and repairing the leakage under restroom sinks.

**MEP Systems:** It is recommended to repair and reattach the evaporation line running from one of the HVAC units and clean duct vents. Rooftop mounted HVAC equipment should be replaced within the next five years.

**ADA Compliance:** It is recommended to rearrange interior furniture to be more compliant and install truncated domes at the front of the site at the passenger loading zone.

### Impact of Recommended Works

**Site:** Impact of site recommendations will include the temporary closing of the children's play area. Three weeks will be required to complete all recommended actions.

**Exterior Envelope:** Impacts of recommended actions will improve the overall physical appearance of the building. Two weeks will be required to repair and add all necessary requirements.

**Structure:** No impact of recommended works.

**Interior:** Performing the interior recommendations will cause for a temporary closing of the library; completing the recommendations will result in improved physical appearance and safety of the library. Six weeks will be required to remodel interiors.

**MEP Systems:** Rooftop HVAC equipment repair and ductwork cleaning likely will take one week to complete. HVAC replacement likely requires an outside design consultant unless the City wishes to replace units in kind.

**ADA Compliance:** Interior rearrangement plan and action could take up to two weeks. Installing truncated domes at the site would be a small task able to be completed in one to two days but impact to the main entrance may take place at this time.

## Facility Description - Tracy Library



Exterior



Interior



MEP

### Building Description

The Tracy Library is a single story building that was constructed in 1961. The library is located off of E. Eaton Avenue and has a structure consisting of a wood frame. The exterior of the library has a masonry surface and the interior has suspended ceiling tiles and lighting fixtures. A welcoming entrance space guide citizens into the library and the interior areas are well-equipped for programs and activities that take place within the library. Activities offered include computer classes, literacy programs, the English Conversation Club and other book clubs.

### Age

The Tracy Library building is 61 years old and was constructed in 1961.

### Use of Building

The building is used in the following ways:

- Hosts various social activities and programs designed for every age and all citizens.
- Facilitates the borrowing and returning of books for free
- Offers online tutoring services



System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Tracy Library - Overall									3.5
1	Site/ Civil/ Landscape								3.3
1.1	Fences/ Walls/ Gates								2.7
	A.	Perimeter Fencing			3				
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures				2			
	D.	Gates			3				
1.2	Paving								3.3
	A.	Sidewalks/ Walkways/ Crosswalks			3				
	B.	Curbing			3				
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps		4					
	E.	Patios						N/A	
1.3	Landscape								3.7
	A.	Ground Cover			3				
	B.	Trees		4					
	C.	Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.0
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures				2			
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility		4					
1.5	Stormwater Management								4.0
N O T E S	1.1.C: Masonry landscape wall near main entrance is dirty and cracked in areas, especially where signage is attached.								
	1.4.B: Exterior lighting fixtures lack lenses and are generally lacking in number.								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.0</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							2.0
2.3	Doors/ Windows/ Louvers							3.7
	A. Windows		4					
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.3
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing		4					
	D. Leakage			3				
	E. Ponding Water		4					
	F. Roof Drainage			3				
	G. Gutters / Downspouts				2			
	H. Roof Vents		4					
	2.4.G: Gutters are hanging at odd angles from building in some areas. Downspouts drain directly onto upper roof.							
	N O T E S							
<b>3 Structure</b>								<b>3.8</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							4.0
3.3	Framing System							3.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
	N O T E S							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>4</b>	<b>Interior Elements</b>							<b>3.6</b>
4.1	Ceilings							4.0
	A. Suspended Ceiling (ACT)		4					
	B. Gypsum Board						N/A	
	C. Plaster		4					
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							3.0
	A. Carpet			3				
	B. Vinyl						N/A	
	C. Tile			3				
	D. Wood						N/A	
	E. Concrete						N/A	
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							4.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							3.2
	A. Toilet Accessories		4					
	B. Toilet Partitions			3				
	C. Water Closets		4					
	D. Urinals			3				
	E. Lavatory /Sinks				2			
	F. Counter			3				
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.6.E: Lavatories at interior public restrooms are beyond their useful service life and deteriorated at edges of sink basins.							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>5 Mechanical, Electrical and Plumbing Systems</b>								<b>3.6</b>
5.1	Mechanical Systems							3.4
	A. HVAC		4					
	B. Control System			3				
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work		4					
	F. Ventilation\ Air Distribution			3				
	G. Boilers						N/A	
5.2	Electrical Systems							3.5
	A. Transformer		4					
	B. Switchgear			3				
	C. Panelboards (Condition & Capacity)			3				
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures		4					
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							4.0
5.4	Plumbing Systems							3.3
	A. Plumbing Fixtures			3				
	B. Water Distribution System/ Pipes			3				
	C. Water Heaters		4					
5.5	Gas Distribution Systems							N/A
5.6	Fire Suppression System							N/A
N O T E S								

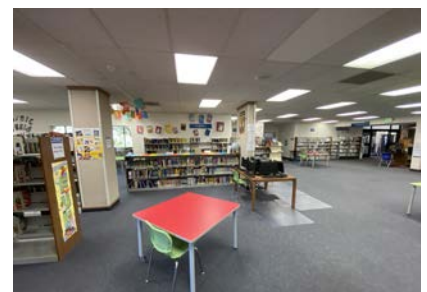
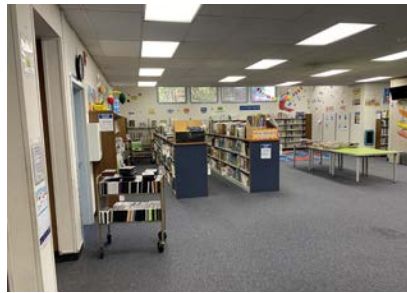
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories	C		
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: Provide ADA compliant passenger loading zone with striping and tactile warnings.			
	6.4.A: Some elements of break area cabinetry are not ADA compliant.			
	6.4.B: Some interior furniture including arrangement of such items is not compliant.			
	6.4.C: Provide ADA compliant directional and toilet room restroom signage with tactile text and Braille.			

## Photo Documentation | Exterior Overall



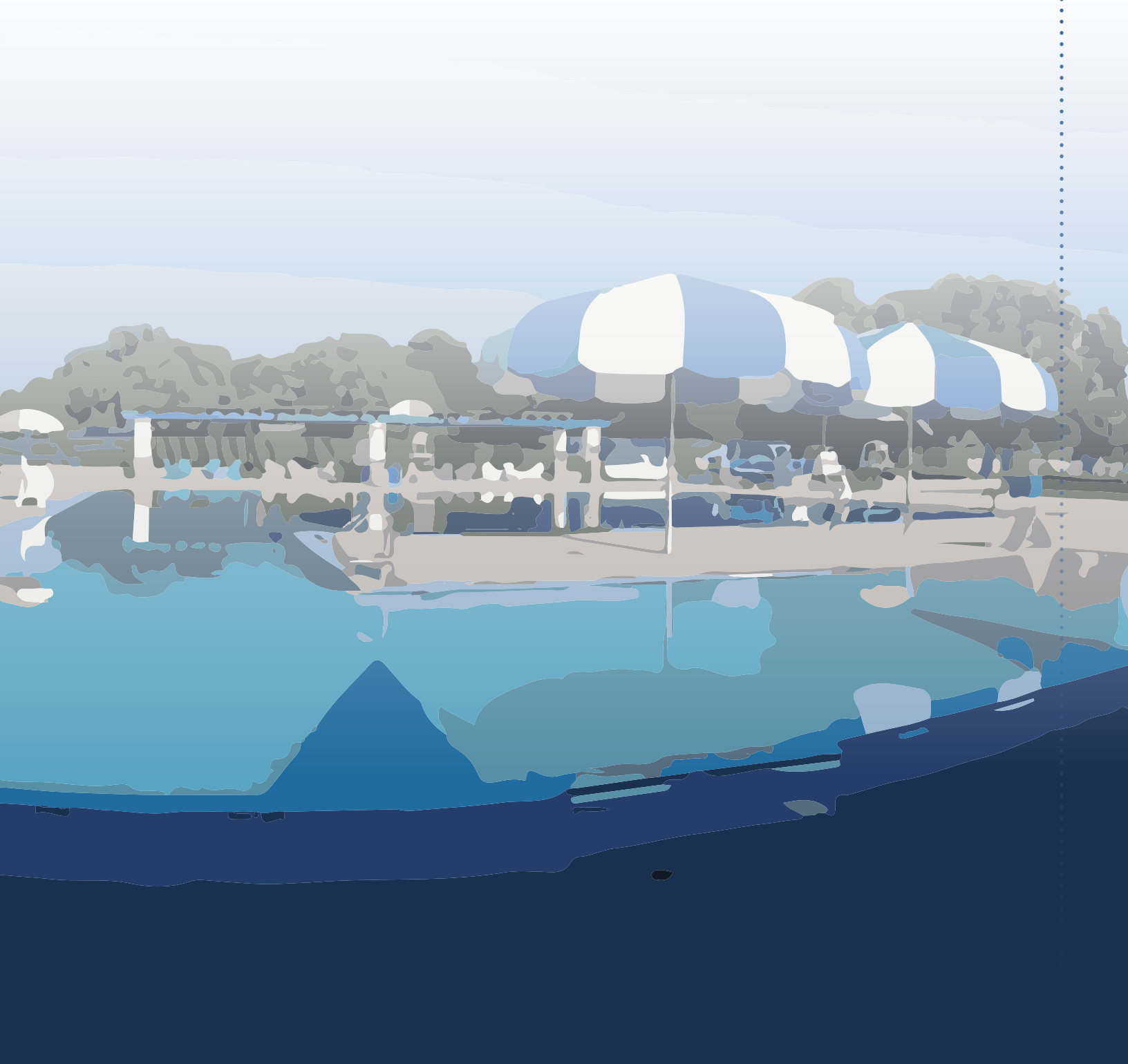


## Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# JOE WILSON POOL



## Condition Summary - Joe Wilson Pool

Overall Rating 4.2



### Facility Condition

#### Site

The Joe Wilson pool site is in good condition overall. Landscaping is present in the form of grass, shrubbery, and multiple on site trees that all appear healthy and appropriate for the site. A tall steel fence that is painted blue surrounds the pool areas and protects the area from unsupervised public access. The fence appears freshly painted and is in good condition, including associated gates and gate hardware. This gate is alarmed and acts as an emergency exit. Concrete at exterior patio surrounding pool area appears new with minimal staining in areas and a general lack of cracking. Site furniture in this location serves the facility well with shade structures covering the majority that are not yet faded or discolored. Parking lot striping is in good condition overall but beginning to fade in areas especially at ADA stalls. Various city utilities are accessible from hatches placed in the ground.

#### Exterior Envelope

Exterior tile wall finish is slightly stained at tile in areas but grout is holding up well and only discolored at areas where other items are mounted on the wall. Roof drainage includes gutters that are exposed only at the exterior fascia and are clogged with leaves in areas. Metal fascia at top of exterior walls is discolored with a finish and paint that is beginning to deteriorate at joints and flat surfaces. Exterior entrance to locker room doors are folding and aluminum and show no signs of wear. Signage is in good condition and serves the facility well, but requires substantial cleaning. Exterior windows are present at a small number of areas including the food service window at the kitchen.

#### Structure

Concrete black wall construction in pump house rooms is visually plumb with minimal signs of cracking at base of wall in areas. Exposed structural columns in locker room areas are visually sound. No other structural issues were observed.

#### Interior

Interior lighting is in good condition and largely LED tube lighting throughout. Brown tile flooring in kitchen area has stained grout in the center of the kitchen and in areas under heavy-use appliances. Ceiling kitchen is exposed corrugated metal with a clean painted finish. Kitchen appliances are largely stainless steel and contain significant remaining useful service life. Smooth wall finished in kitchen appears freshly painted with no cracking or staining. Locker room walls are finished in similar painted concrete blocks as pump room but are more stained and discolored at both block surfaces and grout. Ceiling systems in this location are similar to the kitchen but discolored and stained in areas likely due to moisture buildup from shower steam. Restrooms are finished in stainless steel and serve the facility well under heavy use. Epoxied flooring in restrooms and locker rooms is in good condition with minimal surface wear. Tile wainscot is similarly maintained with minimal staining. Roll up metal doors in lock room areas are well-maintained with no obvious visual signs of deterioration. Shower walls and flooring are finished in tile that appears to be holding up well. Minimal staining is present at shower floor tile and grout which is to be expected. The interior of locker rooms and showers has an area under the roof that is fully exposed to the outdoors, which greatly increases ventilation with no effect on privacy.

## Condition Summary - Joe Wilson Pool

The reception area is located in the center of the facility and would benefit from a modernized lighting system.

### MEP Systems

4.1

A large pump room houses all pool equipment in a controlled environment. Pool equipment is clearly labeled with system type and flow direction. The pump room also houses three (3) EKO systems water filler devices that are relatively new with much remaining service life. System controls are modern and largely digital. Items are stored in front of electrical panels. Large equipment such as the water filters and pool heater is appropriately mounted to the ground but some mounts are rusted and lacking vibration isolators. Copper piping for pool water systems is in good condition. Exterior mounted conduit is properly braced and appears new. Ductwork is exposed and properly braced. Main electrical panel is located at exterior site and contains much remaining service life.

### ADA Compliance

#### Needs Compliance

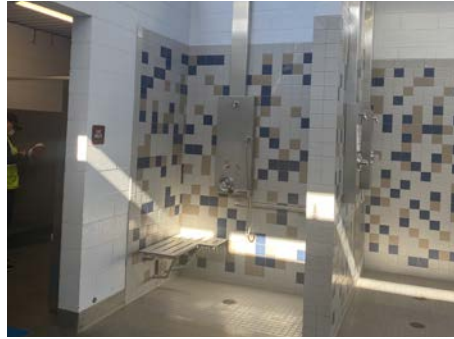
Clear floor space in pump room area is lacking. The exterior pool area site is largely ADA complaint with appropriate elements in like new condition. Sinks and soap dispensers in restroom areas are non-compliant.



## Recommendation Summary - Joe Wilson Pool



Exterior



Shower



Kitchen

### Recommendations

**Site:** Minimal recommendations for the pool facility include potentially repainting the ADA parking stalls.

**Exterior Envelope:** It is recommended to clean out gutters and to paint metal fascia and re-grout some exterior tile.

**Structure:** It is recommended to repair cracks at the base of wall in areas of pump room.

**Interior:** Recommendations include replacing tiling at kitchen flooring, repainting concrete blocks and grout in locker room walls and updating lighting system at reception.

**MEP Systems:** No recommendations for improvement.

**ADA Compliance:** It is recommended to provide a clear floor space in pump room.

### Impact of Recommended Works

**Site:** Impact of site recommendations are minor. One week will be required to repaint the ADA parking stalls.

**Exterior Envelope:** Impacts of recommendations are minor. Two weeks will be required to clean gutters and recolor metal fascia and exterior tile.

**Structure:** Performing structural recommendations should have minor impact on the pool facility; one week will be required to repair cracks at base of wall areas.

**Interior:** Executing recommended improvements should have some impact on the pool's operations, which may include temporary closing of the kitchen area. Locker rooms will not be usable during renovations to these areas.

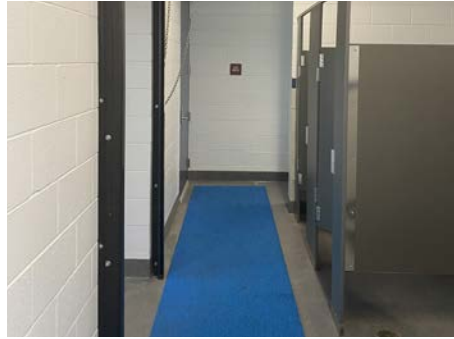
**MEP Systems:** No impact of recommended works.

**ADA Compliance:** Performing the recommended improvements will have minimal impact on the pool's operations.

## Facility Description - Joe Wilson Pool



Exterior



Bathroom



MEP

### Building Description

The Joe Wilson Pool is a public facility that serves as a communal space for the City of Tracy. Located off of Lowell Avenue in Dr. Powers Park, the pool, locker room, and pump room is constructed with masonry structure with a wood roof. The exterior of the patio is clad with blue, gray, and white colored tile and provides an aesthetic physical appearance of the building. A well kept, blue steel fence surrounds the property and an exit gate is provided within. Exterior spaces are well equipped with appropriate furniture for the public to use and shade structures are provided for adequate UV protection.

The interior spaces hold the locker rooms and restroom stalls. This space is useful for users to safely store belongings and change in privacy. The metal doors for stalls, painted concrete blocks for walls, and tile help with the physical appearance.

### Age

The Joe Wilson Pool is 11 years old and was constructed in 2011.

### Use of Building

The building is used in the following ways:

- Swim lessons
- Water exercise classes
- Public recreation and lap swimming
- Special events



System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Joe Wilson Pool - Overall									4.2
1	Site/ Civil/ Landscape								4.3
1.1	Fences/ Walls/ Gates								5.0
	A.	Perimeter Fencing	5						
	B.	Equipment Fencing					N/A		
	C.	Landscape Walls/ Piers / Structures					N/A		
	D.	Gates	5						
1.2	Paving								3.8
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing			3				
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios	5						
1.3	Landscape								3.7
	A.	Ground Cover			3				
	B.	Trees		4					
	C.	Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage								4.3
	A.	Landscape Features/ Play Equipment					N/A		
	B.	Exterior Lighting Fixtures		4					
	C.	Water Fixtures		4					
	D.	Exterior Site Furniture		4					
	E.	Site Utility	5						
1.5	Stormwater Management								5.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>4.2</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							4.0
2.3	Doors/ Windows/ Louvers							4.0
	A. Windows		4					
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware		4					
2.4	Roofing							4.8
	A. Roof Surface						N/A	
	B. Roof Opening/ Skylight/ Penetrations	5						
	C. Roof Equipment Curbing						N/A	
	D. Leakage	5						
	E. Ponding Water	5					N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts						N/A	
	H. Roof Vents						N/A	
	N O T E S							
<b>3 Structure</b>								<b>4.6</b>
3.1	Foundation/ Footing							5.0
3.2	Columns							N/A
3.3	Framing System							5.0
3.4	Walls							5.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							5.0
3.7	Chimney							N/A
	N O T E S							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>3.6</b>
4.1	Ceilings							4.0
	A. Suspended Ceiling (ACT)						N/A	
	B. Gypsum Board						N/A	
	C. Plaster						N/A	
	D. Wood						N/A	
	E. Other		4					
	F. Exposed						N/A	
4.2	Flooring							3.5
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile			3				
	D. Wood						N/A	
	E. Concrete		4					
4.3	Interior Wall/Partition Finishes							3.0
4.4	Interior Doors							4.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							3.3
	A. Toilet Accessories			3				
	B. Toilet Partitions		4					
	C. Water Closets			3				
	D. Urinals			3				
	E. Lavatorie /Sinks			3				
	F. Counter						N/A	
	G. Shower Compartments		4					
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
	N O T E S							



CITY OF  
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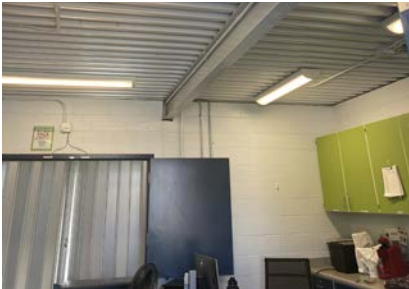
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones			N/A
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories	C		
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments	C		
6.4	Building Elements			
	A. Cabinetry	C		
	B. Furniture, Fixtures & Equipment - FF&E	C		
	C. Signage		NC	
N O T E S	6.4.C: Provide ADA compliant room signage with tactile text and Braille. Provide ADA compliant toilet room signage.			

## Photo Documentation | Exterior Overall





Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# SPORT COMPLEX



## Condition Summary - Sport Complex Meeting Room

Overall Rating 3.3



### Facility Condition

#### Site

Parking asphalt for the Tracy Sports Complex is stained and beginning to deteriorate. Striping and other pavement markings are faded and lacking in areas. Curb paint is in poor condition at curb bases and mostly scraped off from curbing. Small grass patch areas directly adjacent to the facility are dry in spots and also contain areas of no vegetation. Sidewalk adjacent to parking lot at street side has some significant cracking in areas. Black painted surface at short gate adjacent to the facility is discolored with rusting visible especially at the base and is also significantly damaged.

#### Exterior Envelope

Roof surface is in good condition but requires cleaning due to dirt and grime buildup. Awning have similar dirt buildup especially at areas near roof eaves. Concrete block siding is in fair condition with spotted chipping and cracking at all sides. Staining is also present at exterior siding. Aluminum entrance doors are in good condition with much remaining service life but lock sets are dirty and contain fading green paint and rusted hinges. Exterior-mounted lighting fixtures contain discolored housings and overly yellowed lenses. Aluminum window frames are discolored and worn. Gutter paint finish is fading but no major denting or attachment issues were observed besides cracked material leading gutter ends into grand drains. Sealants at door thresholds at main restrooms and generally around the building are cracked and deteriorating. Awning surfaces are worn on the undersides.

#### Structure

Minimal cracking was visible at some CMU blocks at the interior. Some moderate cracking is present at the base of foundation around building which suggests a shifting structure.

#### Interior

Interior vinyl tile flooring is nearing the end of its useful service life with lots of scuffing and discoloration throughout. Interior doors have worn surfaces. Ceiling system is in poor condition with acoustic tiles that are plumb and not yet discolored with signs of staining in utility closet. Light fixture housings are slightly discolored and stained in places. Interior CMU walls are discolored and would benefit from a repainting. Baseboard is not properly attached in places.

#### MEP Systems

Plumbing for restrooms and the remainder of the facility is accessed via a small exterior room and is in good condition. Housing for exterior A/C unit is smashed and is rusting through areas of chipping paint. Electrical switchboards serving the facility contain appropriate capacity for the fields' significant amount of sports lighting.

#### ADA Compliance

**Needs Compliance**

Main restroom fixtures are largely non-compliant including toilet flush button. However, ADA compliant restrooms are located with exterior access at the rear of the facility adjacent to the fields. Accessibility signage at parking lot asphalt surface is worn beyond recognition.



## Recommendation Summary - Sport Complex



Exterior



Interior



Bathroom

### Recommendations

**Site:** Recommendations include repairing parking asphalt, repainting the striping, pavement markings and curb paint, re-seeding the grass, repairing the sidewalk adjacent to the parking lot, and repairing the black painted surface at short gate.

**Exterior Envelope:** It is recommended to clean the roof surface, fix small cracks and paint chipping, clean exterior siding, replace lock sets of aluminum entrance doors, and replace exterior-mounted lighting fixtures. Other recommended actions include resealing sealants at door thresholds at main restrooms and replacing awning surfaces.

**Structure:** Structural recommendations include repairing cracking at the base of foundation.

**Interior:** Improvements should include replacing interior vinyl tile flooring, resurfacing interior doors, replacing the ceiling tile system, repainting interior CMU walls, and reattaching baseboard in places where it is loose.

**MEP Systems:** It is recommended to replace the housing for exterior A/C unit.

**ADA Compliance:** Recommended actions include replacing and relocating main restroom fixtures and replacing accessibility signage at parking lot asphalt surface.

### Impact of Recommended Works

**Site:** Impact of site recommendations include disturbed access to the building but will improve the physical appearance of the building. Two weeks will be required to complete all site recommendations.

**Exterior Envelope:** Impacts of recommendation include temporary closing of certain areas of the building and disturbed access to the building. Completion of these recommendations will require three weeks.

**Structure:** Performing structural recommendations will require one week to complete.

**Interior:** Executing recommended improvements will result in the temporary closing of the building; this will enhance the overall physical appearance. Two weeks will be required for the completion of all recommendations.

**MEP Systems:** Exterior housing for A/C unit is likely replaceable in one day with minor impact to facility operations.

**ADA Compliance:** Performing the recommended improvements will have a minor impact on the building's operations. One week will be required to replace fixtures and accessibility signage.

## Facility Description - Sport Complex



Exterior



Interior



MEP

### Building Description

The Tracy Sport Complex is a single story building with four lighted fields that was constructed in 2001. Within the sport complex, there is a two shade structure, a meeting and RR building, a maintenance shop, a concession and restroom, and a shade structure. The Sport Complex is located off of Crossroads Drive and is mainly surrounded by residential neighborhoods. The buildings have a structure that is consisting of steel, wood frame, and masonry. The exterior spaces are appropriate for any sports that are to be played here.

The concession and restroom is open to the public to purchase food and use. The maintenance shop has necessary tools for upkeep of the complex. The shading structure is well placed for the audience to watch the sports games.

### Age

The Sport Complex building is 21 years old and was constructed in 2001.

### Use of Building

The building is used in the following ways:

- Provides four lighted fields for various activities and sports
- Provides concessions for players and audience
- Provides space for family events and public rentals

System			Condition						
			Excellent	Good	Fair	Poor	Critical	N/A	Rank
			5	4	3	2	1		
Sports Complex - Overall									3.3
1	Site/ Civil/ Landscape								3.1
1.1	Fences/ Walls/ Gates								2.0
	A.	Perimeter Fencing					1		
	B.	Equipment Fencing				2			
	C.	Landscape Walls/ Piers / Structures						N/A	
	D.	Gates			3				
1.2	Paving								3.3
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing			3				
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios						N/A	
1.3	Landscape								3.0
	A.	Ground Cover			3				
	B.	Trees			3				
	C.	Irrigation System			3				
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.0
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures				2			
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility		4					
1.5	Stormwater Management								4.0
N O T E S	1.1.A: The perimeter fencing is damaged and bent. Rust is forming on exterior metal fence where paint has chipped.								
	1.1.B: The equipment fencing is rusted and damaged.								
	1.4.B: Exterior lighting fixtures are worn and deteriorated.								



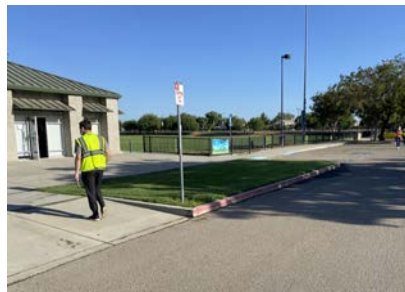
System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.3</b>
2.1	Exterior Wall Finish							2.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							3.7
	A. Windows		4					
	B. Louvers and Vents		4					
	C. Exterior Doors & Hardware			3				
2.4	Roofing							4.5
	A. Roof Surface	5						
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage	5						
	G. Gutters / Downspouts		4					
	H. Roof Vents		4					
N O T E S								
<b>3 Structure</b>								<b>2.6</b>
3.1	Foundation/ Footing							2.0
3.2	Columns							4.0
3.3	Framing System							3.0
3.4	Walls							2.0
3.5	Lateral Force Resistance System							2.0
3.6	Covered Walkway/Canopy						N/A	
3.7	Chimney						N/A	
N O T E S	3.1: Cracking exists at exterior foundation curbing.							
	3.4: Minimal cracking present at interior CMU blocks.							
	3.5: Additional lateral force resistance system is not present and cracking points to shifting structure.							

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
4 Interior Elements									3.8
4.1	Ceilings								3.0
	A.	Suspended Ceiling (ACT)				2			
	B.	Gypsum Board						N/A	
	C.	Plaster						N/A	
	D.	Wood						N/A	
	E.	Other						N/A	
	F.	Exposed		4					
4.2	Flooring								3.5
	A.	Carpet						N/A	
	B.	Vinyl						N/A	
	C.	Tile		4					
	D.	Wood						N/A	
	E.	Concrete			3				
4.3	Interior Wall/Partition Finishes								4.0
4.4	Interior Doors								5.0
4.5	Stairs Condition								N/A
	A.	Stairs/ Landing						N/A	
	B.	Handrails						N/A	
4.6	Toilet Condition								3.7
	A.	Toilet Accessories		4					
	B.	Toilet Partitions						N/A	
	C.	Water Closets			3				
	D.	Urinals						N/A	
	E.	Lavatorie /Sinks		4					
	F.	Counter						N/A	
	G.	Shower Compartments						N/A	
4.7	Hazmat								N/A
4.8	Room Capacity								N/A
N O T E S	4.1.A: Acoustic ceiling tiles are damaged and stained.								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>3.7</b>
5.1	Mechanical Systems							4.5
	A. HVAC		4					
	B. Control System	5						
	C. Chiller						N/A	
	D. Cooling Towers						N/A	
	E. Duct Work	5						
	F. Ventilation\ Air Distribution		4					
	G. Boilers						N/A	
5.2	Electrical Systems							3.0
	A. Transformer						N/A	
	B. Switchgear						N/A	
	C. Panelboards (Condition & Capacity)			3				
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures			3				
	F. Conveying Systems						N/A	
	G. Fire Alarm System						N/A	
5.3	Voice and Data Systems							N/A
5.4	Plumbing Systems							3.7
	A. Plumbing Fixtures			3				
	B. Water Distribution System/ Pipes		4					
	C. Water Heaters		4					
5.5	Gas Distribution Systems							N/A
5.6	Fire Suppression System							N/A
N O T E S								

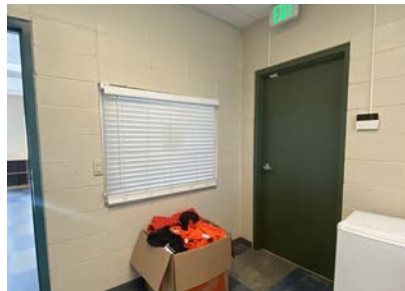
System			Condition		
			Compliance	Non-compliance	N/A
6 ADA Compliance					
6.1	Site				
	A.	Accessible Parking Spaces		NC	
	B.	Passenger Loading Zones		NC	
6.2	Accessible Routes				
	A.	Walking Surfaces/Clear Floor Space	C		
	B.	Doors/ Doorways/Gates		NC	
	C.	Threshold	C		
	D.	Ramps			N/A
	E.	Stairways	C		
	F.	Handrails			N/A
	G.	Elevators			N/A
6.3	Toilet				
	A.	Clearances/Accessible Stall	C		
	B.	Toilet Accessories		NC	
	C.	Water Closets		NC	
	D.	Urinals			N/A
	E.	Lavatories/ Sinks		NC	
	F.	Counters			N/A
	G.	Shower Compartments			N/A
6.4	Building Elements				
	A.	Cabinetry		NC	
	B.	Furniture, Fixtures & Equipment - FF&E			N/A
	C.	Signage		NC	
NOTES	6.1.A: Exiting accessible parking spaces do not meet the ADA requirement. Restripe the ADA parking stalls to comply with ADA.				
	6.1.B: Exiting passenger loading zone does not meet the ADA requirement. Restripe the loading zone and lettering to meet the ADA requirement.				
	6.2.B: Provide ADA compliant door push paddle to exit doors.				
	6.3.B: Provide ADA compliant toilet accessories.				
	6.3.C: Provide ADA compliant water closet.				
	6.3.C: Provide ADA compliant urinal in men's toilet room.				
	6.3.E: Provide ADA compliant sink.				
	6.4.A: Provide knee and toe clearances under interior sink counter.				
	6.4.C: Provide ADA compliant room signage with tactile text and Braille. Provide ADA compliant toilet room signage.				

## Photo Documentation | Exterior Overall





## Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# TRACY HISTORICAL MUSEUM



## Condition Summary - Tracy Historical Museum

Overall Rating 3.2



### Facility Condition

<p><b>Site</b></p> <p>Parking lot pavement is in fair condition with signs of light deterioration and striping that is beginning to fade. Landscaping is healthy overall but weeds are growing adjacent to parking lot fencing, some plants are dry and areas of open dirt are present. Major cracking is present at main entrance steps on Adam Street. Slight cracking is present at steps from rear parking area. A short sliding gate adds minimal security to the parking area and contains a rusted wheel mechanism. Exposed top of metal fencing at sliding gate is damaged in multiple areas. Flagpole is in good condition but requires cleaning. Curbing at Adam Street side of site is cracked and deteriorated and damage continues into street.</p>	<p><b>2.8 Structure</b></p> <p>present.</p> <p><b>3.1</b></p> <p>Patched up cracking on the ceiling within small display room suggests structural issues. Large crack is present from door frame to ceiling in storage room. A major structural investigation should take place to assess the facility's structure. Other than cracking in places, no significant structural shifting was visibly present. However, an investigation should take place due to the facility's 1916 construction date.</p>
<p><b>Exterior Envelope</b></p> <p>Painted concrete exterior envelope is generally in fair condition with surface discoloration in areas and light cracking present. Paint chipping is present in window frames. Exterior lighting fixtures are outdated and dirty due to cobwebs and other debris. Stucco at exterior and stair siding requires intensive cleaning and in some cases new paint. Roof parapet is not flush in places and some clay roof tiles are loose, chipped or missing. The underside of the roof overhand requires new paint. Roof surface itself requires intensive cleaning and new sealant in areas. Skylight windows are single pane and serviceable from roof and contain rusted frames. Drainage elements are rusted and clogging evidence and ponding water are both present around drains. Entrance door at rear near parking lot requires replacement. Main entrance doors require replacement or new paint. Decorative window balconies are rusted in places and require new paint at minimum. Single pane windows are</p>	<p><b>3.3</b></p> <p><b>Interior</b></p> <p>Stains and discoloration on suspended ceiling tiles suggest leakage from the second floor. Tiling throughout museum is in good condition with signs of wear and discoloration. Wood flooring throughout main level of interior is scuffed, scratched and contains misaligned floorboards in places. Tile flooring near Holly Sugar display requires cleaning. Carpeting at second floor is in good condition but transition strips and tile grout around these areas require replacement. Elevator is in serviceable condition with remaining service life but sills require intensive cleaning. Finished in restrooms are in good condition.</p> <p><b>3.4</b></p> <p><b>MEP Systems</b></p> <p>HVAC systems are in good condition. Leaking from restroom upstairs restroom should be repaired. Rooftop HVAC equipment is nearing the end of its useful service life and would benefit from replacement. Water lines going to AC units are rusted. Fire water access is provided on-site but access valves require painting and new signage due to rust and paint deterioration. Exit signage is required to be illuminated.</p> <p><b>3.5</b></p>

## Condition Summary - Tracy Museum

### ADA Compliance Needs Compliance

Stair and ramp handrails at front and rear of building are not ADA compliant as handles are square and do not provide 12" flat surfaces at landings. Truncated domes are not present. General sidewalk slope is not ADA compliant. An elevator is present. Some issues are present related to accessibility due to lack of clear floor space. ADA compliant stall in men's restroom is being used as storage which hinders the 5' turnaround requirement. Paper towel dispenser is protruding. Marble Transition Strips are not compliant. Clear floor space is not provided under kitchenette sink. Interior stairway handrails are non-compliant. Upstairs restrooms are not ADA compliant and contain old fixtures and finishes.

## Recommendation Summary - Tracy Museum



Exterior



Interior



Bathroom

### Recommendations

**Site:** Recommendations include refining the landscaping, repaving and resurfacing the pavement of the road, and repairing the cracks at the concrete steps. Further recommendations include cleaning rusted wheel mechanism and repairing damaged top metal fencing at sliding gate.

**Exterior Envelope:** It is recommended to clean and paint exterior surface where discoloration and cracking is present. It is also recommended to repaint window frames and repair damage at roof.

**Structure:** Structural recommendations should include assessing structural integrity of roofing system and repairing any all cracks.

**Interior:** Improvements should include replacing stained ceiling tiles and repairing and cleaning wood flooring.

**MEP Systems:** Recommended actions include fixing leakage from second floor restroom.

**ADA Compliance:** It is recommended to resurface sidewalk slope and ramp toward entrance to comply with ADA code. Additions should include truncated domes.

### Impact of Recommended Works

**Site:** Impact of site recommendations include disturbed access to the museum. Three weeks will be required to repave street, repair cracking at steps, and complete other recommendations.

**Exterior Envelope:** Impacts of recommendations are minor and will improve the physical appearance of the facility. One weeks will be required to clean and paint the exterior surface and window frames.

**Structure:** Performing structural recommendations should have minor impact on the museum's operations. Completion of the recommendations will result in increased structural integrity and will require two weeks to perform.

**Interior:** Executing recommended improvements will result in the temporary closing of the museum to complete flooring and ceiling tile recommendations. Two weeks will be required to remodel interiors.

**ADA Compliance:** Impact of ADA compliance recommendations will result in disturbed access to the museum. Two weeks will be required to complete all recommendations.

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Tracy Historical Museum - Overall									3.2
1	Site/ Civil/ Landscape								2.8
1.1	Fences/ Walls/ Gates								3.0
	A.	Perimeter Fencing			3				
	B.	Equipment Fencing			3				
	C.	Landscape Walls/ Piers / Structures			3				
	D.	Gates			3				
1.2	Paving								2.5
	A.	Sidewalks/ Walkways/ Crosswalks				2			
	B.	Curbing			3				
	C.	Driveways/ Parking Pavement				2			
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios					N/A		
1.3	Landscape								2.7
	A.	Ground Cover				2			
	B.	Trees			3				
	C.	Irrigation System			3				
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.0
	A.	Landscape Features/ Play Equipment			3				
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures			3				
	D.	Exterior Site Furniture					N/A		
	E.	Site Utility			3				
1.5	Stormwater Management								3.0
NOTES	1.2.A: Cracking is present at entrance steps and throughout sidewalk.								
	1.2.C: Parking pavement is beginning to deteriorate and street pavement adjacent to the building contains much patching and cracking and requires refinishing.								
	1.3.A: Weeds are growing adjacent to parking lot fencing with some dry plant material and open dirt present.								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.3</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							3.3
	A. Windows			3				
	B. Louvers and Vents		4					
	C. Exterior Doors & Hardware			3				
2.4	Roofing							2.9
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations			3				
	C. Roof Equipment Curbing			3				
	D. Leakage			3				
	E. Ponding Water				2			
	F. Roof Drainage				2			
	G. Gutters / Downspouts			3				
	H. Roof Vents		4					
N O T E S	2.4.E: Ponding water is present at roof surface.							
	2.4.F: Components of roof drainage system are inhibited by clogs due to debris buildup.							
<b>3 Structure</b>								<b>3.1</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							3.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							3.0
N O T E S								

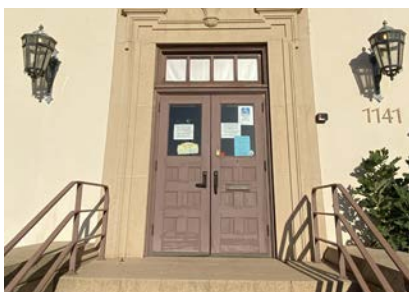
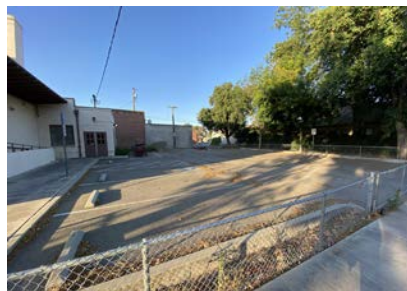


System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4 Interior Elements</b>								<b>3.4</b>
4.1	Ceilings							3.0
	A. Suspended Ceiling (ACT)			3				
	B. Gypsum Board			3				
	C. Plaster			3				
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							3.0
	A. Carpet		4					
	B. Vinyl						N/A	
	C. Tile			3				
	D. Wood				2			
	E. Concrete						N/A	
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							3.0
4.5	Stairs Condition							3.5
	A. Stairs/ Landing			3				
	B. Handrails		4					
4.6	Toilet Condition							3.7
	A. Toilet Accessories	5						
	B. Toilet Partitions			3				
	C. Water Closets			3				
	D. Urinals		4					
	E. Lavatorie /Sinks			3				
	F. Counter		4					
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.2.D: Wood flooring is scuffed at the main level and contains misaligned floorboards.							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>5 Mechanical, Electrical and Plumbing Systems</b>								<b>3.5</b>
5.1	Mechanical Systems							3.2
	A. HVAC			3				
	B. Control System			3				
	C. Chiller			3				
	D. Cooling Towers						N/A	
	E. Duct Work			3				
	F. Ventilation\ Air Distribution		4					
	G. Boilers						N/A	
5.2	Electrical Systems							3.3
	A. Transformer						N/A	
	B. Switchgear						N/A	
	C. Panelboards (Condition & Capacity)			3				
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures			3				
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							4.0
5.4	Plumbing Systems							2.7
	A. Plumbing Fixtures			3				
	B. Water Distribution System/ Pipes				2			
	C. Water Heaters			3				
5.5	Gas Distribution Systems							3.0
5.6	Fire Suppression System							5.0
N O T E S	5.4.B: Water distribution system piping going to HVAC systems are rusted. Fire water access valves require painting due to rust.							

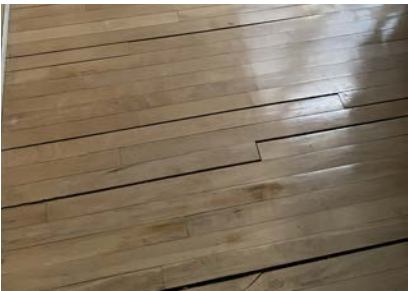
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates		NC	
	C. Threshold		NC	
	D. Ramps		NC	
	E. Stairways		NC	
	F. Handrails		NC	
	G. Elevators	C		
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories		NC	
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: Passenger loading zones are non-compliant. Truncated domes shall be provided at the end of sidewalk.			
	6.2.A: Remove obstacles on accessible routes for enough open space clearance.			
	6.2.C: Some interior thresholds are not compliant.			
	6.2.D.E.F: Provide ADA compliant handrails and guardrails to exterior ramp, stair, and interior stair.			
	6.3.B: Provide ADA compliant grab bars and accessories in the gender-neutral toilet room.			
	6.4.A: Provide knee and toe clearances under working surfaces, and front desk.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant room signage with tactile text and Braille. Provide ADA compliant toilet room signage.			

## Photo Documentation | Exterior Overall





## Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

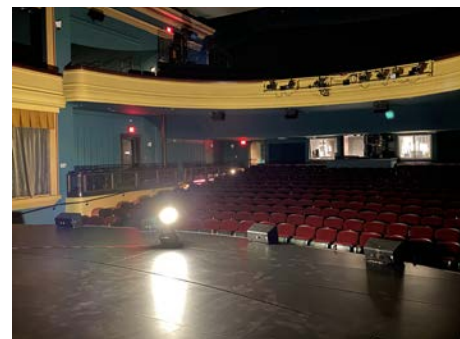
# GRAND THEATRE CENTER FOR THE ARTS





## Condition Summary - Grand Theatre

Overall Rating 3.7



### Facility Condition

#### Site

3.7

The downtown area site serves the facility well. Some cracking is present at exterior site curbing and cracks at pavement exist throughout. Sidewalk surrounding the facility is finished in large tiles that are in good condition with minimal signs of staining or wear. The alleyway used for deliveries and production access contains surface paving in poor condition.

#### Exterior Envelope

3.2

Skylights are in poor condition due to failed seals and gaskets, but replacement is planned in a current capital improvement project. As part of the roof and skylights replacement project, interior soffit components will be investigated and repaired as required. Exterior paint is faded at downtown facing ones. Exterior signage is in fair condition but would benefit from modernization. Aluminum framed windows are present at the exterior. Exterior overhang near corner entrance has minimal signs of cracking. Exterior siding is constructed out of various materials due to the facility's long standing construction history and incorporation of surrounding buildings. Exterior lighting is generally lacking and outdated especially in places such as the roof parapet. Large metal door with access to and from the alley area is rusted and damaged at base. Rusted track fixings and components are present along with deteriorated rubber at the frame and track guides. Repair of exterior wall cracks and exterior painting is included as a current CIP item.

#### Structure

3.2

Large ductwork in MEP access areas near attic contain questionable seismic bracing. Some structural beams in attic/MEP access areas contain rust in a few locations

and at bolt connections. Wood structure in this area is poorly constructed with nails splitting from wood and connection points. Moderate cracking is present at exposed concrete structure in office area. Concrete flooring of orchestra pit area is cracked. Objects hanging in the children's art room require additional lateral and longitudinal non-structural bracing.

#### Interior

4.0

Interior acoustic ceiling tiles are lightly stained with grids askew in some office areas. Lobby concrete flooring is in especially good condition with sealant providing a nice sheen. Carpeting in various areas of the building is lightly worn with service life remaining. Lighting fixtures vary considerably throughout the building's interior. Some are historic fixtures original to the building's construction and largely in restored condition. Paint throughout the interior varies in color and finish but serves the facility well. Some staining present at finish of second floor balcony visible from ground floor lobby. Wood flooring in the Dance Studio has a gloss finish applied annually and the central area of flooring is textured. Cracks are present at mirror panels at Dance Studio walls near areas where support bars are attached. Red velvet seats at the Historic Grand View Theatre are worn in multiple areas including seat cushions, seat backs and arm rests. Yellow paint on stair treads to orchestra pit area is fading. Some sound deadening material at the stage area is coming loose from wall attachment points. Carpeting in theater area is lightly worn. Flooring at Black Box theater is scuffed and contains a dull finish. Restroom VCT tile flooring is discolored and warped. Some staining on ceiling is present near ADA shower in restroom area. Temporary repairs to ceiling system in Gallery Workroom are visible and involve taped ceiling tiles. Grout in tile flooring in art

## Condition Summary - Grand Theatre

store is stained in high traffic areas. Tile Restroom Floor at 2nd story contains stained grout. A significant crack exists from the Art Gallery to the Dance Studio in decorative flooring, and the same anomaly occurs at the main lobby near the foyer.

### MEP Systems

4.3

An RCM fire sprinkler system located in the alleyway has faded dials and controls along with flaking paint and visible rust on associated conduit which is causing steams. The backflow preventer located in the alleyway appears aged and rusted. Main Thyssen Krupp elevator system is in good condition with modern digital controls and is rated at 120/208 V. Interior wall-mounted electrical conduit shows no signs of deterioration. Electrical service is provided by a Dual section 1600A 208Y/120V main switchboard and another Dual Section 1000A 208Y/120V switchboard.

### ADA Compliance

**Needs Compliance**

Handrails throughout the lobby are non-compliant due to very minor dimensional violations. Truncated domes at the entrance to the facility are present at the downtown area leading to other areas of downtown. Some work areas are non-compliant due to storage spaces covering open floor space area.

## Recommendation Summary - Grand Theatre



Exterior



Lobby



Bathroom

### Recommendations

**Site:** Recommendations include repairing cracking at exterior site curbing, and re-surfacing alleyway.

**Exterior Envelope:** It is recommended to modernize exterior signage, add exterior lighting, and replace the large metal door at the alley area including track components.

**Structure:** Recommendations include adding bracing to large ductwork in MEP access areas, cleaning and protecting structural beams in the same areas, and reconstructing wood structure where needed. In the orchestra pit, it is recommended to repair cracking of concrete flooring and add lateral and longitudinal non-structural bracing.

**Interior:** Recommended actions include realigning ceiling tiles, replacing worn seats at the theater, reapplying sound deadening material at the stage area, maintaining the Studio Theater accordingly, replacing VCT tile in restroom, replacing ceiling tiles in Gallery Workroom and cleaning grout in tile flooring in the art store and restroom floor at the 2nd story.

**MEP Systems:** Improvements should include replacing RCM fire sprinkler system located in the alleyway and replacing the backflow preventer located in the same area.

**ADA Compliance:** Recommendations include making minor dimensional fixes to handrails throughout the lobby and clearing floor spaces in work areas.

### Impact of Recommended Works

**Site:** Impact of site recommendations are minor. Three weeks will be required to repair curbing and re-surface alleyway.

**Exterior Envelope:** Impacts of recommendations include disturbed access from the alley area. Three weeks will be required for the completion of all repairs.

**Structure:** Performing structural recommendations will result in the temporary closing of the center. Four weeks will be required to reconstruct wood structure and add lateral and longitudinal bracing. Two weeks will be required for other minor repairs. Additional structural investigation and design time will be required.

**Interior:** Performing the interior recommendations will have a moderate effect on theater operations; completion of the recommendations will result in a heightened physical appearance. Three weeks will be required to remodel interiors.

**MEP Systems:** Replacing deteriorated components of fire sprinkler system will require additional investigation and design considerations. The building may be closed for a short time for renovations to MEP systems depending on severity of chosen solutions.

**ADA Compliance:** Performing the recommended improvements will have a minor impact on the theater's operations. One week will be required to complete all recommendations.

## Facility Description - Grand Theatre



Exterior



Interior



MEP

### Building Description

The Historic Grand Theatre is a double story building constructed five historic buildings dated as early as 1922. The original facility opened in 1923 as a vaudeville theatre and was remodeled in 2008. The Grand Theatre Center for the Arts is located on the corner of N Central Ave and W 7th Street. The building has a mixed construction type built on a concrete slab-on-grade foundation. The exterior of the theatre is clad in large tiles painted with a tan color and the entrance is adorned with bright colors such as blue, red, and yellow. The entrance of the building has color tiles leading to the door and directly to the right of the building is an empty lot. Immediately adjacent to the Theatre is the Tracy Town Hall and Jail.

The Grand Theatre Center for the Arts houses spaces and equipment for a variety of recreation, socializing and performance activities. Floor finishes throughout the interior of the building vary to accommodate the wide range of activities that take place there. Multiple dressing rooms are provided for performers and there are gallery spaces for the public to enjoy the fine art exhibits. Other spaces provided are a dance studio, cafe, and large theater where main performances, concerts, and movie screenings happen.

### Age

The Grand Theatre Center for the Arts is 15 years old and was constructed in 2007.

### Use of Building

The building is used in the following ways:

- Hosts theatrical performances, movie screenings, and concerts.
- Provides spaces for an Arts Education Program, fine arts exhibitions, and other special events.
- Provides spaces for business meetings, trainings, and luncheons.
- Provides City Department offices

System			Condition						Rank
			Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
Grand Theatre Center for the Arts - Overall									3.7
1 Site/ Civil/ Landscape									3.7
1.1	Fences/ Walls/ Gates								3.5
	A.	Perimeter Fencing						N/A	
	B.	Equipment Fencing		4					
	C.	Landscape Walls/ Piers / Structures						N/A	
	D.	Gates			3				
1.2	Paving								3.8
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing		4					
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios	5						
1.3	Landscape								N/A
	A.	Ground Cover						N/A	
	B.	Trees						N/A	
	C.	Irrigation System						N/A	
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.5
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures			3				
	D.	Exterior Site Furniture	5						
	E.	Site Utility			3				
1.5	Stormwater Management								4.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.2</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							3.7
	A. Windows		4					
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.2
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations		4					
	C. Roof Equipment Curbing			3				
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage			3				
	G. Gutters / Downspouts						N/A	
	H. Roof Vents			3				
	N O T E S							
<b>3 Structure</b>								<b>3.2</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							3.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							



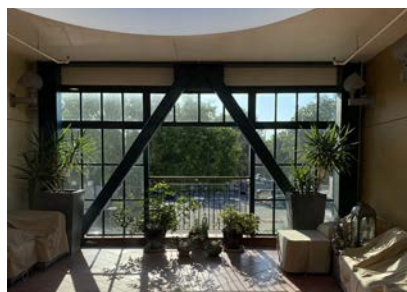
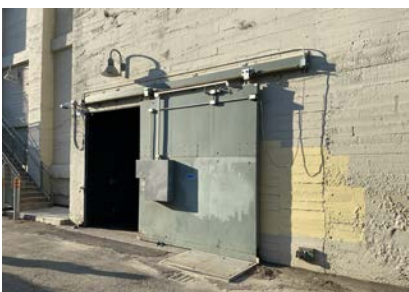
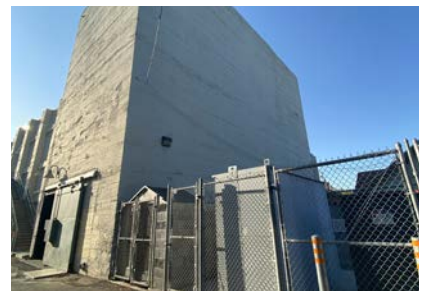
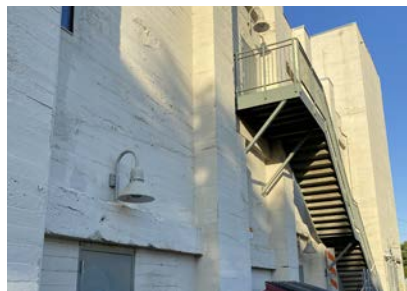


CITY OF  
**TRACY** CALIFORNIA  
Think Inside the Triangle™

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>4.3</b>
5.1	Mechanical Systems							4.0
	A. HVAC		4					
	B. Control System		4					
	C. Chiller						N/A	
	D. Cooling Towers						N/A	
	E. Duct Work		4					
	F. Ventilation\ Air Distribution		4					
	G. Boilers						N/A	
5.2	Electrical Systems							4.2
	A. Transformer						N/A	
	B. Switchgear		4					
	C. Panelboards (Condition & Capacity)	5						
	D. Devices (Switches & Receptacles)		4					
	E. Interior Lighting Fixtures		4					
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							5.0
5.4	Plumbing Systems							4.5
	A. Plumbing Fixtures		4					
	B. Water Distribution System/ Pipes	5						
	C. Water Heaters						N/A	
5.5	Gas Distribution Systems							4.0
5.6	Fire Suppression System							4.0
N O T E S								

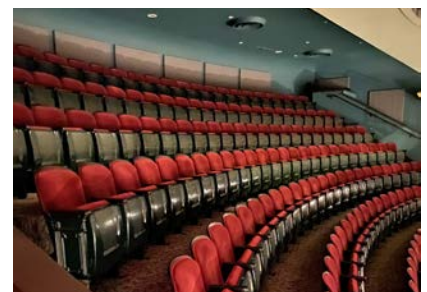
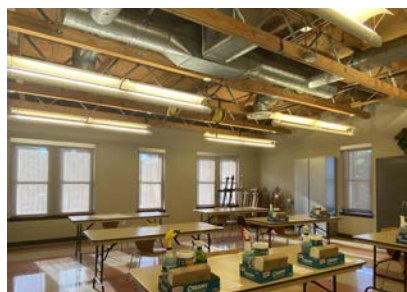
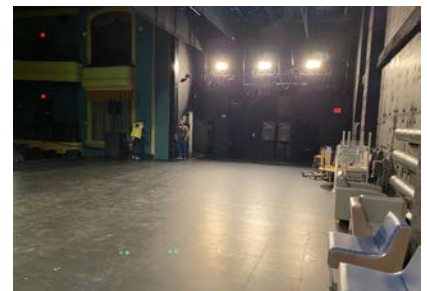
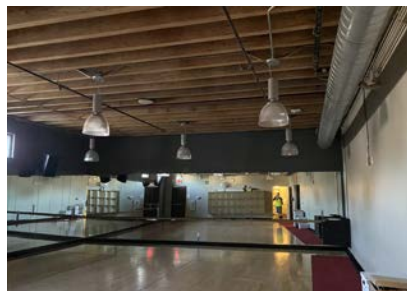
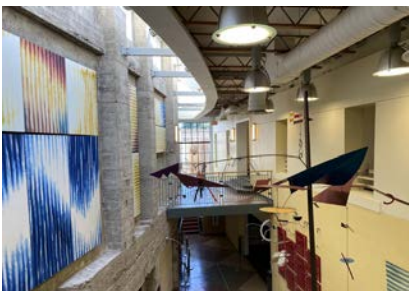
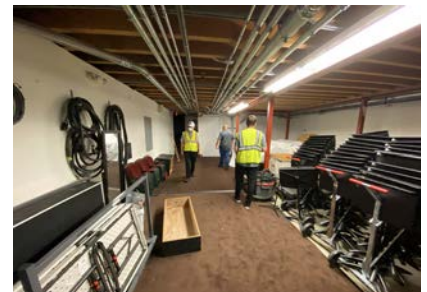
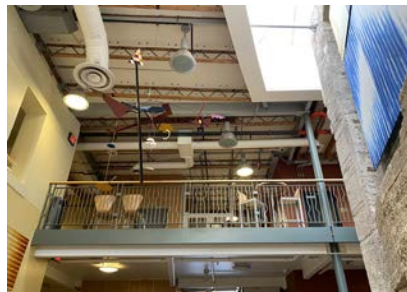
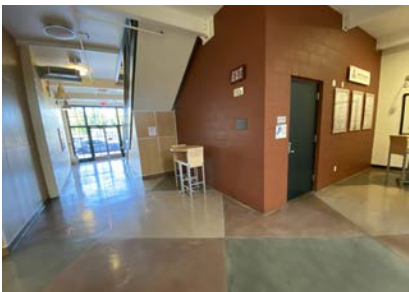
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways	C		
	F. Handrails	C		
	G. Elevators	C		
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories	C		
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: Exiting passenger loading zone does not meet the ADA requirement. Restripe the loading zone and lettering to meet the ADA requirement.			
	6.4.A: Provide knee and toe clearances under working surfaces, and front desk.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant room signage with tactile text and Braille.			

## Photo Documentation | Exterior Overall





## Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# LAMMERSVILLE SCHOOL





## Condition Summary - Lammersville School

Overall Rating 3.1



### Facility Condition

#### Site

No parking to the Lammersville School is provided. Canopy posts at exterior sign contain rot at bases on both sides and paint is flaking from signage. Ground cover directly adjacent to the building consists of dirt and dry tan bark and would benefit from some renovation. Sidewalks contain minimal cracking.

#### 2.6 Interior

Wood flooring at entrance (high traffic area) is scuffed and discolored. Historical elements showing the history of Lammersville School are largely present. The ceiling is finished in plaster and painted white. All lighting is wall mounted. Single pane vertically-sliding windows are found throughout.

3.5

#### Exterior Envelope

Wooden floorboards at porch and ramp are cracked and deteriorating in places. Evidence of wood rot is present at some areas along with excessive paint chipping on wooden boards and building wood siding. Wood paneling is missing at door frame base. The building requires complete repainting. Roof shingles are in poor condition and showing various levels of separation from roof surface and membrane. Gutters and downspouts are not provided.

#### 2.3 MEP Systems

There is no restroom in the building. Electrical needs are met in the current use scenario.

3.7

#### ADA Compliance

#### Needs Compliance

The facility is largely non-compliant due to lack of handrails at stairs and furniture that restricts path of travel. Mounting heights for interior accessories require adjustment. Wood ramp at rear of building appears to be ADA compliant but handrails require minor modification.

#### Structure

Slight cracking at concrete surrounding foundation is present. Wood rot concerns exist. No other visible structural issues were observed.

3.1

## Recommendation Summary - Lammersville School



Exterior



Classroom



Patio

### Recommendations

**Site:** Recommendations include the addition of a parking lot, replacing rotted canopy posts, repainting canopy post signage, and cleaning and maintaining the ground cover directly adjacent to the building.

**Exterior Envelope:** It is recommended to repair damaged wooden floorboards at porch and ramp, and repaint both the wooden board and the entire exterior envelope. Roof shingles should be replaced and gutters should be included.

**Structure:** Recommendations include repairing minor cracking in surrounding foundation.

**Interior:** Improvements include polishing wood flooring at entrance.

**MEP Systems:** No improvements are required.

**ADA Compliance:** Recommendations include the addition of handrails at stairs, moving furniture to allow an accessible path of travel, and adjusting mounting heights for interior accessories to meet compliance requirements.

### Impact of Recommended Works

**Site:** Impact of recommendations will include, easier vehicular access to school and improved physical appearance. Three weeks will be required to provide paving, replace posts, repaint post signage, and cleaning surrounding landscape.

**Exterior Envelope:** Impacts of recommendations included temporary closing of the building and disturbed access to the building. Completion of these recommendations will result in improved access to the building, improved appearance of the school, decreased environmental damage through the roof, and a streamlined system for waste water disposal. Two weeks will be required to replace roofing deficiencies and two weeks will be required for other minor repairs.

**Structure:** Performing structural recommendations should have minor impact on the school; completion of the recommendations will result in increased structural integrity. Four weeks should be required for structural improvements.

**Interior:** Performing the interior recommendations will cause a disturbed access to the school. One week will be required to polish flooring.

**MEP Systems:** There will be no impact of recommended works.

**ADA Compliance:** Impacts of recommended works include a disturbed access to the historical center, and a temporary closing for interior and site work. Four weeks will be required.

## Facility Description - Lammersville School



Exterior



Interior



Entryway

### Building Description

Lammersville School is a single story building that was constructed in 1870. The school is located on Blandford Lane directly adjacent to Clyde Bland Park. The building has a Class D wood frame for structure and is built on a concrete slab-on-grade foundation. The exterior of Lammersville School is clad with painted wood siding and shingles covering the roof. Exterior has some paving and minimal landscaping that allows for outdoor activities. Hardwood floor finishes are appropriate for the activities held in the space.

Lammersville Center houses a space for educational activities for grades kindergarten through eighth. This historical building attracts visitors to see the dated interiors and exterior.

### Age

The Lammersville School building is 152 years old and was constructed in 1870.

### Use of Building

The building is used in the following ways:

- Historical facility for the community of Tracy

System			Condition						Rank	
			Excellent	Good	Fair	Poor	Critical	N/A		
			5	4	3	2	1			
Lammersville School - Overall										3.1
1	Site/ Civil/ Landscape									2.6
1.1	Fences/ Walls/ Gates									N/A
	A.	Perimeter Fencing						N/A		
	B.	Equipment Fencing						N/A		
	C.	Landscape Walls/ Piers / Structures						N/A		
	D.	Gates						N/A		
1.2	Paving									2.5
	A.	Sidewalks/ Walkways/ Crosswalks			3					
	B.	Curbing						N/A		
	C.	Driveways/ Parking Pavement						N/A		
	D.	Striping/ Marking/ Speed Bumps						N/A		
	E.	Patios				2				
1.3	Landscape									2.5
	A.	Ground Cover				2				
	B.	Trees			3					
	C.	Irrigation System						N/A		
1.4	Site Features/ Fixtures/ Furniture/ Signage									2.5
	A.	Landscape Features/ Play Equipment			3					
	B.	Exterior Lighting Fixtures				2				
	C.	Water Fixtures						N/A		
	D.	Exterior Site Furniture						N/A		
	E.	Site Utility						N/A		
1.5	Stormwater Management									3.0
NOTES	1.2.E: Patio near building is paved but without furniture or other elements.									
	1.3.A: Ground cover or landscaping is missing in dirt areas directly adjacent to building and site.									
	1.4.B: Exterior lighting fixtures are modern LED photocell units but are lacking in numbers.									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								
2.1	Exterior Wall Finish							2.3
2.2	Eaves and Fascias							2.0
2.3	Doors/ Windows/ Louvers							3.3
	A. Windows			3				
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware		4					
2.4	Roofing							2.0
	A. Roof Surface				2			
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage						N/A	
	G. Gutters / Downspouts						N/A	
	H. Roof Vents						N/A	
	2.4.A: Roof shingles are approaching their useful service life and are beginning to detach from building.							
	N O T E S							
<b>3 Structure</b>								
3.1	Foundation/ Footing							3.1
3.2	Columns							3.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							3.0
3.7	Chimney							4.0
	N O T E S							



System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>3.5</b>
4.1	Ceilings							4.0
	A. Suspended Ceiling (ACT)						N/A	
	B. Gypsum Board		4					
	C. Plaster						N/A	
	D. Wood		4					
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							3.0
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile						N/A	
	D. Wood			3				
	E. Concrete						N/A	
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							4.0
4.5	Stairs Condition							2.5
	A. Stairs/ Landing				2			
	B. Handrails			3				
4.6	Toilet Condition							N/A
	A. Toilet Accessories						N/A	
	B. Toilet Partitions						N/A	
	C. Water Closets						N/A	
	D. Urinals						N/A	
	E. Lavatorie /Sinks						N/A	
	F. Counter						N/A	
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.5.A: Wood porch stairs at main entrance are out of plumb and contain faded and chipped paint.							

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System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		N/A
	B. Passenger Loading Zones			N/A
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps		NC	
	E. Stairways		NC	
	F. Handrails		NC	
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry	C		
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage			N/A
N O T E S	6.2.A: Appropriate clear floor space is not maintained due to historical arrangement of desks.			
	6.2.D: Ramp handrails do not contain 12" flat landing surface at portions near building.			
	6.2.E: Stairways at front entrance require handrails.			
	6.2.F: Handrails at rear ramp do not contain 12" flat landing surface at portions near building.			
	6.4.B: Furniture at interior is not arranged in a compliant manner.			

## Photo Documentation | Exterior Overall





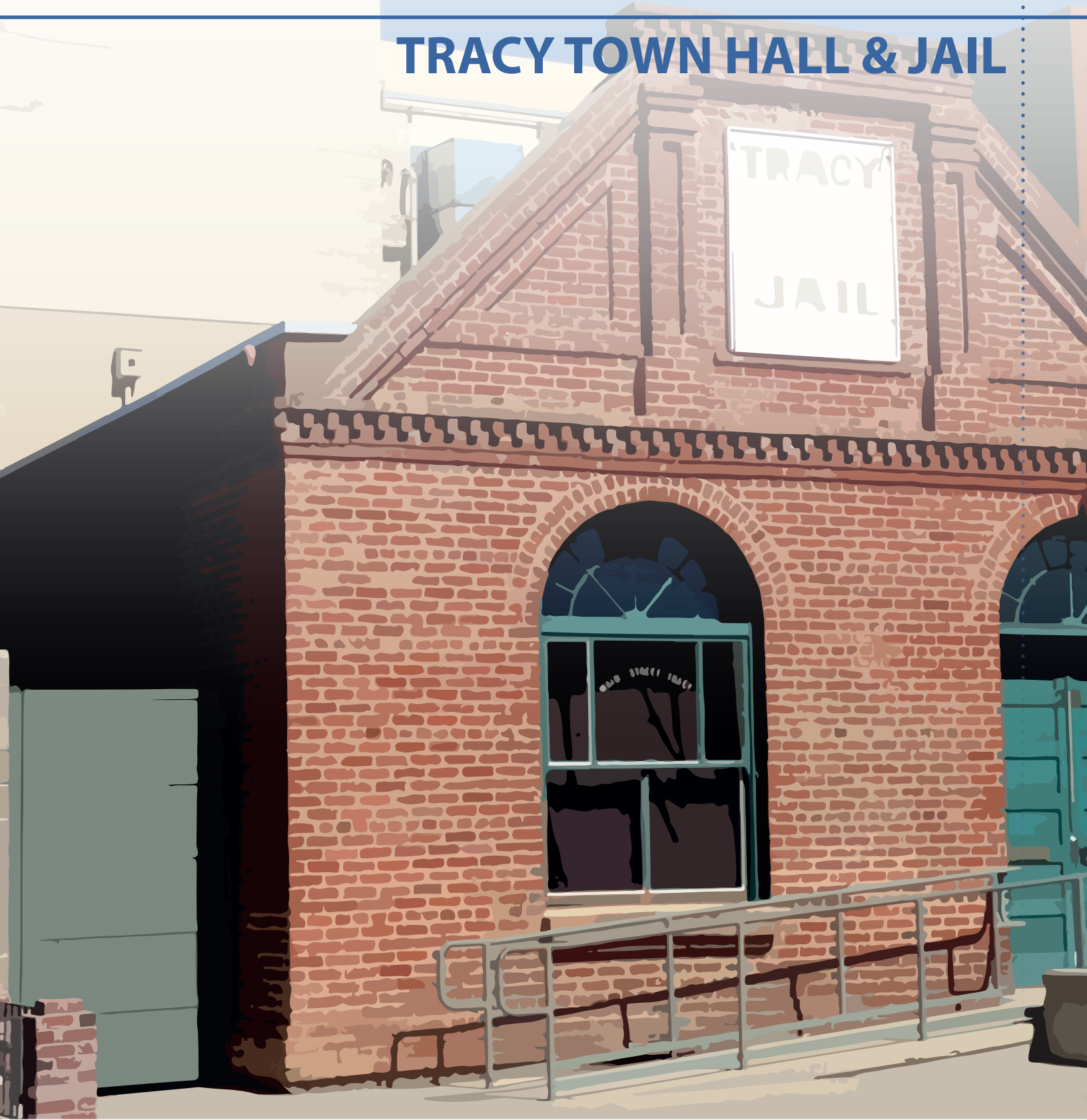
Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# TRACY TOWN HALL & JAIL



## Condition Summary - Tracy Town Hall & Jail

Overall Rating  3.1



### Facility Condition

#### Site

Sidewalk surrounding the facility was recently renovated and is finished in large concrete tiles that are in good condition with minimal signs of staining or wear. The gate for side yard access is slightly discolored. Exterior lighting is lacking and site concrete is stained in places.

#### Exterior Envelope

The exterior masonry facade is in adequate condition for its age but shows signs of fading, crumbling and other deterioration. Along the bottom of the front, and concentrated on the right of the door is quite discolored and would benefit from cleaning and repainting. Tracy Town Hall and Jail sign is severely faded and rusting through in places. Most of the window frames need to be repaired or repainted. Exterior mounted alarm box is rusted.

#### Structure

Signs of structural settlement are present including cracking around window frames and around foundation. A large crack exists at the corner of the room and continues through the entire three-block wall. This is a known issue and investigation as to the cause has begun.

#### 3.6 Interior

Hardwood floor finishes are worn throughout the building especially in high traffic areas. Wall and ceiling paint finishes are in good condition. Ceiling crack is present near the corner by the passageway to restroom. Furniture is in fair condition with light scratching on some surfaces. Finishes within restroom would benefit from modernization in general. Cabinets within the restroom do not have proper doors.

#### MEP Systems

Located within the storage room, piping of hydraulic system is in good condition. A window-mounted A/C unit serves the facility in summer months.

#### ADA Compliance

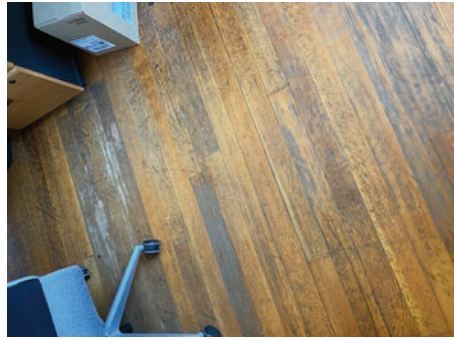
#### Needs Compliance

The entrance threshold is not ADA compliant. Various restroom fixtures and cabinetry is not compliant and must be relocated and/or replaced.

## Recommendation Summary - Tracy Town Hall & Jail



Exterior



Interior Flooring



Interior

### Recommendations

**Site:** Recommendations include finishing side fence area and adding exterior lighting.

**Exterior Envelope:** It is recommended to apply historical preservation measures to the exterior and renovate the sign. Replace window frames where required and paint others. It is also recommended to repair cracks on window sill.

**Structure:** No recommendations.

**Interior:** Improvements should include refinishing hardwood floors, repairing crack in ceiling, modernizing the whole restroom, and refinishing the storage room walls.

**MEP Systems:** No recommended actions.

**ADA Compliance:** It is recommended to improve the entrance threshold to increase accessibility into the building and relocate and replace various elements within the restroom.

### Impact of Recommended Works

**Site:** Impact of recommendations are minor and will increase accessibility to the side of the building. One week is recommended to complete recommendations.

**Exterior Envelope:** Completing recommended actions will improve the physical and visual appearance of the Townhall and Jail. Two weeks will be required to repaint, repair, and replace all necessary elements.

**Structure:** No impact of recommended works.

**Interior:** Performing recommended actions will result in a temporary closing of the facility and disturbed access through the entrance. Four weeks will be required to complete all recommendations.

**MEP Systems:** No recommended actions.

**ADA Compliance:** Executing recommendations will increase accessibility into and within the building. Three weeks will be required to repair elements within the restroom and improve the threshold

## Facility Description - Tracy Town Hall & Jail



Exterior



Interior



MEP

### Building Description

The Tracy Town Hall and Old Jail House building is a single story building that was constructed in 1900. The Old Jail House is located on W. 7th Street. The site is immediately adjacent to the Grand Theatre. The building has a construction consisting of brick masonry with a wood roof. The exterior of the building is clad with bricks with painted wood accents on window frames. Exterior space is limited but serves the facility well, with a welcoming entrance. Floor finishes are largely hardwood, but remains generally appropriate to the building's use.

The small building once housed Tracy's Town Hall and its Jail. In addition, it used to house the local chapter of the Veterans of Foreign Wars. Now, it provides office spaces for The Grand Foundation. With a small partition at the entrance, the interior has an open floor plan which allows for easy communication and visuals throughout the building. Furniture communicates the use of the space; smaller desks indicate office areas and the large table indicates a meeting area.

### Age

The Town Hall and Old Jail House building is 121 years old and was constructed in 1900.

### Use of Building

The building is used in the following ways:

- Houses office spaces for The Grand Foundation

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Tracy Townhall & Jail - Overall									2.9
1	Site/ Civil/ Landscape								3.6
1.1	Fences/ Walls/ Gates								4.0
	A.	Perimeter Fencing		4					
	B.	Equipment Fencing					N/A		
	C.	Landscape Walls/ Piers / Structures					N/A		
	D.	Gates		4					
1.2	Paving								3.5
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing			3				
	C.	Driveways/ Parking Pavement					N/A		
	D.	Striping/ Marking/ Speed Bumps					N/A		
	E.	Patios					N/A		
1.3	Landscape								N/A
	A.	Ground Cover					N/A		
	B.	Trees					N/A		
	C.	Irrigation System					N/A		
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.0
	A.	Landscape Features/ Play Equipment					N/A		
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures					N/A		
	D.	Exterior Site Furniture					N/A		
	E.	Site Utility					N/A		
1.5	Stormwater Management								4.0
N O T E S									



System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>2.5</b>
2.1	Exterior Wall Finish							2.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							2.3
	A. Windows			3				
	B. Louvers and Vents				2			
	C. Exterior Doors & Hardware				2			
2.4	Roofing							2.5
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage						N/A	
	G. Gutters / Downspouts				2			
	H. Roof Vents						N/A	
N O T E S	2.3.B: Window grates are rusted and otherwise deteriorating.							
	2.3.C: Exterior door at side area is in critical condition, but front doors are in good condition.							
<b>3 Structure</b>								<b>2.0</b>
3.1	Foundation/ Footing							2.0
3.2	Columns							N/A
3.3	Framing System							N/A
3.4	Walls							1.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
N O T E S	3.1: Light cracking is present around foundation and window frames.							
	3.4: Walls at interior contain cracks at corners and other areas which have expanded since time of assessment.							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4 Interior Elements</b>								<b>3.3</b>
4.1	Ceilings							3.0
	A. Suspended Ceiling (ACT)						N/A	
	B. Gypsum Board		4					
	C. Plaster						N/A	
	D. Wood						N/A	
	E. Other				2			
	F. Exposed						N/A	
4.2	Flooring							3.3
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile		4					
	D. Wood			3				
	E. Concrete			3				
4.3	Interior Wall/Partition Finishes							3.0
4.4	Interior Doors							3.0
4.5	Stairs Condition							4.0
	A. Stairs/ Landing		4					
	B. Handrails		4					
4.6	Toilet Condition							3.3
	A. Toilet Accessories			3				
	B. Toilet Partitions			3				
	C. Water Closets						N/A	
	D. Urinals						N/A	
	E. Lavatorie /Sinks		4					
	F. Counter			3				
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.1.E: Cracking is present at plaster ceiling near restrooms.							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>5 Mechanical, Electrical and Plumbing Systems</b>								<b>3.0</b>
5.1	Mechanical Systems							N/A
	A. HVAC						N/A	
	B. Control System						N/A	
	C. Chiller						N/A	
	D. Cooling Towers						N/A	
	E. Duct Work						N/A	
	F. Ventilation\ Air Distribution						N/A	
	G. Boilers						N/A	
5.2	Electrical Systems							3.0
	A. Transformer						N/A	
	B. Switchgear						N/A	
	C. Panelboards (Condition & Capacity)						N/A	
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures			3				
	F. Conveying Systems						N/A	
	G. Fire Alarm System			3				
5.3	Voice and Data Systems							N/A
5.4	Plumbing Systems							3.0
	A. Plumbing Fixtures			3				
	B. Water Distribution System/ Pipes			3				
	C. Water Heaters						N/A	
5.5	Gas Distribution Systems							N/A
5.6	Fire Suppression System							3.0
NOTES								

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A.			N/A
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall		NC	
	B. Toilet Accessories		NC	
	C. Water Closets		NC	
	D. Urinals		NC	
	E. Lavatories/ Sinks		NC	
	F. Counters		NC	
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: Passenger loading zones are not provided.			
	6.2.A: Remove obstacles on accessible routes for enough open space clearance.			
	6.3.A-F: Various dimensions related to toilet room and accessories are not compliant.			

## Photo Documentation | Exterior Overall

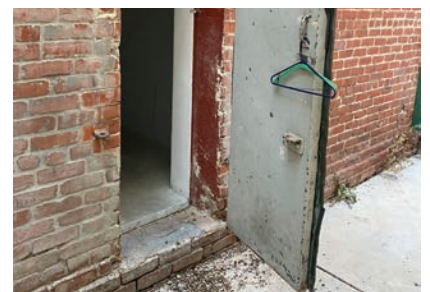
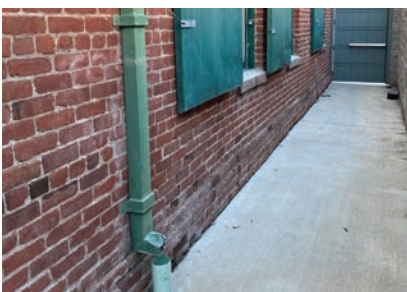
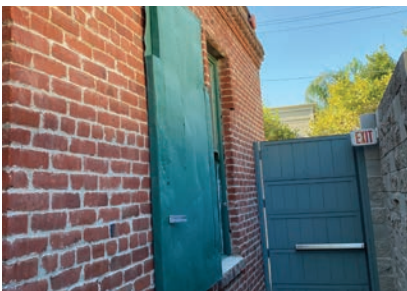
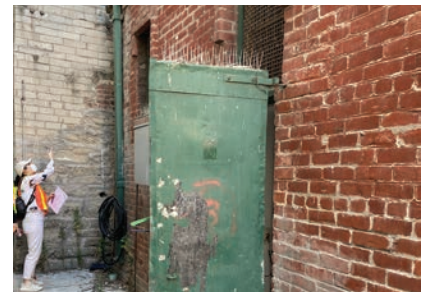
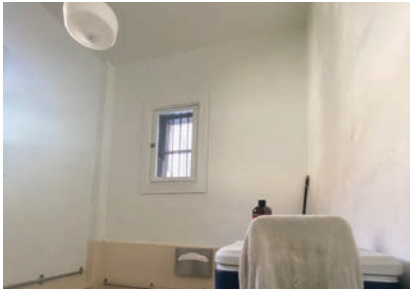




Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# OLD CORP YARD





## Condition Summary - Old Corp Yard

Overall Rating  2.5



### Facility Condition

#### Site

There are multiple buildings on the Old Corp Yard's site including an office building and a maintenance building. Various aspects of the site are in differing states of condition. Pavement requires resurfacing with a deteriorated surface and large cracking throughout. A fenced-in area sits adjacent to the two facilities and contains cellular communications equipment rented from the city by cellular companies. This area has rust on structural elements and deteriorated pavement. A new pump house facility is located on the opposite end of the Old Corporation Yard's site adjacent to 6th Street and S. Tracy Boulevard. This facility is in visibly excellent condition and was excluded from condition assessments.

#### Exterior Envelope

The exterior of the maintenance building is historic masonry construction that is in fair condition for its age with slight chipping of bricks in places and grout that has cracked and deteriorated especially near the bottom of the structure. Entrance doors to the maintenance building are rotted wood and contain frames with paint chipping to the extreme. Windows are horizontally sliding and single pane and appear to be in fair condition and installed sometime after construction. The metal roof structure is slightly bent in places and contains no gutters although no leakage was reported. The exterior of the adjacent office building has painted wood siding that is chipping throughout. Exterior bolts and metal are rusting through paint coatings. Door hinges are rusted.

#### 2.4 Structure

Exterior masonry at maintenance building shows visible signs of structural compromise including deteriorated grout and bricks. Aspects of the interior structure of the office building are exposed and beginning to rot in areas. A large crack is present in concrete flooring in the middle of the office building's interior.

#### Interior

The interior of the office facility contains rectangular ceiling tiles that are missing in areas and a grid system that is out of plumb. Some ceiling tiles are replaced with those that do not match the majority. Lighting is haphazardly arranged with differing methods of support. Concrete slab flooring serves the facility well but contains large chipping and cracks in areas.

#### MEP Systems

Exterior-mounted conduit and electrical equipment boxes at office building are rusted and bent in areas. Some electrical equipment appears to be out of service. Exposed wiring and conduit at office interior appears well-supported but many unorganized wires are found throughout exposed portions of the ceiling system. Exterior mounted lighting fixtures contain discolored lenses and housings but appear to be well mounted.

#### ADA Compliance

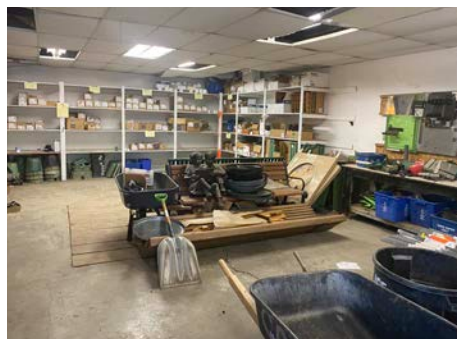
The yard of the site doesn't contain ADA parking. The interior of the office facility does not contain clear floor space as there are many stored items in the center of pathways.

#### Needs Compliance

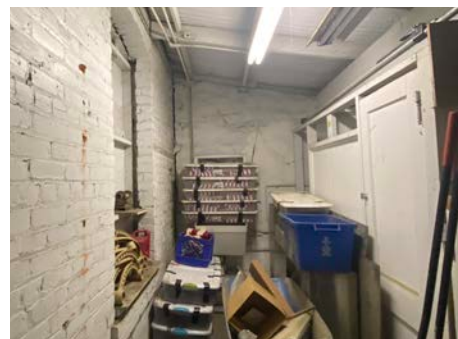
## Recommendation Summary - Old Corp Yard



Exterior



Interior



Storage

### Recommendations

**Site:** Recommendations include resurfacing the pavement throughout the site and improving structural elements that have rusted.

**Exterior Envelope:** Recommendations include replacing rotted wood entrance doors, adding gutters, improving the bent metal roofing structure, repainting the wood siding, and replacing rusted exterior bolts and door hinges.

**Structure:** Structural frame must be replaced and large crack in foundation must be repaired.

**Interior:** Grid system must be repaired to be in plumb and mismatched ceiling tiles must be replaced. Concrete slab must be repaired.

**MEP Systems:** Improvements should include replacing exterior-mounted conduit and electrical equipment, organizing wiring in interior of office, and cleaning exterior mounted lighting fixtures.

**ADA Compliance:** Provide clear floor space throughout the facilities.

### Impact of Recommended Works

**Site:** Impact of site recommendations will improve the physical appearance and accessibility to the site. Four weeks will be required to complete recommendations.

**Exterior Envelope:** Impacts of recommendations include temporary closing of the center and disturbed access to the building. Four weeks will be required for all recommendations to be completed.

**Structure:** Performing structural recommendations will cause a temporary closing of the yard. Completion of the recommendations will result in increased structural integrity. Four weeks should be will be required for structural improvements.

**Interior:** Executing recommended improvements will cause for a temporary closing of the yard. Three weeks will be required to complete interior recommendations.

**ADA Compliance:** No impact of recommended works.

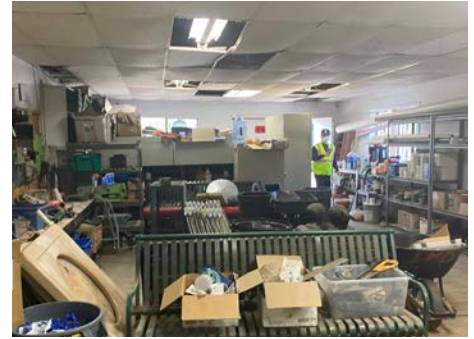
## Facility Description - Old Corp Yard



Exterior



Ceiling



Interior

### Building Description

The Old Corporation Yard was utilized as the City's Public Works Yard before the construction of the Boyd Service Center. Facilities on the site include an office building and a masonry shop building. These spaces are utilized by Public Works staff but aren't locations of main offices. A new water pump facility is also on site as well as an enclosed yard that contains cellular communications towers. This enclosed yard is leased by communications companies from the City of Tracy.

### Age

The Old Corporation Yard building is multiple decades old. Exact construction date is unknown but estimated to be prior to 1950.

### Use of Yard

The Old Corporation Yard is used in the following ways:

- Auxiliary Public Works offices
- Cellular communications towers
- Water pump facility



System			Condition						Rank	
			Excellent	Good	Fair	Poor	Critical	N/A		
			5	4	3	2	1			
Old Corp Yard - Overall										2.6
1	Site/ Civil/ Landscape									2.4
1.1	Fences/ Walls/ Gates									3.3
	A.	Perimeter Fencing		4						
	B.	Equipment Fencing			3					
	C.	Landscape Walls/ Piers / Structures			3					
	D.	Gates			3					
1.2	Paving									2.0
	A.	Sidewalks/ Walkways/ Crosswalks						N/A		
	B.	Curbing						N/A		
	C.	Driveways/ Parking Pavement				2				
	D.	Striping/ Marking/ Speed Bumps						N/A		
	E.	Patios						N/A		
1.3	Landscape									2.0
	A.	Ground Cover				2				
	B.	Trees						N/A		
	C.	Irrigation System						N/A		
1.4	Site Features/ Fixtures/ Furniture/ Signage									2.5
	A.	Landscape Features/ Play Equipment						N/A		
	B.	Exterior Lighting Fixtures				2				
	C.	Water Fixtures						N/A		
	D.	Exterior Site Furniture						N/A		
	E.	Site Utility			3					
1.5	Stormwater Management									2.0
NOTES	1.2.C: Site pavement is deteriorated and crumbling in areas with cracks present.									
	1.3.A: Ground cover surrounding facilities is composed of unkempt tanbark piles.									
	1.4.B: Exterior lighting fixtures are faded and some bulbs or lenses are missing.									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>2.5</b>
2.1	Exterior Wall Finish							2.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							1.5
	A. Windows				2			
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware					1		
2.4	Roofing							3.5
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts						N/A	
	H. Roof Vents						N/A	
N O T E S	2.3.A: Windows at office building are in very poor condition with deteriorated frames, tinting and sliding mechanism. 2.3.C: Exterior wood door at shops building show signs of rot and are out of plumb at bases. Metal doors to office facility are dented with rusted hinges and chipping paint.							
<b>3 Structure</b>								<b>3.0</b>
3.1	Foundation/ Footing							2.0
3.2	Columns							N/A
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
N O T E S	3.1: Cracking present around facilities and at concrete flooring of office facility. Wood floor in shops facility is deteriorating and shakes when walked on.							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>4</b>	<b>Interior Elements</b>							<b>2.0</b>
4.1	Ceilings							1.7
	A. Suspended Ceiling (ACT)					1		
	B. Gypsum Board						N/A	
	C. Plaster						N/A	
	D. Wood					1		
	E. Other						N/A	
	F. Exposed			3				
4.2	Flooring							1.5
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile						N/A	
	D. Wood					1		
	E. Concrete				2			
4.3	Interior Wall/Partition Finishes							3.0
4.4	Interior Doors							2.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							N/A
	A. Toilet Accessories						N/A	
	B. Toilet Partitions						N/A	
	C. Water Closets						N/A	
	D. Urinals						N/A	
	E. Lavatorie /Sinks						N/A	
	F. Counter						N/A	
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.1.A: Suspended ceiling system in office building is missing tiles with grid out of plumb.							
	4.1.D: 2x4 boards making up wood ceiling system are out of plumb. Paint is missing from some boards.							
	4.2.E: Concrete flooring is cracked in places.							

System			Condition						Rank	
			Excellent	Good	Fair	Poor	Critical	N/A		
			5	4	3	2	1			
Old Corp Yard - Overall										2.6
1	Site/ Civil/ Landscape									2.4
1.1	Fences/ Walls/ Gates									3.3
	A.	Perimeter Fencing		4						
	B.	Equipment Fencing			3					
	C.	Landscape Walls/ Piers / Structures			3					
	D.	Gates			3					
1.2	Paving									2.0
	A.	Sidewalks/ Walkways/ Crosswalks						N/A		
	B.	Curbing						N/A		
	C.	Driveways/ Parking Pavement				2				
	D.	Striping/ Marking/ Speed Bumps						N/A		
	E.	Patios						N/A		
1.3	Landscape									2.0
	A.	Ground Cover				2				
	B.	Trees						N/A		
	C.	Irrigation System						N/A		
1.4	Site Features/ Fixtures/ Furniture/ Signage									2.5
	A.	Landscape Features/ Play Equipment						N/A		
	B.	Exterior Lighting Fixtures				2				
	C.	Water Fixtures						N/A		
	D.	Exterior Site Furniture						N/A		
	E.	Site Utility			3					
1.5	Stormwater Management									2.0
NOTES	1.2.C: Site pavement is deteriorated and crumbling in areas with cracks present.									
	1.3.A: Ground cover surrounding facilities is composed of unkempt tanbark piles.									
	1.4.B: Exterior lighting fixtures are faded and some bulbs or lenses are missing.									

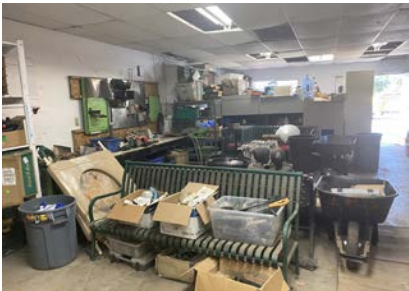
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces			N/A
	B. Passenger Loading Zones			N/A
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates			N/A
	C. Threshold			N/A
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry			N/A
	B. Furniture, Fixtures & Equipment - FF&E			N/A
	C. Signage			N/A
N O T E S	6.2.A: Provide appropriate clear floor space throughout facilities.			



Photo Documentation | Exterior Overall



Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# BOYD SERVICE CENTER

## BUILDING A - ADMINISTRATION



## Condition Summary - Boyd Service Center

## Building A - Administration

Overall Rating 3.5



### Facility Condition

#### Site

3.4

Asphalt paving for the administration parking area is cracked in places especially around central drainage. Parking lot painting and staining in this area has been recently redone. Curbing around sidewalk and landscape elements contains light cracking and discoloration. Landscaping around the administration building is minimal but healthy.

Portable facilities near the Administration Building are surrounded by crushed rock with exposed dirt in areas. Rear fencing near portable trailers used for storage is dirty and determined in areas. Much debris is stored haphazardly on site near portable storage trailers.

Much of the site's surface is dirt and water ponding/mud accumulation is an issue during rainy months. Large LED lighting fixtures similar in specification to street lights provide illumination to a portion of the Boyd Service Center. Site striping and marking on paved areas is difficult to view because of both fading paint and dirt encroaching paved areas.

#### Exterior Envelope

3.5

The exterior envelope of the Administration Building at the Boyd Service Center is painted metal with a metal roof and finished interior. The siding of the Administration Building is in good condition. Siding at other buildings is in varied condition with some containing visibly faded paint and rust.

Steel ship containers used for storage for City of Tracy departments contain surfaces in various states of condition with some major rusting and deterioration

occurring at some.

Painted wood siding and eaves of old Transit Facility located at Boyd site are flaking in places but roof structure is in visibly good condition. Painted metal siding of Building D is faded with scratching and siding attachment screws are rusted. Building B has been recently renovated with painted metal siding and a new metal roof.

#### Structure

3.3

Interior light fixtures and ceiling grid systems freely hung from the administration building ceiling may require additional non-structural seismic lateral and longitudinal support. Cracking exists at various concrete floors throughout facility buildings.

#### Interior

3.7

The interior of the administration building restroom facilities contain flooring, fixtures, wall tile and paint all in good condition. A minor issue in the main restroom is that the paper towel dispenser is separating from the painted wall surface and the paint surface is cracking at separation.

Concrete flooring of Building C is cracked and stained in places. Acoustic ceiling tile of this same building contains many stains from leaking plumbing. Storage inside Building D is well-arranged. Building E is used for vehicle maintenance and is slightly undersized for the City of Tracy with some equipment beyond its useful service life. Restroom flooring inside Building E is stained with tiles in various states of deterioration.

## Condition Summary - Boyd Service Center

### Building A - Administration

#### MEP Systems 3.4

Items are stored in front of fire alarm panels and circuit breakers in Electric/IT room. Some light scuffing is present at wood door surfaces to office suites.

A fueling station sits adjacent to the mechanizes shops and main Boyd entrance and is in operable condition. Pumps are out of date and fairly slow to operate with paint fading from pumps and fueling station. A GreenField NGV natural gas fueling system is also present on site. 800A main electrical service is located on-site.

#### ADA Compliance Needs Compliance

Braille is not provided at interior signage of administration building. Vehicle maintenance, Building E, contains a non-compliant second story loft area used for offices. Restroom in Building E is also non-compliant.



## Recommendation Summary - Boyd Service Center

Building A - Administration



### Recommendations

**Site:** It is recommended to repaint site striping and eventually repave site. Clear unnecessary items from site and rearrange storage areas.

**Exterior Envelope:** Paint exterior of shop and maintenance buildings that have faded or scratched paint surfaces.

**Structure:** Investigate cause of cracking and refinish flooring if desired. Install additional non-structural seismic supports to hanging lighting elements.

**Interior:** Refinish wall elements necessary in Administration Building restroom. Consider new shop space for vehicle maintenance.

**MEP Systems:** Investigate cause of leakage at acoustic ceiling tile at Building C interior. Remove items stored in front of fire alarm panels and circuit breakers.

**ADA Compliance:** Provide ADA compliant restroom location for vehicle maintenance shops as renovating restroom at vehicle maintenance shops is not feasible. Provide ADA compliant directional and room signage throughout Administration Building.

### Impact of Recommended Works

**Site:** Site striping will cause major impact on the site and likely require vehicles and objects to be moved around during the process. Clearing unnecessary items from storage areas will require additional coordination with other City of Tracy Departments.

**Exterior Envelope:** Minor impact of recommended works to shop operations. Two weeks will be required to paint facilities.

**Structure:** Investigation as to cause of cracking may require an outside design consultant. Installation of non-structural seismic supports to hang lighting elements can be completed within a week with minimal impact to the facility.

**Interior:** Administration restrooms will likely be closed for one day for wall surface refinishing.

**MEP Systems:** Repair of issue causing leakage may require some impact to Building C operations.

**ADA Compliance:** Providing ADA compliant signage will have a minimal impact on the facility. Renovating restroom at vehicle maintenance shops is not feasible.

## Facility Description - Boyd Service Center

### Building A - Administration



MEP



Exterior



Interior

### Service Center Description

The Service Center complex contains several structures including the administration building, mechanical shops, welding shops, various sheds and storage structures. Although they were all built separately, this complex has been located in the City of Tracy since 1973 with major updates throughout the years including a Public Works administration facility built on the edge of the site in 2011. Parking and exterior storage throughout the compound provides for a variety of vehicles and other items to be stored and worked on.

The Administration Facility houses office space, conference space and restrooms for Public Works staff.

The Boyd Service Center houses offices and workspaces for city maintenance employees as well as lockers, shower rooms, break rooms and meeting areas.

### Age

The Boyd Service Center is 49 years old and was constructed in 1973. The Administration Building is 11 years old and was constructed in 2011.

### Use of Building

The building is used in the following ways:

- Provides maintenance services to vehicles and other mechanical systems
- Houses spaces for offices
- Provides storage for various items
- Provides a fueling station

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
Boyd Services Center - Administration Bldg. - A								3.5
1 Site/ Civil/ Landscape								3.4
1.1	Fences/ Walls/ Gates							3.0
	A. Perimeter Fencing			3				
	B. Equipment Fencing			3				
	C. Landscape Walls/ Piers / Structures			3				
	D. Gates			3				
1.2	Paving							3.8
	A. Sidewalks/ Walkways/ Crosswalks		4					
	B. Curbing		4					
	C. Driveways/ Parking Pavement			3				
	D. Striping/ Marking/ Speed Bumps		4					
	E. Patios						N/A	
1.3	Landscape							3.0
	A. Ground Cover			3				
	B. Trees			3				
	C. Irrigation System						N/A	
1.4	Site Features/ Fixtures/ Furniture/ Signage							3.0
	A. Landscape Features/ Play Equipment						N/A	
	B. Exterior Lighting Fixtures				2			
	C. Water Fixtures			3				
	D. Exterior Site Furniture			3				
	E. Site Utility		4					
1.5	Stormwater Management							4.0
N O T E S	1.4.B: Exterior lighting fixtures are lacking.							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.5</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							3.3
	A. Windows		4					
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware			3				
2.4	Roofing							3.8
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations		4					
	C. Roof Equipment Curbing		4					
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts		4					
	H. Roof Vents		4					
	N O T E S							
<b>3 Structure</b>								<b>3.3</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							3.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
4 Interior Elements									3.7
4.1	Ceilings								3.3
	A.	Suspended Ceiling (ACT)				2			
	B.	Gypsum Board						N/A	
	C.	Plaster		4					
	D.	Wood						N/A	
	E.	Other						N/A	
	F.	Exposed		4					
4.2	Flooring								3.5
	A.	Carpet		4					
	B.	Vinyl			3				
	C.	Tile						N/A	
	D.	Wood						N/A	
	E.	Concrete						N/A	
4.3	Interior Wall/Partition Finishes								4.0
4.4	Interior Doors								4.0
4.5	Stairs Condition								4.0
	A.	Stairs/ Landing						N/A	
	B.	Handrails		4					
4.6	Toilet Condition								3.3
	A.	Toilet Accessories			3				
	B.	Toilet Partitions			3				
	C.	Water Closets		4					
	D.	Urinals			3				
	E.	Lavatory /Sinks		4					
	F.	Counter			3				
	G.	Shower Compartments						N/A	
4.7	Hazmat								N/A
4.8	Room Capacity								N/A
N O T E S	4.1.A: Some acoustic ceiling tiles are missing from ceiling grid system.								

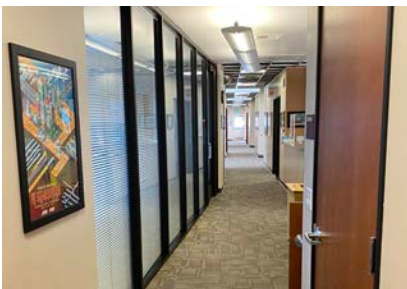




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System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones	C		
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall	C		
	B. Toilet Accessories		NC	
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.3.A: Restroom in vehicle maintenance shops is non-compliant due to clearance issues but administration restrooms contain compliant clearances.			
	6.3.B: Toilet accessories are not fully compliant.			
	6.4.A: Provide knee and toe clearance under working surfaces and front desk counters.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant service center administration building directional and restroom signage with tactile text and Braille.			

## Photo Documentation | Interior Blow Ups





## Photo Documentation | Exterior Overall



FACILITY CONDITION ASSESSMENT

# **BOYD SERVICE CENTER**

## **BUILDING B - MAINTENANCE SHOPS (RENOVATED)**

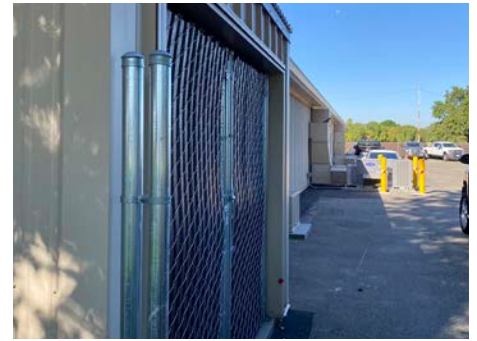
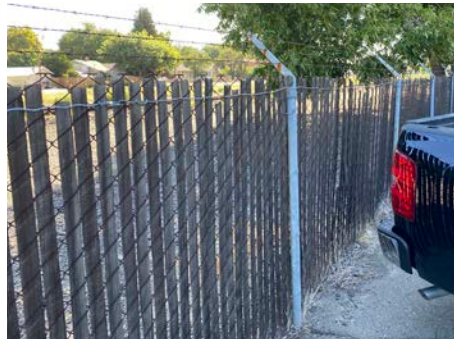





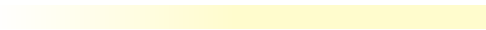



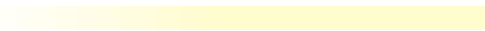
## Condition Summary - Boyd Service Center

Building B - Maintenance Shops  
Facility (renovated)

Overall Rating  3.9



### Facility Condition

<p><b>Site</b>  3.9</p> <p>Asphalt paving for the Building B parking area is cracked in multiple places throughout. Heavier cracking is present closer to the building. Painted striping for parking stalls is generally faded throughout the parking area. Staining is apparent at parking stalls closest to brown gate on site. In the same area, there is a small accumulation of leaves and dirt. Landscaping is minimal but appropriate for the site. Fencing around the perimeter is nearing the end of its service life in some places.</p>	<p><b>Interior</b>  N/A</p> <p>The Interior of Building B was not observed.</p> <p><b>MEP Systems</b>  3.8</p> <p>Mechanical and electrical systems are largely upgraded for Building B and should be maintained for adequate future use.</p> <p><b>ADA Compliance</b>  <b>Needs Compliance</b></p> <p>Braille is not provided at interior signage of maintenance shops. Areas of painted accessibility parking stalls are faded in parking lot and need to be repainted.</p>
<p><b>Exterior Envelope</b>  4.1</p> <p>The exterior envelope of Building B is in good condition overall. Siding throughout buildings is in good condition and is freshly painted.</p> <p><b>Structure</b>  4.0</p> <p>No visible structural deficiencies were observed.</p>	

## Recommendation Summary - Boyd Service Center

Building B - Maintenance Shops  
Facility (renovated)



### Recommendations

**Site:** It is recommended to repaint site striping and eventually repave site.

**Exterior Envelope:** Maintain clean exterior envelope.

**Structure:** No structural recommendations.

**Interior:** Maintain interior as fit for Building B operations.

**MEP Systems:** Maintain new MEP systems at Building B.

**ADA Compliance:** Provide ADA compliant parking lot striping and interior building signage.

### Impact of Recommended Works

**Site:** Site striping will cause major impact on the site and likely require vehicles and objects to be moved around during the process.

**Exterior Envelope:** No impact of recommended works.

**Structure:** No impact of recommended works.

**Interior:** Any interior modifications likely impact work efficiencies at affected areas

**MEP Systems:** No impact of recommended works.

**ADA Compliance:** Providing ADA compliant signage will have a minimal impact on the facility.

## Facility Description - Boyd Service Center

### Building B - Maintenance Shops Facility (renovated)



Exterior



Interior



MEP

### Service Center Description

The Service Center complex contains several structures including the administration building, mechanical shops, welding shops, various sheds and storage structures. Although they were all built separately, this complex has been located in the City of Tracy since 1973 with major updates throughout the years including a Public Works administration facility built on the edge of the site in 2011. Parking and exterior storage throughout the compound provides for a variety of vehicles and other items to be stored and worked on.

The Boyd Service Center houses offices and workspaces for City maintenance employees as well as lockers, shower rooms, break rooms and meeting areas.

Building B was recently renovated and acts as maintenance shops at the Boyd Service Center.

### Age

The Boyd Service Center is 49 years old and was constructed in 1973.

### Use of Building

The building is used in the following ways:

- Provides maintenance services to vehicles and other mechanical systems
- Houses spaces for offices
- Provides storage for various items
- Provides a fueling station

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
Boyd Services Center - Maintenance Shops (renovated) - B								3.9
1 Site/ Civil/ Landscape								3.9
1.1	Fences/ Walls/ Gates							4.0
	A. Perimeter Fencing			3				
	B. Equipment Fencing	5						
	C. Landscape Walls/ Piers / Structures			3				
	D. Gates	5						
1.2	Paving							4.5
	A. Sidewalks/ Walkways/ Crosswalks	5						
	B. Curbing		4					
	C. Driveways/ Parking Pavement		4					
	D. Striping/ Marking/ Speed Bumps	5						
	E. Patios						N/A	
1.3	Landscape							4.0
	A. Ground Cover						N/A	
	B. Trees		4					
	C. Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage							3.2
	A. Landscape Features/ Play Equipment			3				
	B. Exterior Lighting Fixtures			3				
	C. Water Fixtures			3				
	D. Exterior Site Furniture			3				
	E. Site Utility		4					
1.5	Stormwater Management							4.0
N O T E S								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2</b>	<b>Exterior Envelope</b>							<b>4.1</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							5.0
	A. Windows	5						
	B. Louvers and Vents	5						
	C. Exterior Doors & Hardware	5						
2.4	Roofing							4.5
	A. Roof Surface	5						
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts		4					
	H. Roof Vents	5						
	N O T E S							
<b>3</b>	<b>Structure</b>							<b>4.0</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							4.0
3.3	Framing System							4.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							



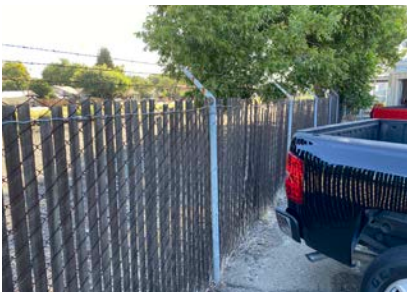


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System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>3.8</b>
5.1	Mechanical Systems							4.0
	A. HVAC		4					
	B. Control System		4					
	C. Chiller		4					
	D. Cooling Towers						N/A	
	E. Duct Work		4					
	F. Ventilation\ Air Distribution		4					
	G. Boilers						N/A	
5.2	Electrical Systems							4.0
	A. Transformer						N/A	
	B. Switchgear						N/A	
	C. Panelboards (Condition & Capacity)						N/A	
	D. Devices (Switches & Receptacles)		4					
	E. Interior Lighting Fixtures		4					
	F. Conveying Systems						N/A	
	G. Fire Alarm System		4					
5.3	Voice and Data Systems							3.0
5.4	Plumbing Systems							4.0
	A. Plumbing Fixtures		4					
	B. Water Distribution System/ Pipes		4					
	C. Water Heaters						N/A	
5.5	Gas Distribution Systems							4.0
5.6	Fire Suppression System							4.0
N O T E S								

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A.	Accessible Parking Spaces	C	
	B.	Passenger Loading Zones	C	
6.2	Accessible Routes			
	A.	Walking Surfaces/Clear Floor Space	C	
	B.	Doors/ Doorways/Gates	C	
	C.	Threshold	C	
	D.	Ramps		N/A
	E.	Stairways		N/A
	F.	Handrails		N/A
	G.	Elevators		N/A
6.3	Toilet			
	A.	Clearances/Accessible Stall	C	
	B.	Toilet Accessories		NC
	C.	Water Closets	C	
	D.	Urinals	C	
	E.	Lavatories/ Sinks	C	
	F.	Counters	C	
	G.	Shower Compartments		N/A
6.4	Building Elements			
	A.	Cabinetry		NC
	B.	Furniture, Fixtures & Equipment - FF&E		NC
	C.	Signage		NC
N O T E S	6.3.B: Toilet accessories are not fully compliant.			
	6.4.A: Provide knee and toe clearance under working surfaces and front desk counters.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant shops and restroom signage with tactile text and Braille.			

## Photo Documentation | Exterior Overall



FACILITY CONDITION ASSESSMENT

# **BOYD SERVICE CENTER**

## **BUILDING C - MAINTENANCE SHOPS (UNRENOVATED)**





## Condition Summary - Boyd Service Center

Building C - Maintenance Shops  
Facility (unrenovated)

Overall Rating  2.9



### Facility Condition

#### Site

Asphalt paving has signs of cracking throughout the parking lot. Asphalt is discolored at garage door openings of the building. Striping is fading at parking stalls and other locations near the building. Paving is slightly uneven at the side of the building in two locations. Alley behind the maintenance shop is unpaved and is loosely used as an outdoor storage space. Objects and other debris are scattered throughout the area. The space is not easily accessible and could benefit from a repavement.

#### Exterior Envelope

In general, exterior envelopes of buildings at Boyd Service Center are painted metal buildings with metal roofs and interior steel structures. Siding of the maintenance shops is in fair condition and is fading slightly in some areas and slightly discolored in other areas. Door signage is significantly faded and must be redone. Doors are also discolored from dirt and dust. There is a decent amount of lighting present on the exterior side of the building but fixtures are outdated.

#### Structure

Interior light fixtures and ceiling grid systems freely hung from the maintenance shops ceiling may require additional non-structural seismic lateral and longitudinal support. Cracking exists at various locations of the concrete floor.

#### 3.0 Interior

Concrete flooring of Building C is cracked and stained in places. Acoustic ceiling tile of this same building contains many stains from leaking plumbing. Some acoustic ceiling tiles have minor cracks, visible in the corner tile by the garage door. Tube light fixtures provide an appropriate amount of light into the interior spaces.

#### MEP Systems

Air vents and air conditioning units are located on the walls in the storage room, office space, and break room.

#### ADA Compliance

Braille is not provided at exterior signage of maintenance shop. Storage space doesn't comply with ADA requirements regarding floor space.

#### Needs Compliance

## Recommendation Summary - Boyd Service Center

### Building C - Maintenance Shops Facility (unrenovated)



MEP



Exterior



Storage

### Recommendations

**Site:** It is recommended to repaint site striping and eventually repave site. Clear unnecessary items from site and rearrange storage areas.

**Exterior Envelope:** Paint exterior of shop and maintenance buildings that have faded or scratched paint surfaces.

**Structure:** Investigate cause of cracking and refinish flooring if desired. Install additional non-structural seismic supports to hanging lighting elements.

**Interior:** Refinish wall elements necessary in administration building restroom. Consider new shop space for vehicle maintenance.

**MEP Systems:** Investigate cause of leakage at acoustic ceiling tile at Building C interior. Remove items stored in front of fire alarm panels and circuit breakers.

**ADA Compliance:** Provide ADA compliant restroom location for vehicle maintenance shops as renovating restroom at vehicle maintenance shops is not feasible. Provide ADA compliant directional and room signage throughout administration building.

### Impact of Recommended Works

**Site:** Site pavement striping will cause major impact on the site and likely require vehicles and objects to be moved around during the process. Clearing unnecessary items from storage areas will require additional coordination with other City of Tracy Departments.

**Exterior Envelope:** Minor impact of recommended works to shop operations. Two weeks will be required to paint facilities.

**Structure:** Investigation as to cause of cracking may require an outside consultant. Installation of non-structural seismic supports to hanging lighting elements can be completed within a week with minimal impact to the facility.

**Interior:** Administration restrooms will likely be closed for one day for wall surface refinishing.

**MEP Systems:** Repair of issue causing leakage may require some impact to Building C operations.

**ADA Compliance:** Providing ADA compliant signage will have a minimal impact on the facility. Renovating restroom at vehicle maintenance shops is not feasible.

## Facility Description - Boyd Service Center

### Building C - Maintenance Shops Facility (unrenovated)



Interior



Office Space



Storage

### Service Center Description

The Service Center complex contains several structures including the administration building, mechanical shops, welding shops, various sheds and storage structures. Although they were all built separately, this complex has been located in the City of Tracy since 1973 with major updates throughout the years including a Public Works administration facility built on the edge of the site in 2011. Parking and exterior storage throughout the compound provides for a variety of vehicles and other items to be stored and worked on.

The Boyd Service Center houses offices and workspaces for city maintenance employees as well as lockers, shower rooms, break rooms and meeting areas.

Building C is similar to Building B in that it is used as a maintenance shop for equipment, signage and other items. Building C remains unrenovated.

### Age

The Boyd Service Center is 49 years old and was constructed in 1973.

### Use of Building

The building is used in the following ways:

- Provides maintenance services to vehicles and other mechanical systems
- Houses spaces for offices
- Provides storage for various items
- Provides a fueling station

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
Boyd Services Center - Maintenance Shops (unrenovated) - C								2.9
1 Site/ Civil/ Landscape								3.0
1.1	Fences/ Walls/ Gates							2.5
	A. Perimeter Fencing			3				
	B. Equipment Fencing				2			
	C. Landscape Walls/ Piers / Structures							N/A
	D. Gates							N/A
1.2	Paving							1.5
	A. Sidewalks/ Walkways/ Crosswalks							N/A
	B. Curbing							N/A
	C. Driveways/ Parking Pavement				2			
	D. Striping/ Marking/ Speed Bumps					1		
	E. Patios						N/A	
1.3	Landscape							4.0
	A. Ground Cover						N/A	
	B. Trees		4					
	C. Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage							3.0
	A. Landscape Features/ Play Equipment						N/A	
	B. Exterior Lighting Fixtures				2			
	C. Water Fixtures			3				
	D. Exterior Site Furniture						N/A	
	E. Site Utility		4					
1.5	Stormwater Management							4.0
N O T E S	1.1.B: Equipment housings in the rear area of Building C adjacent to site fence require maintenance.							
	1.2.C: Pavement surrounding Building C is deteriorating at the surface and cracked.							
	1.2.D: Striping and pavement markings surrounding Building C are almost fully deteriorated.							
	1.4.B: Exterior lighting fixtures are outdated with yellowed lenses, and lacking in quantity.							

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>2 Exterior Envelope</b>								<b>2.8</b>
2.1	Exterior Wall Finish							2.0
2.2	Eaves and Fascias							N/A
2.3	Doors/ Windows/ Louvers							2.7
	A. Windows			3				
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware				2			
2.4	Roofing							3.6
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing		4					
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts			3				
	H. Roof Vents		4					
N O T E S	2.1: Exterior walls contain faded paint and rusted screws.							
	2.3.C: Exterior doors contain chipping paint around handles as well as deteriorated hinges.							
<b>3 Structure</b>								<b>3.0</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							3.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
N O T E S								

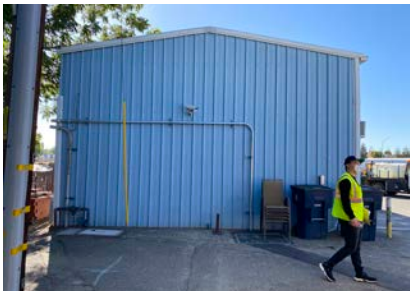
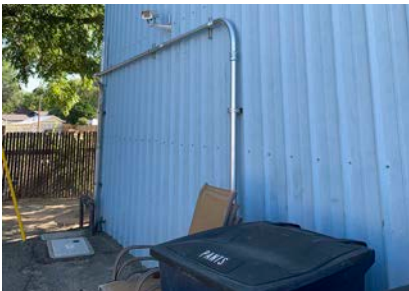


System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4</b>	<b>Interior Elements</b>							<b>2.8</b>
4.1	Ceilings							2.0
	A. Suspended Ceiling (ACT)				2			
	B. Gypsum Board						N/A	
	C. Plaster						N/A	
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed							
4.2	Flooring							2.0
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile						N/A	
	D. Wood						N/A	
	E. Concrete				2			
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							3.0
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							N/A
	A. Toilet Accessories						N/A	
	B. Toilet Partitions						N/A	
	C. Water Closets						N/A	
	D. Urinals						N/A	
	E. Lavatorie /Sinks						N/A	
	F. Counter						N/A	
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.1.A: Suspended acoustic ceiling tile is stained in many places in Building C.							
	4.2.E: Concrete flooring is stained and cracked.							

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
5 Mechanical, Electrical and Plumbing Systems									2.9
5.1	Mechanical Systems								2.5
	A.	HVAC				2			
	B.	Control System						N/A	
	C.	Chiller						N/A	
	D.	Cooling Towers						N/A	
	E.	Duct Work						N/A	
	F.	Ventilation\ Air Distribution			3				
	G.	Boilers						N/A	
5.2	Electrical Systems								3.0
	A.	Transformer						N/A	
	B.	Switchgear						N/A	
	C.	Panelboards (Condition & Capacity)			3				
	D.	Devices (Switches & Receptacles)			3				
	E.	Interior Lighting Fixtures			3				
	F.	Conveying Systems						N/A	
	G.	Fire Alarm System						N/A	
5.3	Voice and Data Systems								3.0
5.4	Plumbing Systems								3.0
	A.	Plumbing Fixtures			3				
	B.	Water Distribution System/ Pipes			3				
	C.	Water Heaters						N/A	
5.5	Gas Distribution Systems								N/A
5.6	Fire Suppression System								N/A
N O T E S	5.1.A: Air Conditioning is provided by wall or window mounted units.								

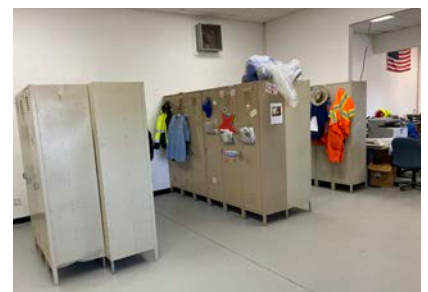
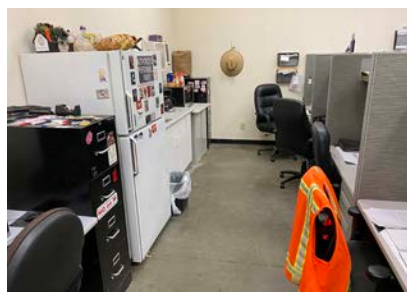
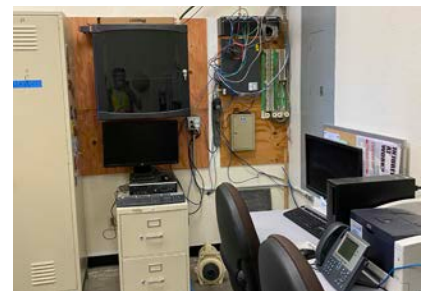
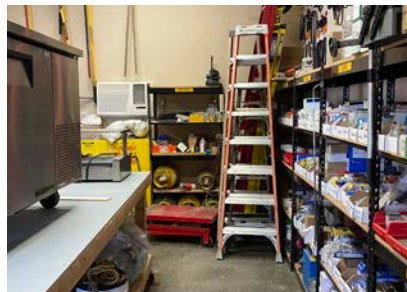
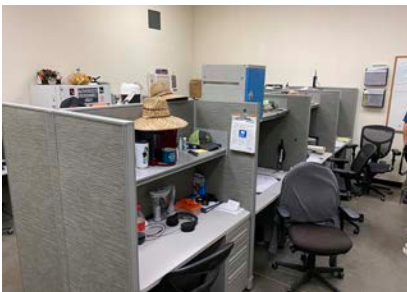
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces			N/A
	B. Passenger Loading Zones			N/A
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.2.A: Provide clear floor space in some shop areas.			
	6.4.A: Provide knee and toe clearance under working surfaces and front desk counters.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant service center administration building directional and restroom signage with tactile text and Braille.			

Photo Documentation | Exterior Overall





## Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# BOYD SERVICE CENTER BUILDING D - WAREHOUSE BUILDING



## Condition Summary - Boyd Service Center

### Building D - Warehouse Building

Overall Rating  3.5



### Facility Condition

<b>Site</b> Asphalt paving around the Warehouse Building is cracked in places. No landscaping exists around this building. Site lighting is lacking at this area.	<b>Interior</b> Entrance door at interior is very scuffed and dented especially at interior base. The remainder of the interior is generally well-organized and in fair condition.
<b>Exterior Envelope</b> Exterior siding and doors at Building D contain faded paint and rusted screws. Roofing is in relatively good condition with no signs of rust but drainage would benefit from the addition of gutters and downspouts. Exterior lighting fixtures are present only above entrance to storage warehouse.	<b>MEP Systems</b> No major MEP deficiencies were observed.
<b>Structure</b> The structure of Building D is in visibly good condition.	<b>ADA Compliance</b> Interior stairwells at the Warehouse Building are not compliant. Other elements of the interior are not compliant.

## Recommendation Summary - Boyd Service Center Building D - Warehouse Building



Exterior



Interior



Interior

### Recommendations

**Site:** It is recommended to repaint site striping and eventually repave site.

**Exterior Envelope:** Add new LED exterior lighting fixtures and wiring.

**Structure:** No structural recommendations.

**Interior:** Replace entrance door.

**MEP Systems:** No MEP recommendations.

**ADA Compliance:** Provide ADA compliant interior stair handrails.

### Impact of Recommended Works

**Site:** Site striping will cause major impact on the site and likely require vehicles and objects to be moved around during the process.

**Exterior Envelope:** No impact of recommended works.

**Structure:** No impact of recommended works.

**Interior:** No impact of recommended works.

**MEP Systems:** No impact of recommended works.

**ADA Compliance:** Providing ADA compliant stairs will have an impact on the facility and may require reorganization of stored items during reconfiguration of stairs.



## Facility Description - Boyd Service Center

### Building D - Warehouse Buildings



MEP



Interior



Storage

### Service Center Description

The Service Center complex contains several structures including the administration building, mechanical shops, welding shops, various sheds and storage structures. Although they were all built separately, this complex has been located in the City of Tracy since 1973 with major updates throughout the years including a Public Works administration facility built on the edge of the site in 2011. Parking and exterior storage throughout the compound provides for a variety of vehicles and other items to be stored and worked on.

The Boyd Service Center houses offices and workspaces for city maintenance employees as well as lockers, shower rooms, break rooms and meeting areas.

Building D is used as a large storage warehouse building for the Boyd Service Center.

### Age

The Boyd Service Center is 49 years old and was constructed in 1973.

### Use of Building

The building is used in the following ways:

- Provides maintenance services to vehicles and other mechanical systems
- Houses spaces for offices
- Provides storage for various items
- Provides a fueling station

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
Boyd Services Center - Warehouse Buildings - D								3.1
1 Site/ Civil/ Landscape								2.7
1.1	Fences/ Walls/ Gates							N/A
	A. Perimeter Fencing						N/A	
	B. Equipment Fencing						N/A	
	C. Landscape Walls/ Piers / Structures						N/A	
	D. Gates						N/A	
1.2	Paving							2.0
	A. Sidewalks/ Walkways/ Crosswalks						N/A	
	B. Curbing						N/A	
	C. Driveways/ Parking Pavement				2			
	D. Striping/ Marking/ Speed Bumps				2			
	E. Patios						N/A	
1.3	Landscape							N/A
	A. Ground Cover						N/A	
	B. Trees						N/A	
	C. Irrigation System						N/A	
1.4	Site Features/ Fixtures/ Furniture/ Signage							3.0
	A. Landscape Features/ Play Equipment						N/A	
	B. Exterior Lighting Fixtures				2			
	C. Water Fixtures						N/A	
	D. Exterior Site Furniture						N/A	
	E. Site Utility		4					
1.5	Stormwater Management							3.0
NOTES	1.2.C: Pavement surrounding the storage warehouse is deteriorating and cracked in places.							
	1.2.D: Vac-Con parking only area requires re-striping.							
	1.3.A-C: No landscaping exists directly adjacent to the storage warehouse.							
	1.4.B: Exterior lighting fixtures are present only above entrance to storage warehouse.							



System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>2 Exterior Envelope</b>								<b>2.6</b>
2.1	Exterior Wall Finish							2.0
2.2	Eaves and Fascias							N/A
2.3	Doors/ Windows/ Louvers							2.5
	A. Windows							N/A
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware				2			
2.4	Roofing							3.3
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations		4					
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage				2			
	G. Gutters / Downspouts						N/A	
	H. Roof Vents		4					
N O T E S	2.1: Exterior walls contain faded paint and rusted screws.							
	2.3.C: Exterior entrance door is very scuffed and dented especially at base.							
	2.4.F: Roof drainage would benefit from the addition of gutters and downspouts.							
<b>3 Structure</b>								<b>3.6</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							3.0
3.3	Framing System							4.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
N O T E S								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>4</b>	<b>Interior Elements</b>							<b>3.0</b>
4.1	Ceilings							3.0
	A. Suspended Ceiling (ACT)						N/A	
	B. Gypsum Board						N/A	
	C. Plaster						N/A	
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed			3				
4.2	Flooring							3.0
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile						N/A	
	D. Wood						N/A	
	E. Concrete			3				
4.3	Interior Wall/Partition Finishes							4.0
4.4	Interior Doors							2.0
4.5	Stairs Condition							3.0
	A. Stairs/ Landing			3				
	B. Handrails			3				
4.6	Toilet Condition							N/A
	A. Toilet Accessories						N/A	
	B. Toilet Partitions						N/A	
	C. Water Closets						N/A	
	D. Urinals						N/A	
	E. Lavatorie /Sinks						N/A	
	F. Counter						N/A	
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.4: Entrance door is very scuffed and dented especially at interior base.							

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
5	Mechanical, Electrical and Plumbing Systems								3.4
5.1	Mechanical Systems								4.0
	A.	HVAC						N/A	
	B.	Control System						N/A	
	C.	Chiller						N/A	
	D.	Cooling Towers						N/A	
	E.	Duct Work						N/A	
	F.	Ventilation\ Air Distribution		4					
	G.	Boilers						N/A	
5.2	Electrical Systems								3.7
	A.	Transformer						N/A	
	B.	Switchgear						N/A	
	C.	Panelboards (Condition & Capacity)			3				
	D.	Devices (Switches & Receptacles)		4					
	E.	Interior Lighting Fixtures		4					
	F.	Conveying Systems						N/A	
	G.	Fire Alarm System						N/A	
5.3	Voice and Data Systems								3.0
5.4	Plumbing Systems								3.0
	A.	Plumbing Fixtures			3				
	B.	Water Distribution System/ Pipes			3				
	C.	Water Heaters						N/A	
5.5	Gas Distribution Systems								N/A
5.6	Fire Suppression System								N/A
N O T E S									

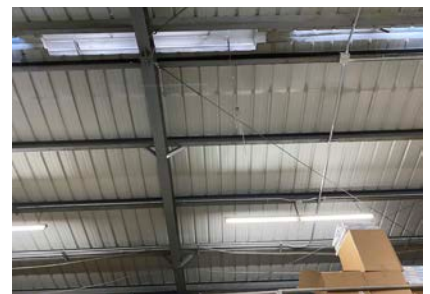
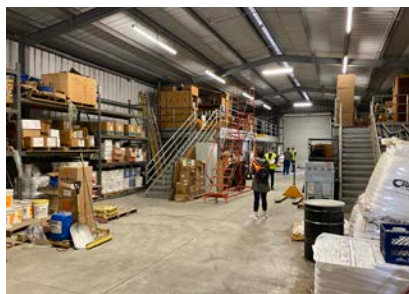
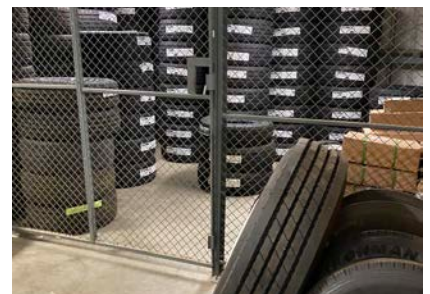
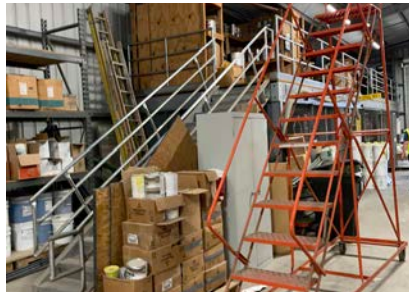
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones	C		
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways		NC	
	F. Handrails		NC	
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry			N/A
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.2.E-F: Stairways and associated handrails at shop storage areas is not compliant.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant storage warehouse directional signage with tactile text and Braille.			

## Photo Documentation | Exterior Overall





## Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# BOYD SERVICE CENTER

## BUILDING E - FLEET SHOP



## Condition Summary - Boyd Service Center

### Building E - Fleet Shop

Overall Rating  3.5



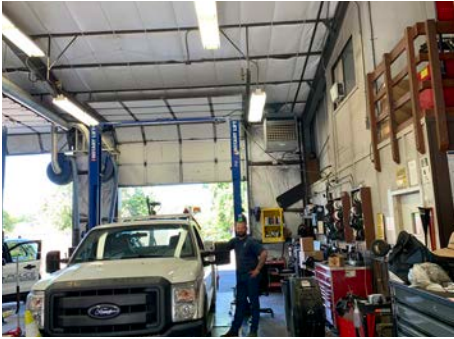
### Facility Condition

<b>Site</b> Asphalt paving around the Vehicle Fleet Shop is cracked in places. No landscaping exists around this building. Site lighting is lacking at this area.	<b>3.6 Interior</b> The interior of Building E contains concrete flooring in fair condition with signs of wear and deterioration. Interior equipment related to vehicle maintenance is generally in good condition but undersized. Restroom flooring inside Building E is stained with tiles in various states of deterioration.
<b>Exterior Envelope</b> Exterior siding of Building E contains faded paint and rusted bolts in areas. Overhead vehicle doors require replacement. Roofing is in fair condition. Exterior lighting is lacking	<b>3.5 MEP Systems</b> Exhaust and ventilation system requires improvement for operations. Interior lighting is lacking in places.
<b>Structure</b> Exterior overhang area contains rusted structural elements.	<b>3.3 ADA Compliance</b> <b>Needs Compliance</b> Building E contains a non-compliant second story loft area used for offices. Restroom in Building E is also non-compliant.



## Recommendation Summary - Boyd Service Center

Building E - Fleet Shop



Interior



Loft



Ceiling

### Recommendations

**Site:** It is recommended to repaint site striping and eventually repave site. Provide additional landscaping at rear of fleet shop.

**Exterior Envelope:** Add new LED exterior lighting fixtures and wiring. Replace exterior roll up doors and main entrance door.

**Structure:** Replace rusted structural components of exterior exposed bay.

**Interior:** Repair concrete flooring and replace interior stair system with ADA compliant second story access.

**MEP Systems:** Replace rooftop mounted exhaust vents. Design new exhaust and ventilation system for building.

**ADA Compliance:** Provide ADA compliant restroom and interior stair handrails.

### Impact of Recommended Works

**Site:** Site striping will cause major impact on the site and likely require vehicles and objects to be moved around during the process. Landscaping should be considered during CIP expansion project.

**Exterior Envelope:** Vehicles may not be able to access maintenance bay during day of door installation.

**Structure:** Exterior exposed bay may be required to be completely disassembled and reconstructed with new structural components.

**Interior:** Any interior modifications will impact vehicle maintenance work for an estimated 3 months. A temporary maintenance location may be required.

**MEP Systems:** Modifications to MEP systems will require similar impact as interior modifications.

**ADA Compliance:** Providing ADA compliant restroom will have a significant impact on the facility and may not be possible without expansion.

## Facility Description - Boyd Service Center

### Building E - Fleet Shop



Overhang



Interior



Ceiling System

### Service Center Description

The Service Center complex contains several structures including the administration building, mechanical shops, welding shops, various sheds and storage structures. Although they were all built separately, this complex has been located in the City of Tracy since 1973 with major updates throughout the years including a Public Works administration facility built on the edge of the site in 2011. Parking and exterior storage throughout the compound provides for a variety of vehicles and other items to be stored and worked on.

The Boyd Service Center houses offices and workspaces for city maintenance employees as well as lockers, shower rooms, break rooms and meeting areas.

Building E acts as a Vehicle Fleet Shop where City of Tracy vehicles are maintained and serviced.

### Age

The Boyd Service Center is 49 years old and was constructed in 1973.

### Use of Building

The building is used in the following ways:

- Provides maintenance services to vehicles and other mechanical systems
- Houses spaces for offices
- Provides storage for various items
- Provides a fueling station



System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
Boyd Services Center - Fleet Shop - E								2.7
1 Site/ Civil/ Landscape								2.6
1.1	Fences/ Walls/ Gates							2.5
	A. Perimeter Fencing			3				
	B. Equipment Fencing				2			
	C. Landscape Walls/ Piers / Structures						N/A	
	D. Gates						N/A	
1.2	Paving							2.0
	A. Sidewalks/ Walkways/ Crosswalks						N/A	
	B. Curbing						N/A	
	C. Driveways/ Parking Pavement				2			
	D. Striping/ Marking/ Speed Bumps				2			
	E. Patios						N/A	
1.3	Landscape							2.7
	A. Ground Cover				2			
	B. Trees			3				
	C. Irrigation System			3				
1.4	Site Features/ Fixtures/ Furniture/ Signage							2.7
	A. Landscape Features/ Play Equipment						N/A	
	B. Exterior Lighting Fixtures					1		
	C. Water Fixtures			3				
	D. Exterior Site Furniture						N/A	
	E. Site Utility		4					
1.5	Stormwater Management							3.0
NOTES	1.1.B: Equipment structure contains rusted elements.							
	1.2.C: Pavement surrounding the vehicle maintenance shop is deteriorating and cracked in places.							
	1.2.D: Markings surrounding the vehicle maintenance shop require re-striping.							
	1.3.A: Ground cover behind the shop adjacent to site fence is lacking.							
	1.4.B: Exterior lighting fixtures are lacking at vehicle maintenance shop.							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>2.8</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							N/A
2.3	Doors/ Windows/ Louvers							2.5
	A. Windows						N/A	
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware				2			
2.4	Roofing							3.0
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts			3				
	H. Roof Vents				2			
N O T E S	2.3.C: Exterior roll up vehicle access doors are dirty and dented. Entrance doors contain light scuffing but are in better condition than other shop doors.							
	2.4.H: Roof vents including exhaust stacks are deteriorated and rusted.							
<b>3 Structure</b>								<b>2.6</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							3.0
3.3	Framing System							1.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							N/A
3.7	Chimney							N/A
N O T E S	3.3: Large amount of surface rust is present at exposed framing system in covered equipment storage area.							

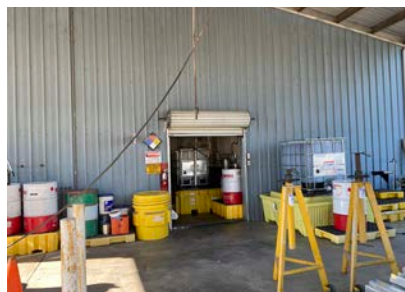
System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4 Interior Elements</b>								<b>2.2</b>
4.1	Ceilings							2.7
	A. Suspended Ceiling (ACT)							
	B. Gypsum Board						N/A	
	C. Plaster							
	D. Wood				2			
	E. Other			3				
	F. Exposed			3				
4.2	Flooring							2.0
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile						N/A	
	D. Wood						N/A	
	E. Concrete				2			
4.3	Interior Wall/Partition Finishes							2.0
4.4	Interior Doors							2.0
4.5	Stairs Condition							1.5
	A. Stairs/ Landing					1		
	B. Handrails				2			
4.6	Toilet Condition							3.0
	A. Toilet Accessories			3				
	B. Toilet Partitions						N/A	
	C. Water Closets			3				
	D. Urinals							
	E. Lavatorie /Sinks			3			N/A	
	F. Counter						N/A	
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
NOTES	4.1.D: Exposed wood ceiling in lubrication storage area is covered in paint and not flush with walls.							
	4.2.E: Concrete flooring at shop contains major cracking and faded striping.							
	4.3: Interior walls are covered in grease and grime with areas of chipping or faded paint.							
	4.4: Interior doors are stuffed with fading paint.							
	4.5.A: Interior stairs are exposed wood with signs of rot and other deficiencies.							
	4.5.B: Interior stair handrails consist of an undersized metal pipe.							

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
5 Mechanical, Electrical and Plumbing Systems									3.1
5.1	Mechanical Systems								2.3
	A.	HVAC				2			
	B.	Control System					N/A		
	C.	Chiller					N/A		
	D.	Cooling Towers					N/A		
	E.	Duct Work			3				
	F.	Ventilation\ Air Distribution				2			
	G.	Boilers					N/A		
5.2	Electrical Systems								3.0
	A.	Transformer					N/A		
	B.	Switchgear			3				
	C.	Panelboards (Condition & Capacity)					N/A		
	D.	Devices (Switches & Receptacles)			3				
	E.	Interior Lighting Fixtures			3				
	F.	Conveying Systems					N/A		
	G.	Fire Alarm System					N/A		
5.3	Voice and Data Systems								3.0
5.4	Plumbing Systems								3.0
	A.	Plumbing Fixtures			3				
	B.	Water Distribution System/ Pipes			3				
	C.	Water Heaters			3				
5.5	Gas Distribution Systems								4.0
5.6	Fire Suppression System								N/A
N O T E S	5.1.A: Air Conditioning is provided by ceiling or wall-mounted units. Wall-mounted unit for upper level office is a typical window-mounted A/C unit.								
	5.1.F: Ventilation is lacking and floor fans must be used to maintain ventilation throughout.								

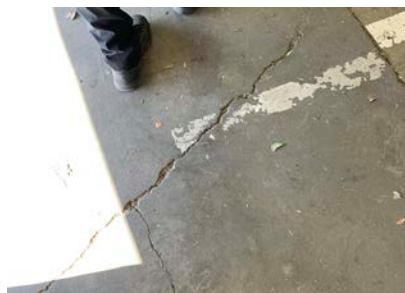
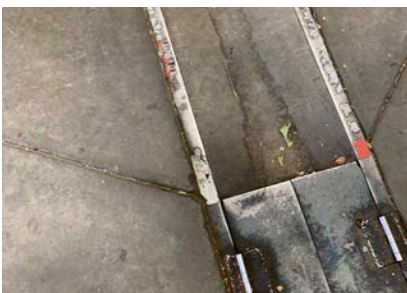
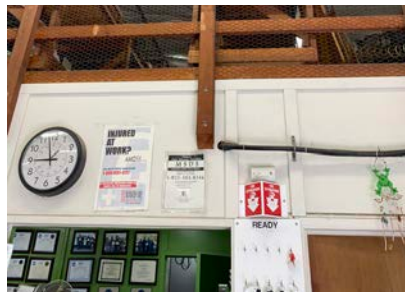
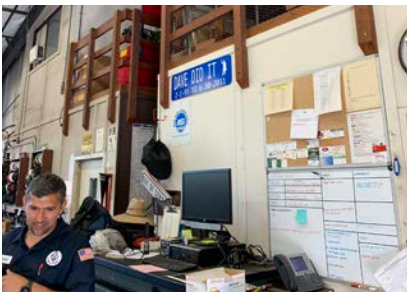
System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A.	Accessible Parking Spaces	C	
	B.	Passenger Loading Zones	C	
6.2	Accessible Routes			
	A.	Walking Surfaces/Clear Floor Space	NC	
	B.	Doors/ Doorways/Gates	C	
	C.	Threshold	C	
	D.	Ramps		N/A
	E.	Stairways	NC	
	F.	Handrails	NC	
	G.	Elevators		N/A
6.3	Toilet			
	A.	Clearances/Accessible Stall	NC	
	B.	Toilet Accessories	NC	
	C.	Water Closets	NC	
	D.	Urinals		N/A
	E.	Lavatories/ Sinks	NC	
	F.	Counters		N/A
	G.	Shower Compartments		N/A
6.4	Building Elements			
	A.	Cabinetry		N/A
	B.	Furniture, Fixtures & Equipment - FF&E	NC	
	C.	Signage	NC	
N O T E S	6.2.A: Clear floor space is not present throughout.			
	6.2.E-F: Stairways and associated handrails at shop storage areas is not compliant.			
	6.3.A, B, C, E: No aspects of restroom are compliant due to lack of space.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant service center administration building directional and restroom signage with tactile text and Braille.			



## Photo Documentation | Exterior Overall



## Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# **BOYD SERVICE CENTER**

## **BUILDING H - OLD TRANSIT CENTER STATION**



## Condition Summary - Boyd Service Center

Building H - Old Transit Center Station

Overall Rating 3.5



### Facility Condition

#### Site

Asphalt paving for the administration parking area is cracked in places especially around central drainage. Parking lot painting and staining in this area has been recently redone. Curbing around sidewalk and landscape elements contains light cracking and discoloration. Landscaping around the administration building is minimal but healthy.

Portable facilities near the Administration Building are surrounded by crushed rock with exposed dirt in areas. Rear fencing near portable trailers used for storage is dirty and determined in areas. Much debris is stored haphazardly on site near portable storage trailers.

Much of the site's surface is dirt and water ponding/mud accumulation is an issue during rainy months. Large LED lighting fixtures similar in specification to street lights provide illumination to a portion of the Boyd Service Center. Site striping and marking on paved areas is difficult to view because of both fading paint and dirt encroaching paved areas.

#### Exterior Envelope

In general, exterior envelopes of buildings at Boyd Service Center are painted metal buildings with metal roofs and interior steel structures. Siding at some buildings is in good condition while others show signs of faded paint and rust.

Steel ship containers used for storage for various City of Tracy departments contain surfaces in various states of condition with some major rusting and deterioration occurring at some.

**3.6** Painted wood siding and eaves of old Transit Facility located at Boyd site are flaking in places but roof structure is in visibly good condition. Painted metal siding of Building D is faded with scratching and siding attachment screws are rusted. Building B has been recently renovated with painted metal siding and a new metal roof.

#### Structure

Interior light fixtures and ceiling grid systems freely hung from the administration building ceiling may require additional non-structural seismic lateral and longitudinal support. Cracking exists at various concrete floors throughout facility buildings.

#### Interior

The interior of the administration building restroom facilities contain flooring, fixtures, wall tile and paint all in good condition. A minor issue in the main restroom is that the paper towel dispenser is separating from the painted wall surface and the paint surface is cracking at separation.

Concrete flooring of Building C is cracked and stained in places. Acoustic ceiling tile of this same building contains many stains from leaking plumbing. Storage inside Building D is well-arranged. Building E is used for vehicle maintenance and is slightly undersized for the City of Tracy with some equipment beyond its useful service life. Restroom flooring inside Building E is stained with tiles in various states of deterioration.

## Condition Summary - Boyd Service Center

Building H - Old Transit  
Center Station

### MEP Systems 3.4

Items are stored in front of fire alarm panels and circuit breakers in Electric/IT room. Some light scuffing is present at wood door surfaces to office suites.

A fueling station sits adjacent to the mechanizes shops and main Boyd entrance and is in operable condition. Pumps are out of date and fairly slow to operate with paint fading from pumps and fueling station. A GreenField NGV natural gas fueling system is also present on site. 800 A main electrical service is located on-site.

### ADA Compliance Needs Compliance

Braille is not provided at interior signage of administration building. Vehicle maintenance, Building E, contains a non-compliant second story loft area used for offices. Restroom in Building E is also non-compliant.

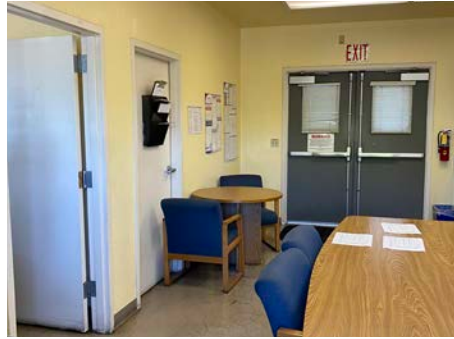


## Recommendation Summary - Boyd Service Center

Building H - Old Transit  
Center Station



Break Room



Break Room



Break Room Floor

### Recommendations

**Site:** It is recommended to repaint site striping and eventually repave site. Clear unnecessary items from site and rearrange storage areas.

**Exterior Envelope:** Paint exterior of shop and maintenance buildings that have faded or scratched paint surfaces.

**Structure:** Investigate cause of cracking and refinish flooring if desired. Install additional non-structural seismic supports to hanging lighting elements.

**Interior:** Refinish wall elements necessary in administration building restroom. Consider new shop space for vehicle maintenance.

**MEP Systems:** Investigate cause of leakage at acoustic ceiling tile at Building C interior. Remove items stored in front of fire alarm panels and circuit breakers.

**ADA Compliance:** Provide ADA compliant restroom location for vehicle maintenance shops as renovating restroom at vehicle maintenance shops is not feasible. Provide ADA compliant directional and room signage throughout administration building.

### Impact of Recommended Works

**Site:** Site striping will cause major impact on the site and likely require vehicles and objects to be moved around during the process. Clearing unnecessary items from storage areas will require additional coordination with other City of Tracy Departments.

**Exterior Envelope:** Minor impact of recommended works to shop operations. Two weeks will be required to paint facilities.

**Structure:** Investigation as to cause of cracking may require an outside design consultant. Installation of non-structural seismic supports to hung lighting elements can be completed within a week with minimal impact to the facility.

**Interior:** Administration restrooms will likely be closed for one day for wall surface refinishing.

**MEP Systems:** Repair of issue causing leakage may require some impact to Building C operations.

**ADA Compliance:** Providing ADA compliant signage will have a minimal impact on the facility. Renovating restroom at vehicle maintenance shops is not feasible.

## Facility Description - Boyd Service Center

Building H - Old Transit  
Center Station



Gutter



Interior



Exterior

### Service Center Description

The Service Center complex contains several structures including the administration building, mechanical shops, welding shops, various sheds and storage structures. Although they were all built separately, this complex has been located in the City of Tracy since 1973 with major updates throughout the years including a Public Works administration facility built on the edge of the site in 2011. Parking and exterior storage throughout the compound provides for a variety of vehicles and other items to be stored and worked on.

The Boyd Service Center houses offices and workspaces for city maintenance employees as well as lockers, shower rooms, break rooms and meeting areas.

The Old Transit Center Station is used as meeting and break space.

### Age

The Boyd Service Center is 49 years old and was constructed in 1973.

### Use of Building

The building is used in the following ways:

- Provides maintenance services to vehicles and other mechanical systems
- Houses spaces for offices
- Provides storage for various items
- Provides a fueling station

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
Boyd Services Center - Old Transit Center - H								3.5
1 Site/ Civil/ Landscape								3.6
1.1	Fences/ Walls/ Gates							3.0
	A. Perimeter Fencing			3				
	B. Equipment Fencing			3				
	C. Landscape Walls/ Piers / Structures			3				
	D. Gates			3				
1.2	Paving							3.8
	A. Sidewalks/ Walkways/ Crosswalks		4					
	B. Curbing		4					
	C. Driveways/ Parking Pavement			3				
	D. Striping/ Marking/ Speed Bumps		4					
	E. Patios						N/A	
1.3	Landscape							4.0
	A. Ground Cover		4					
	B. Trees		4					
	C. Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage							3.2
	A. Landscape Features/ Play Equipment			3				
	B. Exterior Lighting Fixtures			3				
	C. Water Fixtures			3				
	D. Exterior Site Furniture			3				
	E. Site Utility		4					
1.5	Stormwater Management							4.0
N O T E S								

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.5</b>
2.1	Exterior Wall Finish							4.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							3.3
	A. Windows		4					
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware			3				
2.4	Roofing							3.8
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations		4					
	C. Roof Equipment Curbing		4					
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts		4					
	H. Roof Vents		4					
	N O T E S							
<b>3 Structure</b>								<b>3.3</b>
3.1	Foundation/ Footing							4.0
3.2	Columns							3.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							



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System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
5	Mechanical, Electrical and Plumbing Systems								3.4
5.1	Mechanical Systems								3.8
	A.	HVAC		4					
	B.	Control System		4					
	C.	Chiller			3				
	D.	Cooling Towers					N/A		
	E.	Duct Work		4					
	F.	Ventilation\ Air Distribution		4					
	G.	Boilers					N/A		
5.2	Electrical Systems								3.6
	A.	Transformer					N/A		
	B.	Switchgear		4					
	C.	Panelboards (Condition & Capacity)			3				
	D.	Devices (Switches & Receptacles)		4					
	E.	Interior Lighting Fixtures		4					
	F.	Conveying Systems					N/A		
	G.	Fire Alarm System			3				
5.3	Voice and Data Systems								3.0
5.4	Plumbing Systems								3.0
	A.	Plumbing Fixtures			3				
	B.	Water Distribution System/ Pipes			3				
	C.	Water Heaters					N/A		
5.5	Gas Distribution Systems								4.0
5.6	Fire Suppression System								3.0
N O T E S									

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones	C		
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.4.A: Provide knee and toe clearance under working surfaces and front desk counters.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant service center administration building directional and restroom signage with tactile text and Braille.			

FACILITY CONDITION ASSESSMENT

## 3 SERIES HANGARS



## Condition Summary - 3 Series Hangars

Overall Rating 3.4



### Facility Condition

<p><b>Site</b></p> <p>The 3 series hangars are located on site at the Tracy Municipal Airport. The Airport Operations office is located adjacent to the 3 series hangars and houses three airport employees.</p>	<p><b>3.4 Interior</b></p> <p>Interior of the 3 series hangars largely consists of exposed redwood structure. Concrete flooring contains minimal cracking. Airport operations office has worn carpeting and contains an acoustic tile ceiling.</p>
<p><b>Exterior Envelope</b></p> <p>Light rusting is present a metal exterior panel edges. Gate tracks are rusted and often bent out of plumb. Waterproofing elements at bases of doors differ among hangars. Single pane windows are present at the Airport Operations office. The office paint is in good condition overall with no signs of chipping. Door frames are exposed wood with splitting and discoloration. Single plane window frames contain splitting wood frames and chipping paint throughout. Wood window sills are similarly deteriorating. Roof surface is rusted and out of plumb.</p>	<p><b>3.1 MEP Systems</b></p> <p>Lighting controls are present at hangars. Vents have been created in the ceiling of Airport Operations office to reduce the popping noises due to wind. Electrical junction boxes containing circuit breakers are mounted to hangar exterior with exposed conduit in fair condition. Minimal rusting and deterioration is present at exposed conduit joints.</p>
<p><b>Structure</b></p> <p>Exposed wood structure and trimming exists throughout with some signs of water damage. Foundation is in visibly sound condition. Some metal beams are slightly rusted and would benefit from a reapplication of protective coating.</p>	<p><b>3.3 ADA Compliance</b></p> <p>The 3 series hangars are non-ADA compliant due to threshold concerns, locations of light switches and other elements. The Airport Operations office has non-compliant elements including furniture and counter items.</p>

## Recommendation Summary - 3 Series Hangars



Exterior



Office



Storage

### Recommendations

**Site:** Perform site drainage improvements when repavement takes place.

**Exterior Envelope:** Repaint exterior envelope and signage identifying individual hangars.

**Structure:** Repair or replace rusted structural elements.

**Interior:** Finish drywall ceiling in office storage area.

**MEP Systems:** Install water line for use at 3 and 4 series hangars. Replace rusted conduit at exterior.

**ADA Compliance:** Perform a thorough ADA compliance study for Pilot's lounge and consider renovations at same time as interior renovations.

### Impact of Recommended Works

**Site:** Hangars will require vacancy during site repavement process. This task may require outside design consultants when ready to be completed.

**Exterior Envelope:** Minor impact of recommended works may include hangars not accessible during painting. Two weeks will be required to repaint the facility and signage.

**Structure:** Moderate impact of recommended works. Components may have to be sourced or fabricated with portions of the facility closed during renovations.

**Interior:** Moderate impact will require closure of the office storage area during renovations. One month will be required to finish drywall ceiling renovations.

**MEP Systems:** Water line should be installed during site repavement to minimize cost and disruptions. Rusted conduit components can be replaced in a couple of days.

**ADA Compliance:** ADA improvements may take an additional amount of time from standard interior renovations depending on scope and severity of work.



## Facility Description - 3 Series Hangars



Exterior



Interior



MEP

### Building Description

The 3 Series Hangars are metal buildings used to provide space to pilots from the Tracy Municipal Airport. The exterior siding and roof construction is metal with steel interior structural supports and a concrete foundation. The 4 Series Hangars are also used to house maintenance offices and storage space for the airport. Rental rates for the 3 Series hangars are in line with costs for the 4 Series hangars and are slightly lower than G-Series in pricing. Square footage of individual hangar spaces is approximately 820 SF.

### Age

The 3-Series hangars are 47 years old and were constructed in 1975.

### Use of Building

The building is used in the following ways:

- Houses storage space for airplanes and other aviation related items
- Houses maintenance storage and office space
- Houses some storage space for the Tracy Municipal Airport

System			Condition						Rank
			Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
3 Series Hangars - Overall									3.4
1 Site/ Civil/ Landscape									3.5
1.1	Fences/ Walls/ Gates								4.0
	A.	Perimeter Fencing		4					
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures						N/A	
	D.	Gates		4					
1.2	Paving								3.7
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing						N/A	
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps						N/A	
	E.	Patios		4					
1.3	Landscape								N/A
	A.	Ground Cover						N/A	
	B.	Trees						N/A	
	C.	Irrigation System						N/A	
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.5
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility		4					
1.5	Stormwater Management								3.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							3.5
	A. Windows			3				
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.0
	A. Roof Surface				2			
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts						N/A	
	H. Roof Vents						N/A	
	2.4.A: Roof surface is rusted and out of plumb, and in visually worse condition than 4 Series Hangar roof.							
	N O T E S							
<b>3 Structure</b>								
3.1	Foundation/ Footing							3.0
3.2	Columns							4.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>4</b>	<b>Interior Elements</b>							<b>3.3</b>
4.1	Ceilings							3.3
	A. Suspended Ceiling (ACT)		4					
	B. Gypsum Board				2			
	C. Plaster						N/A	
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed		4					
4.2	Flooring							3.5
	A. Carpet						N/A	
	B. Vinyl						N/A	
	C. Tile		4					
	D. Wood						N/A	
	E. Concrete			3				
4.3	Interior Wall/Partition Finishes							3.0
4.4	Interior Doors							N/A
4.5	Stairs Condition							N/A
	A. Stairs/ Landing						N/A	
	B. Handrails						N/A	
4.6	Toilet Condition							N/A
	A. Toilet Accessories						N/A	
	B. Toilet Partitions						N/A	
	C. Water Closets						N/A	
	D. Urinals						N/A	
	E. Lavatorie /Sinks						N/A	
	F. Counter						N/A	
	G. Shower Compartments						N/A	
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.1.B: Gypsum board ceiling is only half finished in office storage area of 3 Series Hangars, with exposed wood structure present.							

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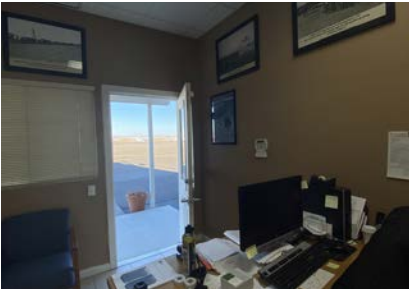
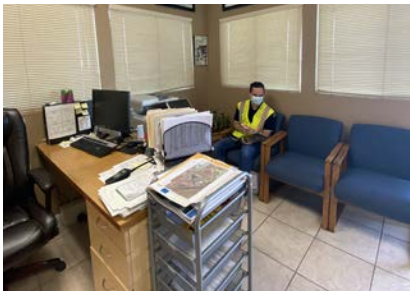
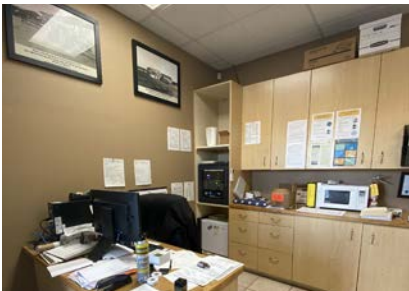
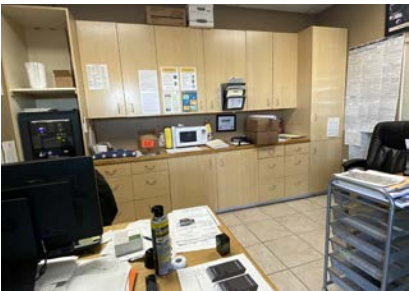


System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates		NC	
	C. Threshold		NC	
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: ADA compliant passenger loading zones do not exist for hangers.			
	6.2.A: Clear floor space is not provided at hangar interior.			
	6.2 B: Door operational controls are not ADA compliant.			
	6.2.C: Threshold at sliding door entrance to hangars is not ADA compliant.			
	6.4.A: Provide ADA compliant cabinetry.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant hangar signage with tactile text and Braille.			

## Photo Documentation | Exterior Overall



Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

## 4 SERIES HANGARS



## Condition Summary - 4 Series Hangars

Overall Rating 3.6



### Facility Condition

#### Site

Stormwater management between the 4 Series Hangars and Skyview Aviation would be improved with site slopes and drains, but drainage for the airfield overall is adequate. Water drainage from 4 Series Hangars heads north toward Skyview Aviation and grass area in runoff pits near the edge of airport property. A short security fence with the gate is located near the 4 Series Hangars and is in operable condition with much service life remaining. Site pavement contains large and lengthy cracking but contains remaining service life before repavement is necessary.

#### Exterior Envelope

The exterior metal siding contains chipping and worn paint throughout. Metal roof is in fair condition with no reports of frequent leaks. Painted signage identifying individual hangar numbers is faded and scuffed.

#### Structure

Main metal structural elements are quite rusty including the siding of sliding hangar doors and at steel structural framing in interiors. Walls are visually plumb.

#### Interior

The Pilot's Lounge is located in the 4 Series Hangars. Flooring in Pilot's Lounge is in poor condition with many gaps in the finish. Patched drywall is present at multiple locations. Interior lighting is fluorescent lacking and would benefit from an upgrade. Doors at the interior contain various types of locking mechanisms.

#### MEP Systems

An exterior mounted transformer rated at 208 Y/120 is located adjacent to the 4 Series Hangars that serves both the 3 and 4 series hangars. There is no water line available for use to the 4 series hangars. Conduits with junction boxes are mounted to both the exterior and interior structures and are in fair condition with some rusting present.

#### ADA Compliance

The hangars are not ADA compliant for a number of reasons including threshold concerns and location of facility elements. The Pilot's Lounge is largely non-compliant due to various violations present in the small space.

**Needs Compliance**



## Recommendation Summary - 4 Series Hangars



Exterior



Interior



Hangar

### Recommendations

**Site:** Perform site drainage improvements when repavement takes place.

**Exterior Envelope:** Repaint exterior envelope and signage identifying individual hangars.

**Structure:** Repair or replace rusted structural elements.

**Interior:** Replace flooring in Pilot's lounge. Paint interior and repair drywall. Replace lighting fixtures in Pilot's lounge.

**MEP Systems:** Install water line for use at 3 and 4 Series Hangars. Replace rusted conduit at exterior.

**ADA Compliance:** Perform a thorough ADA compliance study for Pilot's lounge and consider renovations at same time as interior renovations.

### Impact of Recommended Works

**Site:** Hangars will require vacancy during site repavement processes. This task may require outside design consultants when ready to be completed.

**Exterior Envelope:** Minor impact of recommended works may include hangars not accessible during painting. Two weeks will be required to repaint the facility and signage.

**Structure:** Moderate impact of recommended works. Components may have to be sourced or fabricated with portions of the facility closed during renovations.

**Interior:** Moderate impact will require closure of the Pilot's lounge during renovations. Two weeks will be required for these renovations.

**MEP Systems:** Water line should be installed during site repavement to minimize cost and disruptions. Rusted conduit components can be replaced in a couple of days.

**ADA Compliance:** ADA improvements may take an additional amount of time from standard interior renovations depending on scope and severity of work.

## Facility Description - 4 Series Hangars



Exterior



Interior



Electrical at Exterior

### Building Description

The 4 Series Hangars are metal buildings used to rent out space to pilots from the Tracy Municipal Airport. The exterior siding and roof construction is metal with steel interior structural supports and a concrete foundation. The 4 Series Hangars are also used to house the Pilot's Lounge for the airport. Rental rates for the 4 Series hangars are in line with costs for the 3 Series hangars and are slightly lower than G-Series in pricing. Square footage of individual hangar spaces is approximately 820 SF.

### Age

The 4-Series hangars are 47 years old and were constructed in 1975.

### Use of Building

The building is used in the following ways:

- Houses storage space for airplanes and other aviation related items
- Houses Pilot's Lounge
- Houses some storage space for the Tracy Municipal Airport

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
4 Series Hangers - Overall									3.6
1	Site/ Civil/ Landscape								3.5
1.1	Fences/ Walls/ Gates								4.0
	A.	Perimeter Fencing		4					
	B.	Equipment Fencing					N/A		
	C.	Landscape Walls/ Piers / Structures					N/A		
	D.	Gates		4					
1.2	Paving								3.7
	A.	Sidewalks/ Walkways/ Crosswalks		4					
	B.	Curbing					N/A		
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps					N/A		
	E.	Patios		4					
1.3	Landscape								N/A
	A.	Ground Cover					N/A		
	B.	Trees					N/A		
	C.	Irrigation System					N/A		
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.5
	A.	Landscape Features/ Play Equipment					N/A		
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures					N/A		
	D.	Exterior Site Furniture					N/A		
	E.	Site Utility		4					
1.5	Stormwater Management								3.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.4</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							4.0
	A. Windows		4					
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware		4					
2.4	Roofing							3.5
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts						N/A	
	H. Roof Vents						N/A	
	N O T E S							
<b>3 Structure</b>								<b>3.8</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							4.0
3.3	Framing System							4.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							



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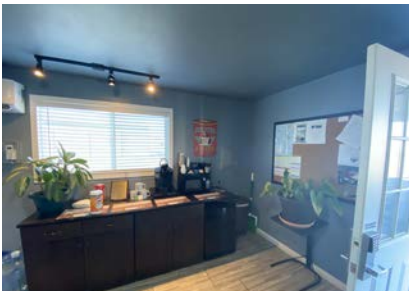
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System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates		NC	
	C. Threshold		NC	
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.B: ADA compliant passenger loading zones do not exist for hangers.			
	6.2.A: Clear floor space is not provided at hangar interior.			
	6.2 B: Door operational controls are not ADA compliant.			
	6.2.C: Threshold at sliding door entrance to hangars is not ADA compliant.			
	6.4.A: Provide ADA compliant cabinetry.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant hangar signage with tactile text and Braille.			

Photo Documentation | Exterior Overall



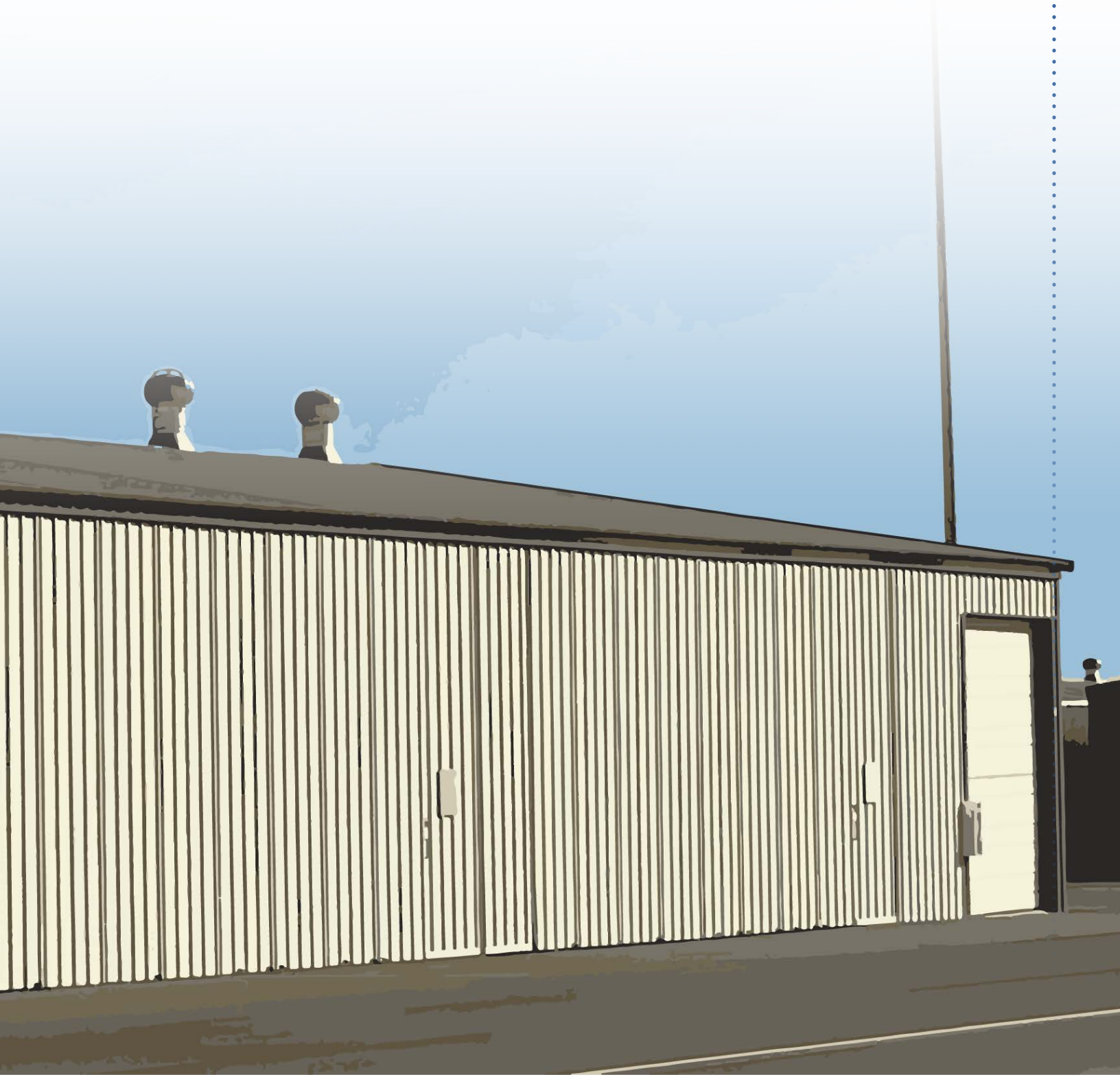
Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# B SERIES HANGARS





## Condition Summary - B Series Hangars

Overall Rating 3.7



### Facility Condition

<p><b>Site</b> <span style="background-color: #f4a460; padding: 0 10px;">3.7</span></p> <p>Location of B-Series hangars is not ideal for airport maintenance staff as water drains toward the building that often causes tenants to construct makeshift elements to prevent water intrusion. The City must remove these elements at a later date.</p>	<p><b>Interior</b> <span style="background-color: #fff9c4; padding: 0 10px;">4.0</span></p> <p>Staining from oil and other airplane engine fluids is present at interior concrete flooring.</p>
<p><b>Exterior Envelope</b> <span style="background-color: #fff9c4; padding: 0 10px;">4.1</span></p> <p>Exterior walls are in good condition and appear recently painted. Roof and mounted exhaust fans contain much remaining service life with no visual deficiencies observed or maintenance problems reported.</p>	<p><b>MEP Systems</b> <span style="background-color: #f4a460; padding: 0 10px;">3.1</span></p> <p>Housing for exterior ground-mounted 3-Ph transformer is rusted.</p>
<p><b>Structure</b> <span style="background-color: #fff9c4; padding: 0 10px;">3.8</span></p> <p>Steel framing and other interior structural elements appear to be structurally sound with much remaining service life. Some structural wood contains elements of rot, especially in shop area.</p>	<p><b>ADA Compliance</b> <span style="background-color: #f08080; padding: 0 10px;">Needs Compliance</span></p> <p>Interior clear floor space is not present at many portions of the interior. Thresholds are present at sliding floor bottoms at entrances to individual hangars.</p>

## Recommendation Summary - B Series Hangars



Exterior



Hangar



MEP

### Recommendations

**Site:** It is recommended to move sites for these hangars to be more accessible and useful.

**Exterior Envelope:** No recommended works necessary.

**Structure:** It is recommended to remove rot and replace structural elements in shop area.

**Interior:** Improvements should include cleaning stains on interior concrete flooring.

**MEP Systems:** Recommended actions include replacing rusted support elements from exterior ground-mounted 3-Phase transformer.

**ADA Compliance:** Recommendations include clearing floor space to increase accessibility.

### Impact of Recommended Works

**Site:** Impact of site recommendations include temporarily closing of hangars to change sites.

**Exterior Envelope:** No impact of recommended works.

**Structure:** Performing structural recommendations will have minor impact on hangar operations. One week will be required to complete recommended actions.

**Interior:** Executing recommended improvements will have a minor impact on hangar usability; one week will be required to clean stains on flooring and some hangars may be required to be vacated.

**MEP Systems:** Electrical service to the hangars may require shutdown during replacement of supports.

**ADA Compliance:** Impact of recommendations will result in increased accessibility within hangars and will require one week to clear out floor space.

## Facility Description - B Series Hangars



Exterior



Interior



MEP

### Building Description

The B Series Hangars are metal buildings used to rent out space to pilots from the Tracy Municipal Airport. The exterior siding and roof construction is metal with steel interior structural supports and a concrete foundation. The B Series Hangars are the most costly hangars offered by the Airport as they are the largest in size and most up-to-date. The interior square footage of the B series hangars is approximately 1,310 SF.

### Age

The B Series Hangars are 28 years old and were constructed in 1993.

### Use of Building

The building is used in the following ways:

- Houses storage space for airplanes and other aviation related items
- Houses some storage space for the Tracy Municipal Airport

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
B Series Hangars - Overall									3.7
1	Site/ Civil/ Landscape								3.7
1.1	Fences/ Walls/ Gates								N/A
	A.	Perimeter Fencing						N/A	
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures						N/A	
	D.	Gates						N/A	
1.2	Paving								4.0
	A.	Sidewalks/ Walkways/ Crosswalks						N/A	
	B.	Curbing						N/A	
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps		4					
	E.	Patios						N/A	
1.3	Landscape								N/A
	A.	Ground Cover						N/A	
	B.	Trees						N/A	
	C.	Irrigation System						N/A	
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.0
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility			3				
1.5	Stormwater Management								4.0
N O T E S									



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System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>3.1</b>
5.1	Mechanical Systems							3.0
	A. HVAC						N/A	
	B. Control System						N/A	
	C. Chiller						N/A	
	D. Cooling Towers						N/A	
	E. Duct Work						N/A	
	F. Ventilation\ Air Distribution			3				
	G. Boilers						N/A	
5.2	Electrical Systems							3.2
	A. Transformer			3				
	B. Switchgear			3				
	C. Panelboards (Condition & Capacity)			3				
	D. Devices (Switches & Receptacles)			3				
	E. Interior Lighting Fixtures		4					
	F. Conveying Systems						N/A	
	G. Fire Alarm System						N/A	
5.3	Voice and Data Systems							N/A
5.4	Plumbing Systems							N/A
	A. Plumbing Fixtures						N/A	
	B. Water Distribution System/ Pipes						N/A	
	C. Water Heaters						N/A	
5.5	Gas Distribution Systems							N/A
5.6	Fire Suppression System							N/A
N O T E S								

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces		NC	
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space	C		
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry			N/A
	B. Furniture, Fixtures & Equipment - FF&E			N/A
	C. Signage		NC	
N O T E S	6.1.A: ADA compliant parking spaces do not exist for hangers.			
	6.1.B: ADA compliant passenger loading zones do not exist for hangers.			
	6.4.C: Provide ADA compliant hangar signage with tactile text and Braille.			

Photo Documentation | Exterior Overall

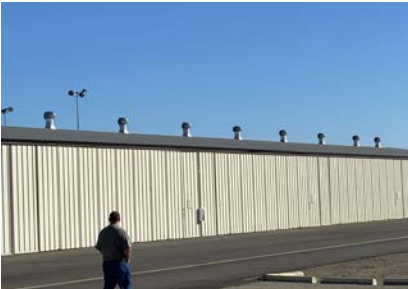
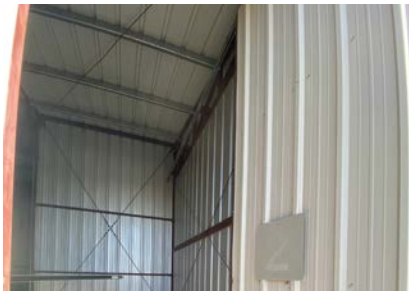
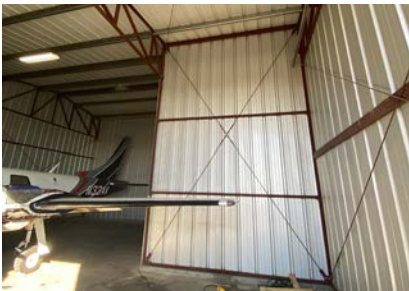


Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# F SERIES HANGARS


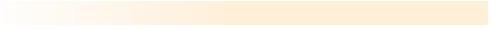
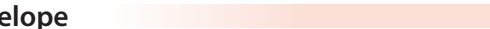





## Condition Summary - F Series Hangars

Overall Rating  2.7



### Facility Condition

<p><b>Site</b>  3.0</p> <p>Asphalt surrounding F-Series hangars is in good condition with minimal cracking and recent pavement striping. Site lighting is present but not directly adjacent to F-Series hangars. The transformer feeding all nearby hangars is located on the other side of the F-Series hangars adjacent to the G-Series hangars.</p>	<p><b>Interior</b>  3.0</p> <p>Some staining is present at interior asphalt floors. Minimal cracking is present in flooring. Interior lighting lenses are discolored.</p>
<p><b>Exterior Envelope</b>  2.7</p> <p>Steel exterior of F-Series hangars is rusted in places especially at entrance thresholds and door components. Paint has chipped which has allowed rusting. Paint is faded and hangars are not uniform in color. Flat roofs are discolored and rusting at edges. Tow hitches used for transport of hangars appear rusted and should be further investigated prior to transport. Door latching system is worn and had to utilize at many doors.</p>	<p><b>MEP Systems</b>  2.1</p> <p>Interior lighting fixtures are present. Underground leaks are reported at all F-series hangars.</p>
<p><b>Structure</b>  2.8</p> <p>Structure is rusting away at various locations, especially at door components. Replacement parts are unavailable and must be fabricated.</p>	<p><b>ADA Compliance</b>  <b>Needs Compliance</b></p> <p>Significant thresholds exist at entrances and throughout interiors of hangars which are part of door system.</p>

## Recommendation Summary - F Series Hangars



Exterior



Interior



Rubber Washer

### Recommendations

**Site:** It is recommended to add photocell lighting fixtures directly adjacent to the hangar.

**Exterior Envelope:** Recommended actions include cleaning rusted areas of the hangar include entrance thresholds and door components, repainting the facade and making sure all hangars are painted in the same color, cleaning and painting flat roofs, potentially replacing tow hitches and replacing rusted door latching system.

**Structure:** It is recommended to order fabricated parts for rusted components throughout the hangar.

**Interior:** Recommendations include cleaning interior asphalt floors and interior lighting lenses.

**MEP Systems:** Improvements should include further investigation and repair to all underground leaks.

**ADA Compliance:** Recommendations include clearing floor space to increase accessibility and modifying door operations and threshold to be ADA compliant.

### Impact of Recommended Works

**Site:** Impact of site recommendations are minor. One week will be required for the addition of lighting fixtures.

**Exterior Envelope:** Impacts of recommendations are moderate and may require hangars to be vacated. One month will be required after components are ordered.

**Structure:** Performing structural recommendations will require eight to twelve weeks to fabricate and apply to the hangars.

**Interior:** Performing the interior recommended improvements should have minor effects on the hangars operations. One week will be required to clean asphalt floors and lighting lenses.

**MEP Systems:** Impacts of leak investigation will vary upon findings and may be significant.

**ADA Compliance:** Impact of recommendations will result in increased accessibility within hangars and will require one week to clear out floor space. Changes to threshold will likely require more significant design and may be applied to a smaller number of hangars designated as accessible.

## Facility Description - F Series Hangars



Exterior



Interior



Tow Hitch

### Building Description

The F Series Hangars are metal buildings used to rent out space to pilots from the Tracy Municipal Airport. The exterior siding and roof construction is metal with steel interior structural supports and a concrete foundation. The F Series Hangars are the lowest priced hangars offered by the airport with interior square footage of approximately 690 SF.

### Age

The F-Series hangars are 67 years old and were constructed in 1955.

### Use of Building

The building is used in the following ways:

- Houses storage space for airplanes and other aviation related items
- Houses some storage space for the Tracy Municipal Airport

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
<b>F Series Hangars - Overall</b>									<b>2.7</b>
<b>1</b>	<b>Site/ Civil/ Landscape</b>								<b>3.0</b>
1.1	Fences/ Walls/ Gates								N/A
	A.	Perimeter Fencing						N/A	
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures						N/A	
	D.	Gates						N/A	
1.2	Paving								3.0
	A.	Sidewalks/ Walkways/ Crosswalks						N/A	
	B.	Curbing						N/A	
	C.	Driveways/ Parking Pavement			3				
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios						N/A	
1.3	Landscape								N/A
	A.	Ground Cover						N/A	
	B.	Trees						N/A	
	C.	Irrigation System						N/A	
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.0
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility			3				
1.5	Stormwater Management								3.0
N O T E S									



System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>2.7</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							2.0
2.3	Doors/ Windows/ Louvers							3.0
	A. Windows						N/A	
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware			3				
2.4	Roofing							2.7
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage				2			
	E. Ponding Water						N/A	
	F. Roof Drainage			3				
	G. Gutters / Downspouts						N/A	
	H. Roof Vents						N/A	
	2.4.D: Roofing leaks at various F series hangars during the rainy season.							
	N O T E S							
<b>3 Structure</b>								<b>2.8</b>
3.1	Foundation/ Footing							2.0
3.2	Columns							3.0
3.3	Framing System							3.0
3.4	Walls							3.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy						N/A	
3.7	Chimney						N/A	
	N O T E S							



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System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
5	Mechanical, Electrical and Plumbing Systems								2.1
5.1	Mechanical Systems								N/A
	A.	HVAC						N/A	
	B.	Control System						N/A	
	C.	Chiller						N/A	
	D.	Cooling Towers						N/A	
	E.	Duct Work						N/A	
	F.	Ventilation\ Air Distribution						N/A	
	G.	Boilers						N/A	
5.2	Electrical Systems								3.2
	A.	Transformer			3				
	B.	Switchgear			3				
	C.	Panelboards (Condition & Capacity)			3				
	D.	Devices (Switches & Receptacles)			3				
	E.	Interior Lighting Fixtures		4					
	F.	Conveying Systems					N/A		
	G.	Fire Alarm System					N/A		
5.3	Voice and Data Systems								N/A
5.4	Plumbing Systems								1.0
	A.	Plumbing Fixtures					N/A		
	B.	Water Distribution System/ Pipes				1			
	C.	Water Heaters					N/A		
5.5	Gas Distribution Systems								N/A
5.6	Fire Suppression System								N/A
NOTES	5.4.B: Water leakage has been reported underground and may allude to cracked or broken utility piping.								

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A.	Accessible Parking Spaces	NC	
	B.	Passenger Loading Zones	NC	
6.2	Accessible Routes			
	A.	Walking Surfaces/Clear Floor Space	NC	
	B.	Doors/ Doorways/Gates	NC	
	C.	Threshold	NC	
	D.	Ramps		N/A
	E.	Stairways		N/A
	F.	Handrails		N/A
	G.	Elevators		N/A
6.3	Toilet			
	A.	Clearances/Accessible Stall		N/A
	B.	Toilet Accessories		N/A
	C.	Water Closets		N/A
	D.	Urinals		N/A
	E.	Lavatories/ Sinks		N/A
	F.	Counters		N/A
	G.	Shower Compartments		N/A
6.4	Building Elements			
	A.	Cabinetry		N/A
	B.	Furniture, Fixtures & Equipment - FF&E		N/A
	C.	Signage	NC	
N O T E S	6.1.A: ADA compliant parking spaces do not exist for hangers.			
	6.1.B: ADA compliant passenger loading zones do not exist for hangers.			
	6.2.A: Clear floor space is not provided at hangar interior.			
	6.2.B: Door operational controls are not ADA compliant.			
	6.2.C: Threshold at sliding door entrance to hangars is not ADA compliant.			
	6.4.C: Provide ADA compliant hangar signage with tactile text and Braille.			

Photo Documentation | Exterior Overall





Photo Documentation | Interior Blow Ups



FACILITY CONDITION ASSESSMENT

# G SERIES HANGARS



## Condition Summary - G Series Hangars

Overall Rating  3.6



### Facility Condition

<p><b>Site</b> <span style="display: inline-block; width: 150px; height: 10px; background: linear-gradient(to right, yellow, orange);"></span> 3.8</p> <p>Main electrical service for the 4 adjacent hangars (B, F, D and E Series) and the G series hangars is located on site and runs adjacent to the hangars. Fire extinguishers are provided at approximately every third hangar. Large exterior lighting poles are present each containing a trio of lights with remaining service life. Site pavement is in good condition overall with minimal cracking or wear. Drainage grates are rusted.</p>	<p><b>Interior</b> <span style="display: inline-block; width: 150px; height: 10px; background: linear-gradient(to right, yellow, orange);"></span> 4.0</p> <p>Interior is painted and not yet faded. Much staining is present from airplane fluid leakage or overspill at concrete flooring.</p> <p><b>MEP Systems</b> <span style="display: inline-block; width: 150px; height: 10px; background: linear-gradient(to right, orange, red);"></span> 3.2</p> <p>An adjacent electrical and mechanical pump area contains mostly PG&amp;E owned components. One small transformer belongs to the airport that is located in this area.</p>
<p><b>Exterior Envelope</b> <span style="display: inline-block; width: 150px; height: 10px; background: linear-gradient(to right, orange, red);"></span> 3.3</p> <p>Mechanical issues are present at exterior sliding door tracks. Sheet metal is weakening and lots of play is required for doors to release friction and begin moving. These doors generally move about due to wind and temperature changes. Some weatherproofing at door bases is bent out of plumb.</p>	<p><b>ADA Compliance</b> <span style="display: inline-block; width: 150px; height: 10px; background: linear-gradient(to right, red, darkred);"></span> <b>Needs Compliance</b></p> <p>Door tracks act as thresholds that are not ADA compliant.</p>
<p><b>Structure</b> <span style="display: inline-block; width: 150px; height: 10px; background: linear-gradient(to right, yellow, orange);"></span> 3.8</p> <p>Exterior structure is visibly worn and maintenance staff and tenants report many problems with door operation which alludes to structural deterioration.</p>	

## Recommendation Summary - G Series Hangars



Exterior



Hangar



Weather Protection

### Recommendations

**Site:** No site recommendations.

**Exterior Envelope:** Recommendations include repairing mechanical issues within exterior sliding door tracks, reinforcing sheet metal, and repairing weatherproofing at door base to be in plumb.

**Structure:** No structural recommendations.

**Interior:** Improvements should include cleaning stains on interior concrete flooring.

**MEP Systems:** No MEP recommendations.

**ADA Compliance:** Recommendations include clearing floor space to increase accessibility and modifying door threshold to be ADA compliant.

### Impact of Recommended Works

**Site:** No impact of recommended works.

**Exterior Envelope:** Impact of recommended actions include disturbed access to the hangar. One week will be required to complete recommendations.

**Structure:** No impact of recommended works.

**Interior:** Executing recommended improvements will have a minor impact on the hangars; one week will be required to clean stains on flooring and some hangars may be required to be vacated.

**MEP Systems:** No impact of recommended works.

**ADA Compliance:** Impact of recommendations will result in increased accessibility within hangars and will require one week to clear out floor space. Changes to threshold will likely require more significant design and may be applied to a smaller number of hangars designated as accessible.



## Facility Description - G Series Hangars



Exterior



Interior



MEP

### Building Description

The G Series Hangars are metal buildings used to rent out space to pilots from the Tracy Municipal Airport. The exterior siding and roof construction is metal with steel interior structural supports and a concrete foundation. The G Series Hangars are the moderately priced hangars with interior square footage of approximately 875 SF.

### Age

The G Series Hangars are 29 years old and were constructed in 1993.

### Use of Building

The building is used in the following ways:

- Houses storage space for airplanes and other aviation related items
- Houses some storage space for the Tracy Municipal Airport



System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
G Series Hangars - Overall									3.6
1	Site/ Civil/ Landscape								3.8
1.1	Fences/ Walls/ Gates								N/A
	A.	Perimeter Fencing						N/A	
	B.	Equipment Fencing						N/A	
	C.	Landscape Walls/ Piers / Structures						N/A	
	D.	Gates						N/A	
1.2	Paving								4.0
	A.	Sidewalks/ Walkways/ Crosswalks						N/A	
	B.	Curbing						N/A	
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps		4					
	E.	Patios						N/A	
1.3	Landscape								N/A
	A.	Ground Cover						N/A	
	B.	Trees						N/A	
	C.	Irrigation System						N/A	
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.5
	A.	Landscape Features/ Play Equipment						N/A	
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures						N/A	
	D.	Exterior Site Furniture						N/A	
	E.	Site Utility		4					
1.5	Stormwater Management								4.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.3</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							3.0
2.3	Doors/ Windows/ Louvers							3.0
	A. Windows						N/A	
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware			3				
2.4	Roofing							4.0
	A. Roof Surface		4					
	B. Roof Opening/ Skylight/ Penetrations		4					
	C. Roof Equipment Curbing						N/A	
	D. Leakage						N/A	
	E. Ponding Water						N/A	
	F. Roof Drainage						N/A	
	G. Gutters / Downspouts						N/A	
	H. Roof Vents						N/A	
	N O T E S							
<b>3 Structure</b>								<b>3.8</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							4.0
3.3	Framing System							4.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy						N/A	
3.7	Chimney						N/A	
	N O T E S							

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System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces		NC	
	B. Passenger Loading Zones		NC	
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates	C		
	C. Threshold		NC	
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall			N/A
	B. Toilet Accessories			N/A
	C. Water Closets			N/A
	D. Urinals			N/A
	E. Lavatories/ Sinks			N/A
	F. Counters			N/A
	G. Shower Compartments			N/A
6.4	Building Elements			
	A. Cabinetry			N/A
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.A: ADA compliant parking spaces do not exist for hangers.			
	6.1.B: ADA compliant passenger loading zones do not exist for hangers.			
	6.2.A: Clear floor space is not provided at hangar interior.			
	6.2.C: Threshold at sliding door entrance to hangars is not ADA compliant.			
	6.4.C: Provide ADA compliant hangar signage with tactile text and Braille.			



Photo Documentation | Exterior Overall



Photo Documentation | Interior Blow Ups





FACILITY CONDITION ASSESSMENT

# SKYVIEW AVIATION



## Condition Summary - Skyview Aviation

Overall Rating 3.3



### Facility Condition

#### Site

A drain located adjacent to the main aircraft entrance to the hangar attempts to lessen water intrusion to the interior. Site drainage is reported to be less than ideal. Lettering is flaking off from exterior signage. An exterior transformer dedicated to fuel monitoring is located on site. Parking lot striping is faded throughout.

#### Exterior Envelope

The exterior metal siding is in fair condition with some areas rusted through with paint required. The roof has had reports of leaks over the last decade. Skylight panels are discolored and worn. The large sliding doors allowing aircrafts access o the hangar are on overly sized tracks that require excessive force to open and utilize.

#### Structure

Structural connections are in visibly fair condition, as they are rusty but contain intact protective coatings. Straps holding arch of structure at exterior must be tightened occasionally. Wood framing system contains rot in places due to water intrusion from leaking roof.

#### Interior

Some evidence of wood rot is present at hangar structure. Interior lighting is just adequate and could be modernized. Current tubes are fluorescent with some units out of discolored. Asphalt flooring is pitted in areas but generally works well for the operations of the facility. Flooring in administration and office areas differs throughout but is largely rolled carpeting in fair condition. Green carpet is original to the building. Previous mold issues present at interior asphalt has led to mildew prevention efforts. Windows are in good condition as double-paned glass has recently been installed. Ceilings are plaster in office areas and painted white. Hangar area has exposed wood and metal roof structure as ceiling.

#### MEP Systems

Heating and air conditioning equipment is largely located adjacent to the building in the parking lot. These units were intended to serve the office and administration areas but systems are no longer operational. Portable evaporative coolers are used in summer months.

#### ADA Compliance

#### Needs Compliance

Interior restrooms are not ADA compliant due to a multitude of violations related to dimensions and other items. Accessible parking space requires re-striping.

## Recommendation Summary - Skyview Aviation



Exterior



Interior



Hangar Door

### Recommendations

**Site:** Recommendations include eventually altering site drainage so water flows away from the building and repainting parking lot stalls.

**Exterior Envelope:** Recommendations include repainting exterior metal siding, replacing roof, replacing skylight panels, and properly sizing tracks for large sliding doors.

**Structure:** It is recommended to tighten the straps holding arch of structure at exterior and perform additional structural investigation including gate tracks.

**Interior:** It is recommended to repair hangar structure, modernize interior lighting, and improving the flooring within the administration and office areas.

**MEP Systems:** It is recommended to replace out-of-service HVAC units located on-site near parking area.

**ADA Compliance:** It is recommended to replace and relocate many toilet accessories.

### Impact of Recommended Works

**Site:** Impact of site recommendations will slightly disturb access to the facility. Drainage improvements will likely require significant expense and be part of future airport improvements.

**Exterior Envelope:** Impacts of recommendations are minor and will result in improved physical appearance. Two weeks will be required to complete all recommendations.

**Structure:** Performing structural investigation should have minor impact on the building's operations. Repair will likely require portions of the facility to close for up to six weeks.

**Interior:** Executing recommended improvements should have some impact on the building's operations; completion of improvements will take four weeks.

**MEP Systems:** Replacement of HVAC units should have minor impact on facility operations and take one week to complete.

**ADA Compliance:** Performing the recommended improvements will have a minor impact on the building's operations. Toilet rooms will be temporarily closed and one week will be required to make appropriate adjustments.



## Facility Description - Skyview Aviation



Exterior



Interior



MEP

### Building Description

Skyview Aviation is a single story building that was constructed in 1955. It is located off of South Tracy Boulevard and is surrounded by flat lands. This hangar is not located near other rented hangars offered by the airport.

Skyview Aviation houses appropriate space and equipment for the services the facility offers including flight school and aviation training programs. The machinery and tools that are required to successfully hold classes and provide other services are available. The center services all of Northern California and international customers.

### Age

The Skyview Aviation building is 67 years old and was constructed in 1955.

### Use of Building

The building is used in the following ways:

- Provides flight training classes for domestic and international students
- Provides maintenance services for aircrafts
- Assist with buying, selling, and advertising aircraft or parts
- Dismantle and containerize aircraft and ship worldwide

System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
Skyview Aviation - Overall									3.2
1	Site/ Civil/ Landscape								3.3
1.1	Fences/ Walls/ Gates								4.0
	A.	Perimeter Fencing		4					
	B.	Equipment Fencing					N/A		
	C.	Landscape Walls/ Piers / Structures					N/A		
	D.	Gates		4					
1.2	Paving								3.3
	A.	Sidewalks/ Walkways/ Crosswalks			3				
	B.	Curbing					N/A		
	C.	Driveways/ Parking Pavement		4					
	D.	Striping/ Marking/ Speed Bumps			3				
	E.	Patios			3				
1.3	Landscape								N/A
	A.	Ground Cover					N/A		
	B.	Trees					N/A		
	C.	Irrigation System					N/A		
1.4	Site Features/ Fixtures/ Furniture/ Signage								3.8
	A.	Landscape Features/ Play Equipment					N/A		
	B.	Exterior Lighting Fixtures			3				
	C.	Water Fixtures		4					
	D.	Exterior Site Furniture			3				
	E.	Site Utility	5						
1.5	Stormwater Management								2.0
N O T E S									

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2</b>	<b>Exterior Envelope</b>							<b>2.6</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							2.0
2.3	Doors/ Windows/ Louvers							2.5
	A. Windows			3				
	B. Louvers and Vents						N/A	
	C. Exterior Doors & Hardware				2			
2.4	Roofing							2.8
	A. Roof Surface			3				
	B. Roof Opening/ Skylight/ Penetrations			3				
	C. Roof Equipment Curbing						N/A	
	D. Leakage					1		
	E. Ponding Water						N/A	
	F. Roof Drainage			3				
	G. Gutters / Downspouts						N/A	
	H. Roof Vents		4					
		2.3.C: Entrance door surface is scratched and painted and requires paint. Hangar doors do not operate appropriately and require a surprising amount of excessive force to open or close. 2.4.D: Leaks are reported at various areas of the roof throughout the rainy season.						
	N O T E S							
<b>3</b>	<b>C</b>							<b>3.2</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							3.0
3.3	Framing System							2.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							3.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
		3.3: Aspects of wood framing system contain rot due to water intrusion from leaking roof.						
	N O T E S							

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System			Condition						Rank
			Excellent	Good	Fair	Poor	Critical	N/A	
			5	4	3	2	1		
5 Mechanical, Electrical and Plumbing Systems									3.6
5.1	Mechanical Systems								3.3
	A.	HVAC				2			
	B.	Control System		4					
	C.	Chiller					N/A		
	D.	Cooling Towers					N/A		
	E.	Duct Work		4					
	F.	Ventilation\ Air Distribution			3				
	G.	Boilers							
5.2	Electrical Systems								3.5
	A.	Transformer			3				
	B.	Switchgear					N/A		
	C.	Panelboards (Condition & Capacity)		4					
	D.	Devices (Switches & Receptacles)			3				
	E.	Interior Lighting Fixtures		4					
	F.	Conveying Systems					N/A		
	G.	Fire Alarm System					N/A		
5.3	Voice and Data Systems								4.0
5.4	Plumbing Systems								3.7
	A.	Plumbing Fixtures		4					
	B.	Water Distribution System/ Pipes		4					
	C.	Water Heaters			3				
5.5	Gas Distribution Systems								N/A
5.6	Fire Suppression System								N/A
N O T E S	5.1.A: Exterior HVAC units located on-site near parking area are not in service. Office area contains HVAC service but other areas do not.								

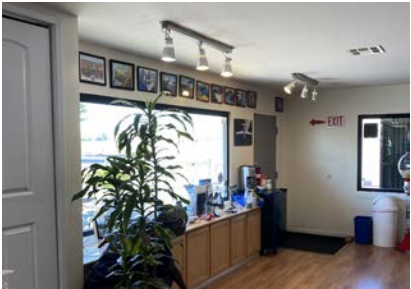


System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces	C		
	B. Passenger Loading Zones			N/A
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates		NC	
	C. Threshold		NC	
	D. Ramps			N/A
	E. Stairways			N/A
	F. Handrails			N/A
	G. Elevators			N/A
6.3	Toilet			
	A. Clearances/Accessible Stall		NC	
	B. Toilet Accessories		NC	
	C. Water Closets		NC	
	D. Urinals		NC	
	E. Lavatories/ Sinks		NC	
	F. Counters		NC	
	G. Shower Compartments		NC	
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.2.A: Walking surfaces and clear floor space throughout the facility are blocked with items and contains various thresholds.			
	6.2.B: Doors and gates contain non-compliant thresholds and side strike clearances.			
	6.2.C: Non-compliant thresholds are present throughout the facility and from hangar to airside space.			
	6.3.A-G: Interior restroom is not compliant due to multiple violations under multiple categories.			
	6.4.A: Provide knee and toe clearance under working surface and counters.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearance.			
	6.4.C: Provide ADA compliant facility signage with tactile text and Braille.			

Photo Documentation | Exterior Overall



Photo Documentation | Interior Blow Ups





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FACILITY CONDITION ASSESSMENT

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# POLICE STATION



## Condition Summary - Tracy Police Department

Overall Rating 3.3



### Facility Condition

#### Site

Site elements include multiple parking lots, landscaping, HVAC system components and cellular communications antennae. Curbing and walkways around entrance contain tire markings and other stains and require cleaning. Parking pavement is in fair condition with striping deterioration and cracking in places. Solar panels in gated south police parking lot are in good condition with minimal wear. Gate to access south lot contains rust and worn track and motor housing. Site lighting poles are contain discolored lenses and require paint. Vegetation is mostly healthy but some areas of open dirt remain. Lawn is well-kept and appears healthy and green. Building signage is present but faded and undersized especially at parking lots and adjacent building areas.

#### Exterior Envelope

The metal roof has been recently replaced and is in very good condition. The roof does require cleaning due to dust buildup. Gutters and downspouts are in fair condition with some rusted elements and with paint in various states of fade depending on individual gutter orientation and amount of sun received. Flag poles mounted to the exterior structure are in good condition with light paint flaking at bases. Windows including applied tint coat contain much remaining service life. The facility has faded paint in areas and repainting should be considered.

#### Structure

Visual structural deficiencies include cracking present at concrete flooring throughout the building. No other visual structural deficiencies were observed.

#### Interior

Door seals don't exist at the bottoms of some exterior doors allowing water and dust to enter the building. Square carpet tile throughout the building has been recently replaced with no signs of wear or discoloration. Paint is scuffed on interior walls and doors throughout at various amounts. Acoustic ceiling tiles are mostly in good condition but some large stains exist and damage is present around some areas that required rework due to replacement of head pumps in ceiling system. Much scuffing exists at working surface counters throughout the facility. Wood doors and counters are especially scratched and scuffed. Elevator cab is dim and requires new lighting and has a dirty threshold. Paint is flaking at the ceiling of the large holding cell. Interior fire glass requires replacement.

#### MEP Systems

Electrical switchgear is in good condition with remaining useful service life. Issues with the closed loop water system include water-sourced heat pumps that are failing at a quick rate. In total, the facility has 38 units and 8 have already been replaced with all requiring replacement. A 1000-gallon emergency diesel generator allows power to the building for 7 to 10 days in the event of normal power loss. This generator may require servicing but has no reported issues. A new fire alarm system including fire panel, smoke detector heads and fire alarm lighting were



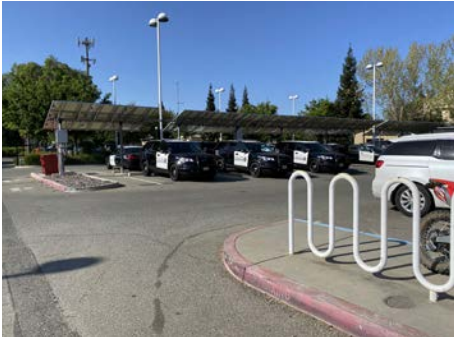
## Condition Summary - Tracy Police Department

installed in 2021.

### ADA Compliance Needs Compliance

Stairway handrails throughout the facility require 12" flat extensions at landings and at base. Drinking fountains are not ADA compliant due to protrusion. Locker room showers are not ADA compliant. Some compliance issues also exist related to ADA turnaround space at ADA stalls.

## Recommendation Summary - Tracy Police Department



Exterior



Exterior



MEP

### Recommendations

**Site:** Maintain solar panels as required. Pave and stripe parking lot areas. Maintain electronic locking gate at police lot accordingly. Provide new site lighting fixtures.

**Exterior Envelope:** Clean roof surface. Paint gutters and downspouts.

**Structure:** Continue to monitor state of building cracking and flooring cracking. Perform structural investigation if cracks continue to grow.

**Interior:** Provide door seals at bottoms of exterior doors that lack them, including in jail area. Paint interior walls throughout building. Replace stained ceiling tiles and investigate cause of staining.

**MEP Systems:** Investigate cause of ceiling tile stains, possibly from closed loop water system drainage pans located above ceiling. Provide new ceiling mounted heat pumps for same system. Maintain new fire alarm system as directed by manufacturer.

**ADA Compliance:** Provide ADA compliant stair handrails throughout the facility. Provide ADA compliant drinking fountains. Knee space is required below ADA counters. Break room modifications are required in areas. ADA parking stalls at police lot and public lots require revision including space for loading and new striping. ADA compliant showers are not provided in locker rooms.

### Impact of Recommended Works

**Site:** Parking lot repavement will require relocation of police cars for the duration, estimated to be four weeks. New site lighting fixtures may require temporary barriers at entrance or around site areas with high foot traffic.

**Exterior Envelope:** Minimal impact to recommended works. Roof surface should be able to be cleaned in two days and gutters and downspouts painting will require a similar amount of time.

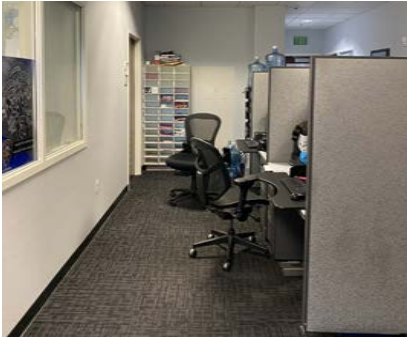
**Structure:** No impact of recommended works.

**Interior:** Some exterior doors including those at jail area may require additional security during installation of door seals. One week should be required to seal all doors lacking seals.

**MEP Systems:** Replacement of all ceiling mounted heat pumps is required to be completed in phases based on building location and staffing numbers. Some areas may be replaced more easily than others due to proximity around working areas, hallways, and other facility areas. Three months should be required to replace the 30 remaining heat pumps requiring replacement.

**ADA Compliance:** Facility stairways may require after-hours installation of new handrails. This should be completed in two to three days. Interior modifications related to ADA improvements require significant consideration and design and will take months to complete.

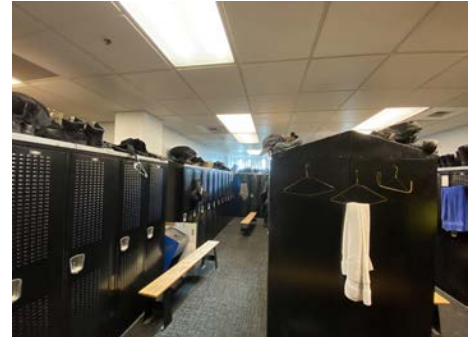
## Facility Description - Tracy Police Department



Office Cubicles



Lobby



Locker Room

### Building Description

The City of Tracy Police Department is a concrete and steel structured building located at the Civic Center Complex. The two-story facility is approximately 30,000 SF in area. There are multiple parking lots adjacent to the building including public parking lots on the north and south sides of the facility. A gated police lot separates the building from the public lot at the south side. Also housed in this facility is Tracy's Emergency Operations Center. The building is located at the Tracy Civic Center Complex and is directly across Civic Center Drive from City Hall.

### Age

The Tracy Police Department is 28 years old and was constructed in 1994.

### Use of Building

The building is used in the following ways:

- Main City of Tracy Police Station
- Houses storage space for evidence
- Houses emergency response communications center
- Houses City of Tracy Emergency Operations Center
- Houses Tracy Police radio communications equipment

System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>Police Station - Overall</b>								<b>3.3</b>
<b>1 Site/ Civil/ Landscape</b>								<b>3.4</b>
1.1	Fences/ Walls/ Gates							3.3
	A. Perimeter Fencing		4					
	B. Equipment Fencing			3				
	C. Landscape Walls/ Piers / Structures						N/A	
	D. Gates			3				
1.2	Paving							3.0
	A. Sidewalks/ Walkways/ Crosswalks		4					
	B. Curbing				2			
	C. Driveways/ Parking Pavement			3				
	D. Striping/ Marking/ Speed Bumps			3				
	E. Patios						N/A	
1.3	Landscape							3.7
	A. Ground Cover			3				
	B. Trees		4					
	C. Irrigation System		4					
1.4	Site Features/ Fixtures/ Furniture/ Signage							3.0
	A. Landscape Features/ Play Equipment						N/A	
	B. Exterior Lighting Fixtures				2			
	C. Water Fixtures			3				
	D. Exterior Site Furniture						N/A	
	E. Site Utility		4					
1.5	Stormwater Management							4.0
N O T E S	1.2.B: Curbing adjacent to main entrance contains scuffing and tire marks.							
	1.4.B: Exterior lighting fixtures at the site are contain discolored lenses and are otherwise dirty.							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>2 Exterior Envelope</b>								<b>3.6</b>
2.1	Exterior Wall Finish							3.0
2.2	Eaves and Fascias							4.0
2.3	Doors/ Windows/ Louvers							3.3
	A. Windows		4					
	B. Louvers and Vents			3				
	C. Exterior Doors & Hardware			3				
2.4	Roofing							4.0
	A. Roof Surface		4					
	B. Roof Opening/ Skylight/ Penetrations						N/A	
	C. Roof Equipment Curbing						N/A	
	D. Leakage	5						
	E. Ponding Water						N/A	
	F. Roof Drainage		4					
	G. Gutters / Downspouts			3				
	H. Roof Vents						N/A	
	N O T E S							
<b>3 Structure</b>								<b>3.8</b>
3.1	Foundation/ Footing							3.0
3.2	Columns							N/A
3.3	Framing System							4.0
3.4	Walls							4.0
3.5	Lateral Force Resistance System							4.0
3.6	Covered Walkway/Canopy							4.0
3.7	Chimney							N/A
	N O T E S							



System		Condition						Rank
		Excellent 5	Good 4	Fair 3	Poor 2	Critical 1	N/A	
<b>4 Interior Elements</b>								<b>3.1</b>
4.1	Ceilings							3.3
	A. Suspended Ceiling (ACT)				2			
	B. Gypsum Board		4					
	C. Plaster		4					
	D. Wood						N/A	
	E. Other						N/A	
	F. Exposed						N/A	
4.2	Flooring							2.8
	A. Carpet		4					
	B. Vinyl				2			
	C. Tile			3				
	D. Wood						N/A	
	E. Concrete				2			
4.3	Interior Wall/Partition Finishes							3.0
4.4	Interior Doors							2.0
4.5	Stairs Condition							4.0
	A. Stairs/ Landing		4					
	B. Handrails		4					
4.6	Toilet Condition							3.3
	A. Toilet Accessories			3				
	B. Toilet Partitions		4					
	C. Water Closets		4					
	D. Urinals		4					
	E. Lavatorie /Sinks			3				
	F. Counter			3				
	G. Shower Compartments				2			
4.7	Hazmat							N/A
4.8	Room Capacity							N/A
N O T E S	4.1.A: A selection of suspended ceiling tiles contain signs of ceiling leakage.							
	4.2.B: Vinyl flooring throughout the facility is scuffed, scratched and misaligned in areas.							
	4.2.E: Concrete floors are cracked and deteriorating especially in jail area.							
	4.6.G: Shower compartments throughout the facility require updates.							

System		Condition						Rank
		Excellent	Good	Fair	Poor	Critical	N/A	
		5	4	3	2	1		
<b>5</b>	<b>Mechanical, Electrical and Plumbing Systems</b>							<b>2.7</b>
5.1	Mechanical Systems							2.2
	A. HVAC					1		
	B. Control System			3				
	C. Chiller						N/A	
	D. Cooling Towers						N/A	
	E. Duct Work			3				
	F. Ventilation\ Air Distribution				2			
	G. Boilers				2			
5.2	Electrical Systems							3.9
	A. Transformer		4					
	B. Switchgear		4					
	C. Panelboards (Condition & Capacity)		4					
	D. Devices (Switches & Receptacles)		4					
	E. Interior Lighting Fixtures			3				
	F. Conveying Systems			3				
	G. Fire Alarm System	5						
5.3	Voice and Data Systems							2.0
5.4	Plumbing Systems							2.3
	A. Plumbing Fixtures				2			
	B. Water Distribution System/ Pipes				2			
	C. Water Heaters			3				
5.5	Gas Distribution Systems							N/A
5.6	Fire Suppression System							3.0
NOTES	5.1.A: HVAC system contains ceiling-mounted heat pumps that are failing and must be replaced frequently.							
	5.1.F: Air return vents are dirty and central vacuum system is unused.							
	5.1.G: Boiler is original to the building and requires occasional maintenance.							
	5.4.A-B: There is a reported issue with sludge buildup in the plumbing system from hand washing and showers that requires clean out of the piping system occasionally.							

System		Condition		
		Compliance	Non-compliance	N/A
<b>6 ADA Compliance</b>				
6.1	Site			
	A. Accessible Parking Spaces		NC	
	B. Passenger Loading Zones			N/A
6.2	Accessible Routes			
	A. Walking Surfaces/Clear Floor Space		NC	
	B. Doors/ Doorways/Gates	C		
	C. Threshold	C		
	D. Ramps			N/A
	E. Stairways		NC	
	F. Handrails		NC	
	G. Elevators	C		
6.3	Toilet			
	A. Clearances/Accessible Stall		NC	
	B. Toilet Accessories	C		
	C. Water Closets	C		
	D. Urinals	C		
	E. Lavatories/ Sinks	C		
	F. Counters	C		
	G. Shower Compartments		NC	
6.4	Building Elements			
	A. Cabinetry		NC	
	B. Furniture, Fixtures & Equipment - FF&E		NC	
	C. Signage		NC	
N O T E S	6.1.A: Accessible parking spaces require loading zones, striping and/or truncated domes.			
	6.2.A: Remove obstacles on accessible routes for enough open space clearance.			
	6.2.C: Some interior thresholds are not compliant.			
	6.2.E-F: Interior stairs do not contain flat handrail surfaces at landings.			
	6.3.A: Proper ADA turnaround space is not provided in some accessible stalls.			
	6.3.G: Shower compartments in locker rooms do not contain turnaround spaces and have other violations.			
	6.4.A: Provide knee and toe clearances under working surfaces, and front desk.			
	6.4.B: Provide ADA compliant furniture, fixtures and equipment with accessible height and knee and toe clearances.			
	6.4.C: Provide ADA compliant room signage with tactile text and Braille. Provide ADA compliant toilet room signage.			

Photo Documentation | Exterior Overall

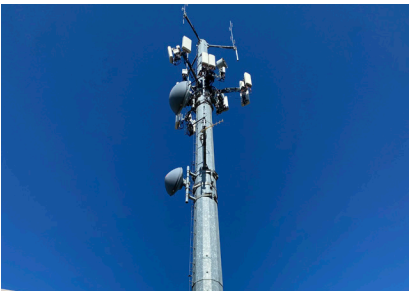
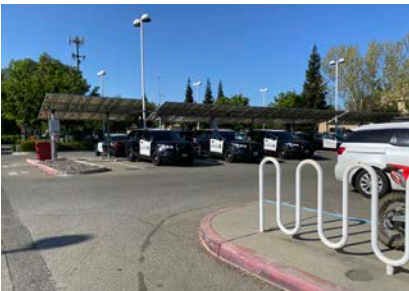
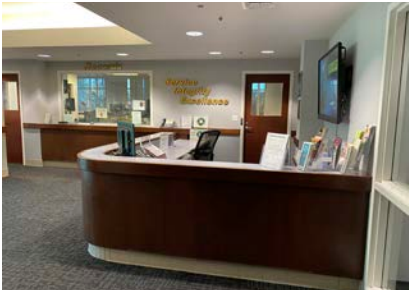
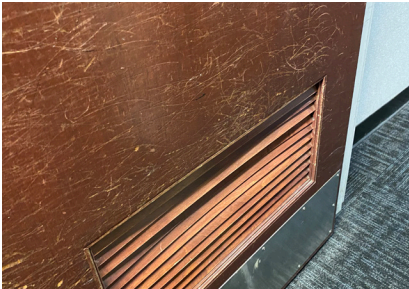
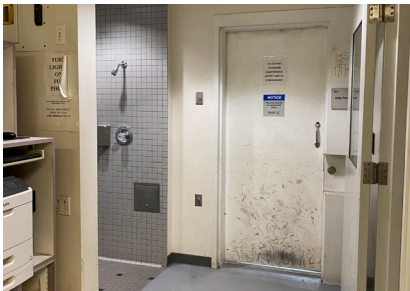
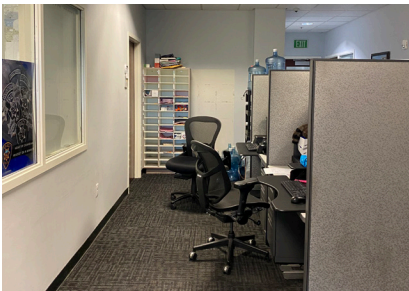




Photo Documentation | Interior Blow Ups

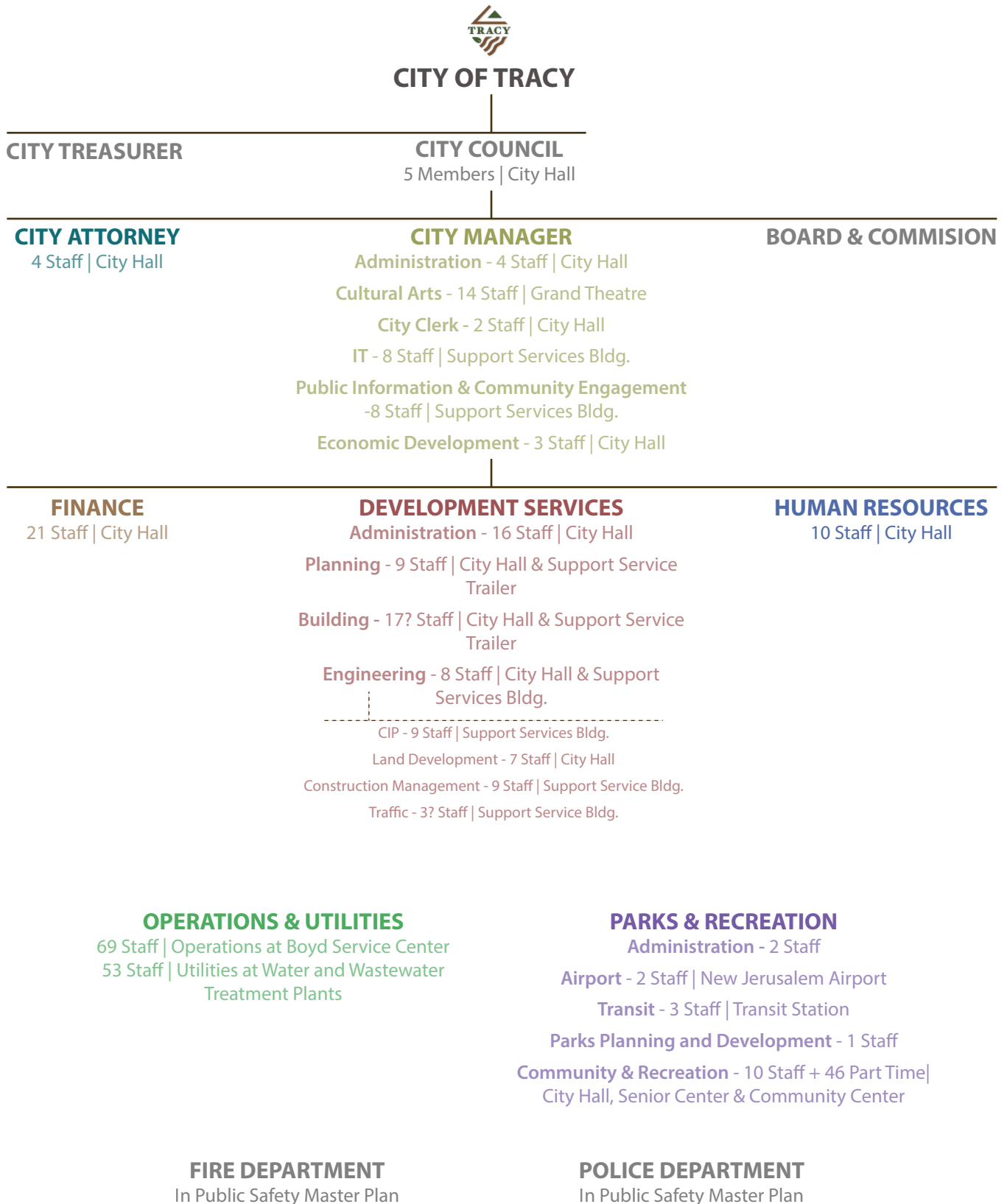




### III. DEPARTMENTS - STAFF, SPACE ANALYSIS AND PROGRAMMING

<b>a. City of Tracy Organization Overview</b>	<b>354</b>
<b>b. Staff and Space Need Projections</b>	<b>357</b>
<b>c. Department Distribution by Facility</b>	<b>362</b>
<b>d. Department Information and Occupied Area</b>	<b>367</b>

## City Organizational Chart



Note: **Operations & Utilities** (Previously separate departments of Public Works Department & Utility Department - Effective July 2022)

### City Departments Overview

The chart below shows current and projected staffing and space allocations organized by City departments

Department	Staff		Current Facility			Planning	
	Existing Total	Future Total	Facility Name	Address	Space Size (SF)	Space Size (SF) Minimal	Comments / Location
<b>City Attorney's Office</b>	<b>4</b>	<b>4</b>			<b>2,075</b>	<b>2,075</b>	
	4	4	City Hall:	333 Civic Center Plaza	2,075	2,075	Maintain current space at City Hall
<b>City Manger's Office</b>	<b>51</b>	<b>57</b>			<b>7,494</b>	<b>7,308</b>	
<b>Administration</b>	14	14	City Hall	333 Civic Center Plaza	1,632	1,632	Remodel and rearrange existing space
<b>Cultural Arts</b>	14	15	The Grand Theatre	715 Central Ave.	1,206	1,400	Remodel existing space (especially Box Office)
<b>Clerk</b>	2	2	City Hall	333 Civic Center Plaza	373	373	Remodel and rearrange existing space
<b>IT</b>	8	10	Support Services Bldg.	325 Civic Center Plaza	1,748	1,800	Move to new Administration Building
<b>Public Information &amp; Community Engagement</b>	10	12	City Hall & Police Annex	333 Civic Center Plaza	2,228	1,638	Maintain current locations at CMO's office and Police Annex
<b>Economic Development</b>	3	4	City Hall	333 Civic Center Plaza	307	465	Remodel and rearrange existing space
<b>Development</b>	<b>69</b>	<b>81</b>			<b>9,139</b>	<b>12,642</b>	
<b>Administration</b>	16	18	City Hall & Support Services Building	333 Civic Center Plaza	1,010	2,160	Remodel and rearrange existing space
<b>Planning</b>	9	10	City Hall & Support Service Trailer	333 Civic Center Plaza	1,657	1,875	Remodel and rearrange existing space. Move all to City Hall.
<b>Building</b>	16	17	City Hall & Support Service Trailer	333 Civic Center Plaza	1,984	1,932	Move to Administration Building
<b>Engineering</b>	28	36			4,488	6,675	
CIP	9	10	Support Services Bldg	325 Civic Center Plaza	1,651	2,500	Move to Administration Building
Land Development	7	9	City Hall	333 Civic Center Plaza	426	675	Move to Administration Building
Construction Mangement	9	14	Support Services Bldg	325 Civic Center Plaza	2,168	3,000	Move to Administration Building
Traffic	3	3	Support Services Bldg	325 Civic Center Plaza	243	500	Move to Administration Building

## City Departments Overview (Continued)

Department	Staff		Current Facility			Planning	
	Existing Total	Future Total	Facility Name	Address	Space Size (SF)	Space Size (SF) Minimal	Comments / Location
<b>Finance</b>	21	24			4,373	4,373	
<b>Finance</b>	21	24	City Hall	333 Civic Center Plaza	4,373	4,373	Maintain current space at City Hall
<b>Human Resources</b>	10	10			3,695	3,695	
<b>Human Resources</b>	10	10	City Hall	333 Civic Center Plaza	3,695	3,695	Maintain current space at City Hall with light improvements
<b>Operations &amp; Utilities</b>	122	150			See Below	See Bleow	
<b>Operations &amp; Utilities</b>	122	150	Boyd Service Center & Water Operations Facilities	520 S Tracy Blvd; 3900 Holly Drive; 6649 S Tracy Blvd	Site: 331,200 sf Facilities: 29,900 sf	Site: 500,000 sf Facilities: 60,000 sf	Renovate Boyd Service Center. Build auxiliary facility to be shared with Transit. *Utilities Plan Not in Project
	11		Admin Office		6,000		
	4		Fleet Services		4,590		
	49		Maintenance Shop '1'		4,991		
	29		Maintenance Shop '2'		3,888		
<b>Parks &amp; Recreation</b>	18	22			3,116	7,350	
<b>Administration</b>	2	2					
<b>Airport</b>	2	3	Tracy Airport	Durham Ferry Rd	800	0	Remodel existing space
<b>Transit</b>	3	4	Transit Station	50 E. 6th St	250	600	Transit Center Renovation Bus Maintenance & Storage Facility
<b>Community &amp; Recreation</b>	10 (plus 46 part-time)	12 (plus 46 part-time)	City Hall, Senior Center & Community Center	333 Civic Center Plaza	2,066	6,750	Move all staff to new Admin Building
<b>Parks Planning &amp; Development</b>	1	1					
<b>Fire Department</b>							<b>In a separate report</b>
<b>Police Department</b>							<b>In a separate report</b>

## Staff and Space Need Projections

Staff projections provide an intermediate step in the development of an organization's space needs. There are a number of methods for projecting staffing at build out. The method used here is to project staffing based on the staffing of six other cities that are geographically and demographically similar to the community at Horizon Year 2040.

### Growth Factors

The staff levels of the six cities, and current the City of Tracy are shown in chart below. As would be expected, increases in City staff generally correspond to increases in population, ranging from a low of 227 City staff in Hesperia to a high of 2,011 City staff in Santa Barbara. For Tracy, the proposed staffing from the FY 2020-21 draft budget and information gathered from staff survey were used as the baseline.

A line of best fit was calculated for the data (see figure below), and the slope and intercept of the line was used to project the overall number of staff at the build-out population:

$$\text{Staff} = 0.0013 \times \text{Population} + 500$$

Tracy at Horizon Year 2040 population is projected to be 141,341. The formula projects a total of 683 staff at build-out. This projection will be used as reference only. The data gathered from each department overrules the number calculated by growth factor.

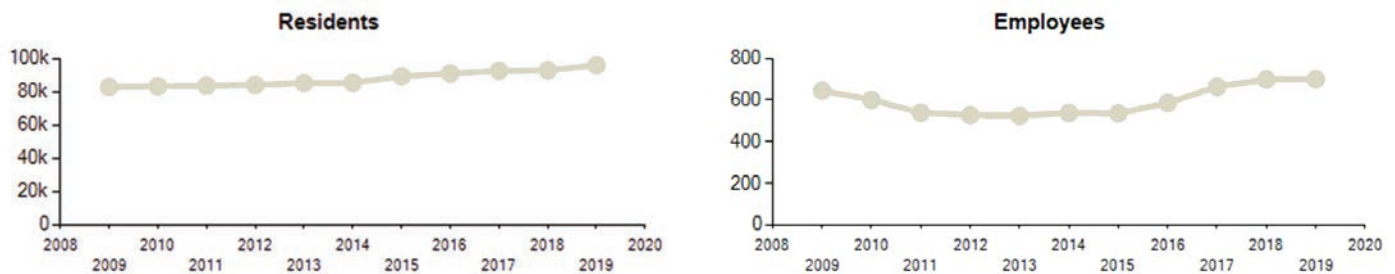
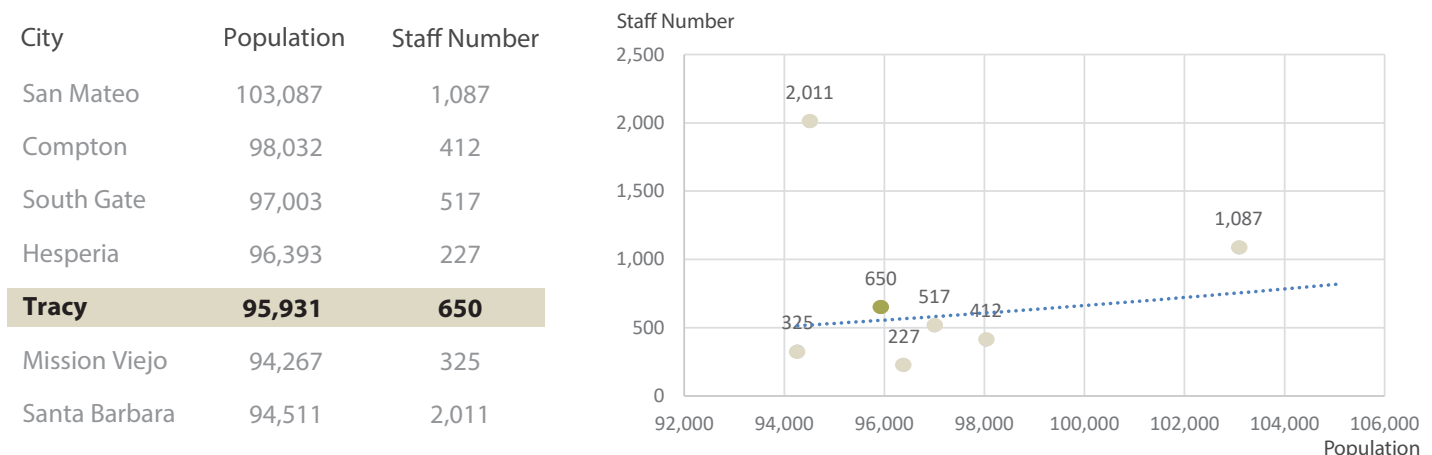


Figure 1 - Tracy Population and Staffing Trend - 2009 to 2019

### City Staff Growth Projection

Space projections were developed on a line-item basis using the staffing projections, reviews of existing space and plans, and spaces that are normal and customary for public facilities. The need and space projections for library and aquatic facilities come from the results of other separately conducted studies.

Subtotals of gross space are provided for each department with estimates of "departmental" space, with allowances for internal circulation, columns, etc. Gross building area is provided by use of an efficiency factor that provides allowances for exterior building walls, vertical circulation elements, primary circulation, public toilets, and mechanical rooms. See section IV. Space Standards and Guideline, a. Space & Facility Standards for details.





### Department Staff and Space Needs Projection

A detailed comparison of each City department staffing in similar sized cities are provided next page. This figure is developed with reference to the organizational charts for each department. Each staff position was categorized as fixed or variable. Typically, upper management positions, such as the director, are fixed, in that a department would only have one director, regardless of the number of staff. Other positions, such as technicians, are variable in that the number of technicians would be likely to change over time as the population of the City increases. This estimate excludes police fire and utility departments, which were projected separately.

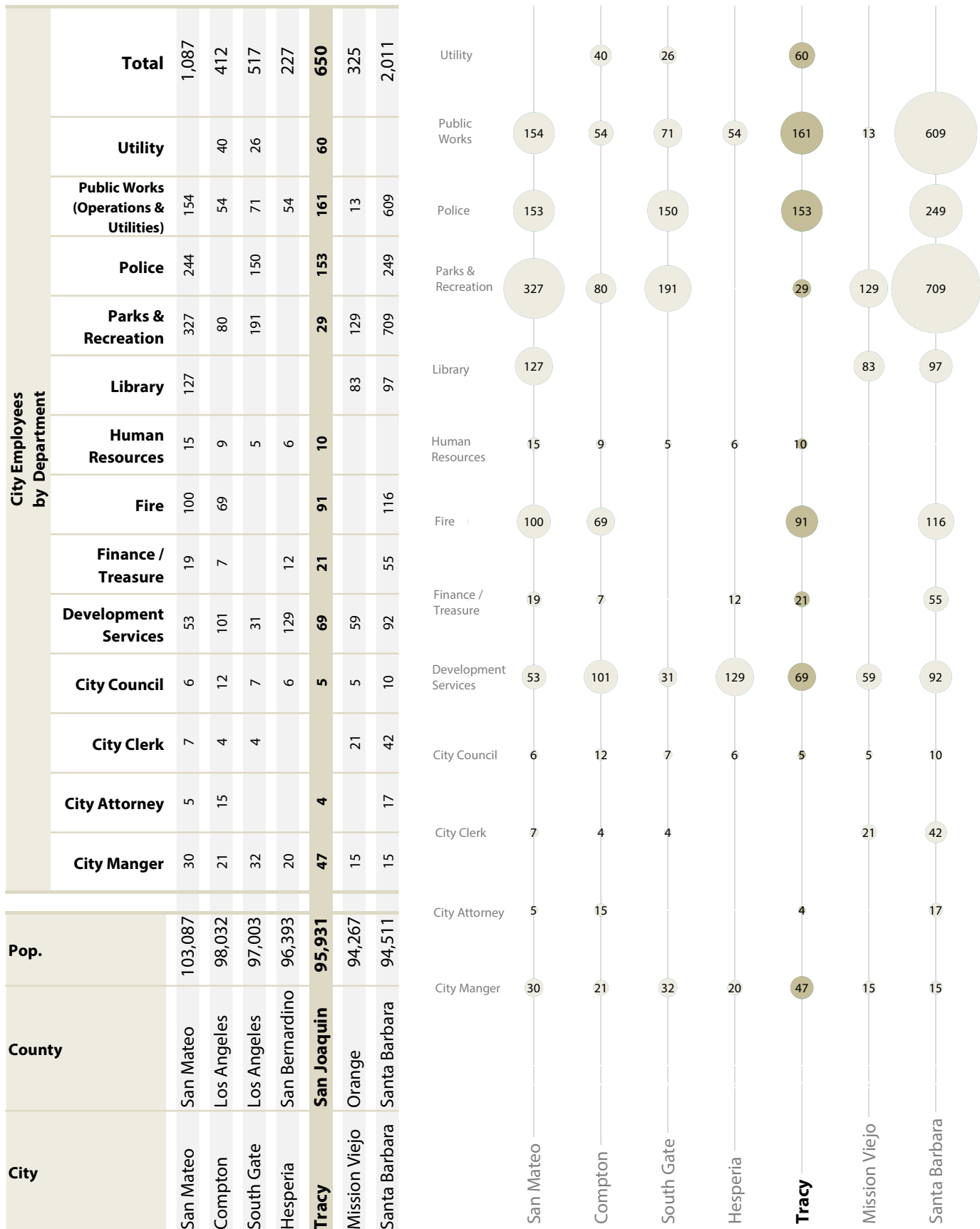
Department	Staff		Current Space Size (SF)	Planning Space Size (SF)
	Existing Total	Future Total		
City Attorney's Office	4	4	2,075	2,075
City Manager's Office	51	57	7,494	7,308
Development Services	69	81	9,139	12,642
Finance	21	24	4,373	4,373
Human Resources	10	10	3,695	3,695
Operations & Utilities	122	150	Site: 331,200 sf Facilities: 29,900 sf	Site: 500,000 sf Facilities: 60,000 sf
Parks & Recreation	18	22	3,116	7,350

Figure 3 - Summary of Staff and Space Needs Projection

Finding from the "Similar Sized Cities Comparison - City Employees" and "Similar Sized Cities Comparison - Population and City Employees" are:

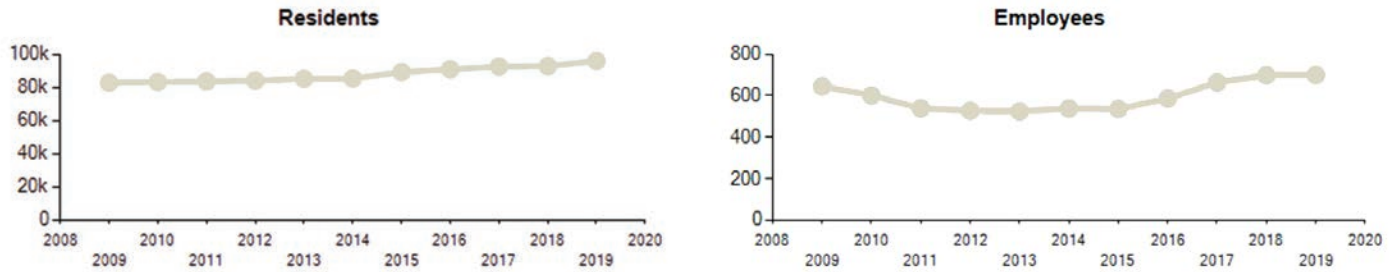
- Staffing in Tracy Park and Recreation department is relatively lacking in comparison with other similar sized cities.
- Tracy City Manager Department is larger than other similar sized cities.
- Tracy Development Service Department is relatively small comparing to other similar sized cities.

### Similar Sized Cities Comparison - City Employees

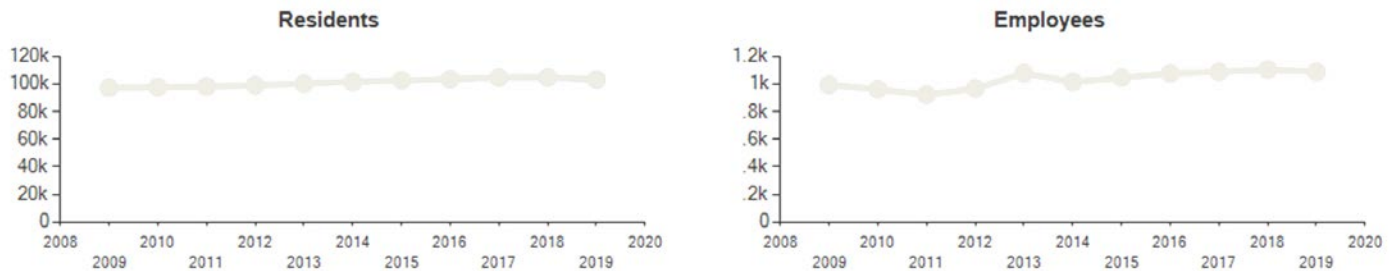


### Similar Sized Cities Comparison - Population and City Employees

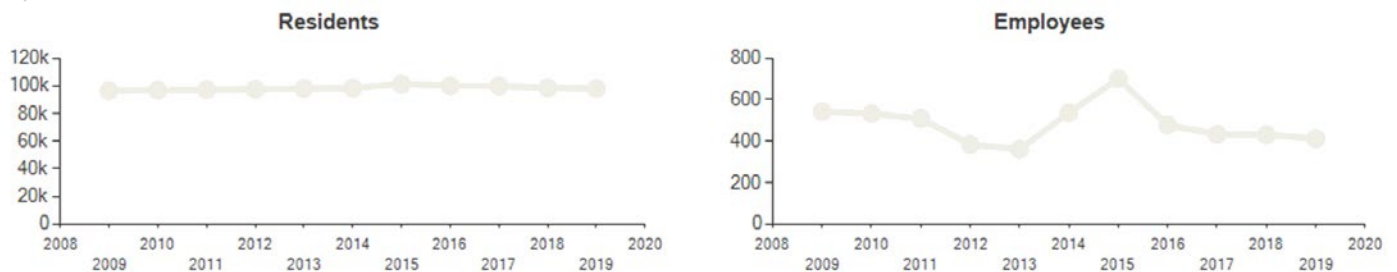
#### Tracy



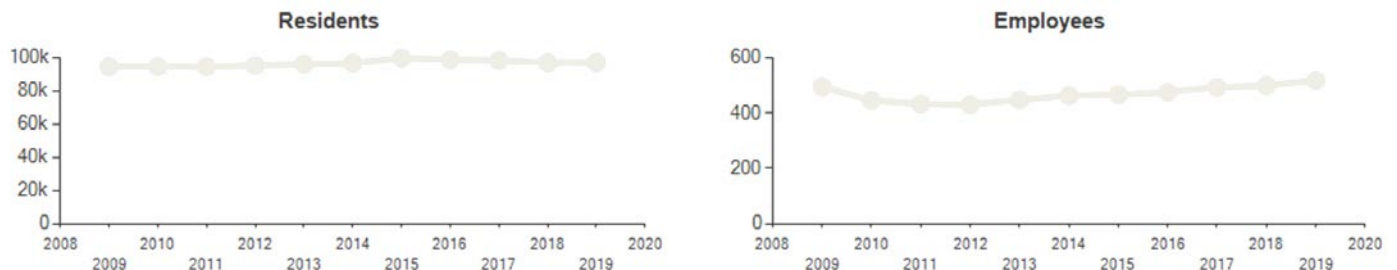
#### San Mateo



#### Compton

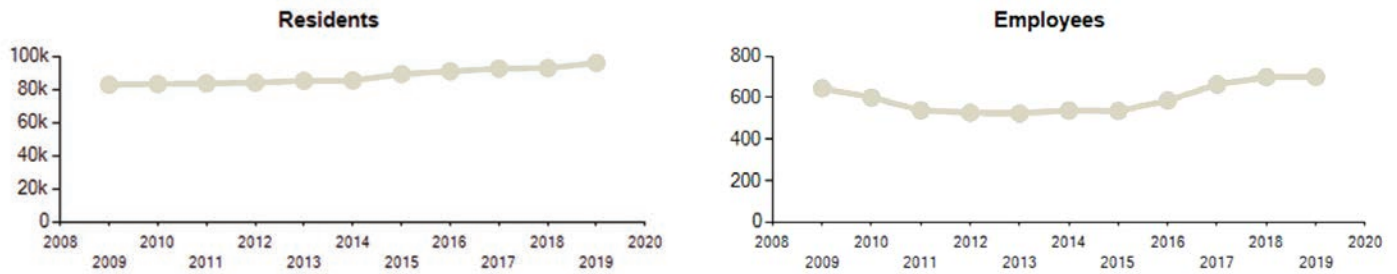


#### South Gate

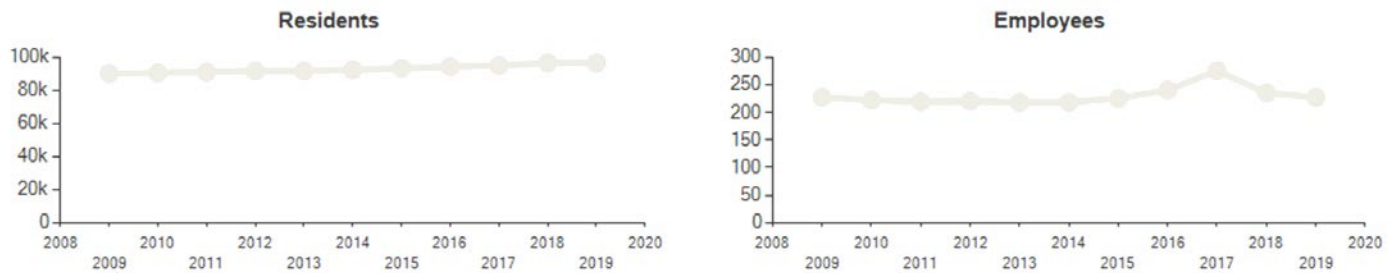


### Similar Sized Cities Comparison - Population and City Employees (Continued)

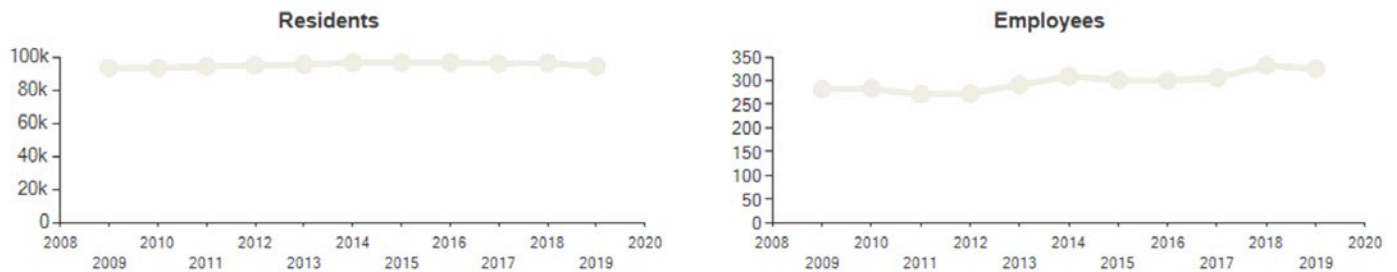
#### Tracy



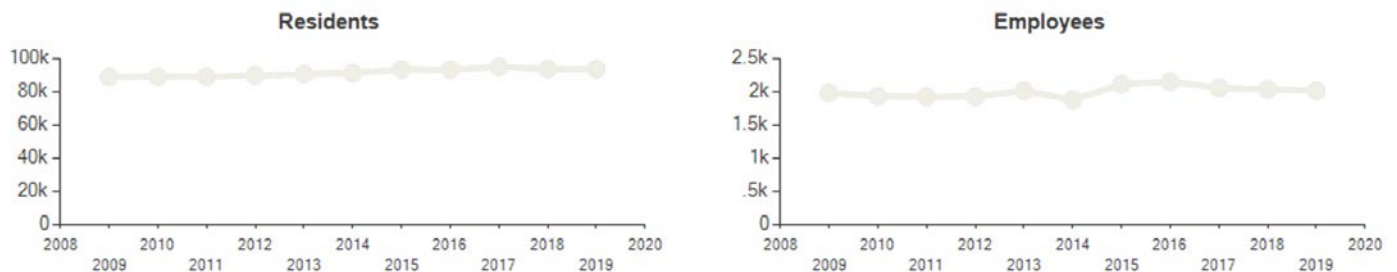
#### Hesperia



#### Mission Viejo

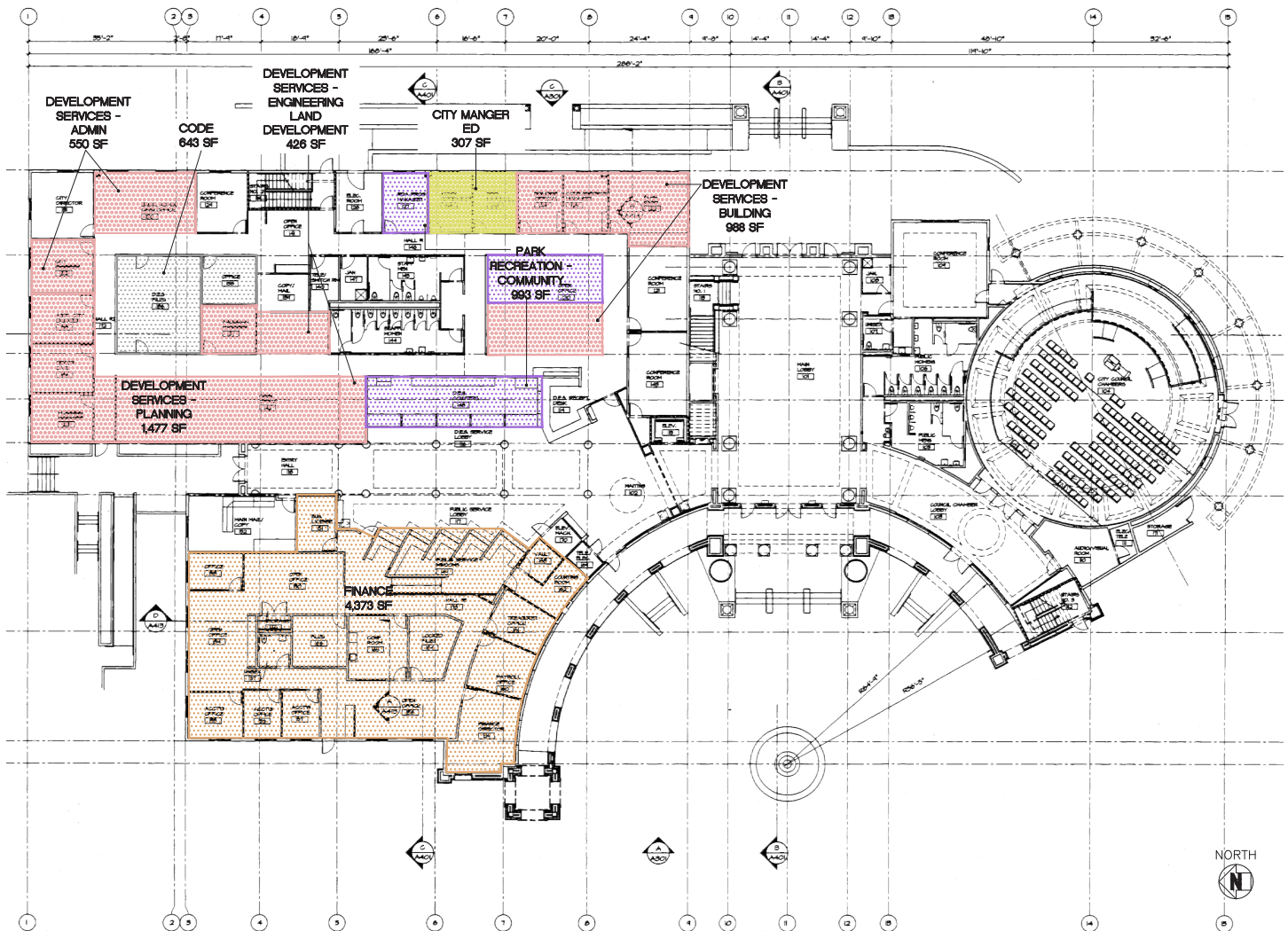


#### Santa Barbara



### Summary of Existing Department Distribution by Facility

#### CITY HALL - LOWER FLOOR



- Occupied Area by Development Services Department - Planning and Building Division
- Occupied Area by City Manager Department - Economic Development Division
- Occupied Area by Finance Department
- Occupied Area by Parks and Recreation Department - Community and Recreation Division
- Occupied Area by Police Department - Code Division

Gross Area: 3,015 sf

Gross Area: 307 sf

Gross Area: 4,373 sf

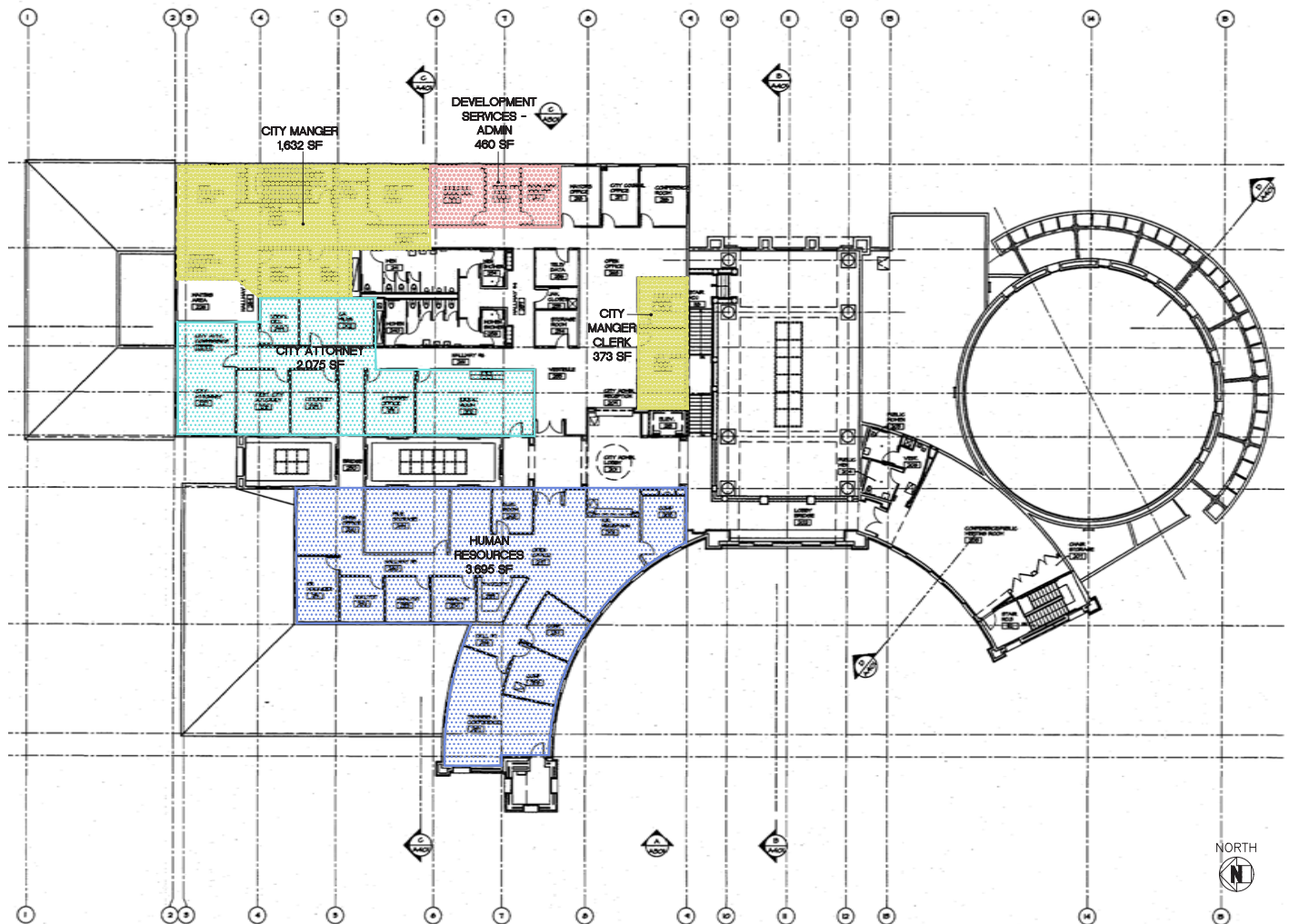
Gross Area: 993 sf

Gross Area: 643 sf



### Summary of Existing Department Distribution

#### CITY HALL - UPPER FLOOR



- Occupied Area by Development Department - Administration Division
- Occupied Area by City Manager Department - Office and Clerk Division
- Occupied Area by City Attorney Department
- Occupied Area by Human Resources Department

Gross Area: 460 sf

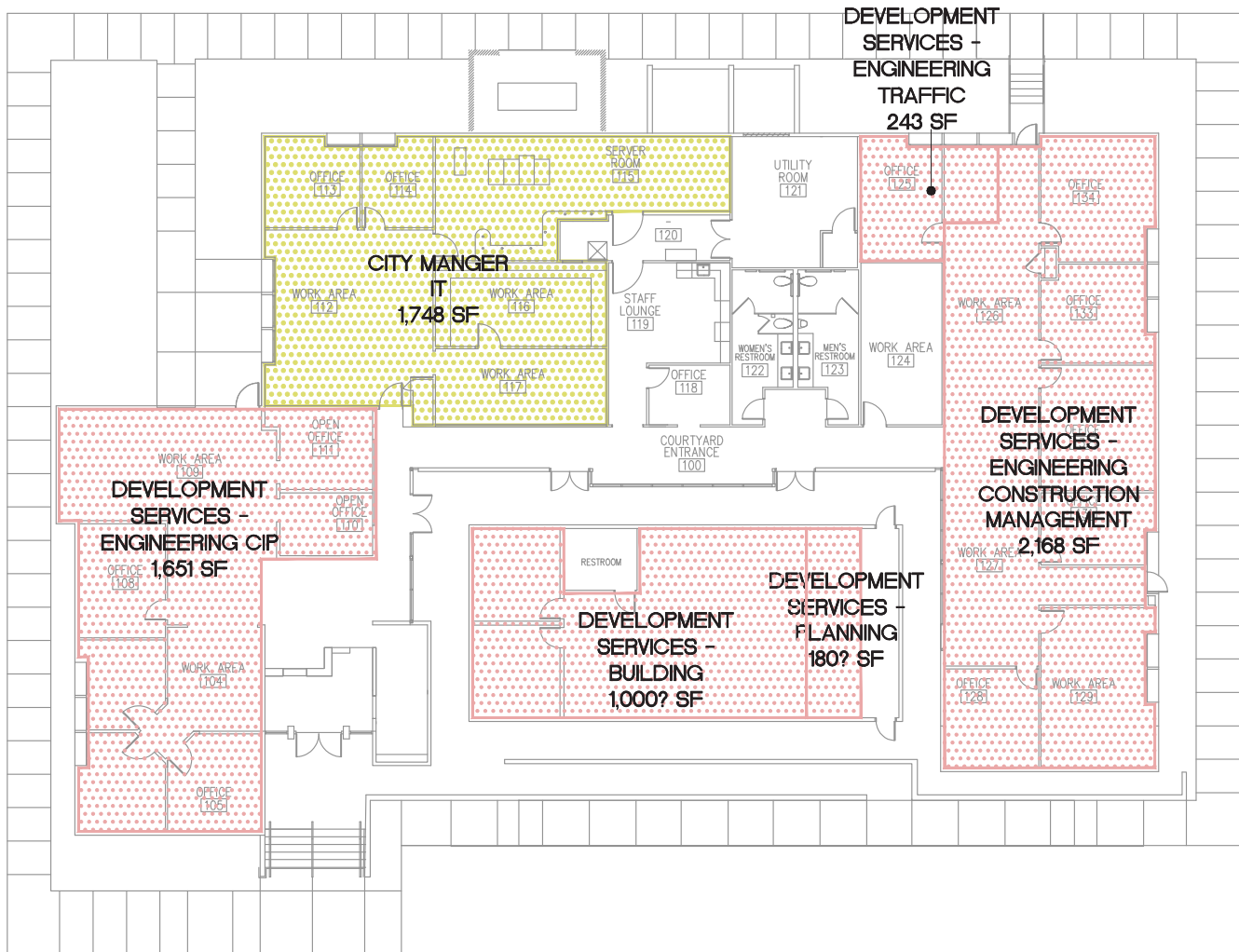
Gross Area: 2,005 sf

Gross Area: 2,075 sf

Gross Area: 3,695 sf

### Summary of Existing Department Distribution

#### SUPPORT SERVICES BUILDING AND TRAILER



Occupied Area by Development Services Department - CIP Engineering, Building, Planning, Traffic Engineering, and Construction Management Divisions

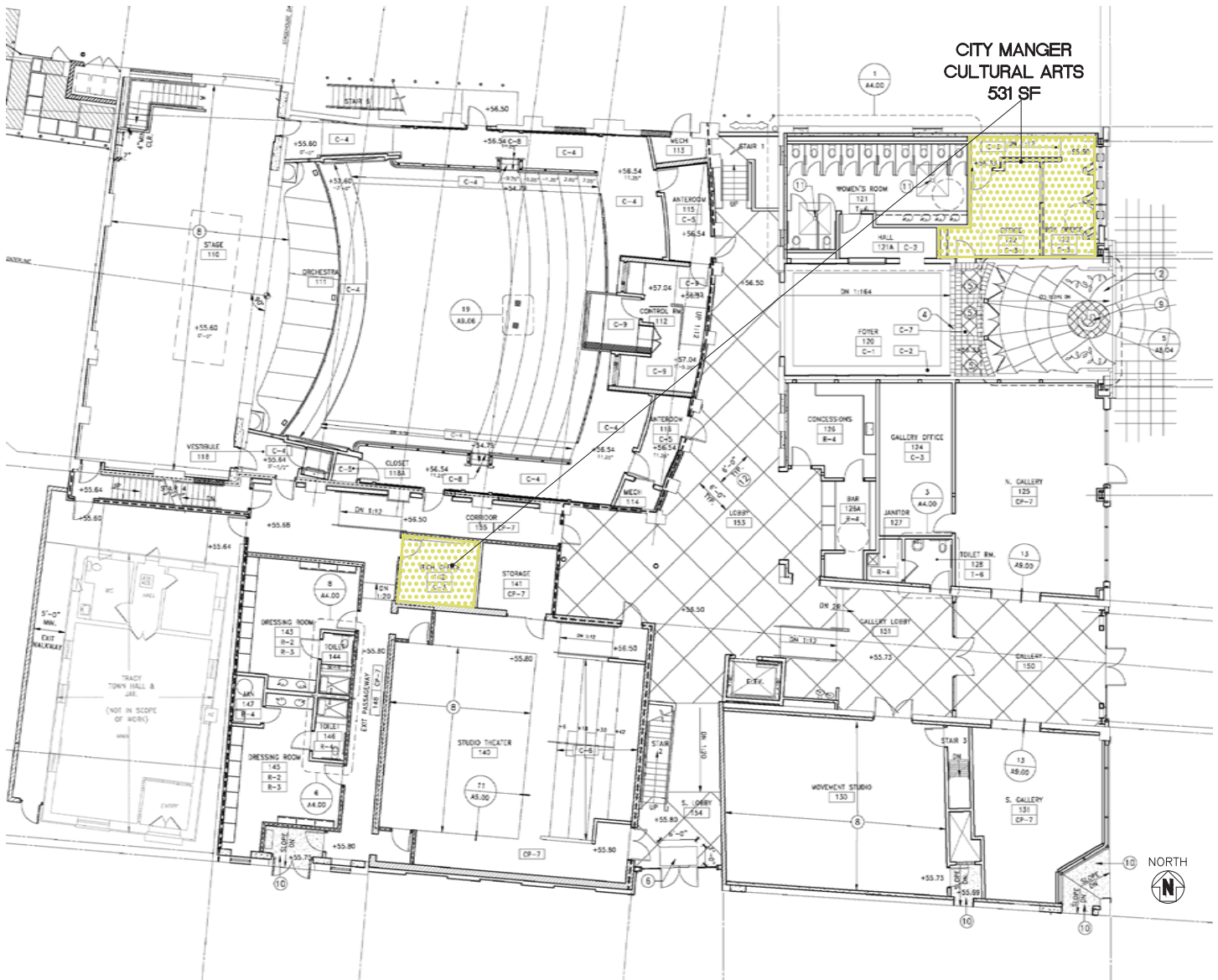
Gross Area: 5,246 sf

Occupied Area by City Manager Department - IT Division

Gross Area: 1,748 sf

### Summary of Existing Department Distribution

#### GRAND THEATRE - LOWER FLOOR

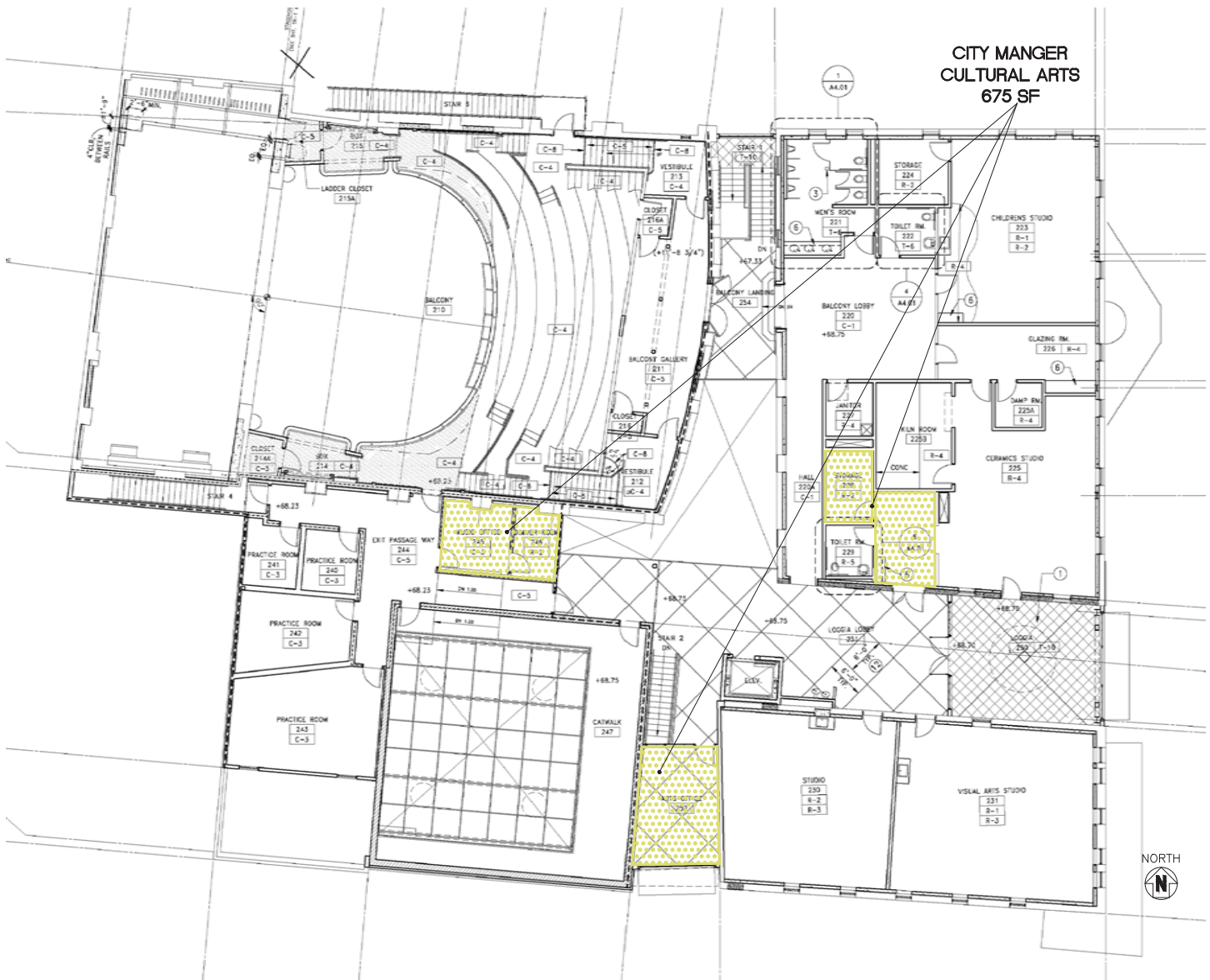


Occupied Area by City Manager Department - Cultural Arts Division

Gross Area: 531 sf

### Summary of Existing Department Distribution

#### GRAND THEATRE - UPPER FLOOR



■ Occupied Area by City Manager Department - Cultural Arts Division

Gross Area: 675 sf

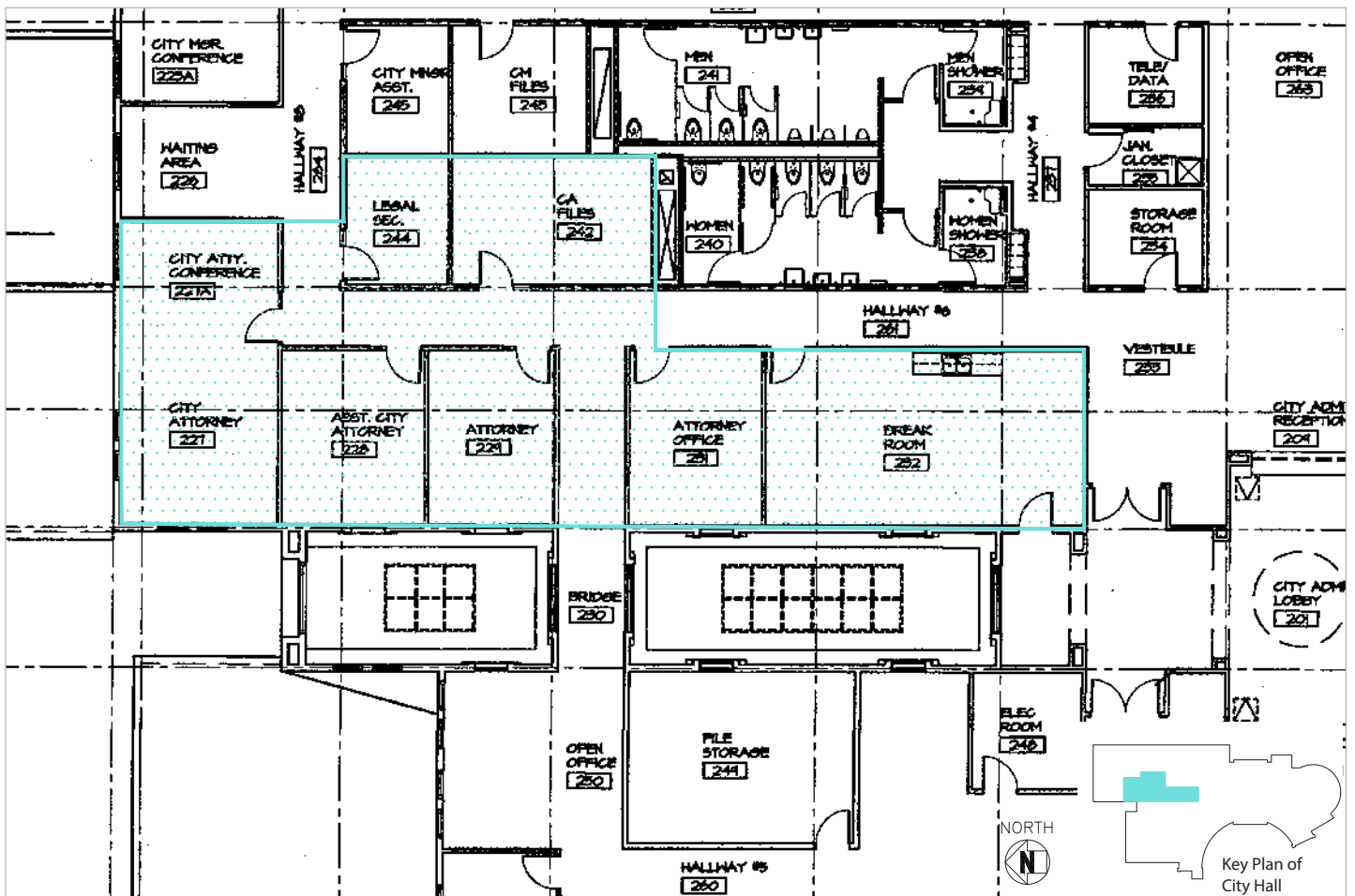


### CITY ATTORNEY'S OFFICE

	Current			10 Year Plan		
Location	City Hall: 333 Civic Center Plaza			Maintain current space at City Hall		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	4	0	4	4	0	4
Area (SF)	2,075			2,075		
Public Interaction & Outreach:				<div></div>	No	
Major Needs						
<div>• Access to off-site storage areas would improve work efficiency</div> <div>• Insufficient space for internal meetings</div>						
Department Description						
Provides legal advice to the City Council, Commissions, Boards and City staff. Prepares and assists in preparation of legal documents and legal document review.						



### Current Location of City Attorney's Office - CITY HALL (UPPER FLOOR)





### CITY MANAGER'S OFFICE - ADMINISTRATION

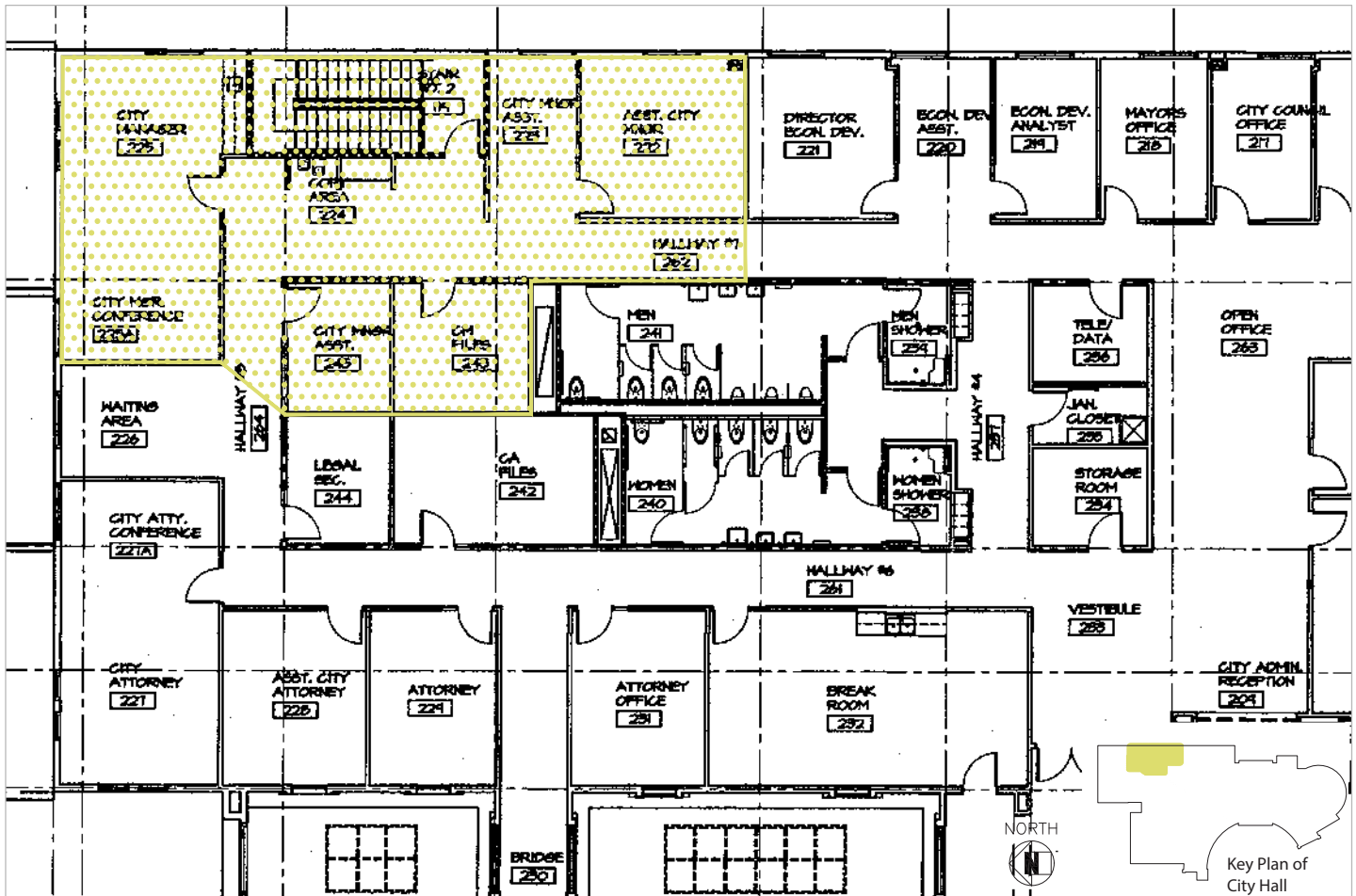
	Current			10 Year Plan		
Location	City Hall 333 Civic Center Plaza			Remodel and rearrange existing space		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	14	0	14	14	0	14
Area (SF)	1,632			1,632		
Public Interaction & Outreach:				<div></div>	No	
Major Needs						
<div><div></div><div>Some unused/dormant space that could be better utilized</div><div></div><div>Conference space inefficient, as well as public meeting space</div><div></div><div>Existing conference room 216 is small</div></div>						
Department Description						
Acts as the chief administrative officer for the City and is accountable to Tracy City Council. Responsible for appointing department heads.						



■ Department Location
 ■ City Facilities
 ■ Other Buildings

### Current Location of City Manager's Office - CITY HALL (UPPER FLOOR)

■ Occupied Area by Department



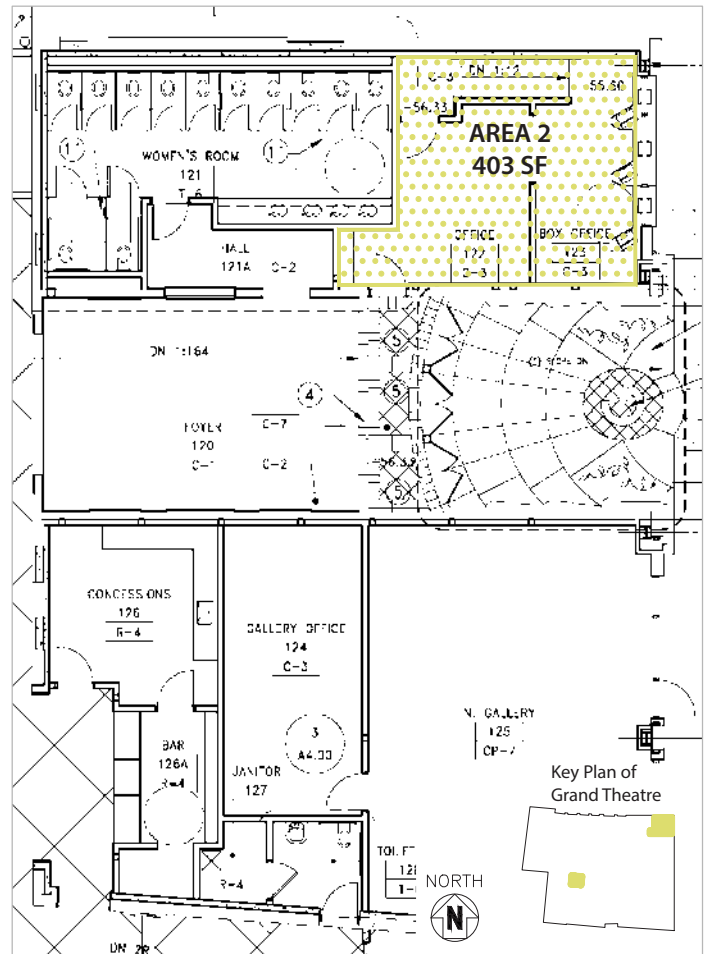
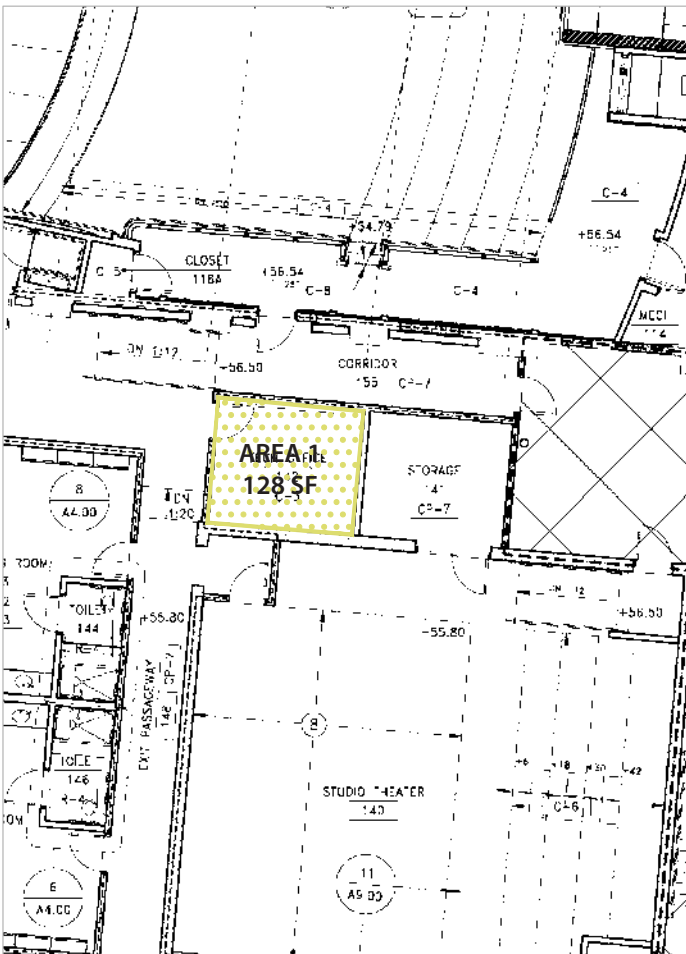
### CITY MANAGER'S OFFICE - CULTURAL ARTS

	Current			10 Year Plan		
Location	The Grand Theatre 715 Central Ave.			Remodel existing space (especially Box Office)		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	9	5	14	10	5	15
Area (SF)	1,206			1,400		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
<div><div>• Box Office remodel necessary</div><div>• Increased workspace area</div><div>• Office space for supervisor-level staff</div></div>						
Department Description						
Responsible for preserving and cultivating the expression of the arts in Tracy. Represents all aspects of community arts including preservation. Maintains Civic Art Plan.						



### Current location of Cultural Arts Center - AREA 1 AND 2: GRAND THEATRE (FIRST FLOOR)

Occupied Area by Department



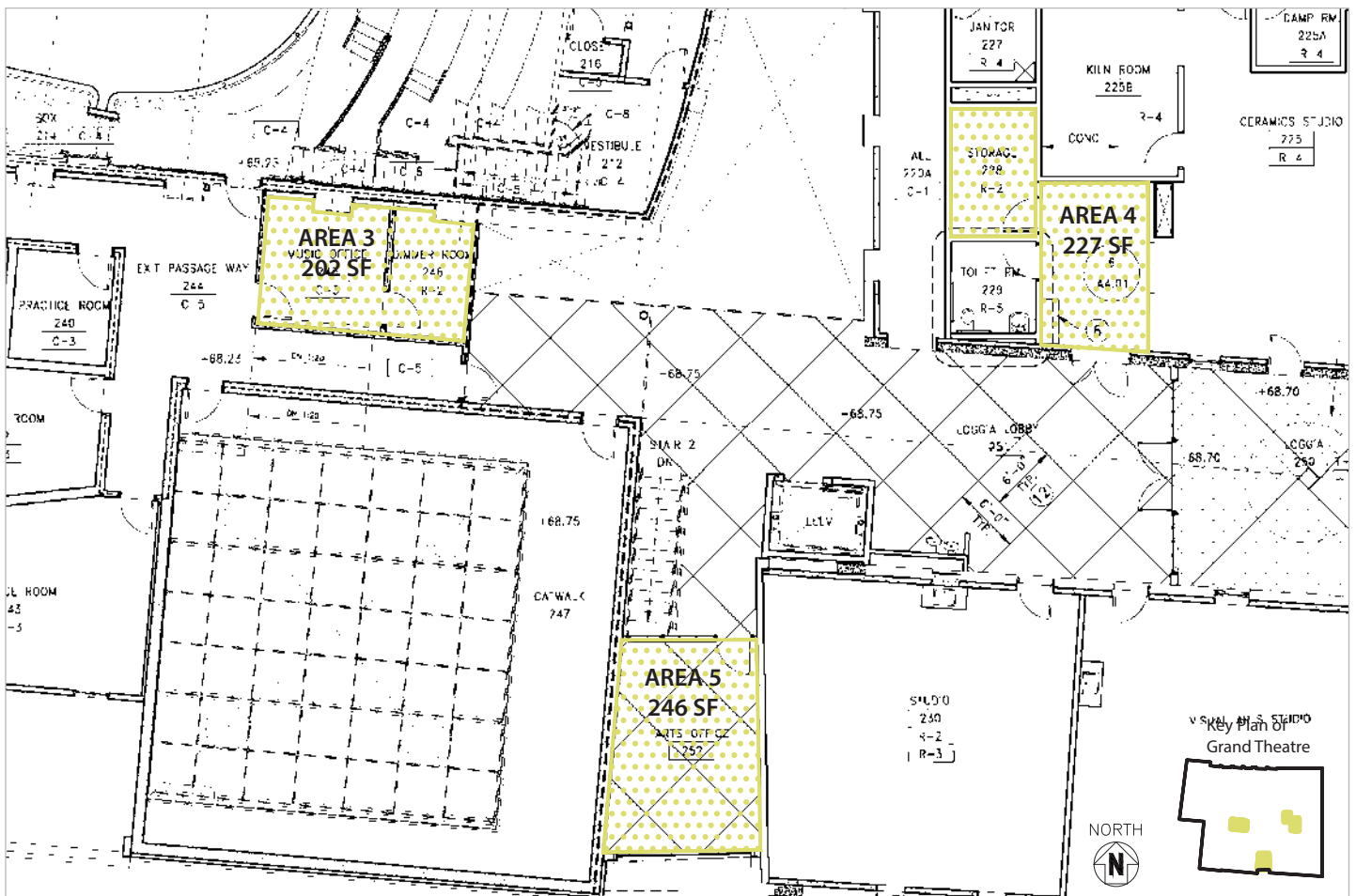
### CITY MANAGER'S OFFICE - CULTURAL ARTS (CONTINUED)

	Current			10 Year Plan		
Location	The Grand Theatre 715 Central Ave.			Remodel existing space (especially Box Office)		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	9	5	14	10	5	15
Area (SF)	1,206			1,400		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
<div><div>• Box Office remodel necessary</div><div>• Increased workspace area</div><div>• Office space for supervisor-level staff</div></div>						
Department Description						
Responsible for preserving and cultivating the expression of the arts in Tracy. Represents all aspects of community arts including preservation. Maintains Civic Art Plan.						




### Current location of Cultural Arts Center - AREA 3, 4 & 5: GRAND THEATRE (SECOND FLOOR)

Occupied Area by Department





## CITY MANAGER'S OFFICE - CLERK

	Current			10 Year Plan		
Location	City Hall 333 Civic Center Plaza			Remodel and rearrange existing space		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	2	0	2	2	0	2
Area (SF)	373			373		
Public Interaction & Outreach:					Rarely	
Major Needs						
<ul style="list-style-type: none"><li>• Some unused/dormant space that could be better utilized</li><li>• Conference space inefficient, as well as public meeting space</li><li>• Existing conference room 216 is small</li></ul>						
Department Description						
Prepares City Council and other agency agendas and meeting minutes. Maintains Tracy's official records and administers City elections.						



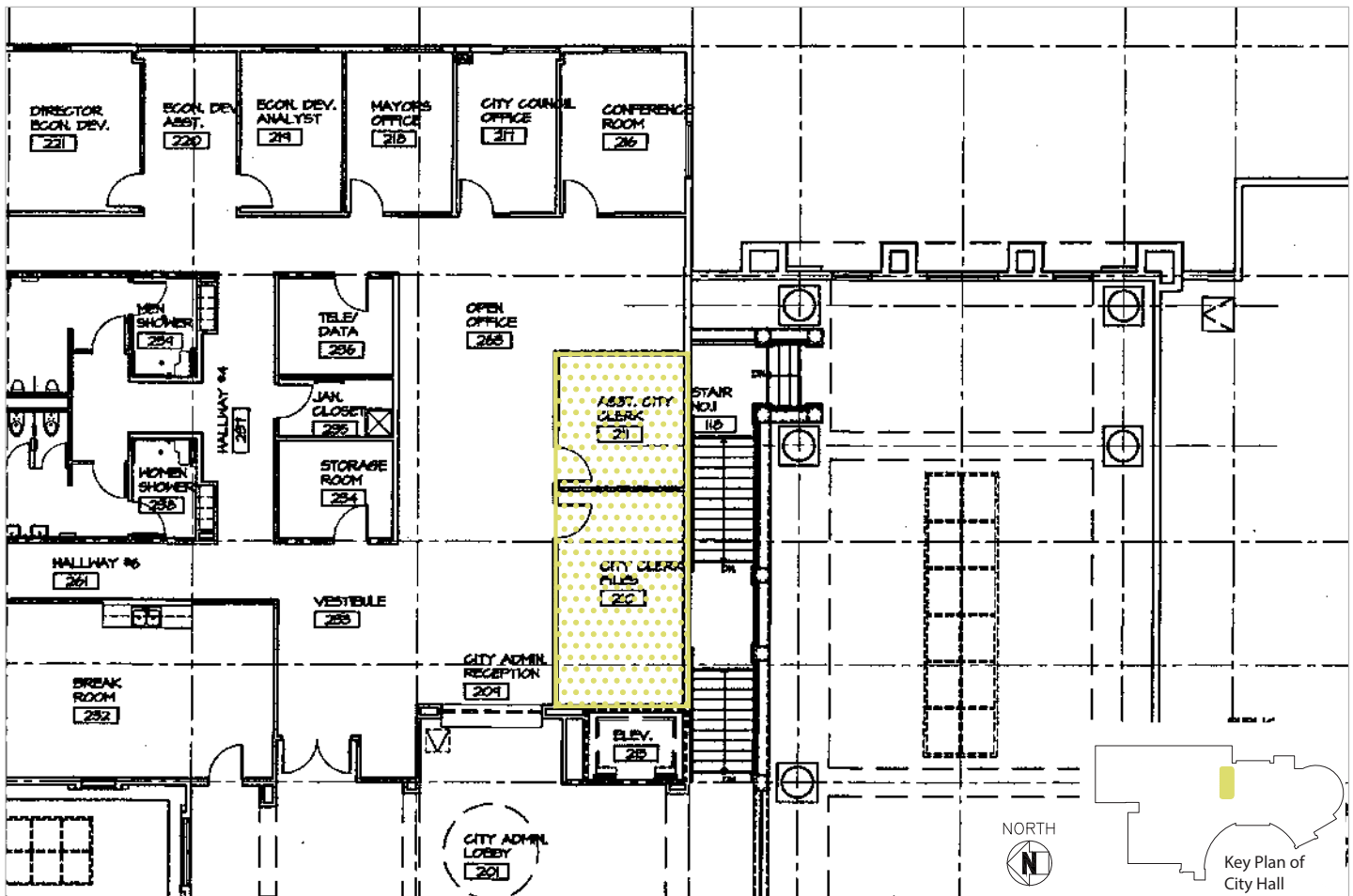
Department Location

City Facilities


Other Buildings

### Current location of Clerk Division - CITY HALL (UPPER FLOOR)

Occupied Area by Department



### CITY MANAGER'S OFFICE - IT

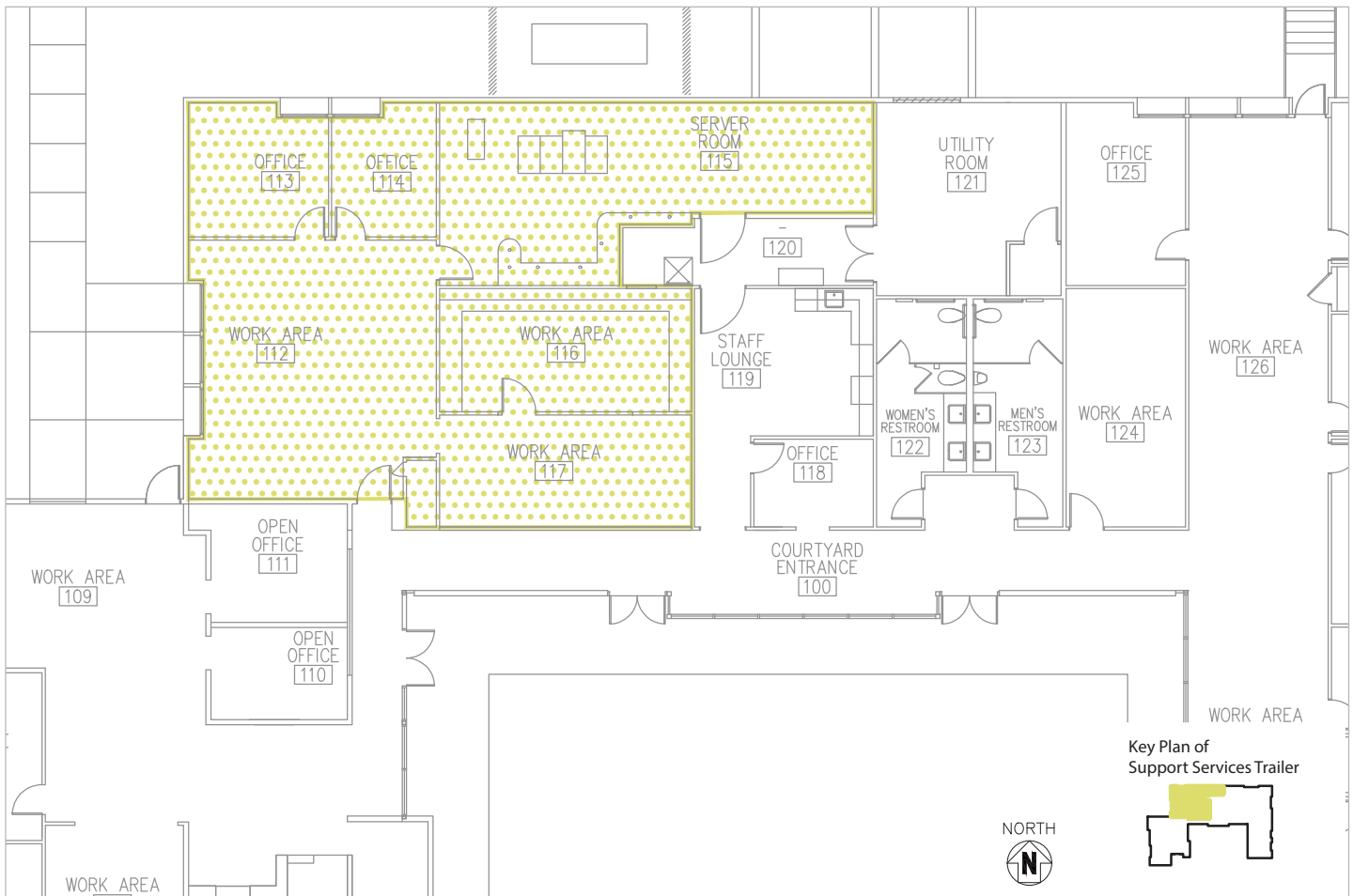
	Current			10 Year Plan		
Location	Support Services Bldg. 325 Civic Center Plaza			Move to new Administration Building		
Number of Employees	Full- Time	Part- Time	Total	Full- Time	Part- Time	Total
	8	0	8	10	0	10
Area (SF)	1,748			1,800		
Public Interaction & Outreach:					Rarely	
Major Needs						
• Telecommunication preferred for hiring additional staff						
Department Description						
Oversees and manages the City's Information Technology infrastructure. Ensures continued service of City websites and ensures employee technical needs are met.						



■ Department Location
 ■ City Facilities
 ■ Other Buildings


### Current location of IT Division - SUPPORT SERVICES BUILDING (GROUND LEVEL)

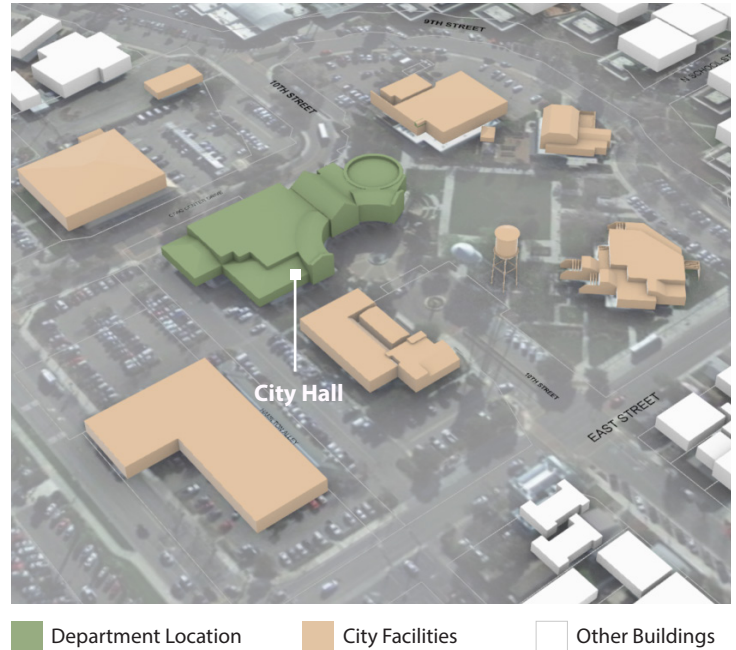
■ Occupied Area by Department



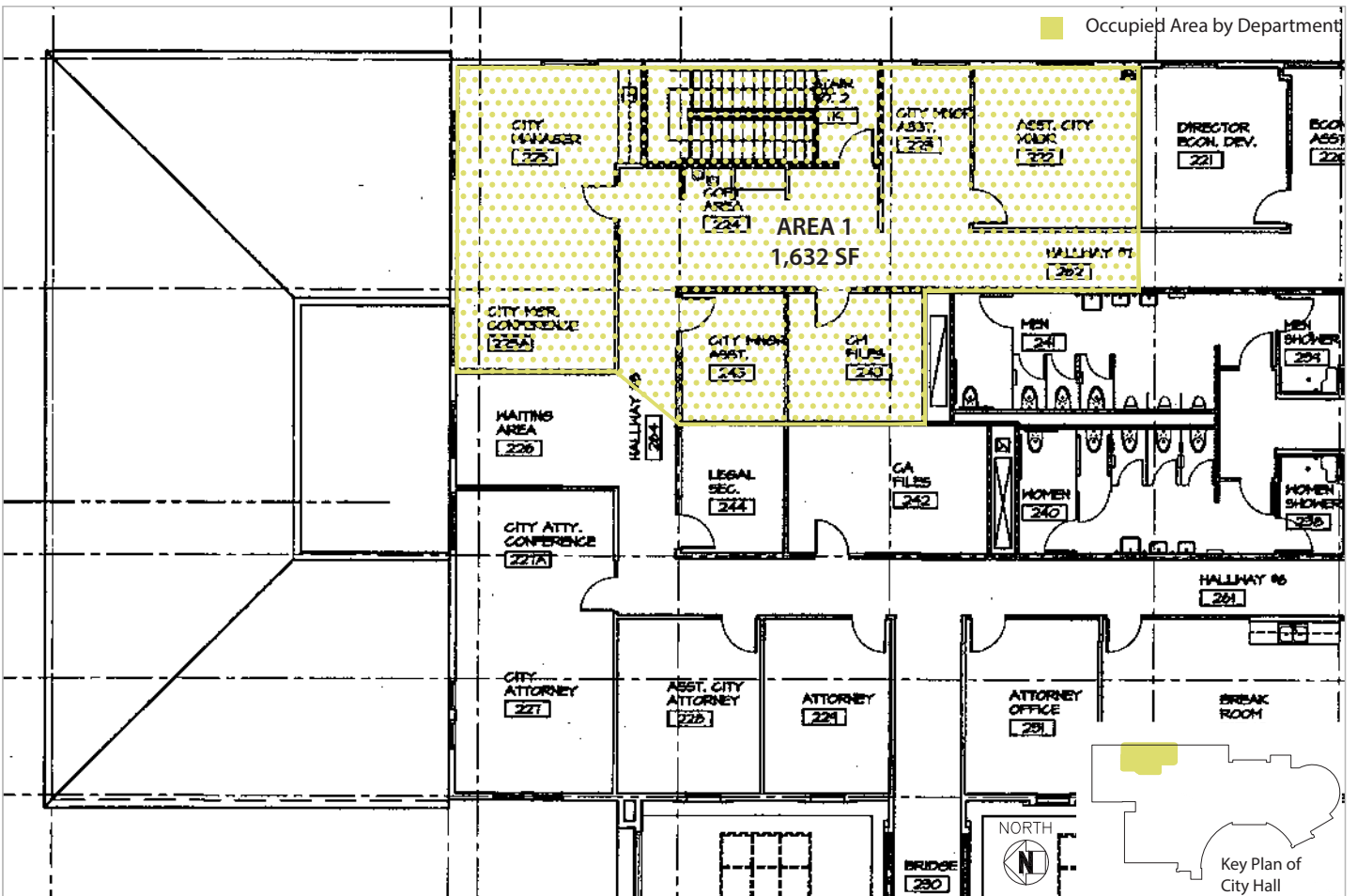


### CITY MANAGER'S OFFICE - PUBLIC INFORMATION & COMMUNITY ENGAGEMENT

	Current			10 Year Plan		
Location	City Hall & Police Annex 333 Civic Center Plaza			Maintain current locations at CMO's office and Police Annex		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	4	6	10	5	7	12
Area (SF)	2,228			1,638		
Public Interaction & Outreach:					Yes	
Major Needs						
• Closer proximity of team employees without moving ATTCM (Assistant to the City Manager) & PIO (Public Information Officer) out of the CMO (City Manager's Office), and maintaining current CH 26 storage space.						
Department Description						
Operates and maintains Tracy local television Channel 26. Responsible for informing the public about current City projects, activities and operations.						



#### Current location of Public Information and Community Engagement Division - AREA 1: CITY HALL (UPPER FLOOR)



Page 10 of 10

This aerial map shows the Police Department's location in San Francisco. The Police Annex is highlighted in green and labeled with a white pointer. Surrounding areas include City Facilities (orange) and Other Buildings (white outlines). Street names visible include EAST STREET, 10TH STREET, and 9TH STREET.

**Legend:**

- Department Location (Green)
- City Facilities (Orange)
- Other Buildings (White Outline)

[illegible]



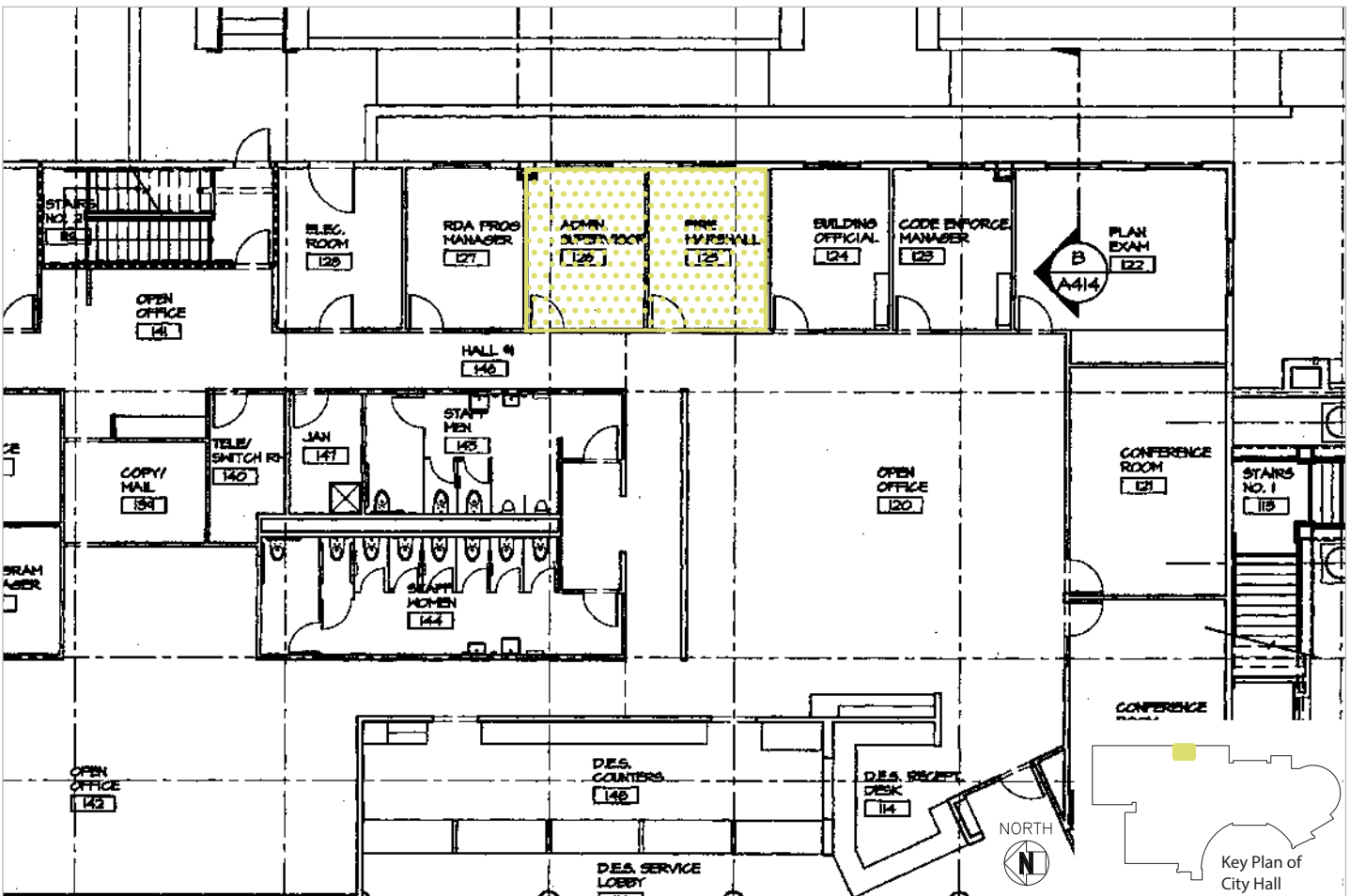
### CITY MANAGER'S OFFICE - ECONOMIC DEVELOPMENT

	Current			10 Year Plan		
Location	City Hall 333 Civic Center Plaza			Remodel and rearrange existing space		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	2	1	3	3	1	4
Area (SF)	307			465		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
<div><div>• Replace existing desks</div><div>• Conference spaces are inefficient</div><div>• One more private office is needed</div></div>						
Department Description						
Promotes and pursues commercial, industrial and office development within Tracy in order to create a diverse and sustainable economic base for the City.						




#### Current location of Economic Development Division - CITY HALL (LOWER FLOOR)

■ Occupied Area by Department

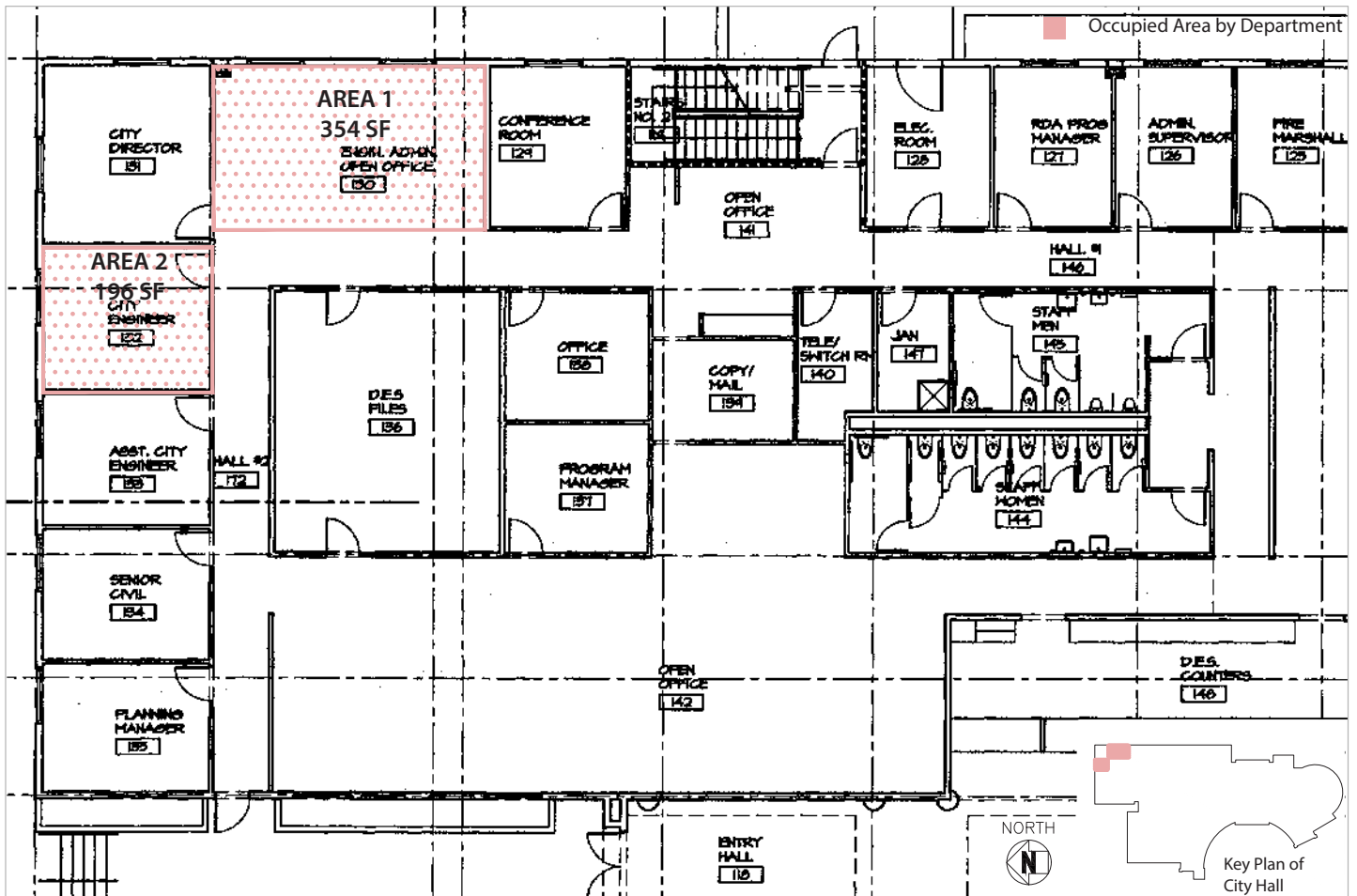


## DEVELOPMENT SERVICES - ADMINISTRATION


	Current			10 Year Plan		
Location	City Hall & Support Services Building 333 Civic Center Plaza			Remodel and rearrange existing space		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	16	0	16	18	0	18
Area (SF)	1,010 (City Hall) (City Hall Annex)			2,160		
Public Interaction & Outreach:					Yes	
Major Needs						
<ul style="list-style-type: none"><li>• Employees not efficient due to located in different buildings</li><li>• Inadequate meeting space for internal and public meetings</li><li>• Administrative support in City Hall has inadequate workspace</li></ul>						
Department Description						
Responsible for advancing the permitting processes within the City including working closely with building officials and planning staff.						



### Current location of Administration Division in Development Services - AREA 1 & 2: CITY HALL (LOWER FLOOR)

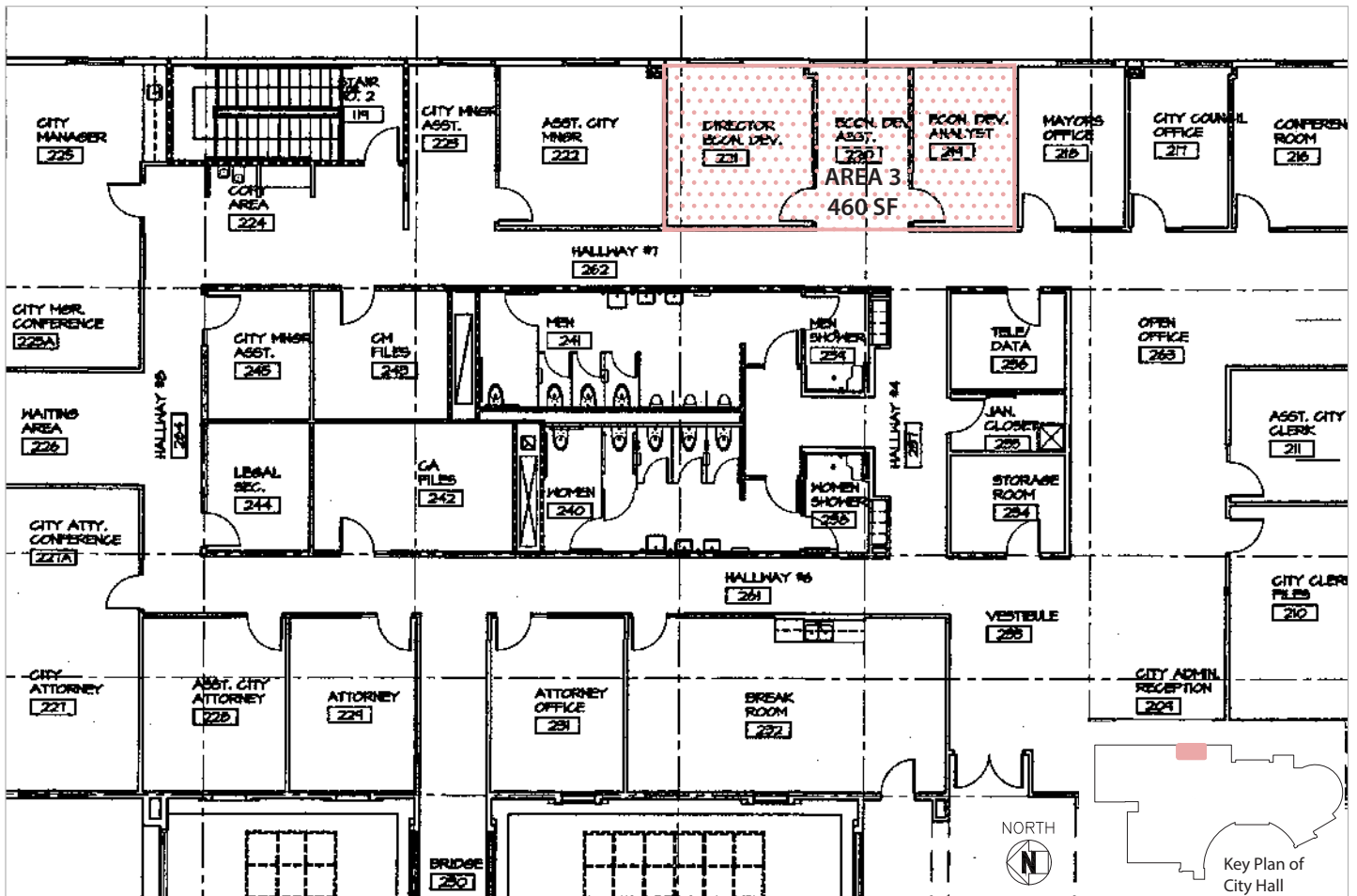


### DEVELOPMENT SERVICES - ADMINISTRATION (CONTINUED)

	Current			10 Year Plan		
Location	City Hall & Support Services Building 333 Civic Center Plaza			Remodel and rearrange existing space		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	16	0	16	18	0	18
Area (SF)	1,010 (City Hall) (City Hall Annex)			2,160		
Public Interaction & Outreach:					Yes	
Major Needs						
<ul style="list-style-type: none"><li>• Employees not efficient due to located in different buildings</li><li>• Inadequate meeting space for internal and public meetings</li><li>• Administrative support in City Hall has inadequate workspace</li></ul>						
Department Description						
Responsible for advancing the permitting processes within the City including working closely with building officials and planning staff.						



#### Current location of Administration Division in Development Services - AREA 3: CITY HALL (UPPER FLOOR)



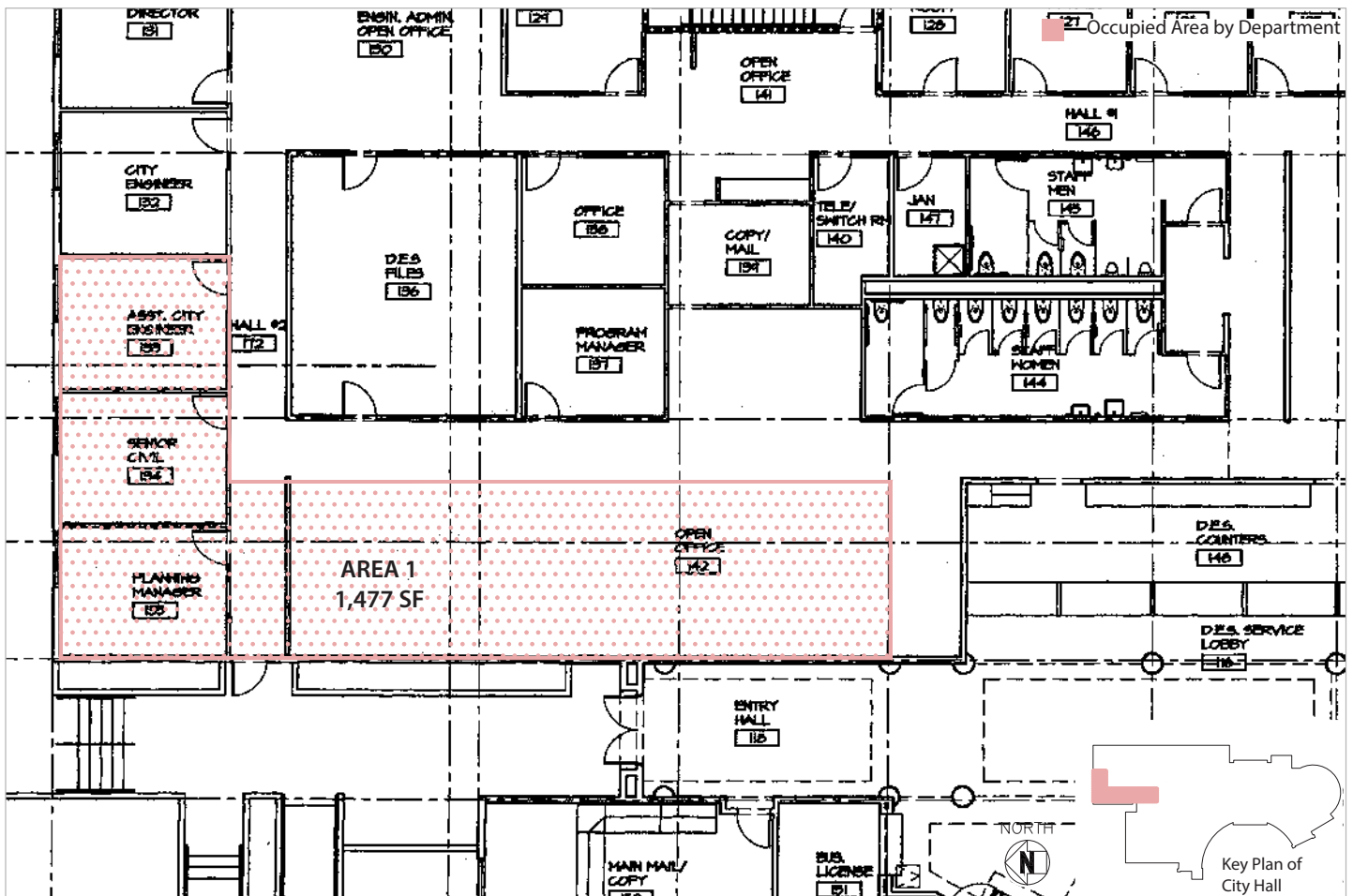


## DEVELOPMENT SERVICES - PLANNING


	Current			10 Year Plan		
Location	City Hall & Support Service Trailer 333 Civic Center Plaza			Remodel and rearrange existing space. Move all to City Hall.		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	9	0	9	10	0	10
Area (SF)	1,657			1,875		
Public Interaction & Outreach:				<div></div>	No	
Major Needs						
<div>• One more office is needed</div> <div>• A little more privacy would be helpful</div>						
Department Description						
Responsible for implementing City policies that direct the physical development and community character of Tracy through the analysis and establishment of local plans, including project development and approvals.						



### Current location of Planning Division in Development Services - AREA 1: CITY HALL (LOWER FLOOR)

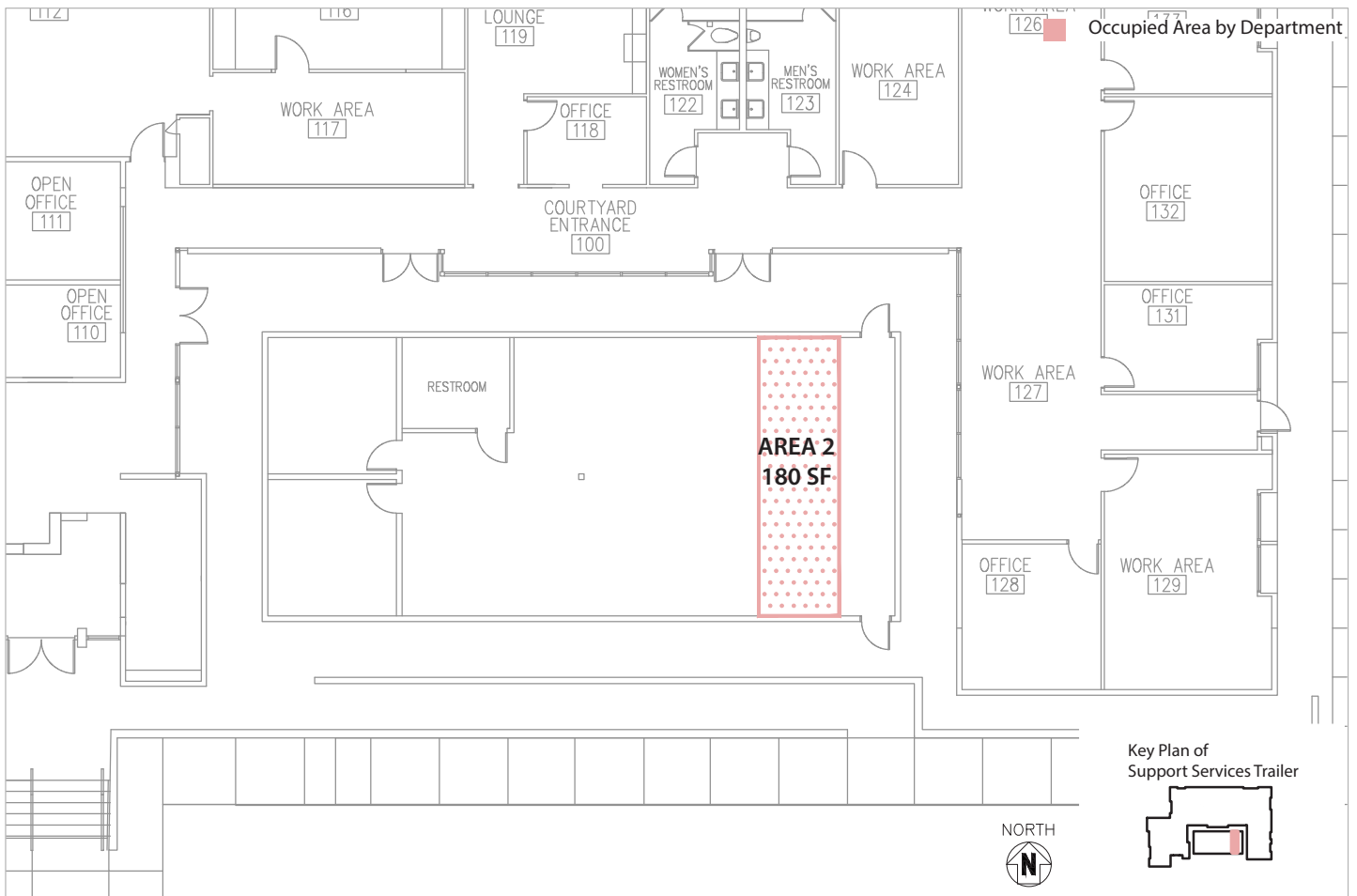


### DEVELOPMENT SERVICES - PLANNING (CONTINUED)


	Current			10 Year Plan		
Location	City Hall & Support Service Trailer 333 Civic Center Plaza			Remodel and rearrange existing space. Move all to City Hall.		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	9	0	9	10	0	10
Area (SF)	1,657			1,875		
Public Interaction & Outreach:					No	
Major Needs						
<ul style="list-style-type: none"><li>• One more office is needed</li><li>• A little more privacy would be helpful</li></ul>						
Department Description						
Responsible for implementing City policies that direct the physical development and community character of Tracy through the analysis and establishment of local plans, including project development and approvals.						



### Current location of Planning Division in Development Services - AREA 2: SUPPORT SERVICE TRAILER FLOOR PLAN



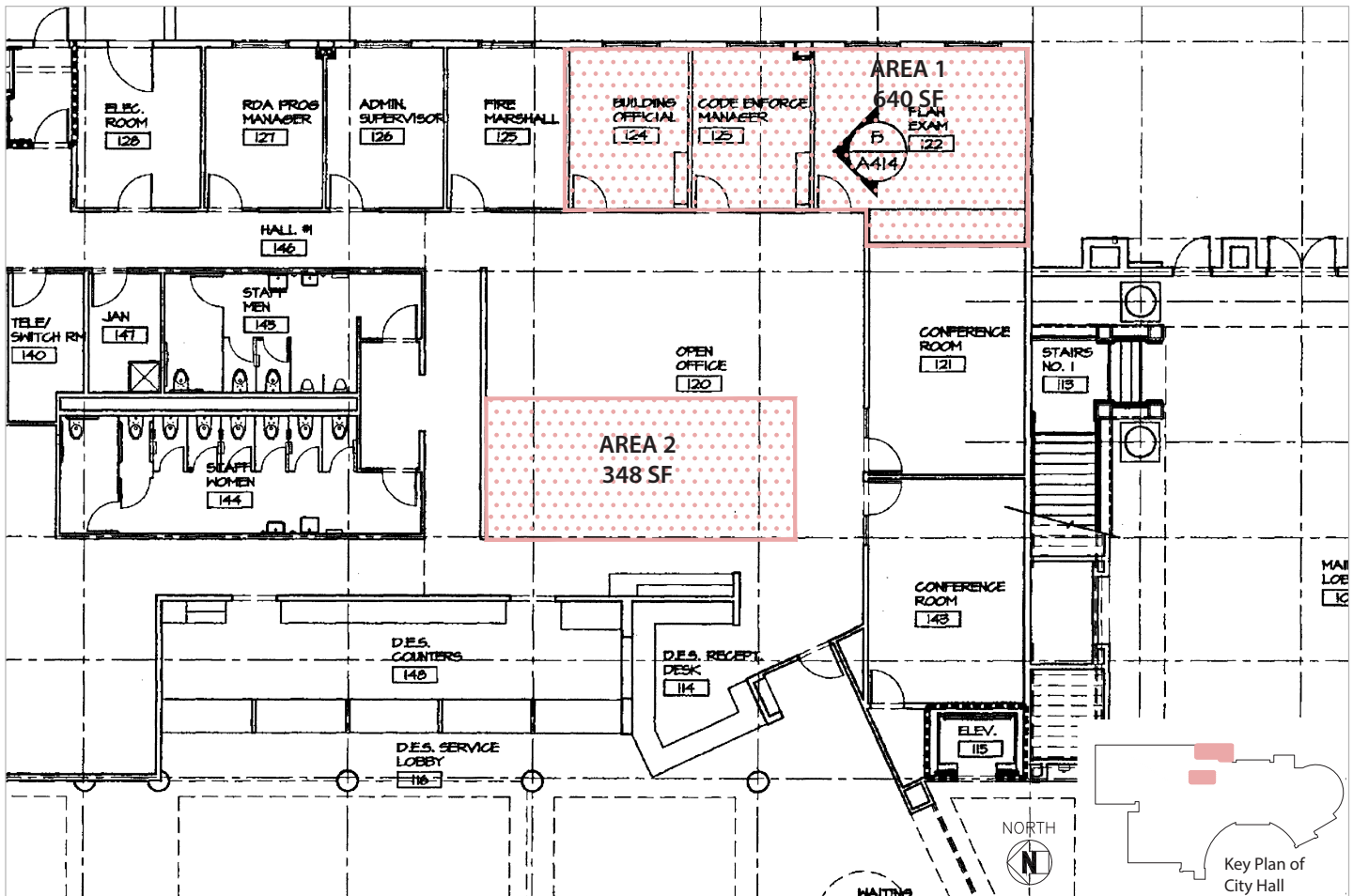
### DEVELOPMENT SERVICES - BUILDING

	Current			10 Year Plan		
Location	City Hall & Support Service Trailer 333 Civic Center Plaza			Move to Administration Building		
Number of Employees	Full- Time	Part- Time	Total	Full- Time	Part- Time	Total
	16	0	16	17	0	17
Area (SF)	1,984			1,932		
Public Interaction & Outreach:					No	
Major Needs						
<ul style="list-style-type: none"><li>• City Hall space is too small</li><li>• Employees are not efficiently located</li><li>• Lacking meeting space for division</li></ul>						
Department Description						
Responsible for improving the safety of Tracy residents through increasing protection from life threatening hazards and reducing risks of property loss.						




### Current location of Development Services Building - AREA 1 & 2: CITY HALL (LOWER FLOOR)

Occupied Area by Department



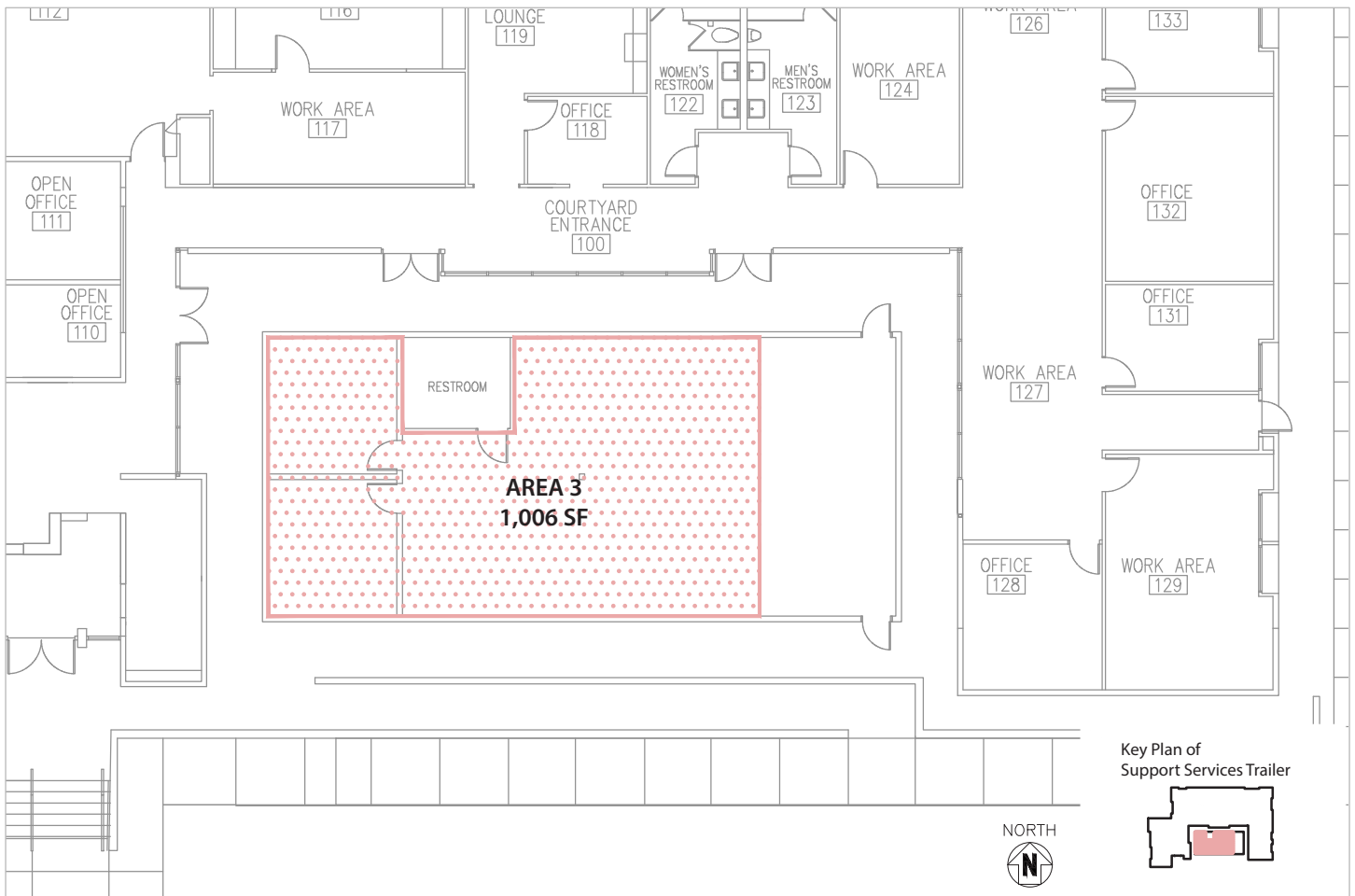
### DEVELOPMENT SERVICES - BUILDING (CONTINUED)

	Current			10 Year Plan		
Location	City Hall & Support Service Trailer 333 Civic Center Plaza			Move to Administration Building		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	16	0	16	17	0	17
Area (SF)	1,984			1,932		
Public Interaction & Outreach:					No	
Major Needs						
• City Hall space is too small • Employees are not efficiently located • Lacking meeting space for division						
Department Description						
Responsible for improving the safety of Tracy residents through increasing protection from life threatening hazards and reducing risks of property loss.						




### Current Location in Support Services Buildings - AREA 3: SUPPORT SERVICE TRAILER

Occupied Area by Department





### DEVELOPMENT SERVICES - ENGINEERING CIP

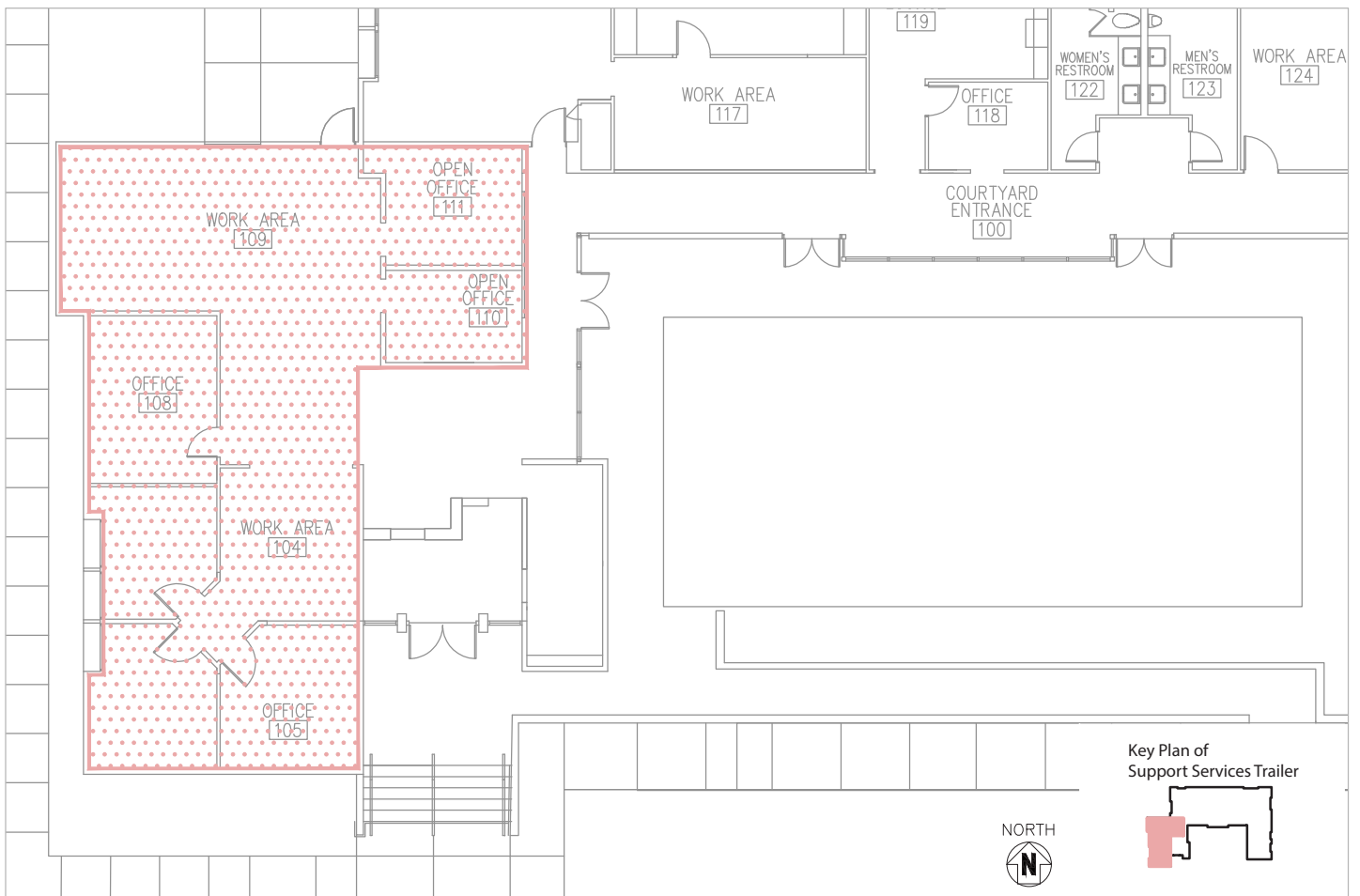
	Current			10 Year Plan		
Location	Support Services Bldg 325 Civic Center Plaza			Move to Administration Building		
Number of Employees	Full-Time	Frozen	Total	Full-Time	Part-Time	Total
	6	3	9	10	0	10
Area (SF)	1,651			2,500		
Public Interaction & Outreach:					Rarely	
Major Needs						
<ul style="list-style-type: none"><li>• Office space is not efficient, including inefficient storage</li><li>• More space for internal meetings is needed</li><li>• Potential candidate for relocation or new facility</li><li>• Vacancies in employee positions require fulfillment</li></ul>						
Department Description						
Responsible for providing design and construction administration for all capital improvement programs and projects including streets, buildings, parks and utilities.						



■ Department Location
 ■ City Facilities
 ■ Other Buildings

### Current Location in Engineering CIP Division - SUPPORT SERVICE TRAILER

■ Occupied Area by Department





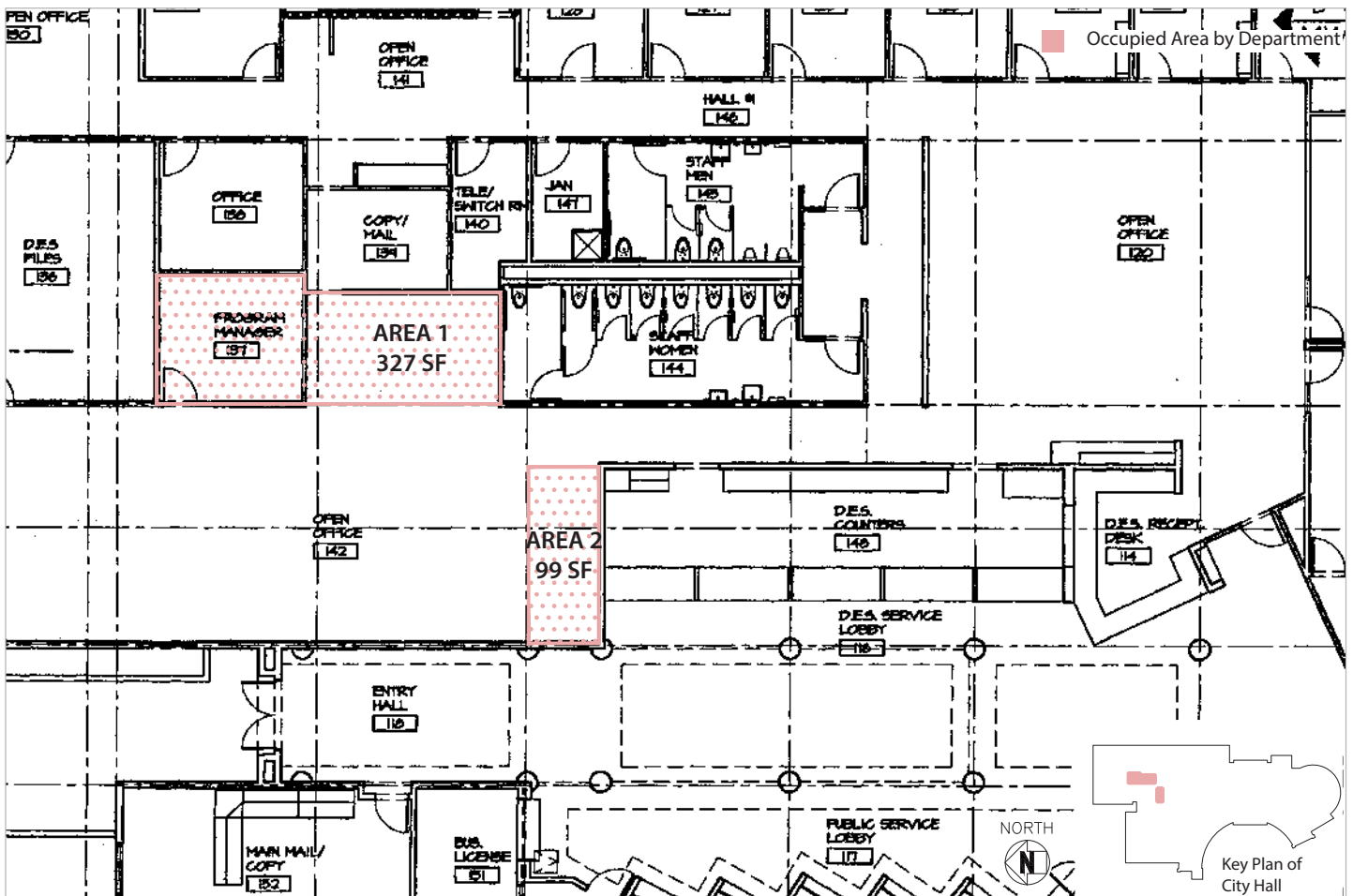
### DEVELOPMENT SERVICES - ENGINEERING LAND DEVELOPMENT

	Current			10 Year Plan		
Location	City Hall 333 Civic Center Plaza			Move to Administration Building		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	7	0	7	9	0	9
Area (SF)	426			675		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
<div><div></div><div>• Office space to accommodate additional two (2) staff</div><div>• Insufficient space for both internal and public meetings</div><div>• Maintain current combination of offices and open workspaces</div></div>						
Department Description						
Provides review and permit processing services to the development community and public to ensure construction quality within established schedules.						



■ Department Location
 ■ City Facilities
 ■ Other Buildings

#### Current Location of Engineering Land Development Division - AREA 1 & 2: CITY HALL (FLOOR PLAN)



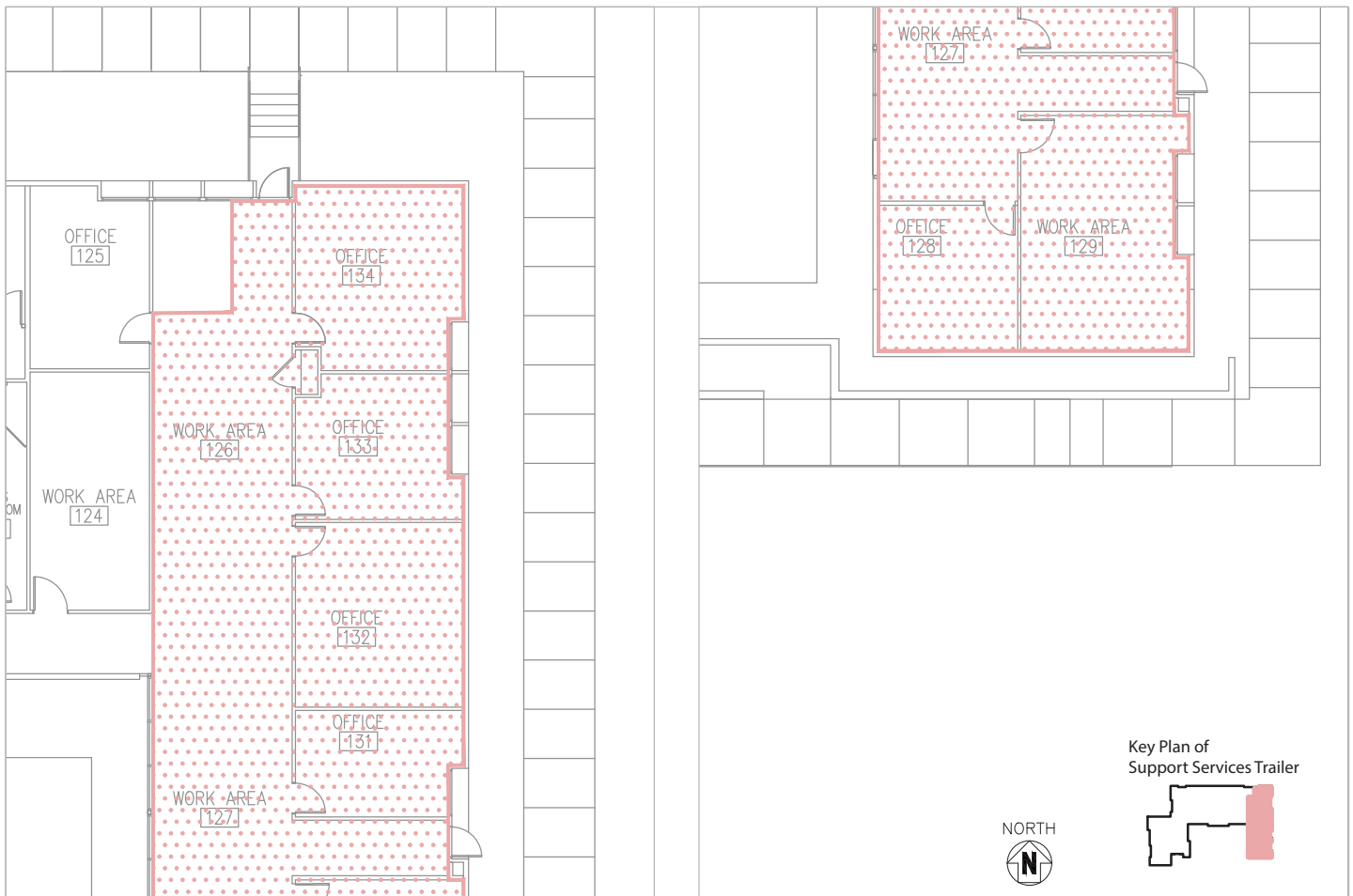
### DEVELOPMENT SERVICES - ENGINEERING CONSTRUCTION MANAGEMENT

	Current			10 Year Plan		
Location	Support Services Bldg 325 Civic Center Plaza			Move to Administration Building		
Number of Employees	Full-Time	Frozen	Total	Full-Time	Part-Time	Total
	6	3	9	10	4	14
Area (SF)	2,168			3,000		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
<div><div>• Insufficient space for public meetings</div><div>• Occupy existing open private office space</div></div>						
Department Description						
Provides inspection of public works projects, private development projects and encroachment permits during construction to ensure plans are followed appropriately.						



■ Department Location 
 ■ City Facilities 
 ■ Other Buildings

### Current Location of Engineering Construction Management Division - SUPPORT SERVICE TRAILER ■ Occupied Area by Department



### DEVELOPMENT SERVICES - ENGINEERING TRAFFIC

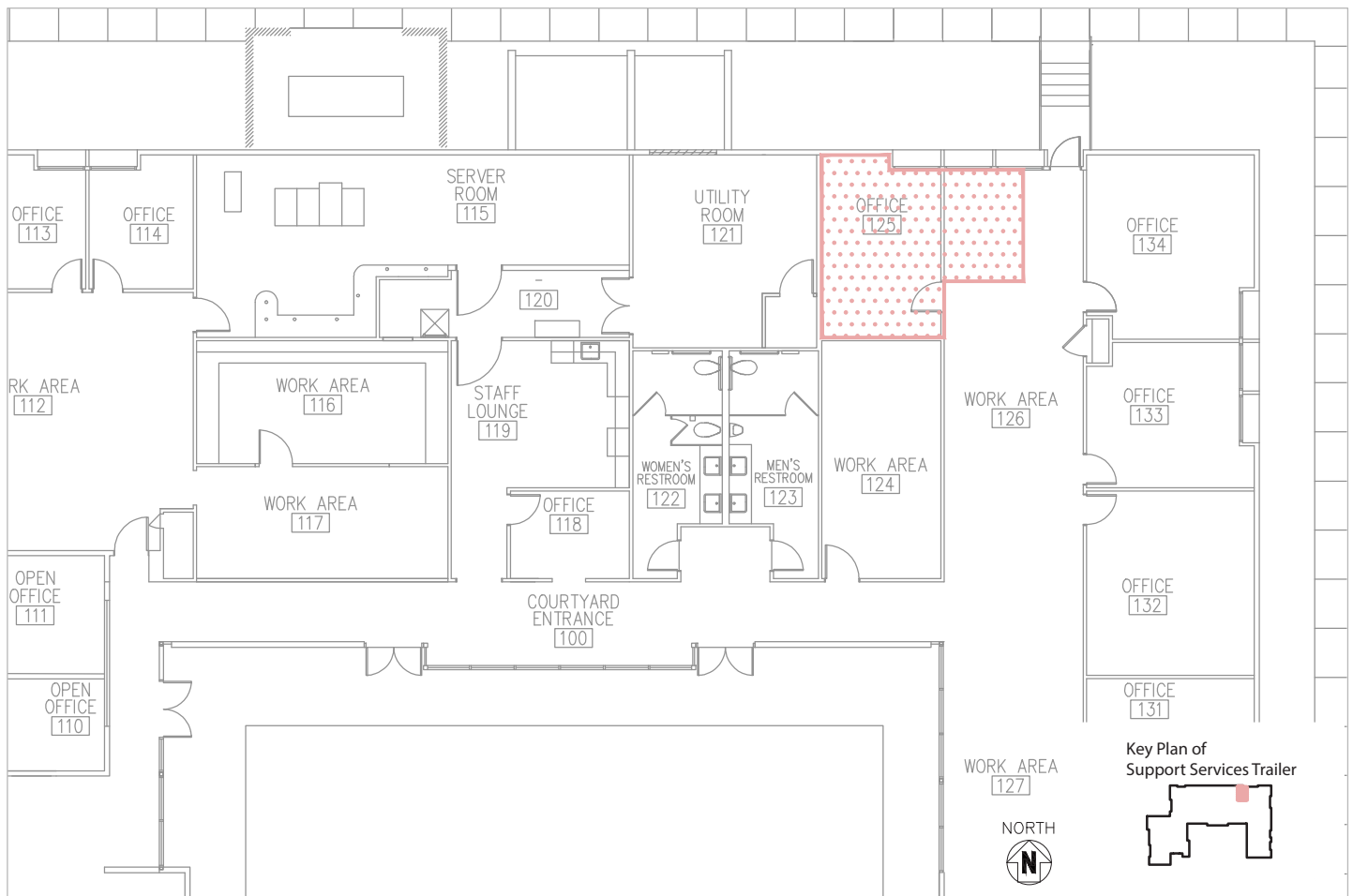
	Current			10 Year Plan		
Location	Support Services Bldg 325 Civic Center Plaza			Move to Administration Building		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	3	0	3	3	0	3
Area (SF)	243			500		
Public Interaction & Outreach:				<div></div>	No	
Major Needs						
• No Survey received						
Department Description						
Ensures the safety and mobility of the Tracy's roadway network. Responsible for traffic operations, pavement management and neighborhood traffic calming.						



■ Department Location
 ■ City Facilities
 ■ Other Buildings

### Current Location of Engineering Traffic Division - SUPPORT SERVICE TRAILER

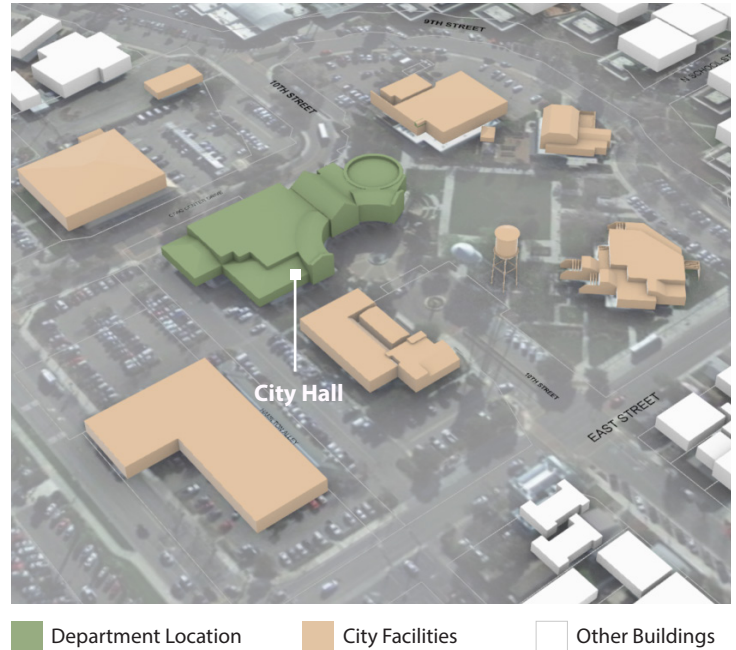
■ Occupied Area by Department



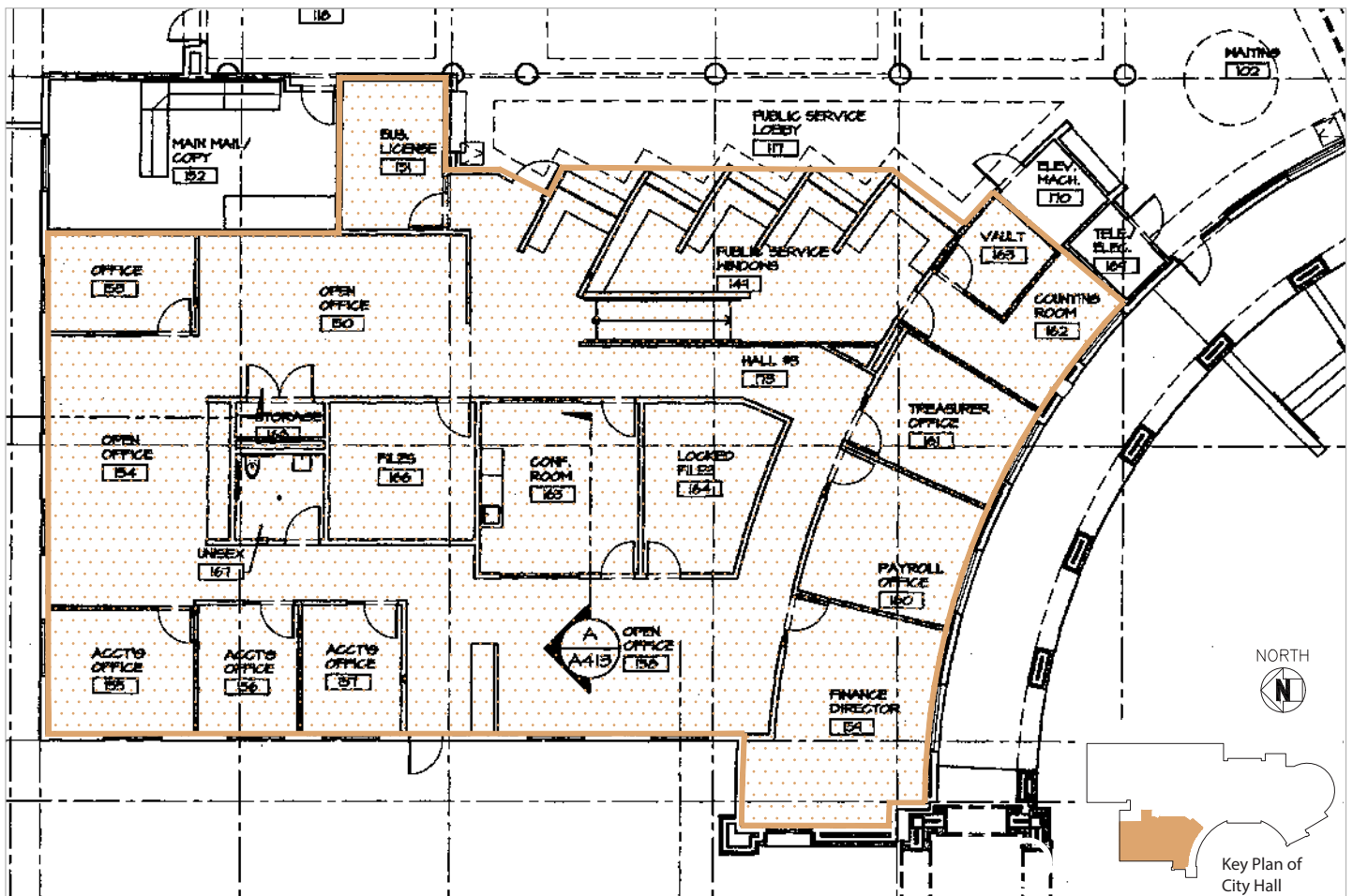


### FINANCE


	Current			10 Year Plan		
Location	City Hall 333 Civic Center Plaza			Maintain current space at City Hall		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	21	0	21	24	0	24
Area (SF)	4,373			4,373		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
<div><div>• Break room and restroom reconfiguration</div><div>• Improved customer visibility at front counter</div><div>• Additional meeting spaces, internal and public</div></div>						
Department Description						
Responsible for all aspects of City budget preparation and accounting, as well as utility billing and business licensing for City of Tracy operations.						



### Current Location of Finance - CITY HALL (LOWER FLOOR)



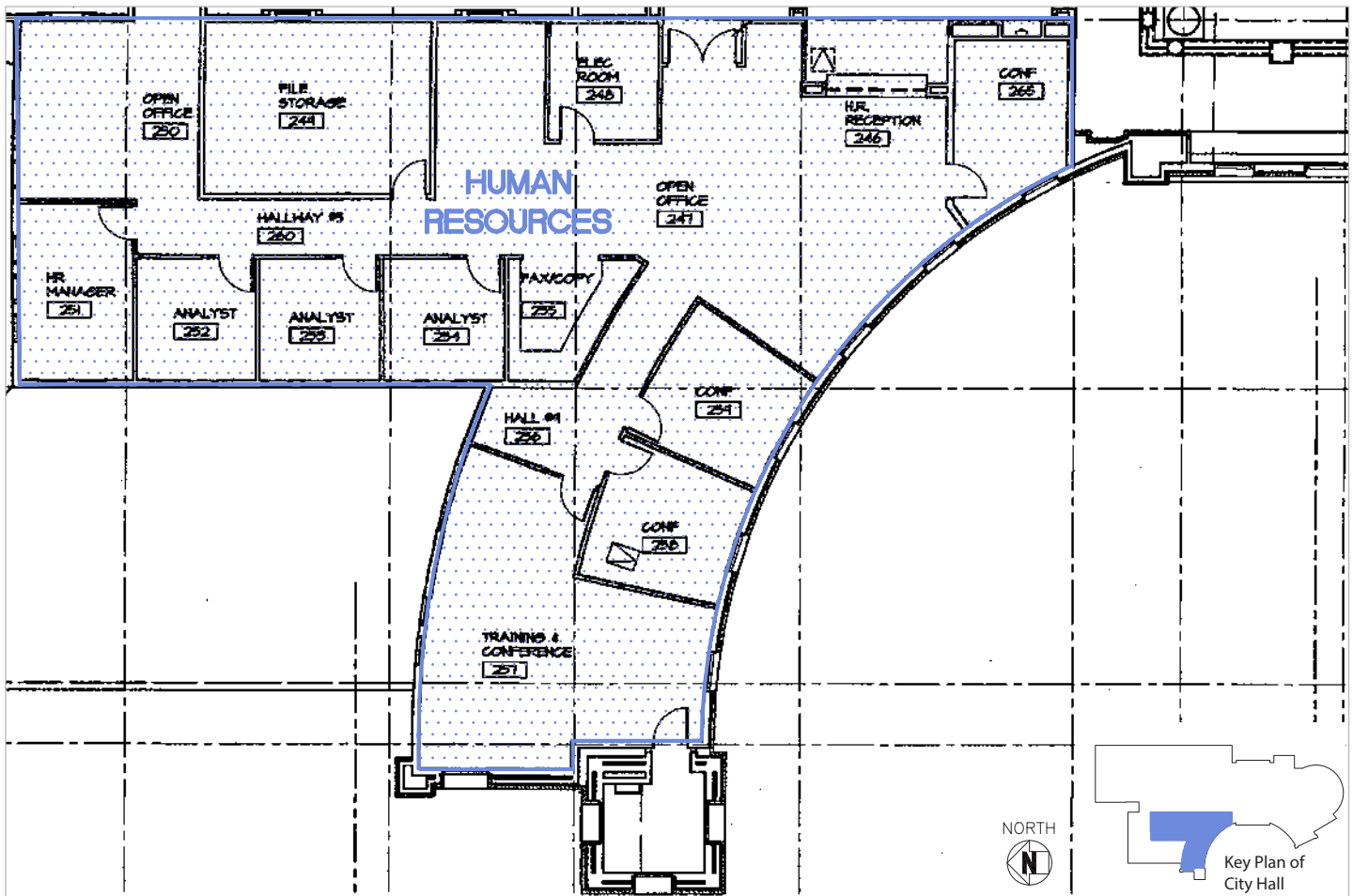
### HUMAN RESOURCES

	Current			10 Year Plan		
Location	City Hall 333 Civic Center Plaza			Maintain current space at City Hall with light improvements		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	10	0	10	10	0	10
Area (SF)	3,695			3,695		
Public Interaction & Outreach:					Yes	
Major Needs						
<ul style="list-style-type: none"><li>• Underutilized storage area and alternate workstation area</li><li>• HR has no requested improvements at this time</li></ul>						
Department Description						
Tasked with training and skills development of City staff as well as recruitment and hiring of employees for the City of Tracy.						




#### Current Location of Human Resources Division - CITY HALL (UPPER FLOOR)

Occupied Area by Department





### OPERATIONS & UTILITIES

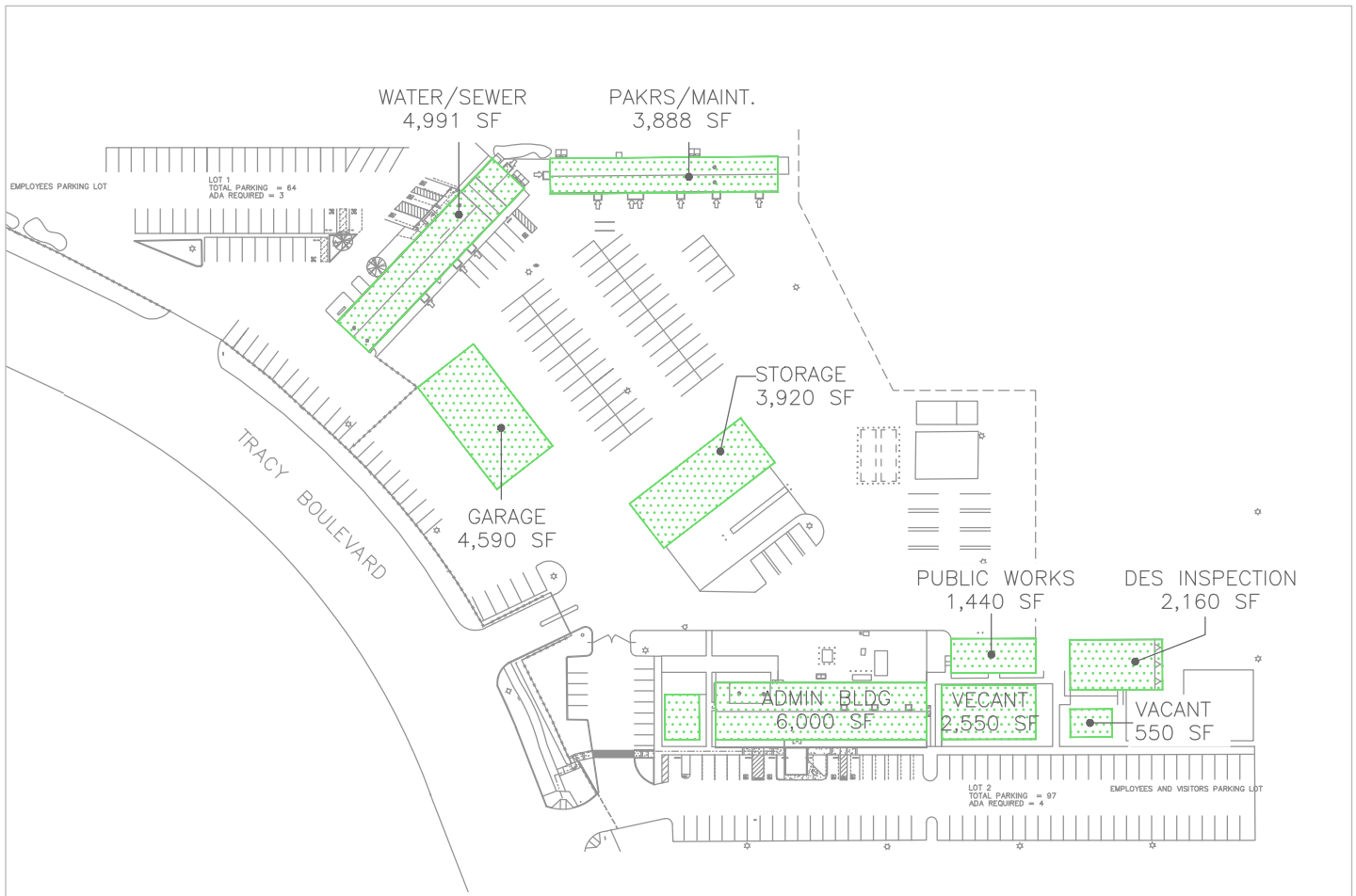
Current				10 Year Plan		
Location	Boyd Service Center & Water Operations Facilities  520 S Tracy Blvd; 3900 Holly Drive; 6649 S Tracy Blvd			Renovate Boyd Service Center. Build auxiliary facility to be shared with Transit. <b>*Utilities Plan Not in Project</b>		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	122	0	122	150	0	150
Area (SF)	Site: 331,200 sf Facilities: 29,900 sf			Site: 500,000 sf Facilities: 60,000 sf		
Public Interaction & Outreach:					Yes	
Major Needs						
<ul style="list-style-type: none"><li>• Shops are too small and create inefficient work environments</li><li>• More meeting space needed, internal and public</li><li>• Space for vehicles and equipment is lacking considerably</li><li>• Accidents have happened due to space constraints</li><li>• Corporation yard site is far too small for the number of vehicles, equipment and materials needed for operations</li></ul>						
Department Description						
Responsible for maintaining City infrastructure including public facilities and parks throughout Tracy. Also responsible for maintenance and oversight of the City's Water Treatment Plant and Wastewater Treatment Plant.						



■ Department Location
 ■ City Facilities
 ■ Other Buildings

### Current Location of Public Works - BOYD SERVICE CENTER SITE PLAN

■ Occupied Area by Department



### PARK & RECREATION - AIRPORT

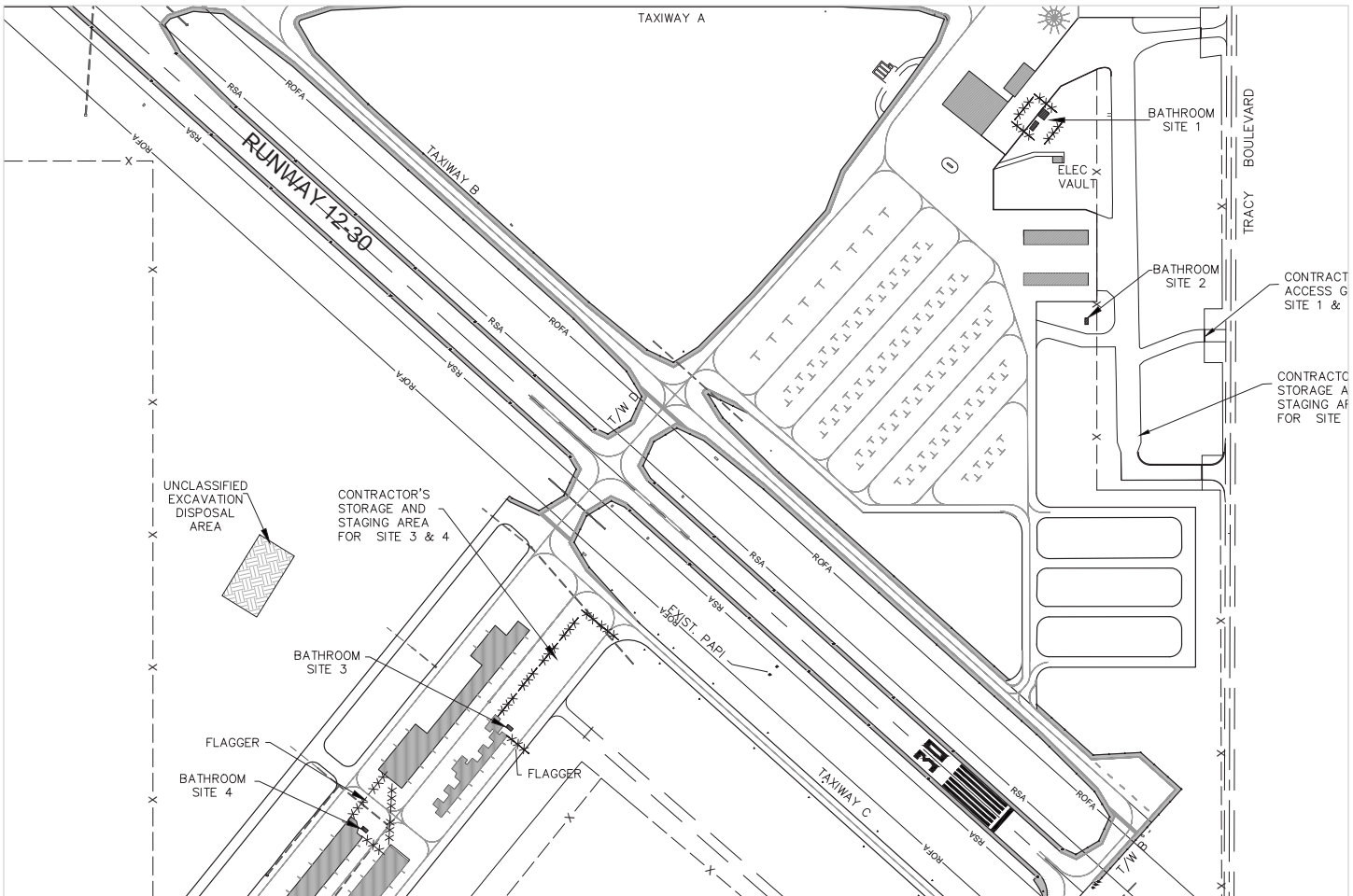
	Current			10 Year Plan		
Location	Tracy Airport Durham Ferry Rd			Remodel existing space		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	2	0	2	3	0	3
Area (SF)	800					
Public Interaction & Outreach:				<div><div></div></div>	Yes	
Major Needs						
<div><div></div><div><div></div><div></div></div><div><div></div><div></div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div></div> 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■ Department Location
 ■ City Facilities
 ■ Other Buildings

### Current Location of Park & Recreation - TRACY AIRPORT SITE PLAN

■ Occupied Area by Department



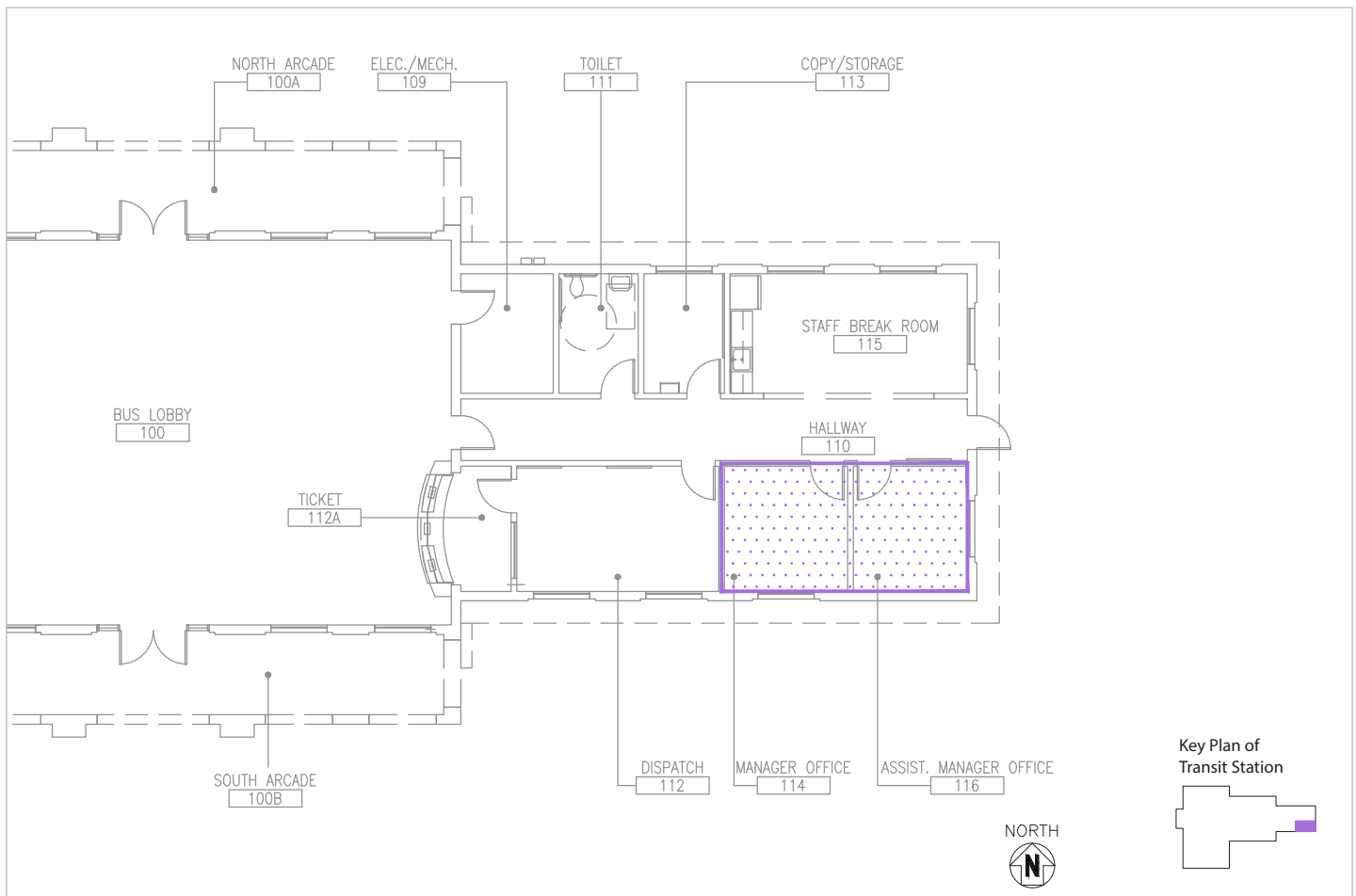
### PARK & RECREATION - TRANSIT

	Current			10 Year Plan		
Location	Transit Station 50 E. 6th St			Transit Center Renovation Bus Maintenance & Storage Facility		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	3		3	4		4
Area (SF)	250			600		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
<div><div></div><div>• Office space is over capacity, with workspaces too small</div><div>• Transit maintenance staff have no offices</div></div>						
Department Description						
Responsible for overseeing operations at the Transit Station including TRACER Bus Services. Ensures public transportation is well-maintained and serviceable.						



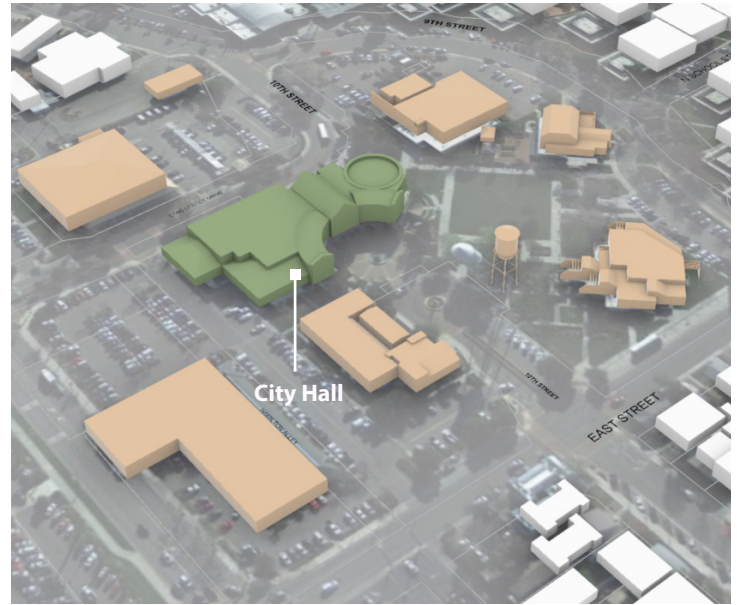
### Current Location of Transit Division in Park & Recreation - TRANSIT STATION

■ Occupied Area by Department



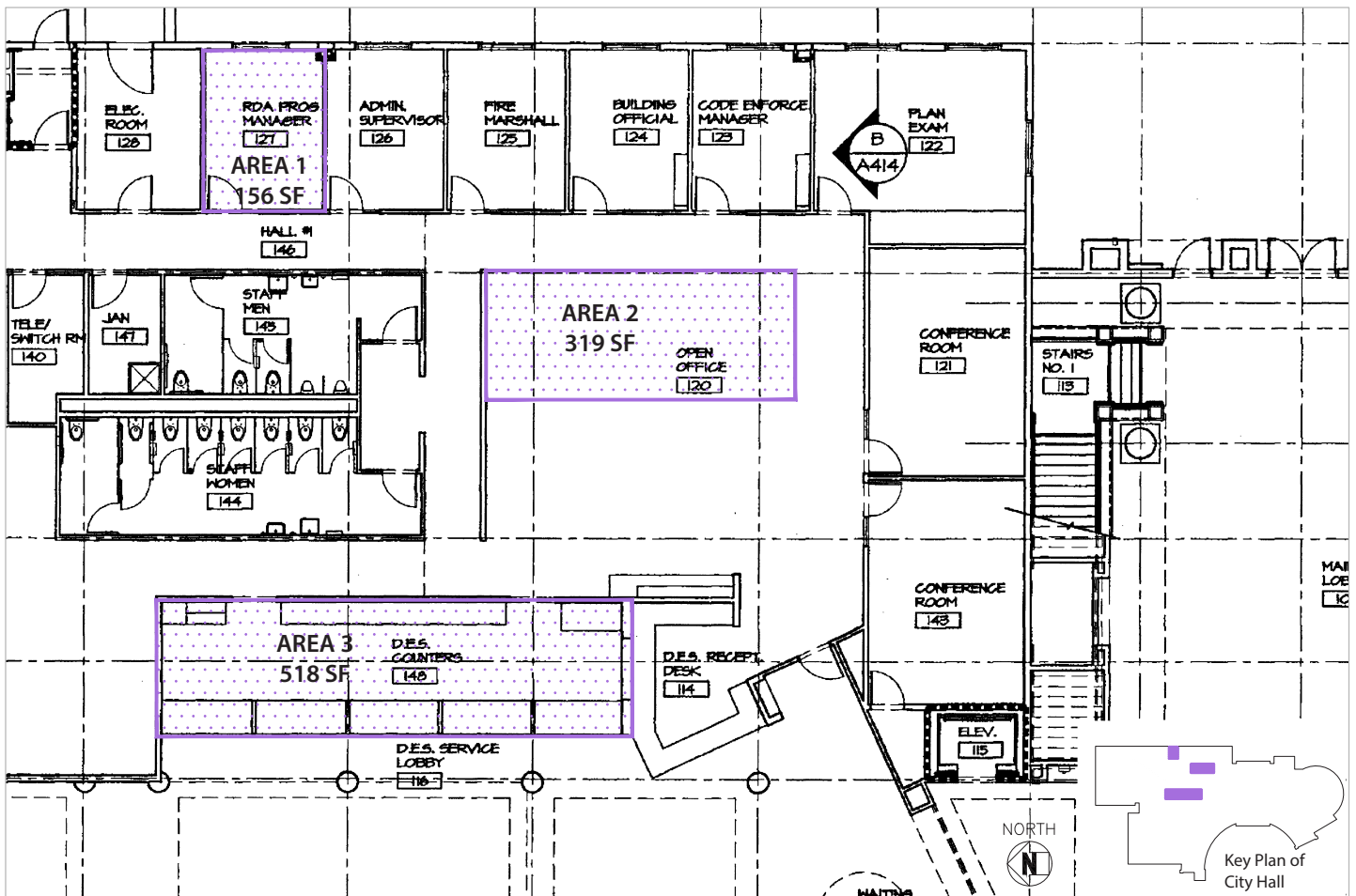
### PARK & RECREATION - COMMUNITY & RECREATION

	Current			10 Year Plan		
Location	City Hall, Senior Center & Community Center 333 Civic Center Plaza			Move all staff to new Admin Building		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	10	46	56	12	46	58
Area (SF)	2,066			6,750		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
• Add few more spaces in City Hall for the 4 staff in the Community Center before Admin Building is built						
Department Description						
Responsible for maintaining Tracy Community facilities and activities led out of community facilities. Leads summer programs and Parks & Recreation class offerings.						



■ Department Location 
 ■ City Facilities 
 ■ Other Buildings

#### Current Location of Community & Recreation Division - AREA 1, 2 & 3: CITY HALL (LOWER FLOOR)





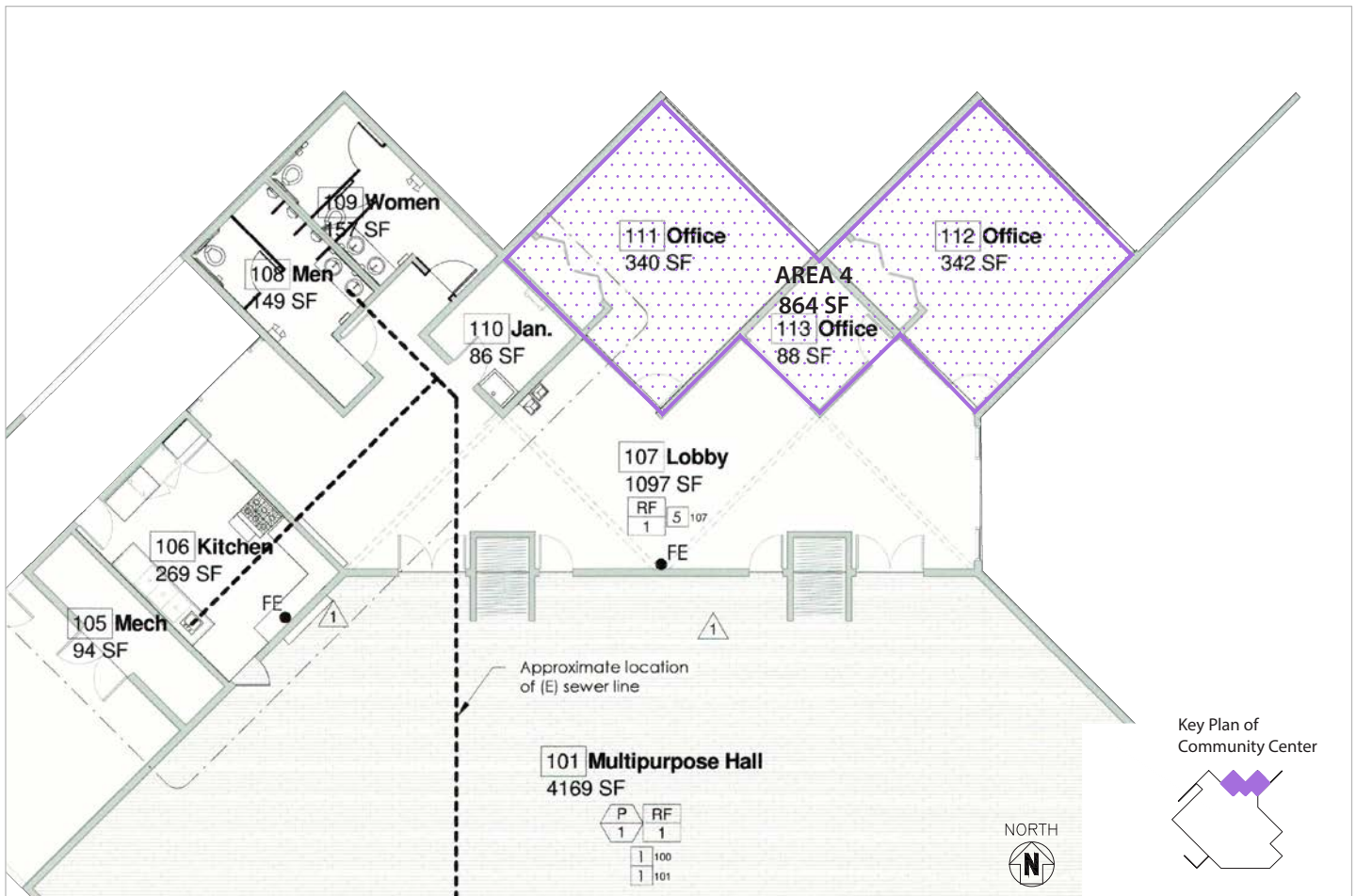
### PARK & RECREATION - COMMUNITY & RECREATION (CONTINUED)

	Current			10 Year Plan		
Location	City Hall, Senior Center & Community Center 333 Civic Center Plaza			Move all staff to new Admin Building		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	10	46	56	12	46	58
Area (SF)	2,066			6,750		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
• Add few more spaces in City Hall for the 4 staff in the Community Center before Admin Building is built						
Department Description						
Responsible for maintaining Tracy Community facilities and activities led out of community facilities. Leads summer programs and Parks & Recreation class offerings.						



#### Current Location of Community & Recreation Division - AREA 4: COMMUNITY CENTER

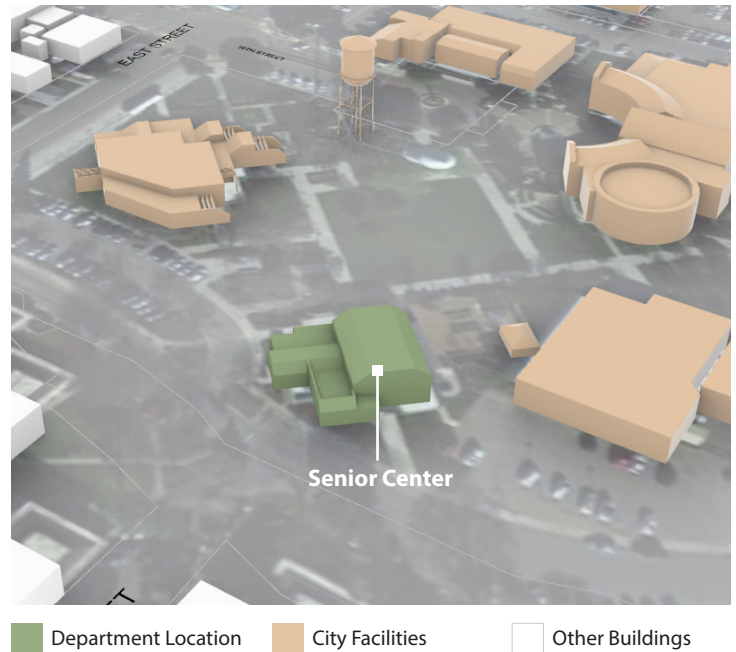
■ Occupied Area by Department





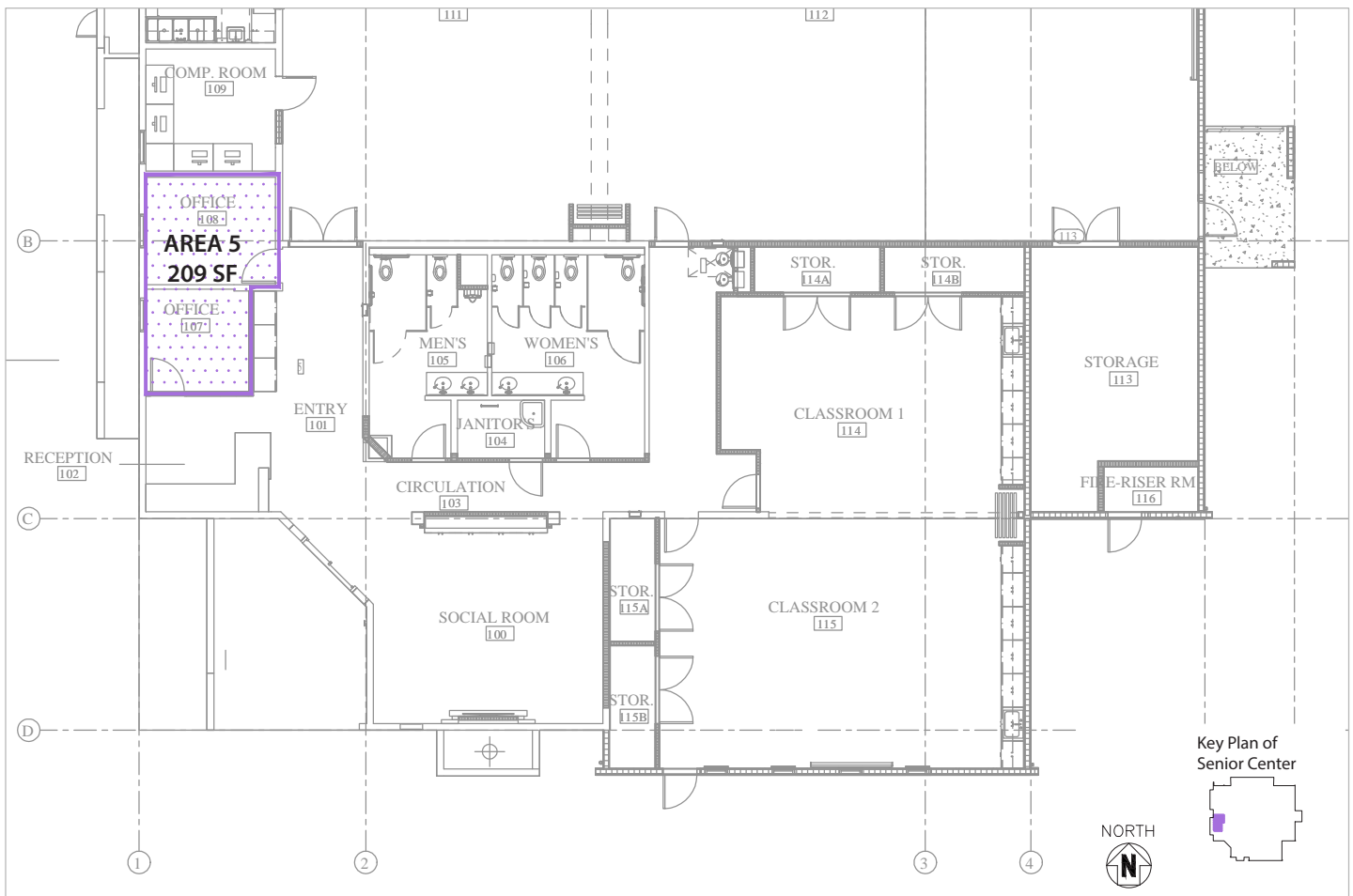
### PARK & RECREATION - COMMUNITY & RECREATION (CONTINUED)

	Current			10 Year Plan		
Location	City Hall, Senior Center & Community Center 333 Civic Center Plaza			Move all staff to new Admin Building		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	10	46	56	12	46	58
Area (SF)	2,066			6,750		
Public Interaction & Outreach:				<div></div>	Yes	
Major Needs						
• Add few more spaces in City Hall for the 4 staff in the Community Center before Admin Building is built						
Department Description						
Responsible for maintaining Tracy Community facilities and activities led out of community facilities. Leads summer programs and Parks & Recreation class offerings.						



### Current Location of Community & Recreation Division - AREA 5: SENIOR CENTER

Occupied Area by Department



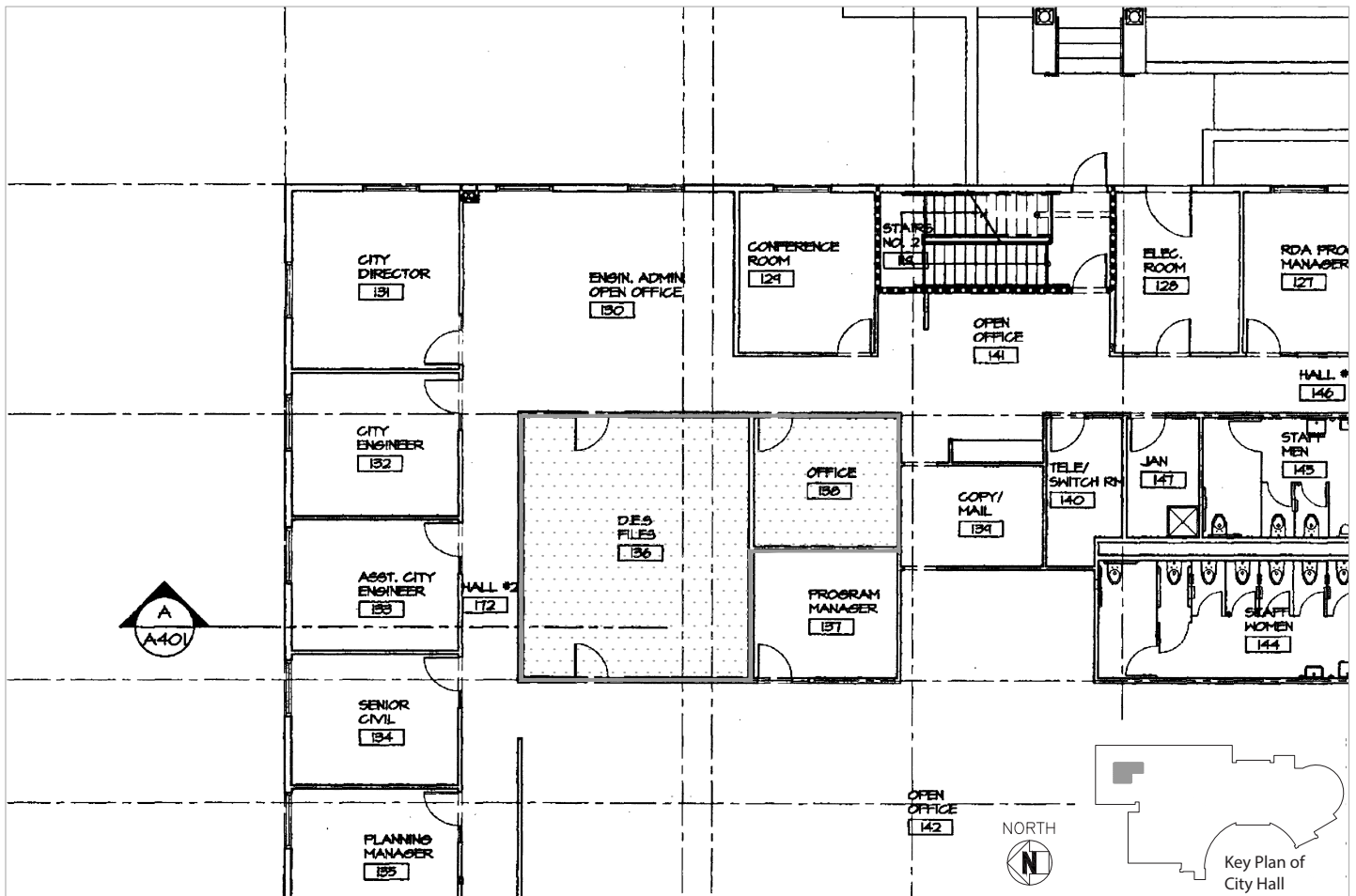
### POLICE DEPARTMENT - CODE

	Current			10 Year Plan		
Location	City Hall 333 Civic Center Plaza			Remain in City Hall until construction of New Police Facility		
Number of Employees	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
	7	0	7	9	0	9
Area (SF)	643			900		
Public Interaction & Outreach:				<div></div>	No	
Major Needs						
<div>• Increase wall space</div> <div>• Tables to review large plans</div>						
Department Description						
Responsible for overseeing the enforcement of City codes and regulations. Communicates with public regarding code violations and resolving of violations.						



### Current Location of Code Division in Police Department - CITY HALL (LOWER FLOOR)

Occupied Area by Department

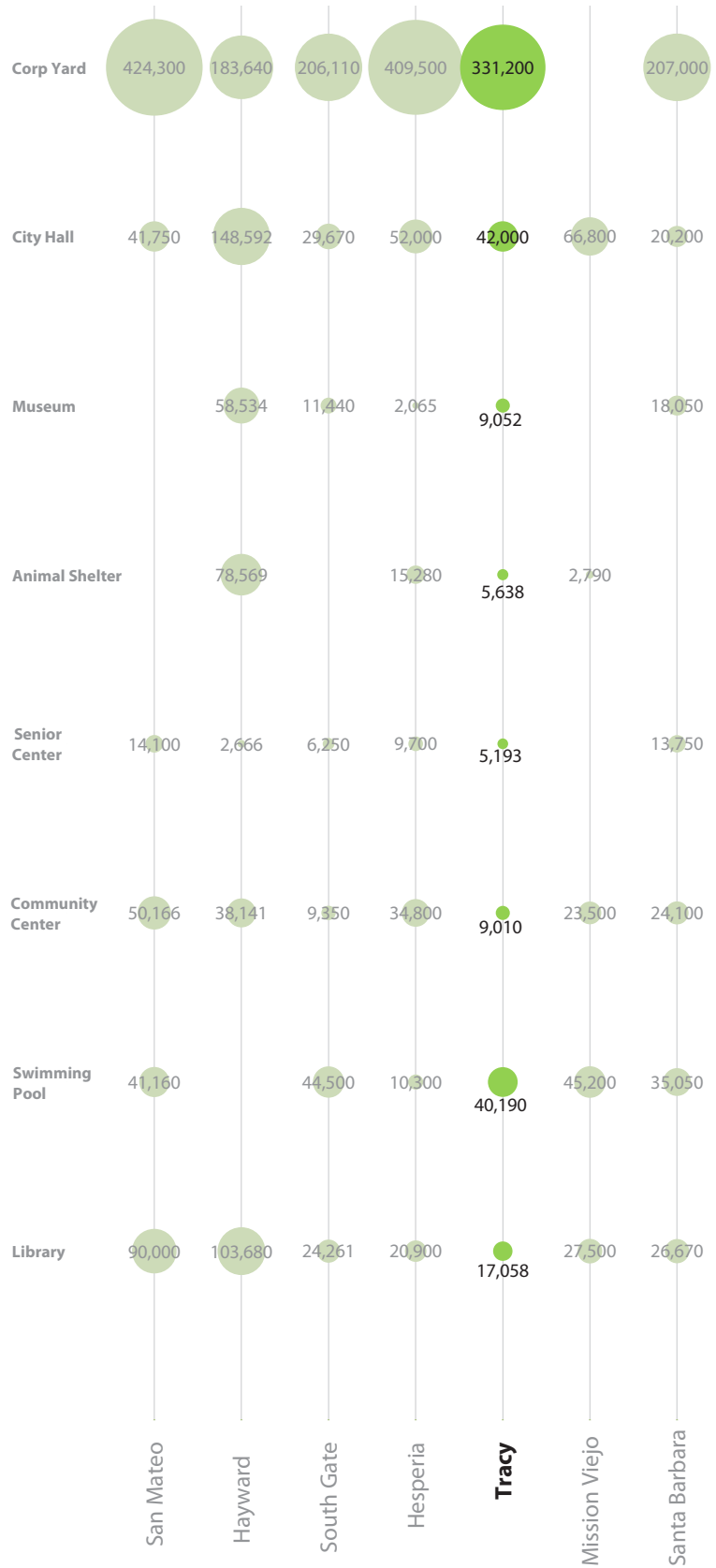


## IV. PROJECTS - NEW PROJECTS, RENOVATIONS, AND DEFERRED MAINTENANCE

<b>a. Comparisons to Cities of Similar Size</b>	<b>396</b>
<b>b. Findings and Summary for Facilities Needs Projection</b>	<b>397</b>
<b>c. Proposed Projects - New</b>	<b>400</b>
<b>d. Proposed Projects - Renovations</b>	<b>412</b>
<b>e. Proposed Maintenance Schedule - Existing</b>	<b>418</b>

# Comparisons to Cities of Similar Size

* Government Facilities	# of Facilities	1	1	1	1	1	1
	<b>Corp Yard</b> (SF)	424,300	183,640	206,110	409,500	331,200	207,000
	# of Facilities	1	1	1	1	1	1
	<b>City Hall</b> (SF)	41,750	148,592	29,670	52,000	42,000	20,200
Public Facilities	# of Facilities	0	1	1	1	1	1
	<b>Museum</b> (SF)	County Owned	58,534	11,440	2,065	9,052	18,050
	# of Facilities	0	1	0	1	1	1
	<b>Animal Shelter</b> (SF)	County Owned	78,569	County Owned	15,280	5,638	2,790
	# of Facilities	1	1	1	1	1	1
	<b>Senior Center</b> (SF)	14,100	2,666	6,250	9,700	5,193	13,750
	# of Facilities	3	6	1	3	1	2
	<b>Community Center</b> (SF)	50,166	38,141	9,350	34,800	9,010	24,100
	# of Facilities	2	0	1	1	2	3
	<b>Swimming Pool</b> (SF)	41,160	44,500	10,300	45,200	40,190	35,050
Population	# of Facilities	1	2	1	1	1	1
	<b>Library</b> (SF)	90,000	103,680	24,261	20,900	17,058	26,670
County		San Mateo	Alameda	Los Angeles	San Bernardino	San Joaquin	Santa Barbara
City		San Mateo	Hayward	South Gate	Hesperia	Tracy	Mission Viejo

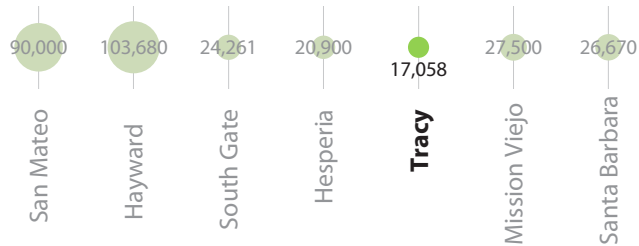


\* Data obtained from public information and Google map

## Findings and Summary for Facilities Needs Projection

## Library

## Facility Area Comparison:



## Findings:

Existing Tracy Library is undersized and needs to be expanded for future population growth.

## Recommendation:

Build a new City of Tracy Library at new location as an addition to the existing Tracy Library.

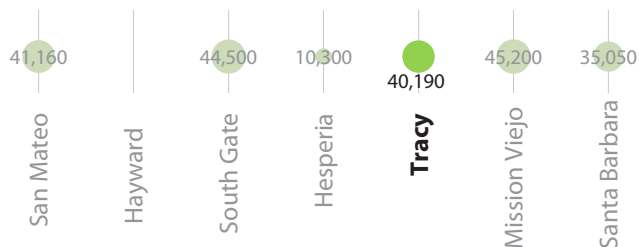
## Proposed Action:

New Construction - New Tracy Library

Tracy's single library is smaller compared to other similarly sized cities. In addition to being undersized, the current library was constructed in the early 1960s with a moderate renovation in 1987. Improvements to the existing library would benefit the City if Tracy most in conjunction with the design and construction of a new library on the west portion of town. Additionally, the nearest libraries to the City of Tracy's library are the Mountain House Branch Library and Lathrop Branch Library, which are operated as one of 13 branches under the Stockton-San Joaquin County Public Library System along with the Tracy Library, but serve respective communities away from Tracy. Building a new library is recommended to serve the growing population of the City of Tracy.

## Swimming Pool

## Facility Area Comparison:



## Findings:

Existing swimming pool has the proper size for the City but needs more space for water recreation activities for public access.

## Recommendation:

Build a new Aquatic Center for additional water activities.

## Proposed Action:

New Construction - New Tracy Aquatic Center

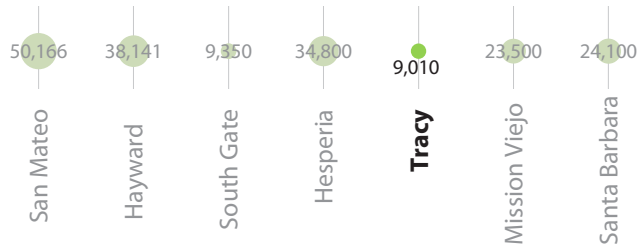
The Joe Wilson Pool is the City's main aquatic facility, located at Dr. Powers park. The swimming pool site is adequately sized compared to pool sites offered by other cities. However, amenities offered at Joe Wilson Pool are lacking in the sense that no gymnasium, waterslides or other publicly accessible water recreation is present other than lap pools. The existing pool site at the north portion of the City is recommended to be maintained for future service. A new Aquatic Center Facility that provides more of a recreational and family focus is recommended to be constructed in addition to continued operations of Joe Wilson Pool. This facility would best be located on the southwest portion of town near new family-style housing developments.



## Findings and Summary for Facilities Needs Projection

## Community Center &amp; Senior Center

## Facility Area Comparison:



While the City of Tracy has significant community presence and interaction, both the Community Center and Senior Center are undersized compared to other similarly sized cities. The Community Center is roughly 1/3 of its ideal size. For Tracy Senior Center would ideally offer double the current floor space. Expansions of the existing facilities are recommended in conjunction with construction of the new Multi-Generation Center that will provide camaraderie and activities for residents and visitors of all ages.

## Findings:

Existing Community Center and Senior Center are undersized and need to be expanded for future population growth.

## Recommendation:

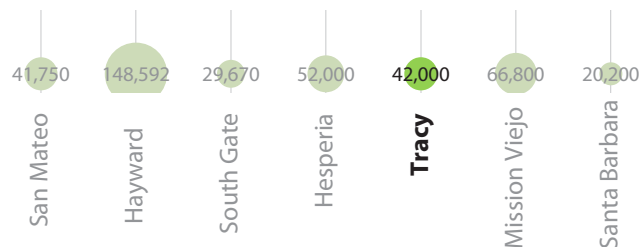
Expand and renovate existing Community Center and Senior Center.

## Proposed Action:

Expansion and renovation - Existing Community Center and Senior Center  
New Construction - Multi-Generation Recreation Center

## Administration Facility

## Facility Area Comparison:



## Findings:

Existing City Hall has inadequate space for current administrative department needs and future staff growth.

## Recommendation:

Build a new Administration Building for additional working areas at Civic Center adjacent to the existing City Hall.

## Proposed Action:

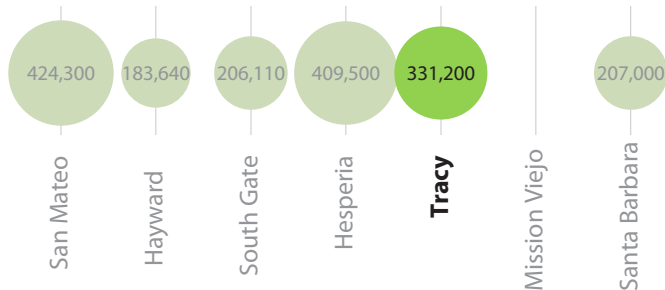
New Construction - New Tracy Administration Center

City Hall currently serves the City of Tracy adequately. The facility is composed of very high-quality finishes and departments comfortable in City Hall, such as Human Resources and Finance, will continue to remain comfortable after slight future renovations. Where the current City Hall is lacking in space for other administrative departments that are currently housed elsewhere or that will require significant future expansion. Current distribution of City administrative employees is between City Hall, the Social Services Building, Social Services Trailer and Police Annex Facility. Employees in Social Services Building and Trailer are partially located among one another and other departments who they interact with out of City Hall. It is recommended that the Social Services Building and Trailer be demolished to construct a new multi-story administration Building on that site. This would allow all administrative staff to relocate from Police Annex and S.S. Trailer to a more organized and cohesive work environment that has room for future additional employees. City Hall would remain housing administrative functions as best fits City needs.

## Findings and Summary for Facilities Needs Projection

### Corp Yard/Maintenance

#### Facility Area Comparison:



#### Findings:

The existing Tracy Corp Yard is undersized and has a limited room available for expansion. New site and new facilities are needed for work areas, shops and vehicle maintenance.

#### Recommendation:

Build a new Public Works Maintenance Facility at new location.

#### Proposed Action:

New Construction - New Bus Maintenance Facility

The Boyd Service Center site is comparably sized to those used by other cities. Where Boyd is lacking in the condition of shops and maintenance facilities used to keep the City's parks facilities and storage well-kept and maintained. Vehicle maintenance space is largely undersized for current needs and administrative facility site at Boyd contains little room for expansion. A purchasable site exists adjacent to and access Tracy Blvd. from the current Boyd Service Center which may be used for expansion. Tracy Transit Operations also require space to maintain their fleet of large buses and bus equipment. The purchasable site across from Boyd is recommended to be used as a joint Transit and Operations & Utilities Maintenance Facility. The joint facility would contain drive-through vehicle bays for buses and a dedicated public works vehicle maintenance area with administrative and office space for both departments. The construction of the new facility will allow Transit Operations easier access to maintenance office and conference space while the existing Boyd Service Center can be tailored for future improvements aligning with other Operations & Utilities needs.

### Homeless Shelter

#### Findings:

New temporary housing or shelter is needed to address homelessness in City of Tracy and San Joaquin County.

#### Recommendation:

Build a new Temporary Housing for homeless.

#### Proposed Action:

New Construction - New Emergency Temporary Housing

Just like the surrounding community of Livermore, and Stockton, the City of Tracy is experiencing an increase in the number of homeless residents. A study referenced in the Tracy Press explains that current homeless residents in Tracy are almost double the 90 estimated residents homeless in 2017. The homelessness problem is large-scale when viewed from a County level, with an estimated 2,629 homeless individuals living in San Joaquin County in 2019. At the time of the study, over 1,500 of their individuals were unsheltered compared to less than 600 unsheltered individuals in 2017. Temporary homeless housing at the site of the wastewater treatment facility will allow shelter for residents who need and will benefit from it. The temporary housing will allow Tracy to understand trends and needs firsthand and will assist in the future development of a more permanent solution.

## New Project - Administration Building



■ New Facilities   
 ■ Existing City Facilities   
 ■ Other Existing Buildings

### Project Description

The new Administration building will allow for more organization and tailored workspaces for city staff currently split between the Social Services Building, Police Annex and Social Services Trailer.

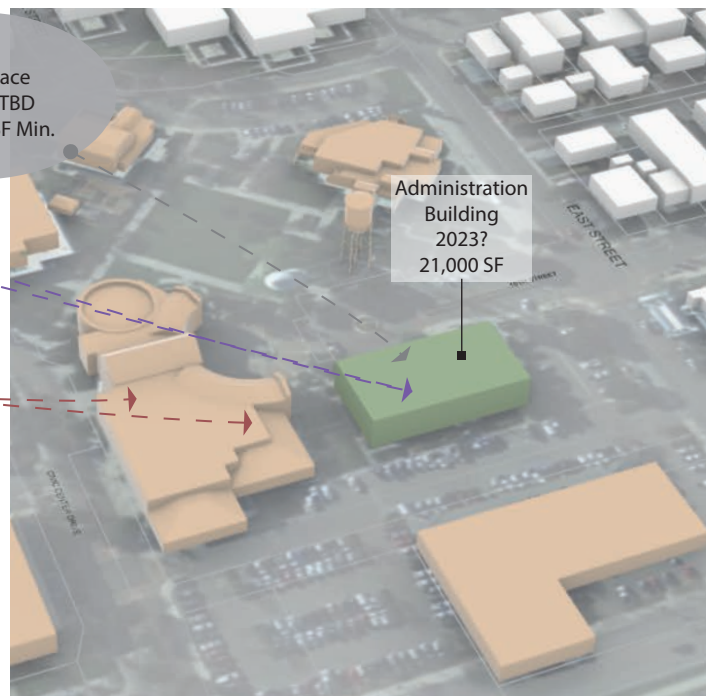
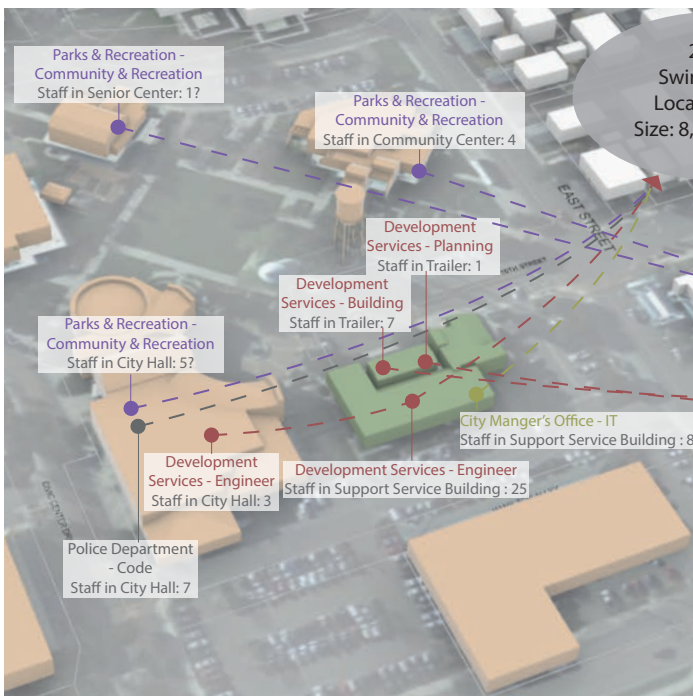
### Project Information

Location	325 Civic Center Plaza
Site Size (SF)	20,000
Facility Size (SF)	21,000
Occupancy Capacity	84
Completion Date	2028
Estimated Cost	\$24,242,550

### Move-In Departments /Divisions

Department	Current Location	Staff	Space
<b>Development</b>			
Engineering	City Hall & Support Services Bldg.	36	9,000
<b>City Manager's Office</b>			
Clerk	Support Services Bldg.	10	1,800
<b>Parks &amp; Recreation</b>			
Community & Recreation	City Hall, Senior Center & Community Center	10	6,750
<b>Police Department</b>			
Code Enforcement	333 Civic Center Plaza	9	2250
<b>Total</b>		<b>65</b>	<b>19800</b>

## Project Logistics





## New Project - Bus Maintenance Facility / Corp Yard



■ New Facilities   
 ■ Existing City Facilities   
 ■ Other Existing Buildings



### Project Description

This new facility will allow improved vehicle maintenance, storage, office and shops space for both the Transit Division and Operations & Utilities. Potential items to be programmed include Bus Maintenance Bays, Transit office and training space, electric charging infrastructure for buses, bus wash, and parking for multiple buses. Operations & Utilities spaces may include new shops, offices, parking and support spaces. The new facility will supplement existing operators at the Tracy Transit Station and Boyd Service Center.

### Project Information

Location	325 Civic Center Plaza
Site Size (SF)	9.9 Acres
Facility Size (SF)	17,400
Capacity	25 Employees
Completion Date	2027
Estimated Cost	\$36,400,000

### Move-In Departments /Divisions

	Current Location	Staff	Space (SF)
<b>Parks &amp; Recreation</b>			
Transit	Transit Station	4	600
<b>Operations &amp; Utilities</b>			
Operations & Utilities	Boyd Service Center	15	2,250

### New Project - Tracy Hills Operations & Utilities Facility



■ New Facilities   
 ■ Existing City Facilities   
 ■ Other Existing Buildings

#### Project Description

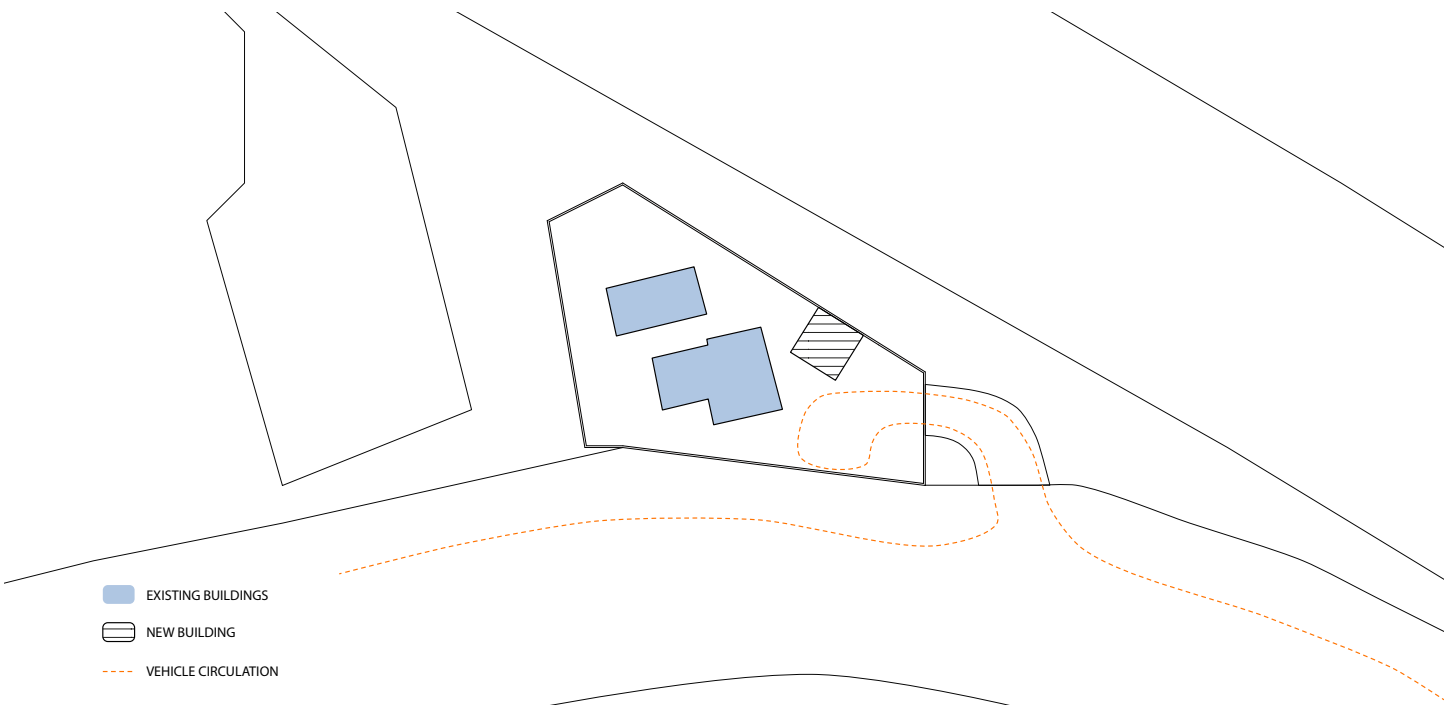
The Tracy Hills Operations & Utilities Facility will provide parking and office space for one to two employees. This office space will be designed to be sharable with the ability to let staff sit down and work for short periods as necessary throughout the day.

#### Project Information

Location	Tracy Hill
Site Size (SF)	9,500
Facility Size (SF)	400
Capacity	1-2 Employees
Completion Date	2025
Estimated Cost	\$426,920

#### Move-In Departments /Divisions

	Current Location	Staff	Space (SF)
<b>Operations &amp; Utilities</b>			
Operations & Utilities	Boyd Service Center	1-2	400 SF



■ EXISTING BUILDINGS  
■ NEW BUILDING  
--- VEHICLE CIRCULATION



## New Project - Aquatic Center

1. Competition Pool
2. Recreation Pool
3. Lazy River
4. Slides
5. Toddler Pool
6. Play Structure and Wet Deck

7. Future Expansion
8. Entrance Location
9. Food and Beverage
10. Support Facilities
11. Parking Lot
12. Drop-Off Location



### Project Description

The Aquatic Center will supplement the Joe Wilson Pool as another recreational aquatic offering for the City of Tracy's community. The aquatic center will have various items including multiple pools, waterslides and a lazy river. The space may have employees from the Parks & Recreation department.

### Project Information

Location	Summit Drive & Corral Hollow Road
Site Size (SF)	480,000
Facility Size (SF)	Refer to Parks Master Plan
Capacity	Refer to Parks Master Plan
Completion Date	2030 (Refer to Parks Master Plan)
Estimated Cost	\$62,688,368

### Move-In Departments /Divisions

	Current Location	Staff	Space (SF)
<b>Parks &amp; Recreation</b>	Refer to Parks Master Plan		

## Project Location Relative to Existing Facility



■ New Facilities
 ■ Existing City Facilities
 ■ Other Existing Buildings

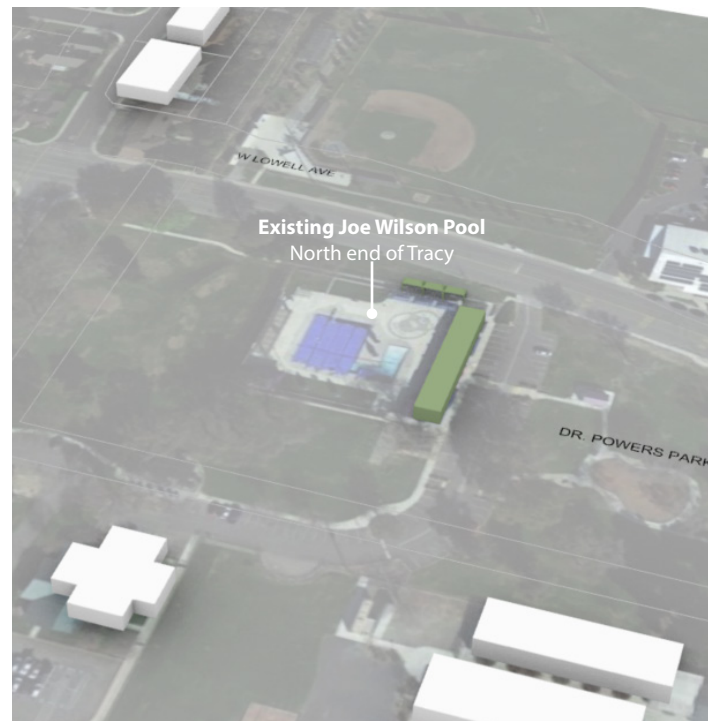


Figure 1 shows a 2D layout of a composite shape with the following dimensions:

- Overall width: 807.5"
- Overall height: 447.4"
- Top section widths (from left to right): 465.4", 207.9", 234.1"
- Left section heights (from top to bottom): 275.9", 27.0"
- Right section heights (from top to bottom): 17.4", 394.6"
- Bottom section widths (from left to right): 237.0", 232.9"
- Central grey rectangle dimensions: 22.4" (width) x 35.4" (height)

The Multi-Generational Recreation Center will supplement the existing Community Center and Senior Center with increased City space for community recreation and gathering opportunities. Potential spaces to be programmed include a gymnasium multi-purpose rooms, tech offerings, educational kitchen, administrative space and support spaces.

Location	Refer to Parks Master Plan
Site Size (SF)	Refer to Parks Master Plan
Facility Size (SF)	52,637
Capacity	Refer to Parks Master Plan
Completion Date	2025 (Refer to Parks Master Plan)
Estimated Cost	\$87,577,232

	Current Location	Staff	Space (SF)
<b>Parks &amp; Recreation</b>			

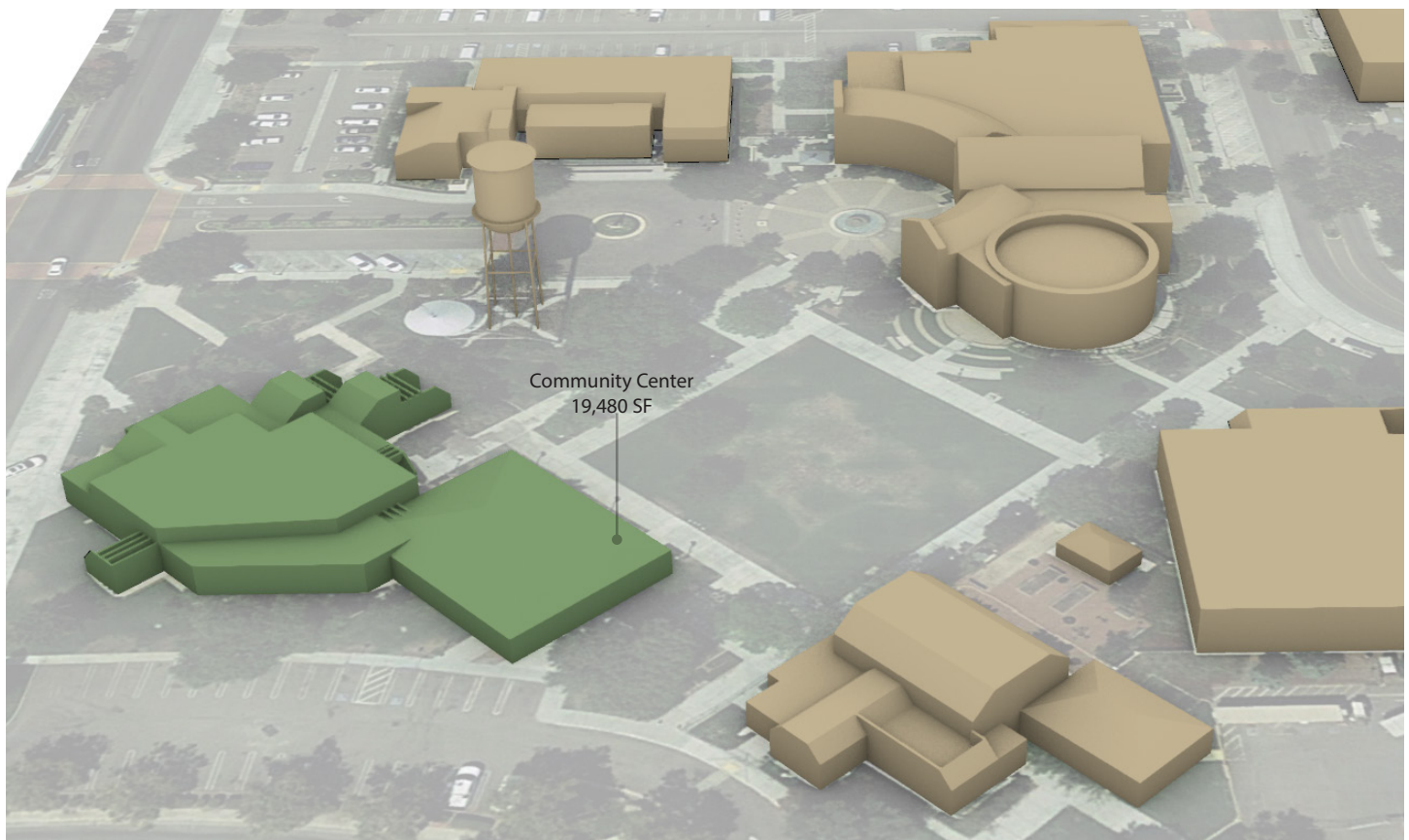


## New Project - Community Center



■ New Facilities 
 ■ Existing City Facilities 
 ■ Other Existing Buildings

Project Description			
The new Community-oriented Center will combine the existing Community Center and Senior Center for community services and public activities.			
Project Information			
Location	Civic Center		
Site Size (SF)	46,000		
Facility Size (SF)	10,480 (Existing) + 4,000 (Upgrade) + 9,000 (New)		
Capacity	City staff + public		
Completion Date	2040		
Estimated Cost	\$9,500,000		
Move-In Departments /Divisions			
	Current Location	Staff	Space (SF)
Parks & Recreation			





## New Project - Civic Center Parking Garage



■ New Facilities
 ■ Existing City Facilities
 ■ Other Existing Buildings

Project Description			
The new Parking Garage will provide additional parking stalls for civic center and surrounding neighborhoods.			
Project Information			
Location	Civic Center		
Site Size (SF)	34,000		
Facility Size (SF)	20,000 x 3 levels		
Capacity	Parking		
Completion Date	2036		
Estimated Cost	\$12,580,000		
Move-In Departments /Divisions			
	Current Location	Staff	Space (SF)



## New Project - Tracy Library



Parcel Option 1 - Joe Pombo Pkwy (W Grant Line Rd & I205)

Parcel Option 2 - N Corral Hollow Rd (Near Grant Line Rd)



Parcel Option 3 - W Linne Rd & S Corral Hollow Rd

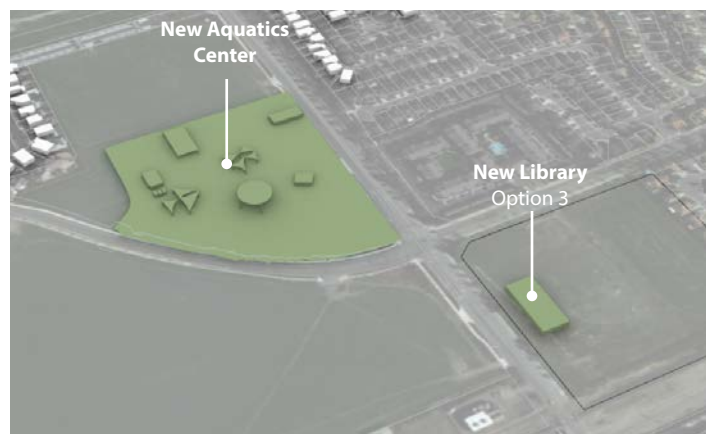


Option 1 - Joe Pombo Pkwy (W Grant Line Rd & I205)

Option 2 - N Corral Hollow Rd (Near Grant Line Rd)

Project Description			
A new City of Tracy library would supplement the existing library which is undersized to continue to provide library services to Tracy's expanding population. Potential program offerings at the new library include educational space and a teen center. Familiar library offerings would be provided.			
Project Information			
Location	See parcel options on left side.		
Site Size (SF)	TBD after parcel selection		
Facility Size (SF)	20,000		
Capacity	Public Use		
Completion Date	2032		
Estimated Cost	\$25,577,000		
Move-In Departments /Divisions			
	Current Location	Staff	Space (SF)
TBD			

New Facilities
  Existing City Facilities
  Other Existing Buildings



Option 3 - W Linne Rd & S Corral Hollow Rd



## New Project - Temporary Emergency Housing



### Project Description

Construction of a temporary emergency housing shelter will allow the city to respond to increased levels of homelessness in the area in current years. The temporary shelter is proposed to be located on the site of the current Waste Waters Treatment facility. Numbers of residents to house will be decided upon further program analysis. Construction of this facility will allow the City of Tracy to form more accurate future predictions and provide better service related to the needs of the homeless community.

### Project Information

Location	370 Arbor Ave
Site Size (SF)	9,596
Facility Size (SF)	5,000-10,000
Capacity	TBD
Completion Date	Winter 2023
Estimated Cost	\$10,000,000

### Move-In Departments /Divisions

	Current Location	Staff	Space (SF)



## New Project - Senior Center



■ New Facilities
 ■ Existing City Facilities
 ■ Other Existing Buildings

### Project Description

The Senior Center will be expanded to provide additional space for community gathering and events. The increased size of the Senior Center will allow Tracy to properly serve its senior population through buildout.

### Project Information

Location	Existing Senior Center
Site Size (SF)	Existing site
Facility Size (SF)	5,224 (Existing) + 1,000 (Upgrade) + 5,000 (New)
Capacity	Public Use (age 50+)
Completion Date	2038
Estimated Cost	\$5,500,001

### Move-In Departments /Divisions

	Current Location	Staff	Space (SF)



## New Project - Boyd Service Center



### Project Description

The Boyd Service Center renovation includes the expansion for additional Operations & Utilities facilities on the existing site. Those new facilities will serve the department to accommodate increasing number of staff in the future and provide adequate storage space.

### Project Information

Location	Existing Byod Service Center
Site Size (SF)	Existing Site
Facility Size (SF)	28,370 (overall) + 2,500 (admin)
Capacity	Operations & Utilities staff
Completion Date	2027
Estimated Cost	\$37,301,490

### Move-In Departments /Divisions

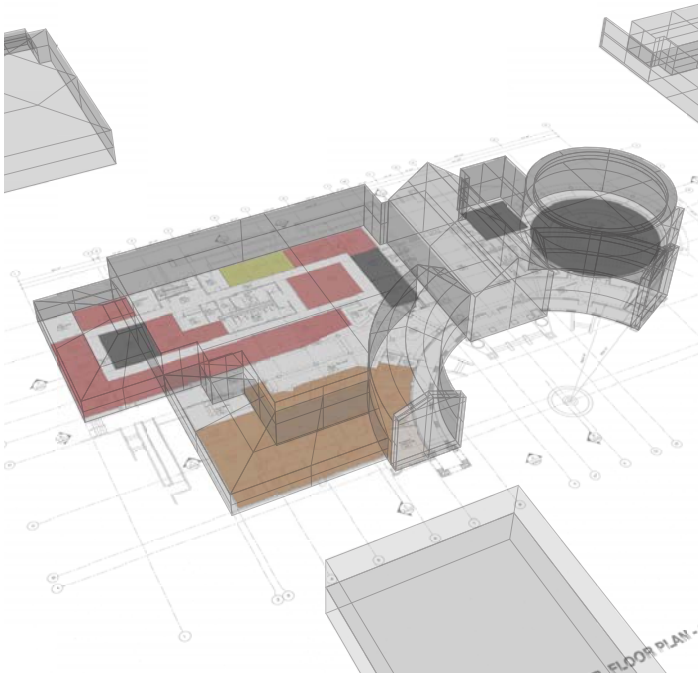
	Current Location	Staff	Space (SF)
<b>Operations &amp; Utilities</b>			
Overall			28,370
Administration			2,500

## PROPOSED DIAGRAM - SITE PLAN





## Renovation Project - City Hall

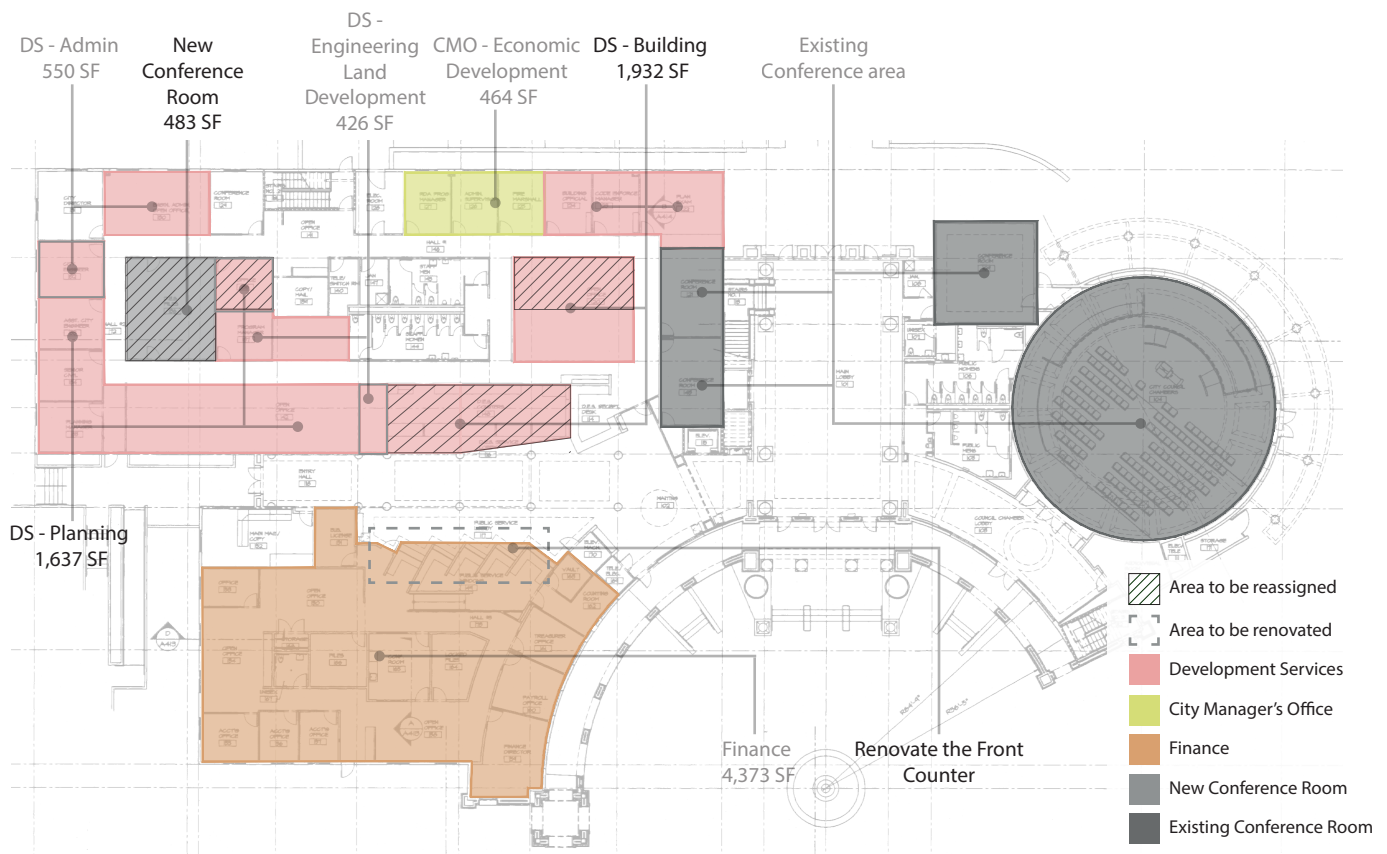


## Project Description

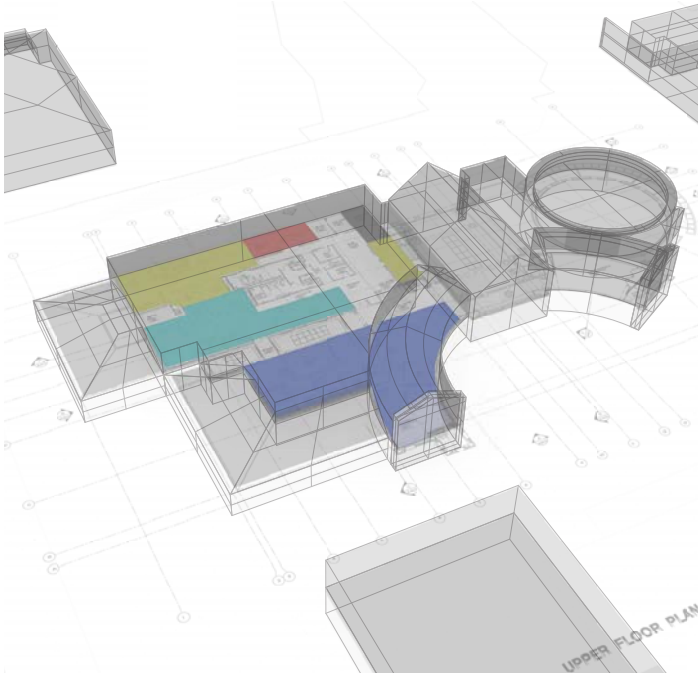
The first floor renovation of City Hall would involve expansion of current employee workspaces for the Economic Development Division of the City Manager's Office. Building and Planning Divisions of Development services.

Department	Current Space in City Hall	Proposed Space	Notes
CMO Economic Development	307 SF	464 SF	
DS-Building	988 SF	1,932 SF	
DS-Planning	1,477 SF	1,637 SF	
New Conference Room		483 SF	

## PROPOSED DIAGRAM - LOWER FLOOR



## Renovation Project - City Hall



### Project Description

The first floor renovation of City Hall would involve expansion of current employee workspaces for the Economic Development Division of the City Manager's Office. Building and Planning Divisions of Development services.

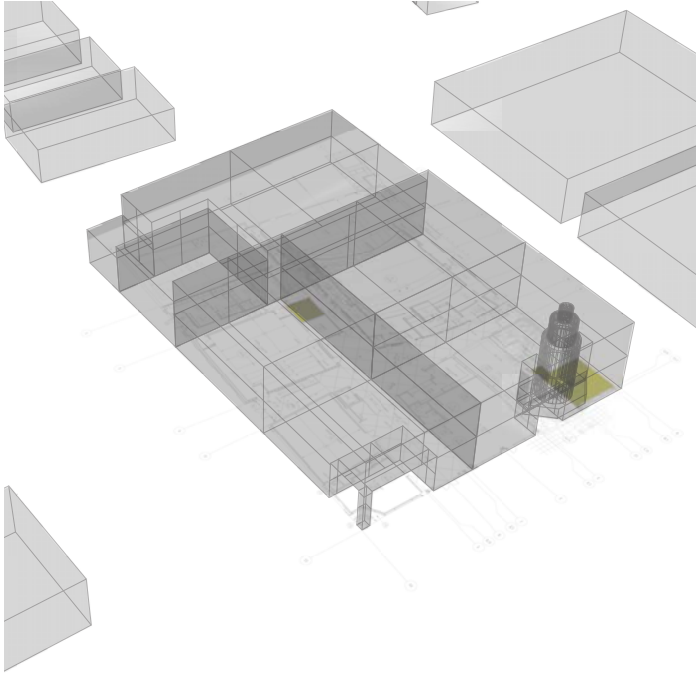
Department	Current Space in City Hall	Proposed Space	Notes
Conference Room 216	174 SF	323 SF	

### PROPOSED DIAGRAM - UPPER FLOOR





## Renovation Project - Grand Theatre



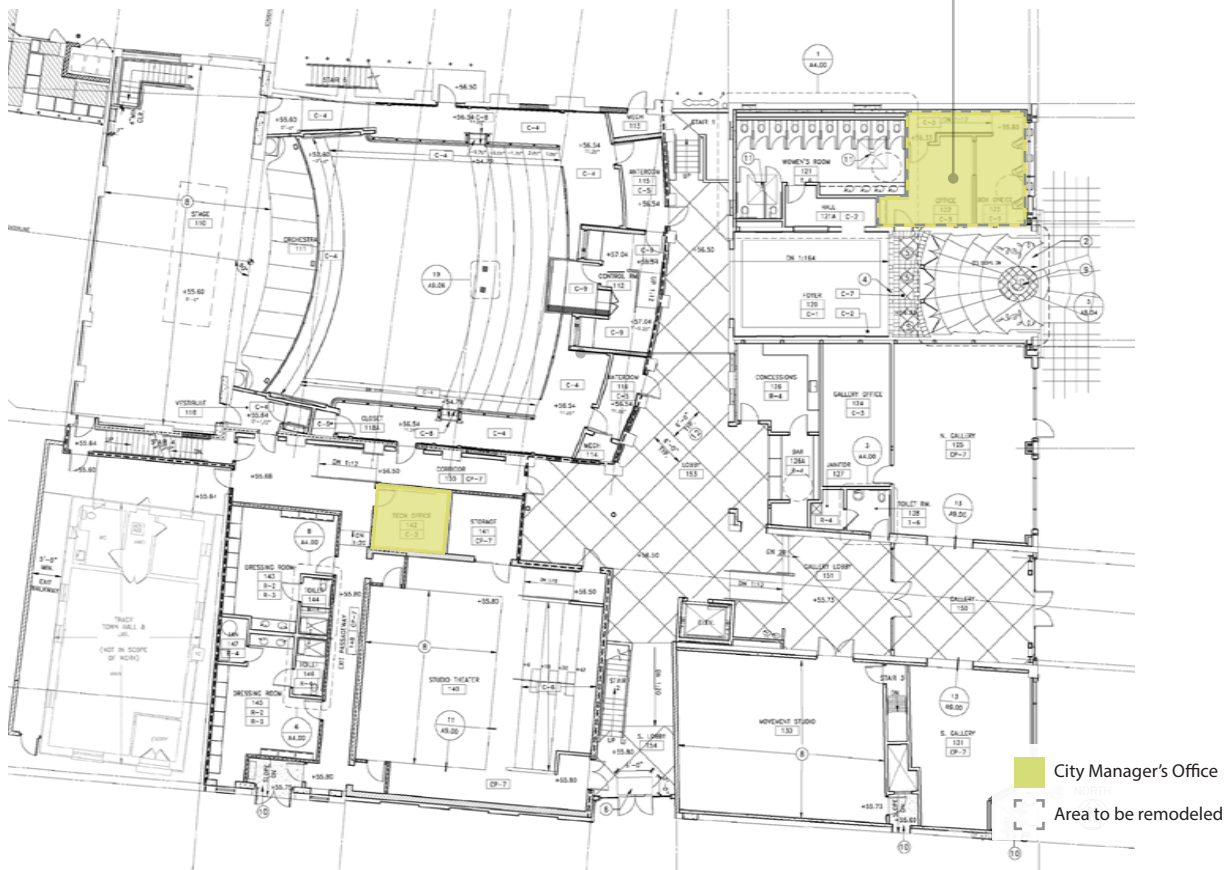
### Project Description

The first floor improvements of Grand Theatre would involve the remodel of existing Box Office and the renovation of Tech Office.

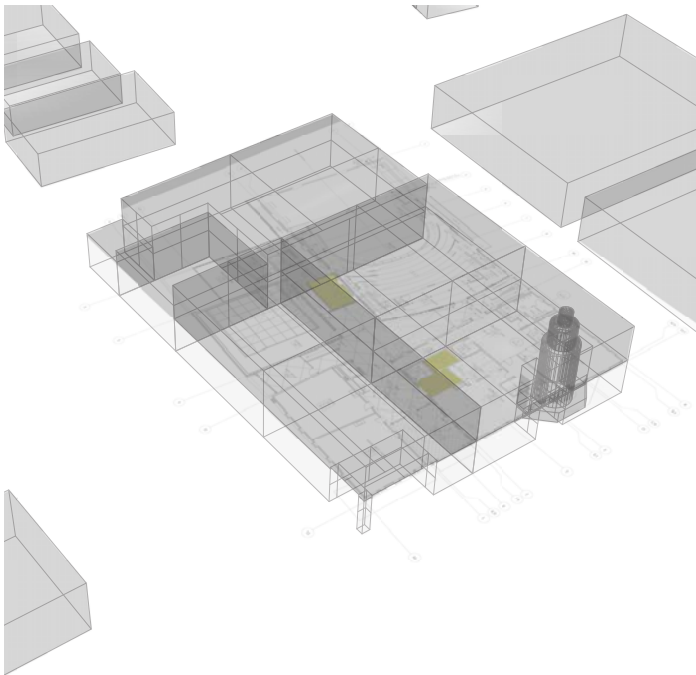
Department	Current Space	Proposed Space	Notes
Culture Arts	403 SF	403 SF	Renovate Box Office

### PROPOSED DIAGRAM - FIRST FLOOR

Remodel Box Office  
403 SF



## Renovation Project - Grand Theatre

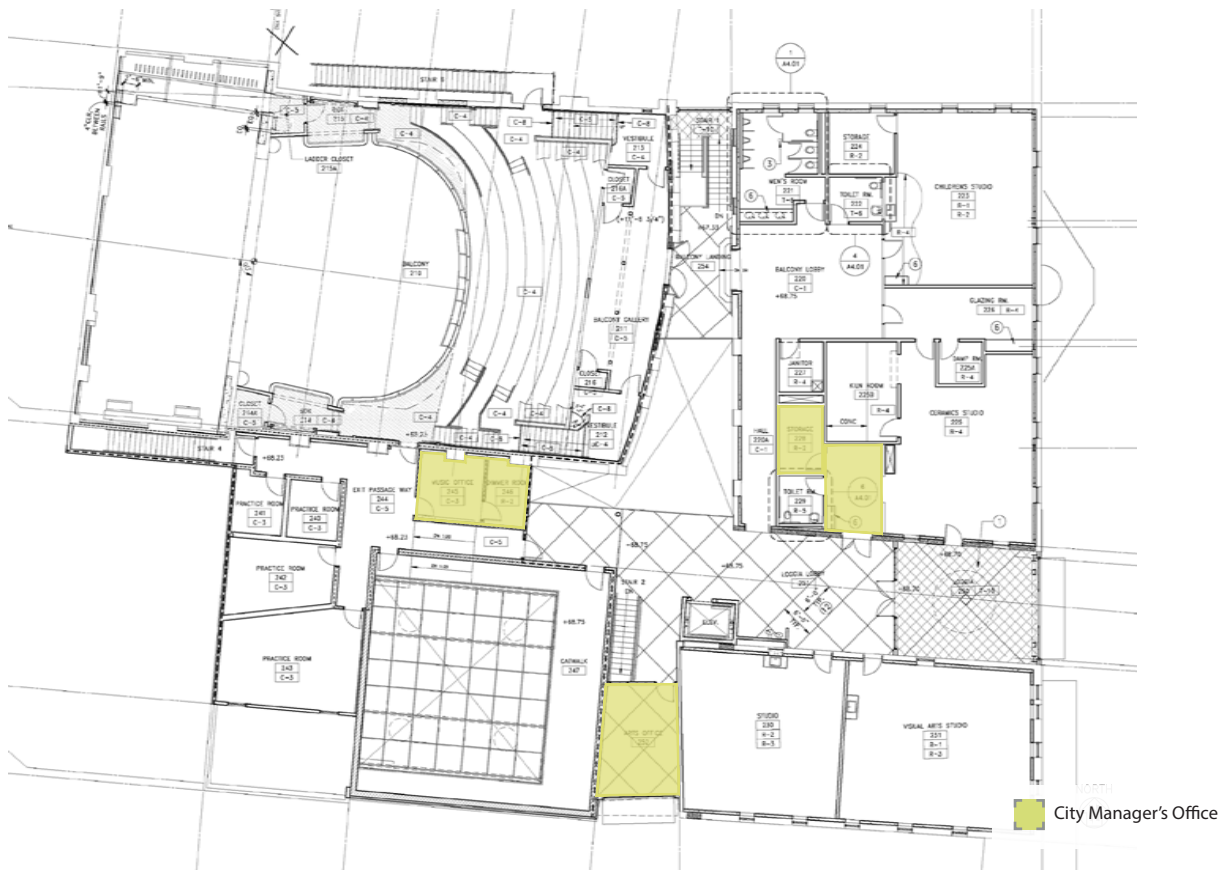


### Project Description

The second floor improvement of Grand Theatre would involve the renovation of music room, art room, dimmer room, and storage.

Department	Current Space	Proposed Space	Notes

## PROPOSED DIAGRAM - SECOND FLOOR



### Renovation Project - Animal Shelter



#### Project Description

Capital dedicated to expansion of Animal Shelter.

Department	Current Space	Proposed Space	Notes

### Renovation Project - Police Annex



#### Project Description

Capital dedicated to future swing space renovations at the Police Annex facility. This facility will be used as swing space throughout the construction of the Police Department Headquarters expansion and renovation.

Department	Current Space	Proposed Space	Notes
Refer to Public Safety Master Plan			

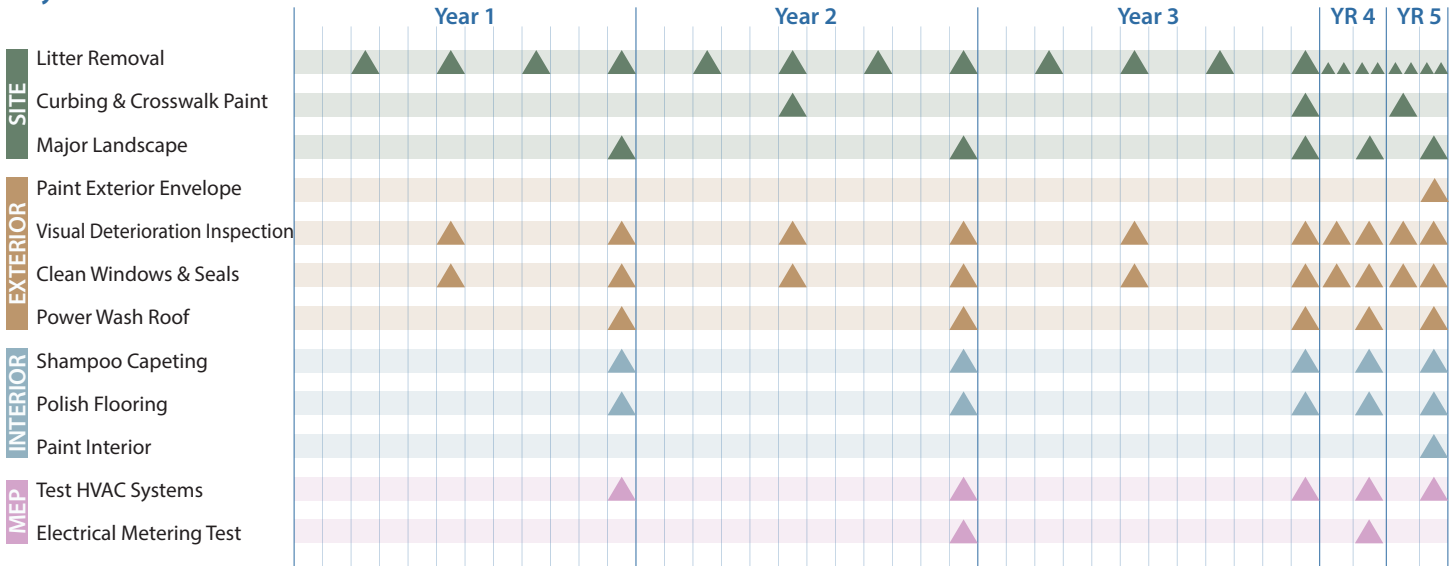
### Renovation Project - Fire Administration



Project Description			
Capital dedicated to interior renovations at the Fire Administration facility. More information can be found in the Public Safety Master Plan.			
Department	Current Space	Proposed Space	Notes
Refer to Public Safety Master Plan			

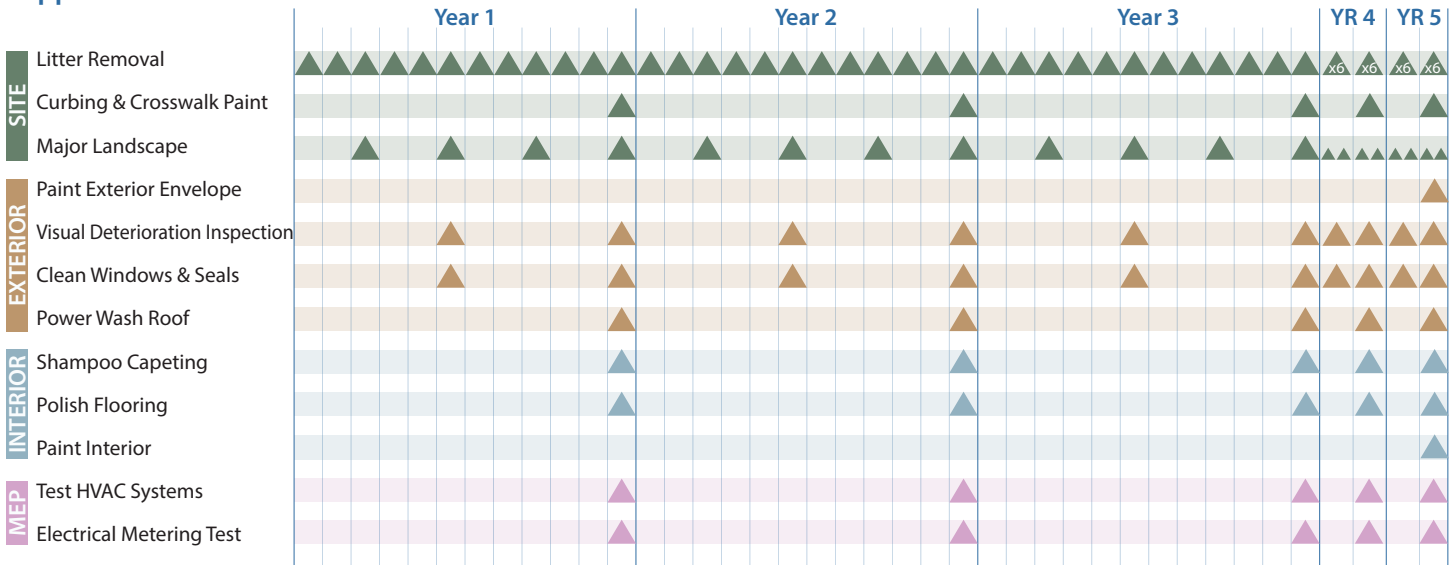
## Proposed Maintenance Schedule - Existing Facilities

### City Hall



Notes:

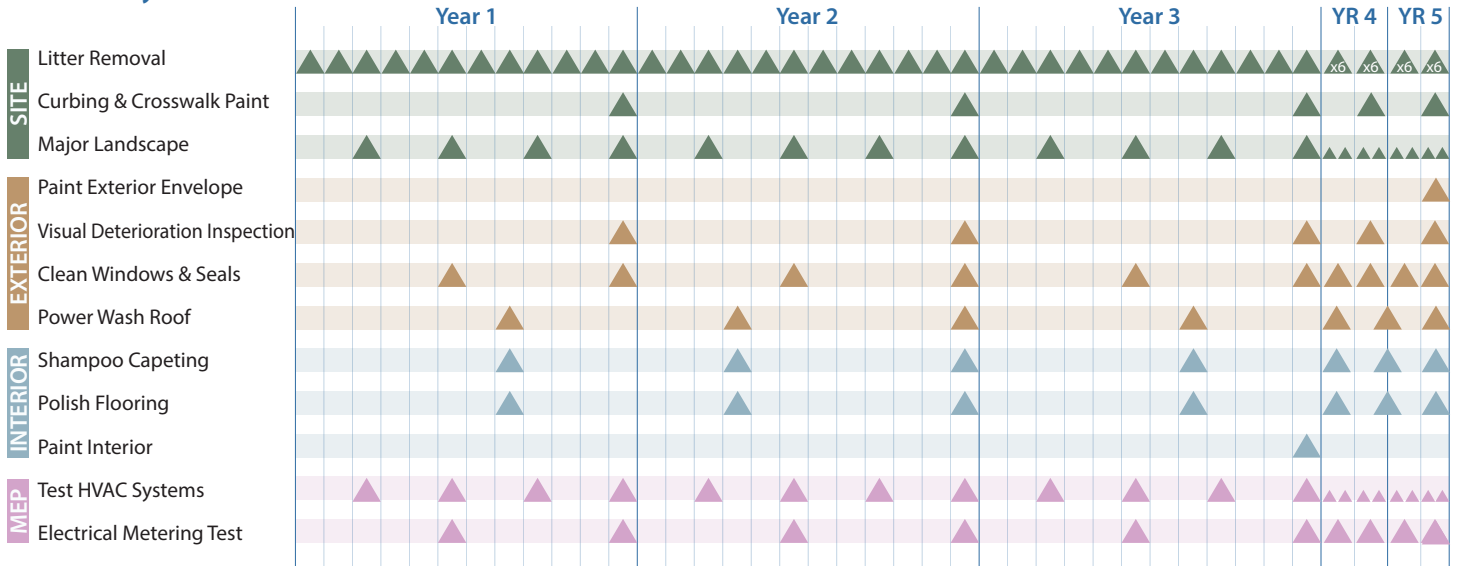
### Support Services



Notes:

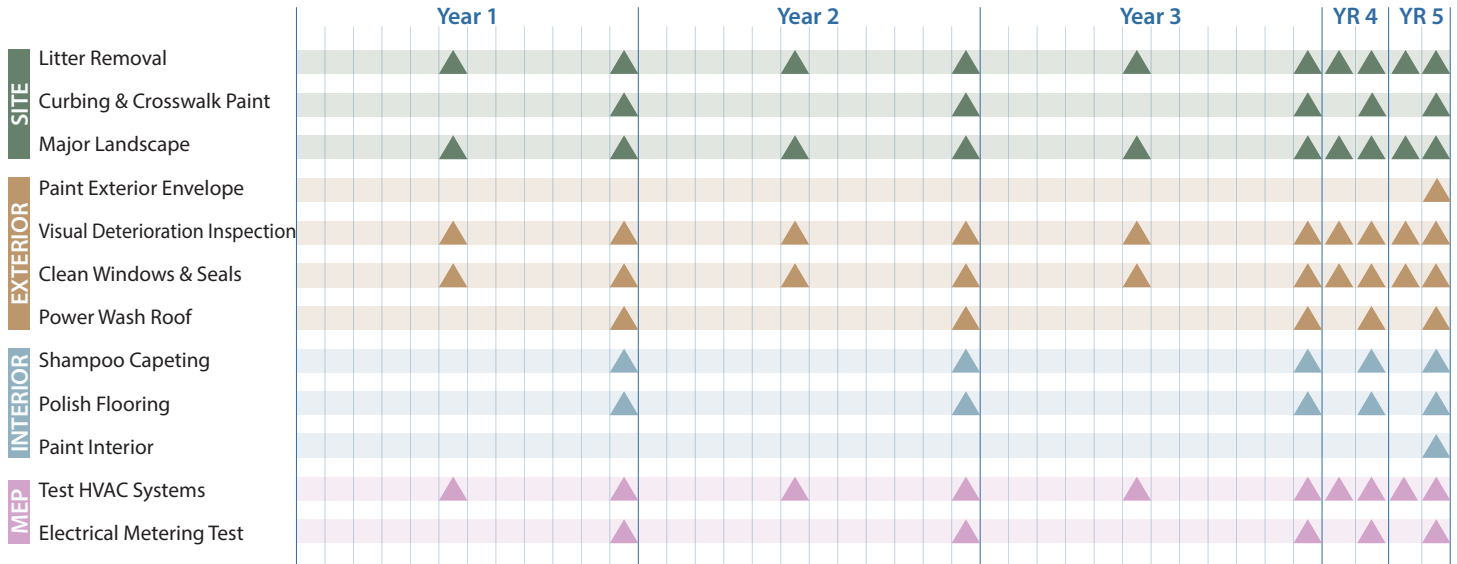


### Community Center



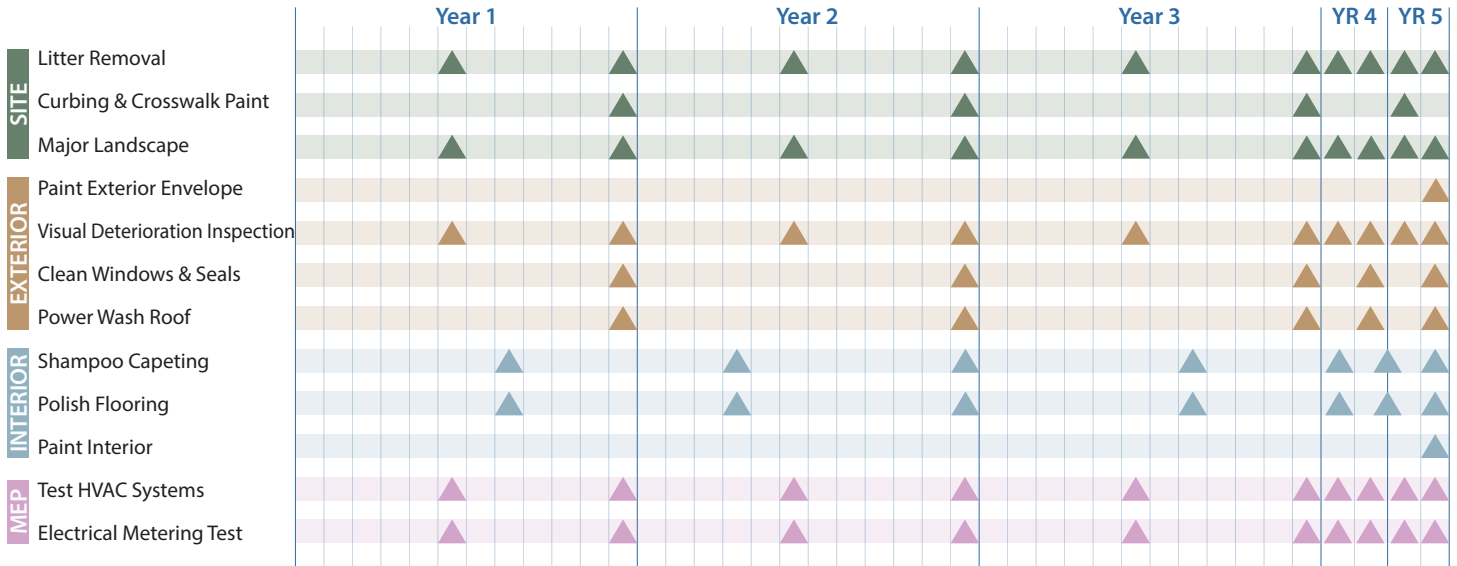
Notes:

### Senior Center



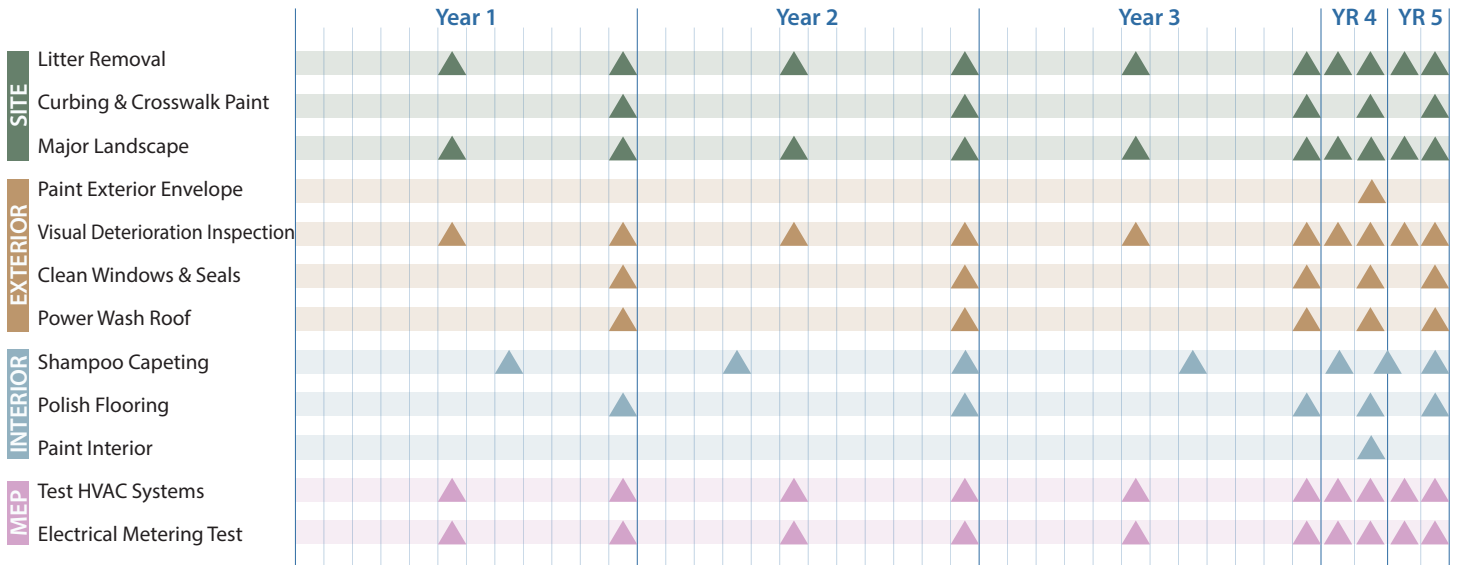
Notes:

### Police Annex



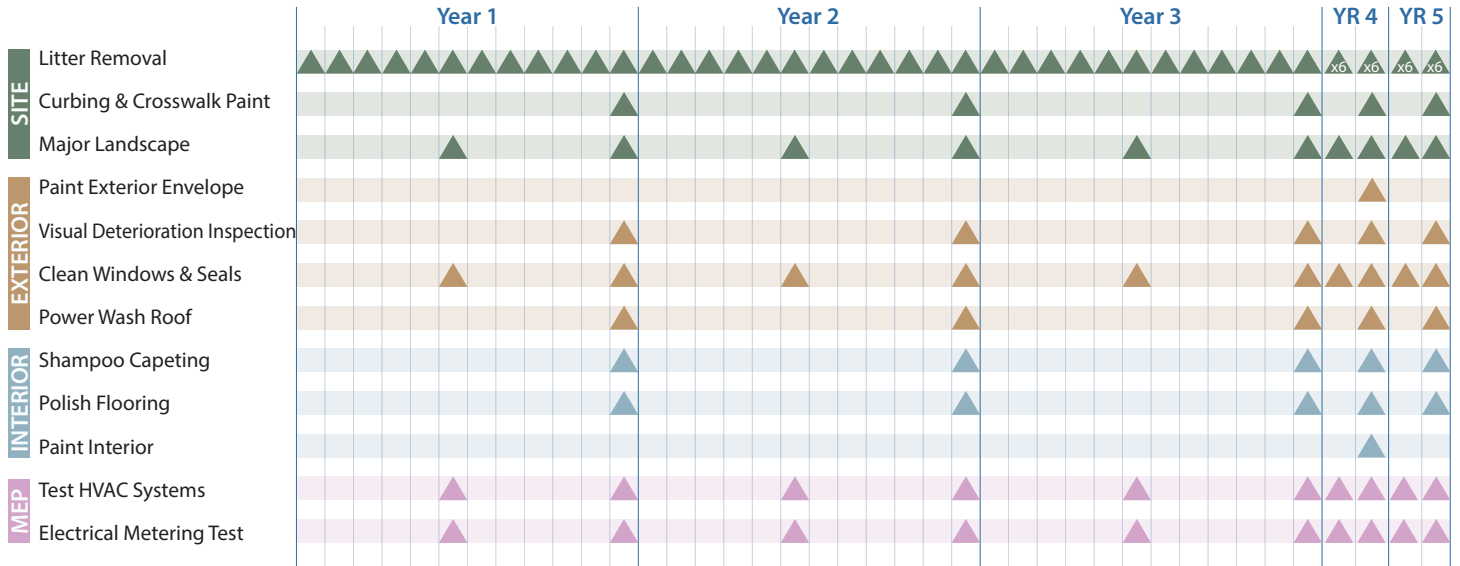
Notes:

### Fire Admin



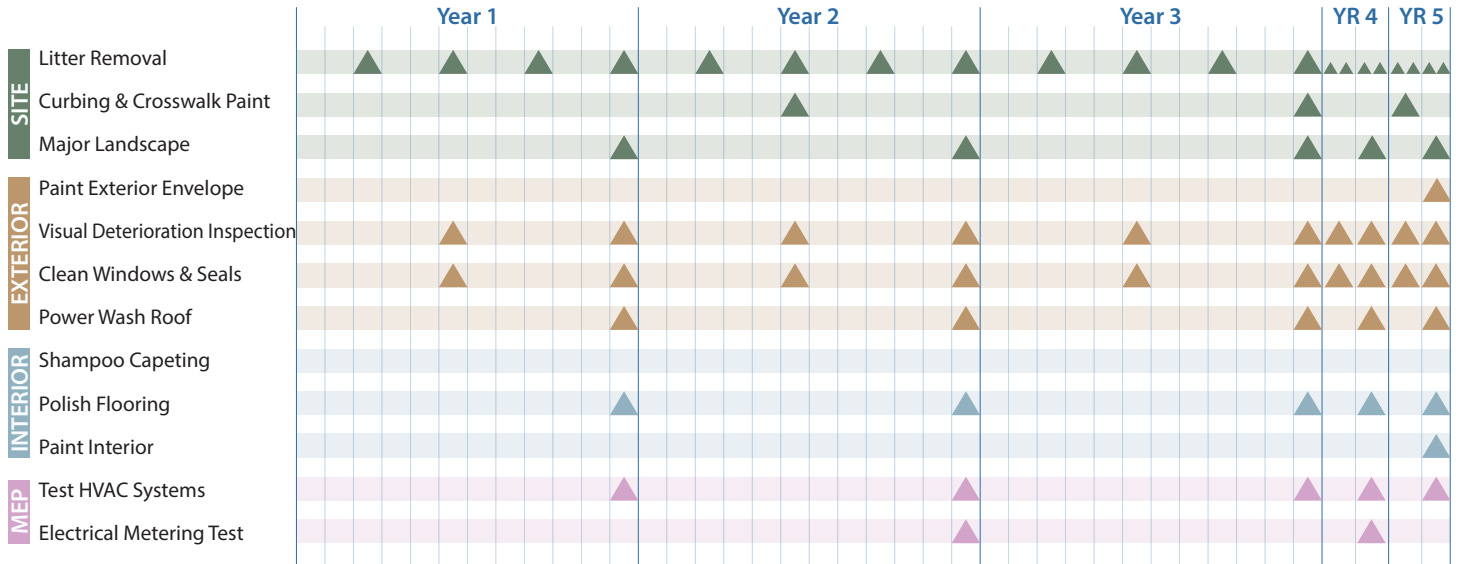
Notes:

### Transit Center



Notes:

### Animal Shelter



Notes:

#### e. Proposed Maintenance Schedule - Existing

	Year 1	Year 2	Year 3	YR 4	YR 5
<b>SITE</b>					
Litter Removal	▲	▲	▲	▲	▲
Curbing & Crosswalk Paint			▲	▲	▲
Major Landscape	▲	▲	▲	▲	▲
<b>EXTERIOR</b>					
Paint Exterior Envelope					▲
Visual Deterioration Inspection		▲	▲	▲	▲
Clean Windows & Seals					
Power Wash Roof		▲	▲	▲	▲
<b>INTERIOR</b>					
Shampoo Capeting					
Polish Flooring		▲	▲	▲	▲
Paint Interior					▲
<b>MEP</b>					
Test HVAC Systems			▲	▲	▲
Electrical Metering Test		▲	▲	▲	▲

Category	Task	Year 1	Year 2	Year 3	YR 4	YR 5
SITE	Litter Removal	Start	Start	Start	Start	Start
	Curbing & Crosswalk Paint			Start	Start	Start
	Major Landscape		Start	Start	Start	Start
EXTERIOR	Paint Exterior Envelope					Start
	Visual Deterioration Inspection	Start	Start	Start	Start	Start
	Clean Windows & Seals	Start	Start	Start	Start	Start
	Power Wash Roof			Start		Start
INTERIOR	Shampoo Capeting					
	Polish Flooring		Start	Start	Start	Start
	Paint Interior					Start
MEP	Test HVAC Systems		Start	Start	Start	Start
	Electrical Metering Test		Start	Start	Start	Start

#### e. Proposed Maintenance Schedule - Existing

Category	Task	Year 1	Year 2	Year 3	YR 4	YR 5
SITE	Litter Removal	Quarterly	Quarterly	Annual	Annual	Annual
	Curbing & Crosswalk Paint			Annual	Annual	Annual
	Major Landscape	Annual	Annual	Annual	Annual	Annual
EXTERIOR	Paint Exterior Envelope					Annual
	Visual Deterioration Inspection	Annual	Annual	Annual	Annual	Annual
	Clean Windows & Seals	Annual	Annual	Annual	Annual	Annual
	Power Wash Roof			Annual		Annual
INTERIOR	Shampoo Capeting				Annual	
	Polish Flooring		Annual	Annual	Annual	Annual
	Paint Interior					Annual
MEP	Test HVAC Systems		Annual	Annual	Annual	Annual
	Electrical Metering Test		Annual	Annual	Annual	Annual

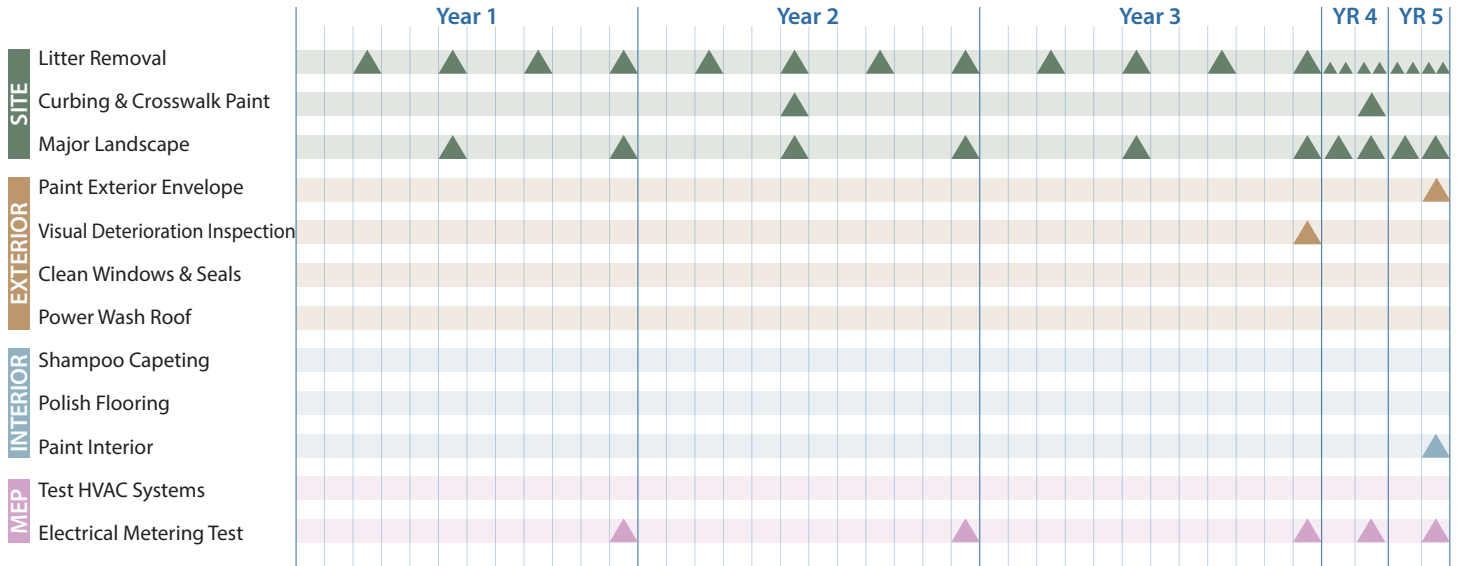
**Notes:**

	Year 1										Year 2										Year 3										YR 4	YR 5
<b>SITE</b>	Litter Removal	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	x6	x6	x6	x6				
	Curbing & Crosswalk Paint								▲																▲	▲	▲	▲				
	Major Landscape									▲																▲	▲	▲	▲			
<b>EXTERIOR</b>	Paint Exterior Envelope																											▲				
	Visual Deterioration Inspection								▲																	▲	▲	▲				
	Clean Windows & Seals								▲																	▲	▲	▲				
	Power Wash Roof								▲																	▲	▲	▲				
<b>INTERIOR</b>	Shampoo Capeting			▲				▲				▲								▲					▲	▲	▲	▲	▲			
	Polish Flooring		▲					▲				▲								▲					▲	▲	▲	▲	▲			
	Paint Interior																											▲				
<b>MEP</b>	Test HVAC Systems		▲					▲				▲							▲						▲	▲	▲	▲	▲			
	Electrical Metering Test		▲					▲				▲							▲						▲	▲	▲	▲	▲			

**Notes:**

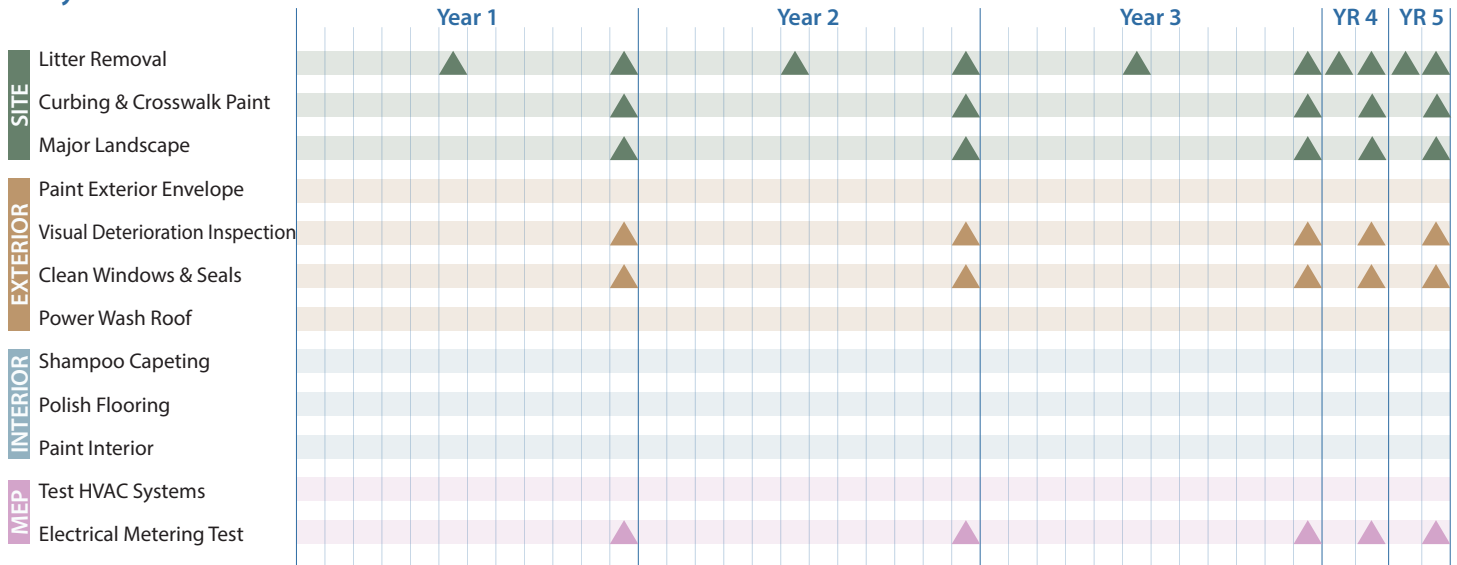


### Lammersville



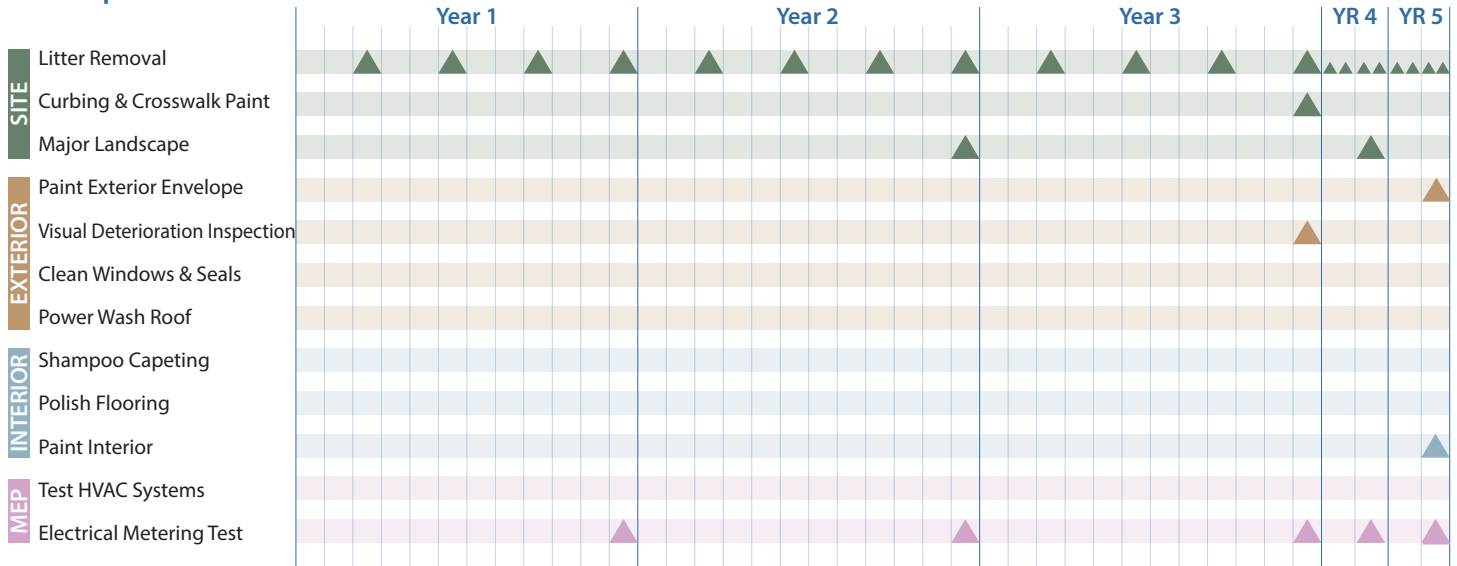
**Notes:**

### Tracy Townhall & Jail



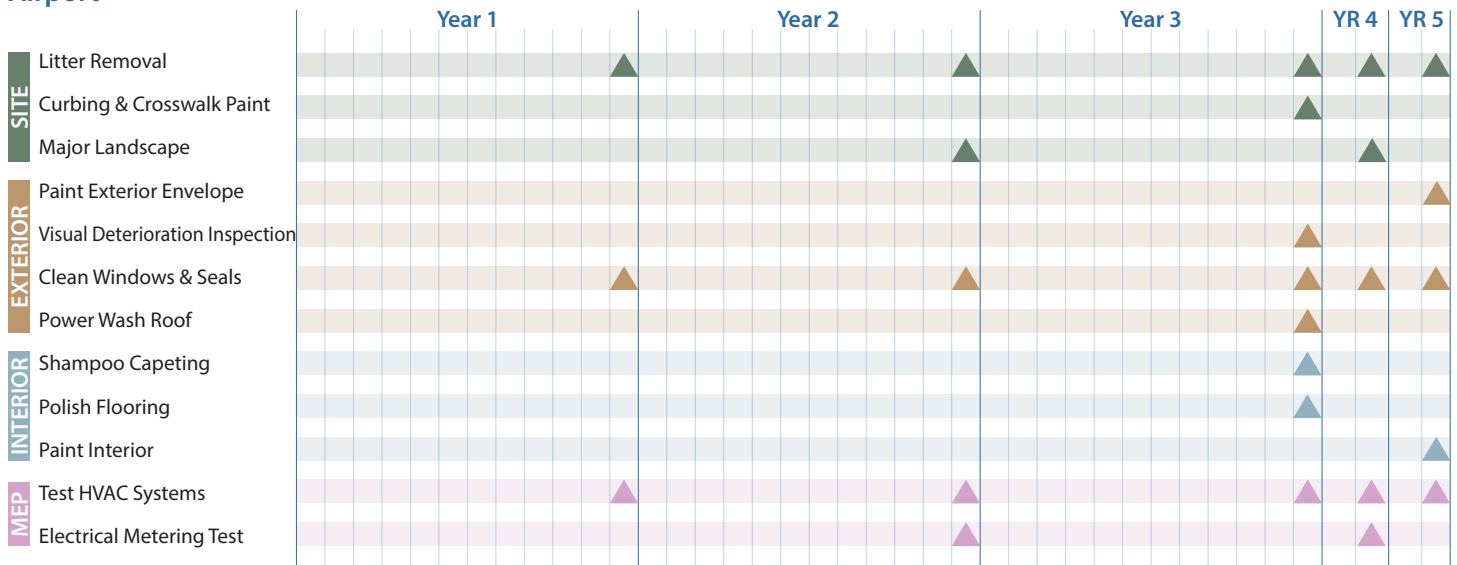
**Notes:**

### Old Corp



**Notes:**

### Airport



**Notes:**

## V. SPACE STANDARDS AND GUIDELINES

<b>a. Public Facilities Space Standards</b>	<b>426</b>
<b>b. City Design Guidelines Review</b>	<b>428</b>
<b>c. Facility Design Recommendations</b>	<b>431</b>
<b>d. Additional Considerations</b>	<b>434</b>

## RECOMMENDATIONS FOR OPERATIONAL EFFICIENCY

The map illustrates the proposed decentralized service center network for the City of San Antonio. It shows the following components:

- Boyd Service Center:** Centralized operations and maintenance yard, located in the western part of the city near the I-35 corridor.
- Civic Center:** Centralized information services and engineering, located in the central part of the city near the I-10 corridor.
- Recreational Resources:** Decentralized, represented by green squares scattered throughout the city, indicating locations for decentralized recreational services.

The map also shows major roads (I-35, I-10, and various city streets) and geographical features (San Antonio River, city limits).

The size of work areas in City Hall Plaza was used to anchor space standards for the current study. Staffing growth was projected by comparison to selected cities and was adjusted based on statistical procedures to enhance predictive accuracy. Space projections were developed on a line-item basis using the staffing projections, department surveys, reviews of existing space

and plans, and with reference to spaces that are normal and customary for public facilities.

### SPACE & FACILITY STANDARDS

Space standards were informed by a combination of existing space and normal and customary space for similar functions in other jurisdictions. City Hall is a relatively new facility that shows a small number of specific deficiencies and many more surpluses related to staffing increase in response to population increase. Therefore, existing space utilization in City Hall was considered a good indicator of the size and quality of space the City of Tracy wants to provide to its employees. A few space types that are normal and customary in other jurisdictions have been included within space standards, largely based on other California cities that provide similar services and quality facilities for their employees.

#### Building Size

NSF is acronym for Net Square Footage, which describes the interior area of a room or the size of an open space. Unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets are not included in NSF.

BGSF is acronym for Building Gross Square Footage, which describes the total area within the exterior dimensions of a building. BGSF includes: the building's main circulation, such as corridors, stairs, and elevator, and other building support areas shared within the facility.

The amount of space required for circulation and other infrastructure is a variable, even when the desired NSF for a facility is known. The total area required for these spaces will be different for every architectural iteration and will change throughout the design process.

However, a rough estimate can be developed by considering the building's general operation and design. The BGSF includes all NSF and wall thicknesses of those spaces, plus an estimate of the additional area required for circulation and miscellaneous areas necessary for actual use of the space. This number is generated by multiplying an appropriate grossing factor to the NSF, based on the type of space being considered. A factor of 1.3 will be used to calculate the BGSF for the building programs.

Position/Type	Net Size
<b>Offices</b>	(Avg.) 227
Mayor, Council Member	140
City Manager	440
Asst. City Manager	220
City Attorney	420
Assistant City Attorney	210
Deputy City Attorney	190
DES Director	225
Department Director	165
Commissioner	140
Typical Professional Office	120
<b>Cubicles (avg.)</b>	(Avg.) 80
Executive Assistant	96
Typical Open Office Professional	96
Administrative Assistant	64
Typical Open Workstation	64
<b>Conference Room</b>	
Small Conference Room	300-500
Large Conference Room	75+25/person
<b>Copy/Supply</b>	(Avg.) 121
Copy/Supply with work table	200
Copy/Supply Enclosed	100
Copy/Supply Open Office	64
<b>Breakroom</b>	
Break Room w/ Kitchen	75+25/person
Coffee Counter	20



## City Design Guidelines Review

In order to assure consistency with existing City guidelines, a review of relevant existing guidelines is shown here and supplemented with additional recommendations relevant to the CPFMP.

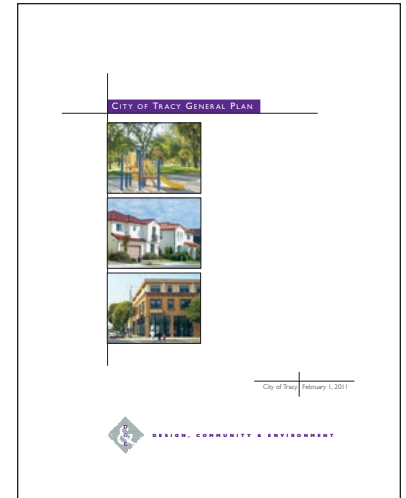
### GENERAL PLAN

See “City of Tracy General Plan” (2011) and “Amendments to General Plan.”

#### Land Use Guidelines

The City’s General Plan Land Use Element includes goals, objectives, policies and actions for all public facilities and specified private improvements:

- A balanced and orderly pattern of growth in the City
  - Establish a clearly-defined urban form and city structure.
  - Comprehensively plan for new development in the City’s Sphere of Influence.
  - Ensure that the public facilities such as schools, parks, and other community facilities are accessible and distributed evenly and efficiently throughout the City.
  - Promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure.
  - Encourage development near transit stations including the multi-modal station in Downtown, and the Altamont Commuter Express (ACE) station or stations.
- Expanded economic opportunities in Tracy.
  - Balance residential development with jobs, retail growth and the ability to provide services.
  - Expand the City’s retail base.
  - Expand the City’s industrial base.
  - Ensure adequate land for office development.
- Expanded cultural opportunities to enrich quality of life of residents and visitors.
  - Expand the City’s cultural and arts facilities.
  - Neighborhoods that support Tracy’s small-town character.
  - Create a mix of housing types in neighborhoods.
  - Locate services and amenities within walking distance of neighborhoods.
- A physically, socially, and economically vibrant Downtown.
  - Target new uses for the Downtown to reinforce its role as the heart of the City.
  - Establish the Downtown as the governmental and cultural focus for the City and the region.
- Land development that mitigates its environmental, design and infrastructure impacts.
  - Minimize the impact of industrial development or aggregate mining on adjacent uses.
  - Ensure land use patterns that minimize conflicts between transportation corridors and neighboring uses.
  - Ensure that development near the Tracy Municipal Airport is compatible with airport uses and conforms to safety requirements.
- A citizenry that is involved in the City’s planning process.
  - Provide opportunities for participation in the City’s planning processes.
- No urbanization in unincorporated County areas as defined by this General Plan or the San Joaquin County General Plan, whichever is more restrictive, without annexation to the City, a pre-annexation agreement, or a letter of support from the City.
  - Participate proactively in land use decision making within Tracy’s Planning Area in pursuit of the above-stated goal.
- Leadership in environmental, economic and social sustainability.
  - Undertake measures to reduce greenhouse gas emissions and improve the sustainability of actions by City government, residents and businesses in Tracy.



### Community Character Urban Design Principles

The City's General Plan Community Character Element includes urban design principles for all public facilities and specified private improvements:

- |                                    |   |
|------------------------------------|---|
| 1. Human-Scale Design              | At a neighborhood level and at a site or building design level  |
| 2. Focal Points                    | Focal points are locations that serve as meeting places where people gather.  |
| 3. Edges                           | Edges help to define space and in built environments they can be created by buildings or rows of trees.                       |
| 4. Visual Landmarks and Entryways  |   |
| 5. Building Siting to Hold Corners |   |
| 6. Pedestrian Orientation          | Designing places that are pedestrian-oriented rather than automobile-oriented often contributes to creating a sense of place. |

### Public Facilities and Services

The City's General Plan Public Facilities And Services Element includes information and policy guidance for all public facilities and specified private improvements:

- Public buildings that are a source of civic pride for all residents.
  - Support the needs of the community through the construction and maintenance of public buildings, such as City Hall, community centers, libraries and additional Operations & Utilities facilities.
  - Provide sufficient library service to meet the informational, cultural and educational needs of the City of Tracy.

## CIVIL ENGINEERING AND CONSTRUCTION GUIDELINES

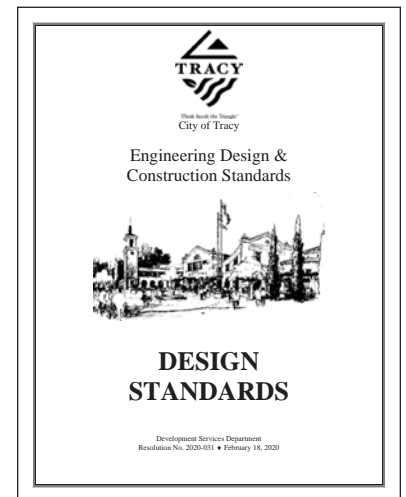
See "City of Tracy Engineering Design & Construction Standards - Design Standards" (2020).

The City has previously commissioned a study that includes minimum standards for the design, construction, maintenance, repair, and alteration of all public facilities and specified private improvements:

- Street Design Standards
- Sanitary Sewer Design Standards
- Storm Drainage Design Standards
- Water Design Standards
- Reclaimed Water Standards
- Street Lighting
- Grading Design Standards
- Wall Design Standards
- Estimates For Bonding Purposes
- Demolitions And Abandonment Plan

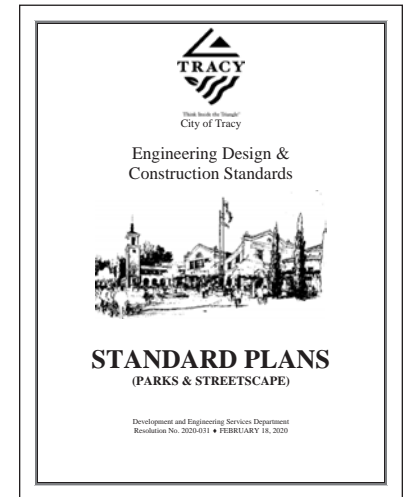
### PARK AND STREETSCAPE DESIGN GUIDELINES

See "City of Tracy Engineering Design & Construction Standards - Standard Plans (Parks & Streetscape" (2020).



Guidelines ensuring that the installed landscape enjoys a long lifespan, is aesthetically pleasing, with minimal maintenance and watering requirements. Tracy's Downtown has a compact, grid street system and serves as the historical heart of the City. There are numerous historical buildings that enhance the City's identity, walkable main streets with a diverse mix of uses, and a small-town urban fabric. The City has previously commissioned a study that includes:

- Surfaces
- Walls And Fences
- Shade Structure
- Furnishings
- Sport Facilities
- Planting
- Irrigation
- Signage
- Lighting

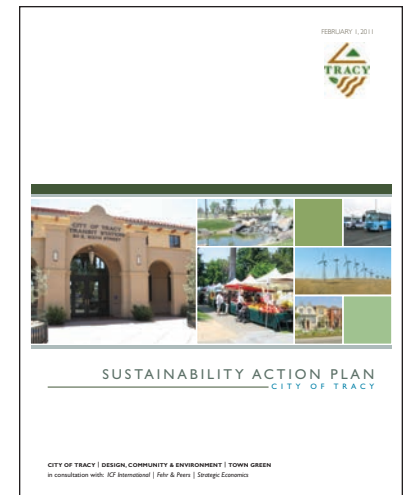


## SUSTAINABILITY MEASURES

See "City of Tracy Sustainability Action Plan" (2011).

The City's Sustainability Action Plan includes measures to achieve sustainability targets as applicable for all public facilities and specified private improvements:

- Green Building Ordinance
- Energy Efficiency in Site Planning and Design
- Green Building and Energy Efficiency Design and Education
- Energy Efficient Products and Retrofits
- Weatherization Assistance
- Financing for Energy Efficiency and Renewable Energy Projects
- Energy Efficient Retrofits for City Street Lights
- Solar Panel Installations on Municipal Facilities
- Energy Efficiency Settings for City Desktop Computers
- Reduced Parking Requirements
- Support for Bicycling
- Support for Transit
- Smart Growth, Urban Design and Planning
- Parking Cash-Out Programs for Employees
- Increased Use of Low Carbon Fueled Vehicles
- High-Density Infill Projects
- Non-Toxic Building Materials
- Green Building Training for City Staff
- Emerald Tracy Website
- San Joaquin Council of Governments Sustainable Communities Strategy



This study augments the above already published measures with the following regional-appropriate measures to achieve sustainability, including extending the survivability of facilities. These are recommended as facility design guidelines for the public facilities to be built resulting from this master plan.

## City Design Guidelines Review

### SURVIVABILITY AND SUSTAINABILITY

Facilities built under the CPFMP should be designed with extended survivability and sustainability built-in. The earthquake and tsunami in Japan and the power outage in Texas due to the winter storm are examples of what happens during disasters when structures are not able to survive and remain in service. These were probably a 300-year events, but the probability of such events is often misunderstood and misused. This event could easily have happened today, here in California. While an ocean tsunami is not possible in Tracy, the area is certainly earthquake-prone. The USGS database shows that there is a 98.035% chance of a major earthquake within 50 kilometers of Tracy – well within the lifetime of Tracy’s public buildings and representing a serious threat to the delivery of public services when they are needed most. This may be the City of Tracy’s highest duty and responsibility - to serve the public during times of critical emergency.

To do so, the City must have facilities that have survived any predicted event and remain functional and can support emergency service delivery. Most planning and building design standards for earthquakes are based on the ability of a structure to withstand only a 100-year event. The earthquake and tsunami in Japan, Hurricane Katrina, and other major events demonstrate the need for facilities to remain usable post disaster for extended periods without electric power and other services. Designing for this is called the “passive survivability.” Passive survivability refers to a building’s ability to maintain critical life-support conditions in the event of extended loss of power, heating fuel, or water. Relative to building performance, the idea is not to maintain temperatures within the ASHRAE-defined comfort zone of 68–81°F (20–27°C)—depending on the season and humidity—but to create buildings that will not threaten the lives of their occupants if power is lost.



As an urban planning and architectural design concept, passive survivability defines how a district or building is able to continue to operate even during a protracted outage of utility services such as electric power, natural gas, water and sewerage. As applied in California, it defines the ability to survive the maximum anticipated earthquake, wildfire, flood or other natural disaster, and to endure the prolonged power and other outages that may follow. At present, public safety facilities need only to comply with minimum building code requirements and provide for emergency power generation for a limited period of time, up to 72 hours.

As an industry, so often the focus is on cost and designing to meet the minimum standards rather than considering the longer-term impact of a building. This is where passive survivability comes in. Advances in earthquake engineering, energy conservation, and design with climate and onsite energy production have made this possible to achieve. However, it requires the adoption of a new architectural and engineering design paradigm. A major component of this paradigm is the use of sustainable and passive design with climate-adapted techniques.

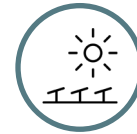
Passive survivability can be achieved by incorporating the sustainable design features that have been so actively promoted by the green building community:

- Highly efficient thermal envelope
- Cooling-load avoidance strategies
- Capabilities for natural ventilation
- Passive-solar heating
- Natural daylighting

- Generating and storing photo-voltaic electricity
- Water storage
- Solar water heating

A menu of key extended survivability and sustainability features, where appropriate, recommended for the buildings included in the CPFMP includes:

- **Solar Panel on roof** – Consider small-scale rooftop solar panel to power critical emergency circuits, IT, radio, etc.
- **Reflective cool roof** – Where re-roofing is required, use “cool roof” products. Roofs should be cool roof designs which reduce roof surface temperatures, reduce heat transmission into the building and reduce “heat island” effect.
- **Isolate and protect critical utilities** – Evaluate each building system for criticality including but not limited to radio, telecommunications, power, sanitary sewer, potable water, etc. Identify feasible measures which can be cost-effectively taken to harden against flooding, earthquake or other threat to be determined.
- **Design structures to “immediate-occupancy” level** – So that it might function as a shelter, the new Community Recreation Building can be designed to the highest performance levels as per FEMA 356 A, that of immediate occupancy (IO), which means the post-earthquake damage state in which only very limited structural damage has occurred.
- **Use seismic dampening to improve survivability at same cost** – Consider use of viscous fluid dampers (VFD) or other structural damping techniques to increase the resilience of the building frame under earthquake loads, improving survivability during and serviceability after an earthquake.
- **Use energy-efficient design to extend survivability and reduce utility bills** – A variety of measures such as east-west building orientation, use of thermal mass, high-efficiency mechanical strategies, etc. will reduce energy consumption and extend the duration in which emergency power can be provided.
- **Use natural light and ventilation to improve workplace quality and extend survivability** – Use of natural lighting and ventilation provides for a high-quality workplace. It also means that the building can be passively operated and inhabited when emergency power has been exhausted. Primary work spaces to be provided with natural light from skylights and/or high windows with light shelves, with the electric lighting system controlled by light sensors which automatically turn them off when there is sufficient natural light. Natural ventilation or mixed-ventilation delivery of outside air could be provided. Naturally ventilated air will flow from low vents to high vents.
- **Overhang and sunshade devices** – Use overhangs, solar screens and other devices to allow view out, yet reduce summer heat load and air conditioning demand saves on utility bills, too.
- **Provide super-insulation** – Wall insulation of up to R-40 is encouraged, twice the usual thermal resistance of a wall. Roof insulation values between R-30 and R-40 are desired. Consider alternative building technologies like using California’s Central Valley’s own straw bale as insulation for buildings which provides up to R-40 walls.
- **Increase thermal mass** – Heat storage capacity is maximized through the use of high specific heat and heat capacity materials such as concrete, masonry and even interior wallboard assemblies. Novel use of materials to increase thermal mass should be considered such as straw bale covered concrete exterior walls, concrete floor and concrete roof to name a few. The large heat storage capacity of these surfaces will moderate temperature swings in the building and reduce the demand for heating and cooling. The resulting “thermal flywheel” effect can be amplified through use of nighttime ventilation strategies to help “carry” the building through hot summer days with less mechanical cooling required.
- **High-efficiency mechanical systems** – Use high-efficiency mechanical systems which



#### Solar Panel on Roof

Solar panel reduce solar heat gain and supports energy demand



#### Electric Vehicle Charging Station

Supplies energy for recharging electric vehicles



#### Covered Drop-Off /Pick-Up Areas

Transpotation shelters provide shade and shelter from sun, wind weather



#### Stormwater Management Permeable Surfaces

Allows for movement of water and air around permeable surfaces



#### Noise and Wind Break

Evergreen trees surround building reduce the noise and provide wind break even in winter



#### Overhangs and Sun Shade Devices

Allow penetration of low winter sun, while blocking high summer sun



#### Sun Shading and Umbrella Devices

Outdoor seating area provides connection to nature



#### Bike Rack

Assures cyclists their bike is securely parked



will reduce utility bills at same time as extending duration of emergency generator power due to reduced rate of fuel consumption. Consider water-based systems in order to avoid the inherently less-efficient heat transfer provided by air-based systems.

- **Raise sites for minimum 100-year flood protection** – Public facility sites should be raised minimum 1' above base flood elevation (BFE) to protect against projected 100-year flood events. Consider berming to further protect against flooding.
- **Place critical functions on higher level** – In order to provide an area of retreat in case of flooding which exceeds the 100-year projection, place critical functions on a higher level where flood water will not reach. Critical functions include the Emergency Operations Center (EOC), Dispatch/ Communications, other.
- **Elevate emergency generator and fuel supply** – Raise emergency power generator and its 72-hour fuel supply to be able to withstand any flooding risk, also includes transfer switch and emergency power panels. Space below to be used for storage and hardened against flooding.



#### Sustainable Landscape Plants

Plant with native, drought-tolerant plants helping to clean and filter rainwater



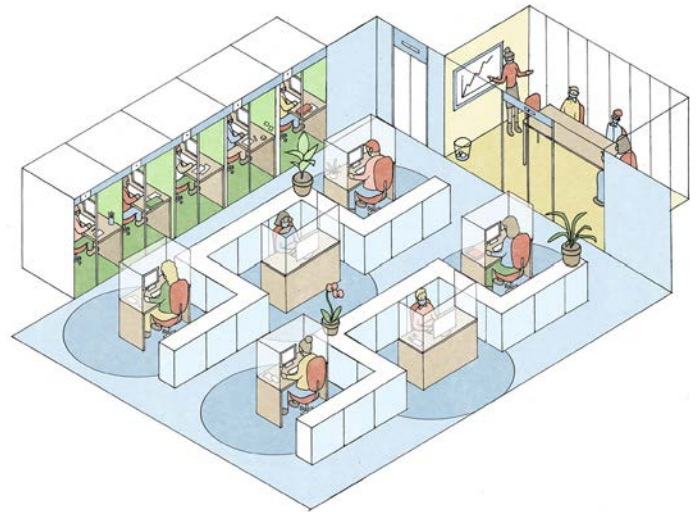
#### Emergency Backup Systems

Supports important electrical systems on loss of normal power supply

### DURING AND POST COVID-19 BUILDING DESIGN

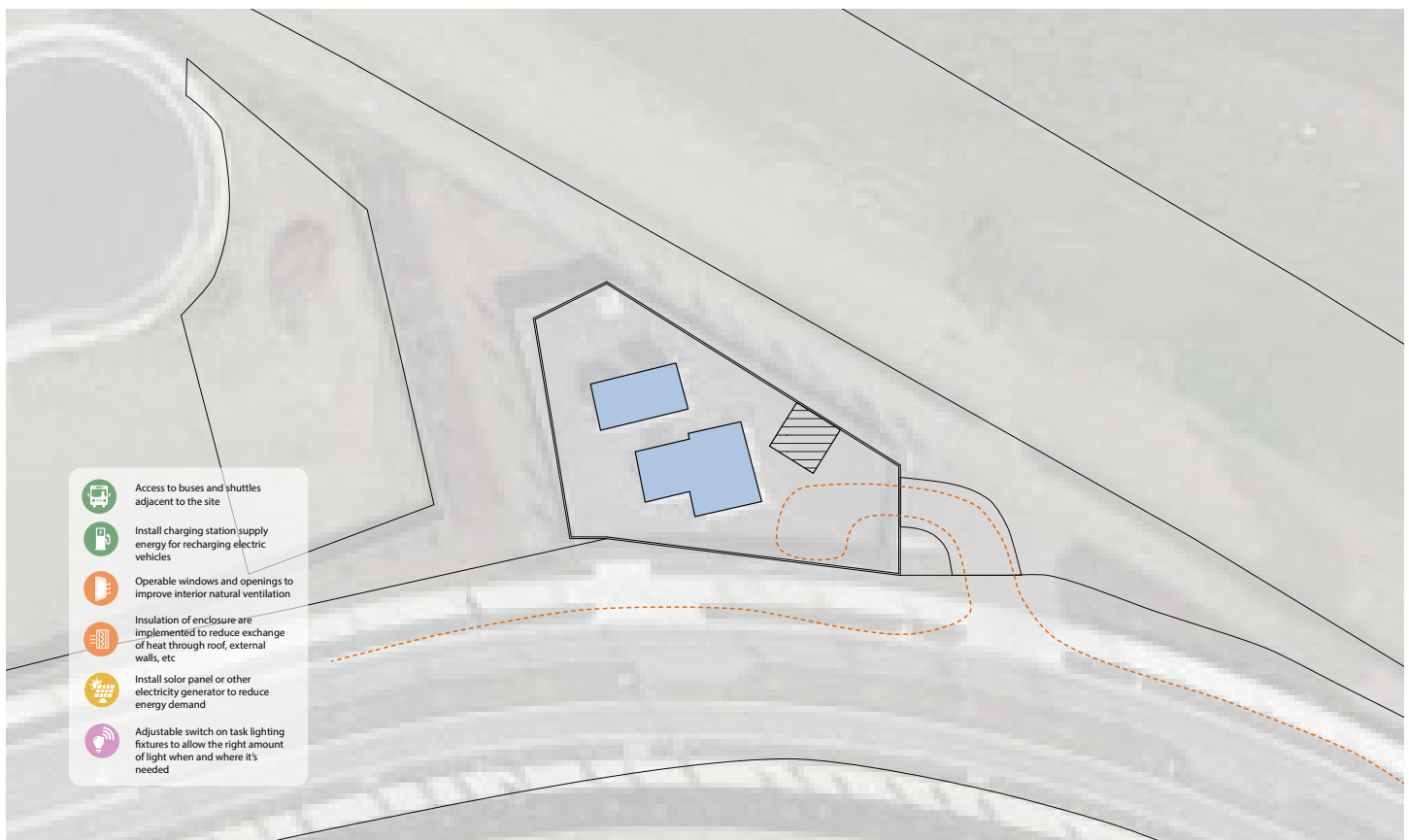
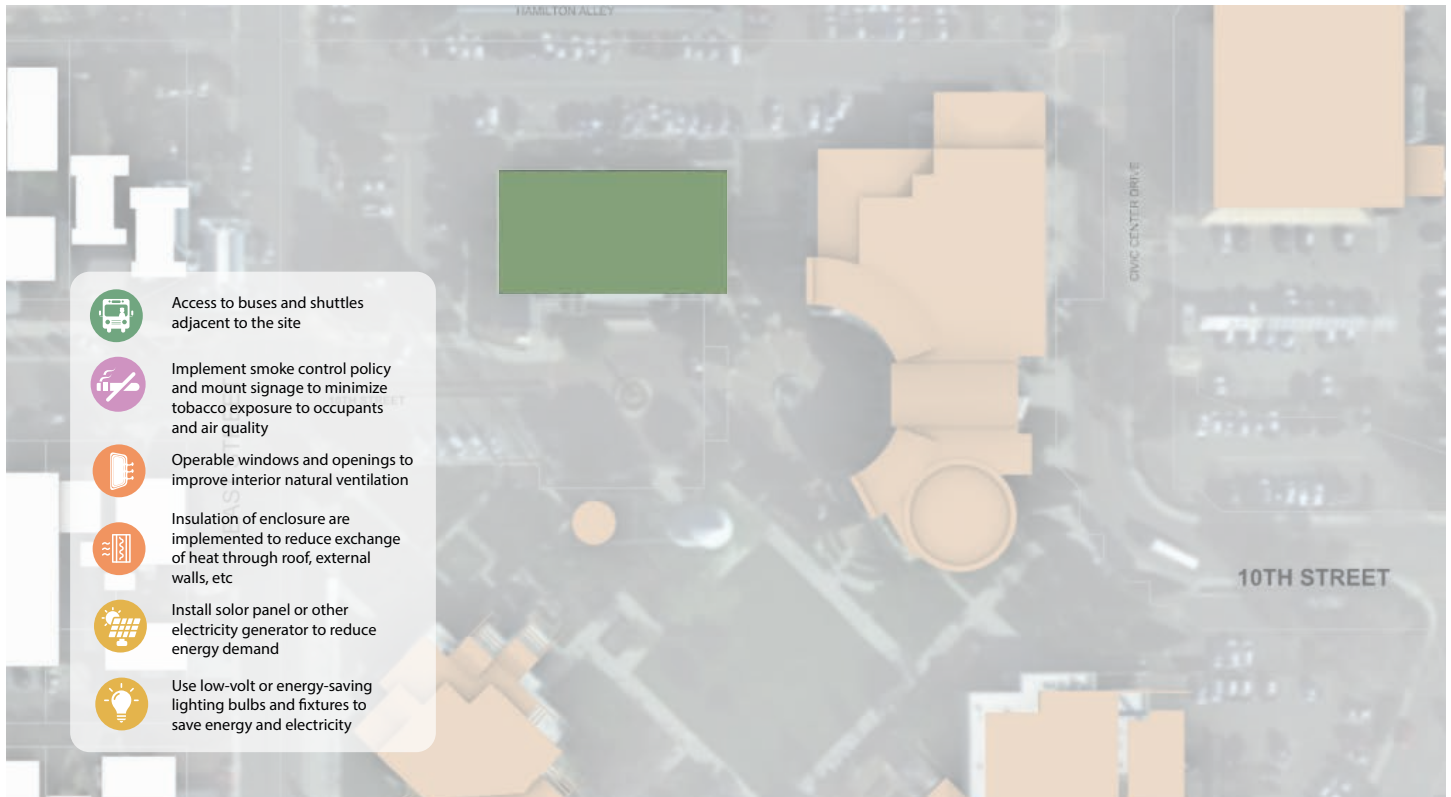
The impact of Covid-19 on every aspect of life is undeniable. As the pandemic began to spread throughout March 2020, Covid-related changes we are now seeing in building design. It's reasonable to think that concerns about future viruses might encourage the city to design with an eye toward that enable and encourage people to spread out.

- Reduce open offices.
- Spread workstations farther apart in open offices
- Utilize automation to mitigate contagion.
  - Automatic doors
  - Voice-activated elevators
  - Cellphone-controlled room entry
  - Hands-free light switches and temperature controls
- Specify antibacterial fabrics and finishes.
- Reduce the number of flat surfaces where germs can sit.
- Install ventilation systems that allow for removing potentially contaminated air from any given area.
- Upgrade air-filtration systems
- Considering lightweight architecture which are portable and easy to assemble to respond to disaster and crisis.
- Flexible building design



Illustrations by Emma Roulette  
<https://www.newyorker.com/culture/dept-of-design/how-the-coronavirus-will-reshape-architecture>

## Additional Considerations - Administration Building and Tracy Hills Operations & Utilities Facility

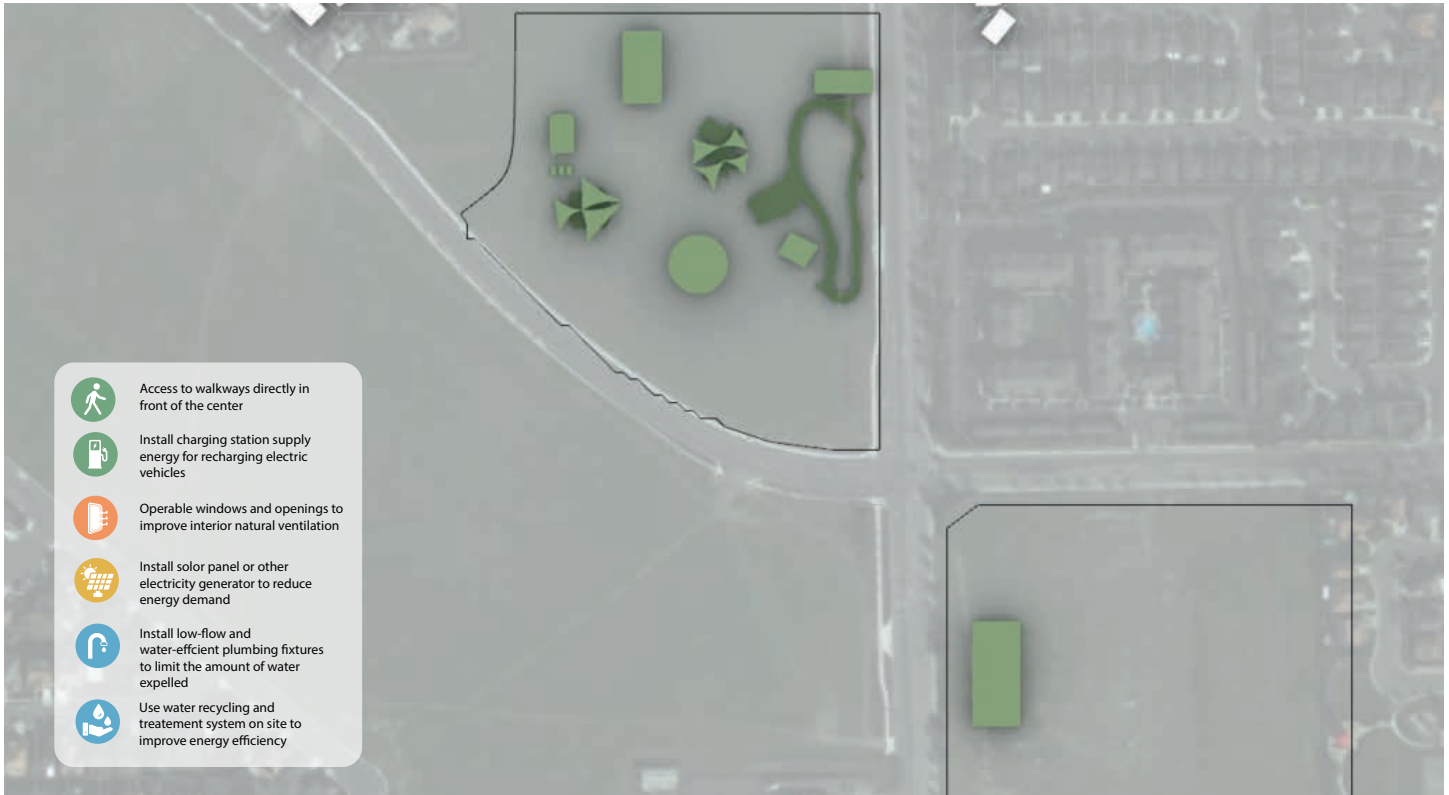


## Additional Considerations - Bus Maintenance Facility / Corp Yard

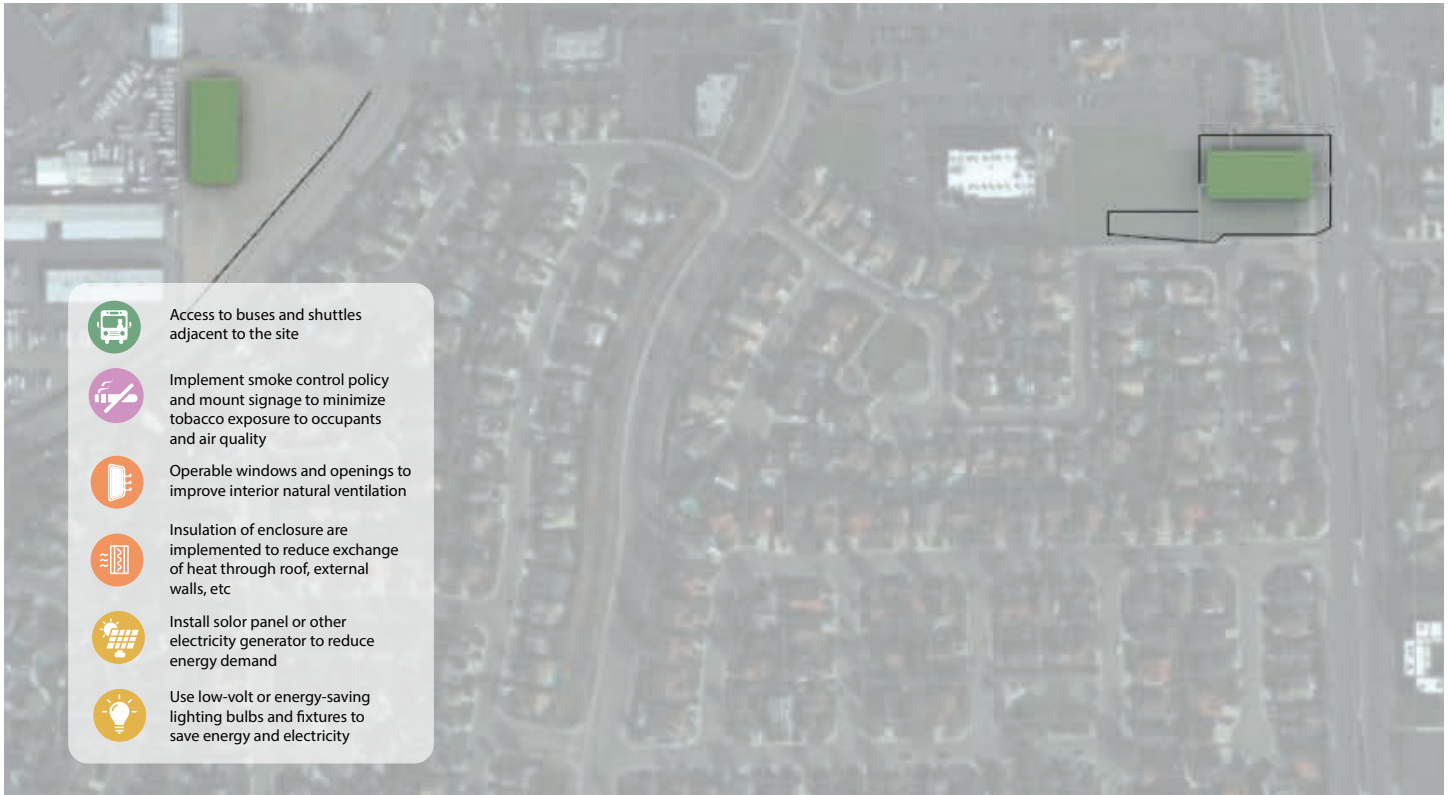




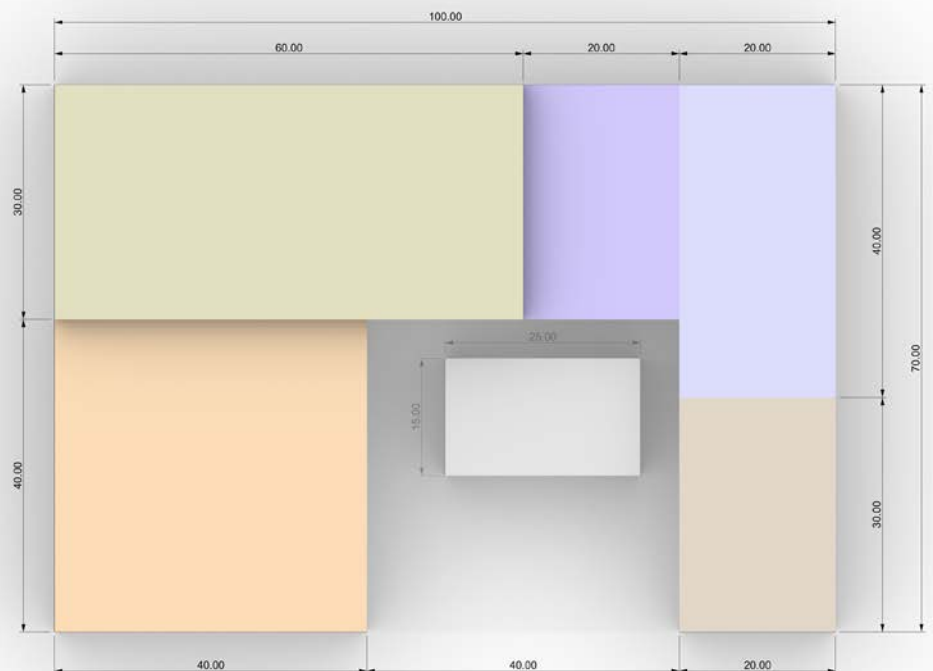
## Additional Considerations - Aquatic Center and Temporary Homeless Shelter



## Additional Considerations - Tracy Library and Multi-Generational Community Facility



- Access to buses and shuttles adjacent to the site
- Implement smoke control policy and mount signage to minimize tobacco exposure to occupants and air quality
- Operable windows and openings to improve interior natural ventilation
- Insulation of enclosure are implemented to reduce exchange of heat through roof, external walls, etc
- Install solar panel or other electricity generator to reduce energy demand
- Use low-volt or energy-saving lighting bulbs and fixtures to save energy and electricity





## VI. COST AND FUNDING OPTIONS

<b>Cost Summary</b>	<b>439</b>
<b>Funding Options</b>	<b>442</b>
<b>Deferred Maintenance Cost Estimates</b>	<b>443</b>

## Cost Summary

### SUMMARY

The proposed City Wide Public Facilities Master Plan Update carries project cost summaries, which includes:

#### NEW FACILITY PROJECTS

- Administration Building
- Bus Maintenance Facility/Corp Yard
- Tracy Hills Operations & Utilities Facility
- Aquatic Center
- Multi-Generational Recreation Center
- Tracy Library
- Temporary Housing

#### DEFERRED MAINTENANCE PROJECTS

- Animal Shelter
- Boyd Service Center Vehicle Fleet Shop
- Community Center
- Fire Administration
- Grand Theatre
- Tracy Sports Complex
- Tracy Library
- Tracy Museum

#### CAPITAL IMPROVEMENT PROJECTS

- Animal Shelter
- Boyd Service Center
- City Hall
- Community Center
- Fire Administration
- Grand Theatre
- Police Annex
- Senior Center
- Support Services Building
- Tracy Library
- Tracy Museum
- Tracy Transit Station (New)

The following renovation projects are not estimated but included as recommended projects for rearrangement of personnel.

#### RENOVATION PROJECTS

- City Hall Renovation
- Grand Theatre Renovation
- Boyd Service Center Renovation
- Airport Office Renovation

## New Capital Projects

### NEW FACILITIES

Attached below is a cost breakdown for new capital projects related to proposed new public facility buildings in the City of Tracy. This analysis is based on facilities needs and resulting building programs discussed as part of the Plan and contained in this report. The purpose of these preliminary order-of-magnitude cost estimates are to provide Tracy with a ballpark figure of construction costs for desired capital projects. The estimates include a 15% general contingency as well as a 10% design contingency and a 10% construction management contingency. Costs shown in this report are total costs, including all above contingencies, in 2021 dollars.

Building	Start Year	Proposed Area (Sqft)	Unit Cost per Sqft	Cost Estimate	Site Development	General Contingency (15%)	Design Contingency (10%)	Construction Management Contingency (10%)	FF&E & Vehicles	Land Acquisition	Other Identified Funding Sources	Total Cost to City of Tracy	Project Description
Administration Building	2026	21,000	\$833	\$17,493,000	\$200,000	\$2,653,950	\$1,769,300	\$1,769,300	\$357,000			\$24,242,550	The new Administration building will allow for more organization and tailored workspaces for city staff currently split between the Social Services Building, Police Annex and Social Services Trailer.
Bus Maintenance Facility/ Corp Yard	2024	17,400	\$1,121	\$19,500,000	\$4,500,000	\$3,600,000	\$2,400,000	\$2,400,000	\$4,000,000			\$36,400,000	This new facility will allow improved vehicle maintenance, storage, office and shops space for both the Transit Division and Public Works. Potential items to be programmed include Bus Maintenance Bays, Transit office and training space, electric charging infrastructure for buses, bus wash, and parking for multiple buses. Public Works spaces may include new shops, offices, parking and support spaces. The new facility will supplement existing operators at the Tracy Transit Station and Boyd Service Center.
Civic Center Parking Garage	N/A	60,000	\$130	\$7,800,000	\$300,000	\$1,215,000	\$810,000	\$810,000	\$1,020,000	\$625,000		\$12,580,000	The new Parking Garage will provide additional parking stalls for civic center and surrounding neighborhoods.
Tracy Hills Operations and Utilities Facility	2021	400	\$778	\$311,200		\$46,680	\$31,120	\$31,120	\$6,800			\$426,920	The Tracy Hills Operations & Utilities Annex site will provide parking and office space for one to two employees. This office space will be designed to be sharable with the ability to let staff sit down and work for short periods as necessary throughout the day.
Aquatic Center	2025	16,134	\$2,394	\$38,632,659	\$7,600,000	\$6,934,899	\$4,623,266	\$4,623,266	\$274,278		(\$53,007,854)	\$9,680,514	The Aquatic Center will supplement the Joe Wilson Pool as another recreational aquatic offering for the City of Tracy's community. The aquatic center will have various items including multiple pools, waterslides and a lazy river. The space may have employees from the Parks & Recreation department.

Building	Start Year	Proposed Area (Sqft)	Unit Cost per Sqft	Cost Estimate	Site Development	General Contingency (15%)	Design Contingency (10%)	Construction Management Contingency (10%)	FF&E & Vehicles	Land Acquisition	Other Identified Funding Sources	Total Cost to City of Tracy	Project Description
Multi-Generational Recreation Center	2023	52,637	\$1,051	\$55,305,357	\$7,800,000	\$9,465,804	\$6,310,536	\$6,310,536	\$2,385,000		(\$73,000,000)	\$14,577,232	The Multi-Generational Community Facility will supplement the existing Community Center and Senior Center with increased City space for community recreation and gathering opportunities. Potential spaces to be programmed include a gymnasium multi-purpose rooms, tech offerings, educational kitchen, administrative space and support spaces.
Community Center	2036	9,000	\$739	\$6,648,333	\$225,000	\$1,031,000	\$687,333	\$687,333	\$221,000			\$9,500,000	The new Community-oriented Center will combine the existing Community Center and Senior Center for community services and public activities.
Senior Center	2038	5,000	\$760	\$3,798,519	\$200,000	\$599,778	\$399,852	\$399,852	\$102,000			\$5,500,001	The Senior Center will be expanded to provide additional space for community gathering and events. The increased size of the Senior Center will allow Tracy to properly serve its senior population through buildout.
Tracy Library	2029	20,000	\$840	\$16,800,000	\$1,425,000	\$2,733,750	\$1,822,500	\$1,822,500	\$340,000	\$633,250		\$25,577,000	A new City of Tracy library would supplement the existing library which is undersized to continue to provide library services to Tracy's expanding population. Potential program offerings at the new library include educational space and a teen center. Familiar library offerings would be provided.
Temporary Emergency Housing Ph 2	2021	9,596	\$603	\$5,786,569	\$1,500,000	\$1,092,985	\$728,657	\$728,657	\$163,132			\$10,000,000	Construction of a temporary homeless shelter will allow the city to respond to increased levels of homelessness in the area in current years. The temporary shelter is proposed to be located on the site of the current Waste Waters Treatment facility. Numbers of residents to house will be decided upon further program analysis. Construction of this facility will allow the City of Tracy to form more accurate future predictions and provide better service related to the needs of the homeless community.
Boyd Service Center													The Boyd Service Center renovation includes the expansion for additional Operations & Utilities facilities on the existing site. Those new facilities will serve Public Works to accommodate increasing number of staff in the future and provide adequate storage space.
Overall	N/A	28,370	\$705	\$20,000,000	\$1,900,000	\$3,285,000	\$2,190,000	\$2,190,000	\$482,290			\$30,047,290	
Administration	N/A	2,500	\$2,060	\$5,150,000	\$129,150	\$791,873	\$527,915	\$527,915	\$127,347			\$7,254,200	
TOTAL		242,037	\$12,013	\$197,225,637	\$25,779,150	\$33,450,718	\$22,300,479	\$22,300,479	\$9,478,847	\$1,258,250	(\$126,007,854)	\$185,785,705	

## Funding Options

The City of Tracy may consider a number of funding options to pay for the proposed public facilities. Following is an overview of options that may be available to the City, arranged according to whether costs are attributable to existing development or to new development.

### FUNDING FOR COSTS ATTRIBUTABLE TO EXISTING DEVELOPMENT

The primary restriction on funding for the costs of facilities that are attributable to existing development is that these costs cannot be included in the calculation of impact fees that will be charged to new development. The following are a number of options that the City could consider:

The City's General Plan Land Use Element includes goals, objectives, policies and actions for all public facilities and specified private improvements:

- Existing Public Safety Facilities Impact Fee Fund Balance
  - Establish a clearly defined urban form and city structure.
  - Comprehensively plan for new development in the City's Sphere of Influence.
  - Ensure that the public facilities such as schools, parks, and other community facilities are accessible and distributed evenly and efficiently throughout the City.
  - Promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure.
  - Encourage development near transit stations including the multi-modal station in Downtown, and the Altamont Commuter Express (ACE) station or stations.
- Funds Collected as Part of Development Agreements
  - Balance residential development with jobs, retail growth and the ability to provide services.
  - Expand the City's retail base.
  - Expand the City's industrial base.
  - Ensure adequate land for office development.
- Grants from Other Governmental or Charitable Sources
  - Expand the City's cultural and arts facilities.
- Parcel Taxes, Assessment Districts and Other Funding Mechanisms Requiring Voter Approval
  - Create a mix of housing types in neighborhoods.
  - Locate services and amenities within walking distance of neighborhoods.
- A physically, socially, and economically vibrant Downtown.
  - Target new uses for the Downtown to reinforce its role as the heart of the City.
  - Establish the Downtown as the governmental and cultural focus for the City and the region.
- Land development that mitigates its environmental, design and infrastructure impacts.
  - Minimize the impact of industrial development or aggregate mining on adjacent uses.
  - Ensure land use patterns that minimize conflicts between transportation corridors and neighboring uses.
  - Ensure that development near the Tracy Municipal Airport is compatible with airport uses and conforms to safety requirements.
- A citizenry that is involved in the City's planning process.
  - Provide opportunities for participation in the City's planning processes.
- No urbanization in unincorporated County areas as defined by this General Plan or the San Joaquin County General Plan, whichever is more restrictive, without annexation to the city, a pre-annexation agreement, or a letter of support from the City.
  - Participate proactively in land use decision making within Tracy's Planning Area in pursuit of the above-stated goal.
- Leadership in environmental, economic and social sustainability.
  - Undertake measures to reduce greenhouse gas emissions and improve the sustainability of actions by City government, residents and businesses in Tracy.



## Deferred Maintenance Projects - 10 Years

### EXISTING FACILITIES

Attached below is a cost breakdown for deferred maintenance projects related to proposed existing public facility buildings in the City of Tracy. This analysis is based on facilities needs and resulting building programs discussed as part of the Plan and contained in this report. The estimates include a 15% general contingency as well as a 10% design contingency and a 10% construction management contingency. All costs are in 2022 dollars and do not include escalation.

Building		Cost Estimate (Including 15% General Contingency)	Design Contingency (10%)	Construction Management Contingency (10%)	Total Cost
Animal Shelter		\$1,029,250	\$102,925	\$102,925	\$1,235,100
Boyd Service Center			\$709,550	\$709,550	\$8,514,600
	Administration	\$258,750	\$25,875	\$25,875	\$310,500
	Maintenance Shops B	\$759,000	\$75,900	\$75,900	\$910,800
	Maintenance Shops C	\$971,750	\$97,175	\$97,175	\$1,166,100
	Warehouse D	\$937,250	\$93,725	\$93,725	\$1,124,700
	Vehicle Fleet Shop E	\$4,168,750	\$416,875	\$416,875	\$5,002,500
City Hall		\$1,707,750	\$170,775	\$170,775	\$2,049,300
Community Center		\$1,057,138	\$105,714	\$105,714	\$1,268,565
Fire Administration		\$1,329,400	\$132,940	\$132,940	\$1,595,280
Grand Theatre		\$3,266,000	\$326,600	\$326,600	\$3,919,200

Building		Cost Estimate (Including 15% General Contingency)	Design Contingency (10%)	Construction Management Contingency (10%)	Total Cost
Joe Wilson Pool		\$138,000	\$13,800	\$13,800	\$165,600
Lammersville School		\$624,450	\$62,445	\$62,445	\$749,340
Old Corp Yard		\$276,000	\$27,600	\$27,600	\$331,200
Police Annex		\$756,125	\$75,613	\$75,613	\$907,350
Police Station		\$1,242,000	\$124,200	\$124,200	\$1,490,400
Senior Center		\$238,625	\$23,863	\$23,863	\$286,350
Sports Complex Meeting Room		\$553,150	\$55,315	\$55,315	\$663,780
Support Services Building		\$1,242,000	\$124,200	\$124,200	\$1,490,400
Tracy Library		\$948,750	\$94,875	\$94,875	\$1,138,500
Tracy Municipal Airport					
	3 Series Hangars	\$1,127,000	\$112,700	\$112,700	\$1,352,400
	4 Series Hangars	\$862,500	\$86,250	\$86,250	\$1,035,000

Building		Cost Estimate (Including 15% General Contingency)	Design Contingency (10%)	Construction Management Contingency (10%)	Total Cost
	B Series Hangars	\$202,975	\$20,298	\$20,298	\$243,570
	F Series Hangars	\$894,125	\$89,413	\$89,413	\$1,072,950
	G Series Hangars	\$284,625	\$28,463	\$28,463	\$341,550
	Skyview Aviation	\$1,371,375	\$137,138	\$137,138	\$1,645,650
Tracy Historical Museum		\$782,000	\$78,200	\$78,200	\$938,400
Tracy Town Hall & Jail		\$293,250	\$29,325	\$29,325	\$351,900
Tracy Transit Station		\$1,167,250	\$116,725	\$116,725	\$1,400,700

## Deferred Maintenance Project Cost - City Hall

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>City Hall</b>									
	I	\$15,000	\$2,250	\$17,250	Site paint		X		Painting of site elements including passenger loading zone near fountain at main entrance.
	I	\$3,000	\$450	\$3,450	Repaint signage		X		Painting of facility signage.
			\$0	\$0	Exterior project (none)				
	I	\$25,000	\$3,750	\$28,750	Reapply roof sealant		X		Clean roof and reapply sealant.
	I	\$30,000	\$4,500	\$34,500	Foundation investigation	X			Investigation of cause of cracking around foundation at all buildings at Civic Center.
	I	\$200,000	\$30,000	\$230,000	Foundation crack repair	X		X	Repair to minimal cracking at base of foundation at City Hall.
	MR	\$85,000	\$12,750	\$97,750	HVAC study	X			HVAC study to identify proper needs for HVAC replacement.
	MR	\$850,000	\$127,500	\$977,500	HVAC Equipment replacement	X		X	Replacement of rooftop mounted HVAC equipment.
	ADA	\$30,000	\$4,500	\$34,500	Toilet ADA relocation	X		X	Relocation of some toilet room elements to be made ADA compliant.
	ADA	\$250,000	\$37,500	\$287,500	Repaint signage		X		Rearrangement of cabinetry and furniture throughout the building to be made ADA compliant
	CIP	\$3,500,000	\$525,000	\$4,025,000	CIP Space Renovation	X		X	Capital dedicated to interior space renovations at City Hall

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,711,200	\$17,250	\$0	\$28,750	\$264,500		\$1,075,250	\$322,000

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$1,075,250	\$313,950	\$322,000	\$4,025,000	\$5,736,200

## Deferred Maintenance Project Cost - Support Services Building

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Support Services Building</b>									
	I	\$50,000	\$7,500	\$57,500	Site improvements	X			Repair chipping at landscape wall corners near main entrance. Repair asphalt chipping. Repaint crosswalk. Clean green site lighting units. Repair cracking at emergency generator CMU enclosure.
	I	\$5,000	\$750	\$5,750	Trailer exterior maintenance		X		Replace window grate screws and clean lighting lenses at trailer.
	I	\$15,000	\$2,250	\$17,250	Trailer roof maintenance		X		Replace rubber seals and clean tin roof.
	I	\$60,000	\$9,000	\$69,000	Roof renovations	X		X	Repair multiple aspects of built-up roofing system. Clean drains of buildup.
	MR	\$800,000	\$120,000	\$920,000	Interior remodel	X		X	Reapply window tint at interior. Replace wood door frames and window sills. Replace carpet tiles and rolled carpet. Modernize restroom surfaces, fixtures and finishes. Clean large scuff in floor length mirror in male restroom. Clean stains from restroom floor tile in general. Realign acoustic ceiling system. Replace gate separating reception from main staff area.
	I	\$25,000	\$3,750	\$28,750	MEP improvements		X		
	ADA	\$125,000	\$18,750	\$143,750	ADA improvements	X		X	Modify counter height dimensions and provide knee space in break areas to meet ADA.
	CIP		\$0	\$0	CIP Expansion Renovation	X		X	



**Deferred Maintenance Project Cost - Support Services Building (Continued)****Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,242,000	\$57,500	\$5,750	\$86,250		\$920,000	\$28,750	\$143,750

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$920,000	\$178,250	\$143,750	\$0	\$1,242,000

## Deferred Maintenance Project Cost - Community Center

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Community Center</b>									
	I	\$5,000	\$750	\$5,750	Striping repair	X			Repaint yellow striping near Police Annex.
	I	\$10,000	\$1,500	\$11,500	Site sealant repair		X		Repair cracks in sealant at areas between large concrete pours.
	I	\$15,000	\$2,250	\$17,250	Landscape maintenance		X		Trim landscaping near double door entrance and landscape unfinished strip of dirt.
	MR	\$175,000	\$26,250	\$201,250	Parking lot resurfacing	X			Resurface main parking lot.
	I	\$20,000	\$3,000	\$23,000	Parking lot painting		X		Repaint parking lot striping
	I	\$17,500	\$2,625	\$20,125	Wall and door maintenance		X	X	Repair damaged portions of walls and doors.
	MR	\$100,000	\$15,000	\$115,000	Double pane windows	X		X	Replace single pane windows with double pane.
	I	\$25,000	\$3,750	\$28,750	Exterior envelope repair		X		Repair exterior stucco at base of roof area and ground level.
	I	\$50,000	\$7,500	\$57,500	Roof improvement project		X		Clean TPO roof surface at areas of high use and water ponding. Replace faded and rusting portions of peaked metal roof. Repair roof drains.
	I	\$100,000	\$15,000	\$115,000	Foundation crack repair	X		X	Repair to minimal cracking at base of foundation at Community Center.
	I	\$8,000	\$1,200	\$9,200	Floor tile addition		X		Add missing floor tiles at entrances to some building areas.
	I	\$60,000	\$9,000	\$69,000	Interior finish improvements		X		Repaint walls in storage areas and fix scratches on other wall surfaces. Replace acoustic ceiling tile. Replace stovetop burners in kitchen and clean grout at ceramic tile. Repair lobby baseboards. Clean restroom tile flooring.
	I	\$75,000	\$11,250	\$86,250	Snack service window	X			Finish components of snack service window and room.
	I	\$25,000	\$3,750	\$28,750	Interior MEP maintenance		X		Clean and repaint floor vents. Clean air supply vents. Repair metal at exterior MEP area.
	MR	\$225,000	\$33,750	\$258,750	Electrical switchboard	X		X	Replace main electrical switchboard.
	ADA	\$2,250	\$338	\$2,588	Storage access		X		Provide wheelchair access for storage area in main hall.
	ADA	\$3,000	\$450	\$3,450	Clear floor space		X		Clear floor space in storage areas.
	ADA	\$3,500	\$525	\$4,025	ADA Parking repaint		X		Repaint ADA parking symbol and striping.

**Deferred Maintenance Project Cost - Community Center (Continued)**

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
	CIP		\$0	\$0	CIP Expansion Renovation	X		X	Capital dedicated to expansion of Community Center

**Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,057,138	\$258,750	\$163,875	\$57,500	\$115,000	\$164,450	\$287,500	\$10,063

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$575,000	\$472,075	\$10,063	\$0	\$1,057,138

## Deferred Maintenance Project Cost - Senior Center

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Senior Center</b>									
	I	\$7,500	\$1,125	\$8,625	Site maintenance		X		Clean bricks at exterior patio to improve physical appearance.
	I	\$5,000	\$750	\$5,750	Site improvements		X		Repaint passenger loading zone striping.
	I	\$20,000	\$3,000	\$23,000	Exterior maintenance		X		Repaint stucco where walls meet foundation. Replace exterior metal doors with scratches and dents.
	MR	\$100,000	\$15,000	\$115,000	Structural Renovations				Repair cracking at foundation surrounding the Senior Center.
	ADA	\$75,000	\$11,250	\$86,250	ADA improvements	X			Relocate toilet accessories for compliant mounting heights. Replace kitchen appliances to meet ADA.
	CIP		\$0	\$0	CIP Expansion Renovation	X		X	

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$238,625	\$14,375	\$23,000		\$115,000			\$86,250

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$115,000	\$37,375	\$86,250	\$0	\$238,625

## Deferred Maintenance Project Cost - Police Station

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Police Station</b>									
	I	\$140,000	\$21,000	\$161,000	Parking site improvements	X		X	Repave and restripe parking areas. Relocate Police cars for duration of parking lot improvements.
	I	\$5,000	\$750	\$5,750	Roof cleaning		X		Clean roof surface. Repaint gutters and downspouts.
	I	\$30,000	\$4,500	\$34,500	Structural investigation	X		X	Continue to monitor state of building cracking and flooring cracks. Perform structural investigation if cracks continue to grow.
	I	\$40,000	\$6,000	\$46,000	Interior improvements	X		X	Provide door seals at bottoms of exterior doors that lack them including jail area. Paint interior walls throughout building. Replace stained ceiling tiles and investigate cause of staining.
	MR	\$80,000	\$12,000	\$92,000	MEP Renovation Design	X		X	Design for replacement of failing heat exchanger units from closed water loop HVAC system.
	MR	\$250,000	\$37,500	\$287,500	MEP Renovation Construction	X			Installation of new heat exchanger units for closed water loop HVAC system.
	ADA	\$500,000	\$75,000	\$575,000	ADA Interior Improvements	X			Provide ADA compliant stair handrails and drinking fountains, as well as below counter space. Some interior renovations and room modifications including in break area are recommended. Provide ADA compliant locker room showers.
	ADA	\$35,000	\$5,250	\$40,250	ADA Parking Improvements	X			Revise ADA parking stalls with new striping and loading areas.
	CIP	\$33,000,000	\$4,950,000	\$37,950,000	CIP Expansion Renovation	X		X	Capital dedicated to expansion of the Police Station at the Civic Center site as described in the Public Safety Master Plan.



**Deferred Maintenance Project Cost - Police Station (Continued)****Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
<b>\$1,242,000</b>	\$161,000		\$5,750	\$34,500	\$46,000	\$379,500	\$615,250

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$379,500	\$247,250	\$615,250	\$37,950,000	<b>\$39,192,000</b>

## Deferred Maintenance Project Cost - Police Annex

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Police Annex</b>									
	I	\$150,000	\$22,500	\$172,500	Parking site improvements	X		X	Repave lot, repaint striping and control box for electronic gate in police service vehicle parking area. Replace garage door.
	I	\$50,000	\$7,500	\$57,500	Exterior renovations		X	X	Repaint concrete masonry exterior. Replace mounted light fixtures. Provide protection for exterior door sills.
	MR	\$200,000	\$30,000	\$230,000	Interior renovations	X		X	Repair cracks in concrete flooring and utility closet wall in previous jail area. Repair and repaint metal doors, replace sink, and add lighting in same area. Remove ceiling stains and replace tiles. Clean carpeting and replace VCT flooring. Add lighting to public lobby area.
	I	\$12,500	\$1,875	\$14,375	MEP maintenance		X		Add bracing to exposed ductwork.
	MR	\$150,000	\$22,500	\$172,500	Boiler replacement	X		X	Replace boiler system.
	I	\$75,000	\$11,250	\$86,250	Fire sprinkler renovations	X		X	Re-plumb some fire sprinkler heads and replace exterior sprinkler valves.
	ADA	\$20,000	\$3,000	\$23,000	ADA improvements		X		Rebuild kitchenettes to provide adequate knee space.
	CIP	\$3,000,000	\$450,000	\$3,450,000	CIP Space Renovation	X		X	Capital dedicated to future swing space renovations.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$756,125	\$172,500	\$57,500			\$230,000	\$273,125	\$23,000

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$402,500	\$330,625	\$23,000	\$3,450,000	\$4,206,125

## Deferred Maintenance Project Cost - Fire Administration

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Fire Administration</b>									
	I	\$4,000	\$600	\$4,600	Railing painting		X		Repaint railings near main public entrance.
	I	\$7,500	\$1,125	\$8,625	Site Cleaning		X		Clean rest area with bench and site signage.
	I	\$10,000	\$1,500	\$11,500	Parking lot painting		X		Repaint parking lot striping and symbols.
	I	\$25,000	\$3,750	\$28,750	Exterior envelope painting		X		Repaint exterior envelope including metal door at rear of building.
	I	\$1,000	\$150	\$1,150	Porch maintenance		X		Clean floor surface of porch at second story.
	I	\$15,000	\$2,250	\$17,250	Roof maintenance		X		Power wash roof surface and provide new sealant where required.
	I	\$75,000	\$11,250	\$86,250	Structural investigation	X			Investigate cause of cracking at interior and exterior locations.
	MR	\$750,000	\$112,500	\$862,500	Structural repair	X		X	Repair cracking at interior and exterior of facility.
	I	\$65,000	\$9,750	\$74,750	Interior renovations		X		Clean light floor scuffing at kitchen. Reattach lighting at painted ceiling in living area and provide protection to wall corners in same area. Clean stain at seams under drinking fountain and clean baseboards. Replace break room flooring. Clean and tighten light fixture lenses. Replace stained acoustic ceiling tile by reception.
	I	\$3,500	\$525	\$4,025	MEP insulation		X		Add weatherproofing protection for exterior MEP piping.
	MR	\$150,000	\$22,500	\$172,500	Boiler installation	X		X	Provide new boiler system.
	ADA	\$50,000	\$7,500	\$57,500	ADA improvements		X	X	Clear floor space. Relocate and repair elements of break areas in living space and main facility.
	CIP	\$1,600,000	\$240,000	\$1,840,000	CIP Interior Renovation	X		X	Capital dedicated to interior renovations outlined in the Public Safety Master Plan.

**Deferred Maintenance Project Cost - Fire Administration (Continued)****Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,329,400	\$24,725	\$29,900	\$17,250	\$948,750	\$74,750	\$176,525	\$57,500

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$1,035,000	\$236,900	\$57,500	\$1,840,000	\$3,169,400

## Deferred Maintenance Project Cost - Transit Station (New)

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Tracy Transit Station (New)</b>									
	MR	\$350,000	\$52,500	\$402,500	Site renovations	X		X	Repair cracks in parking pavement. Repaint markings throughout same area. Repair and clean concrete tile. Clean all present vandalism and repaint trash receptacles. Fill in cracking at exterior wall structures.
	I	\$75,000	\$11,250	\$86,250	Exterior improvements		X		Repaint exterior window frames. Clean water marks below windowsills. Replace exterior doors and hardware.
	MR	\$175,000	\$26,250	\$201,250	Roofing improvements	X		X	Repair chipped clay roof tiles. Replace roof drains at access platform. Repair cracking in parapets of roof structure.
	I	\$100,000	\$15,000	\$115,000	Interior improvements		X		Clean clay tile flooring. Replace roof drains at access platform. Repair cracking in parapets at roof structure.
	I	\$65,000	\$9,750	\$74,750	Leakage investigation	X		X	Investigate causes of leakage and repair all leaks in office area and all gender restroom. Repair other leaks within ceiling system.
	I	\$50,000	\$7,500	\$57,500	Water piping relocation	X		X	Relocate water piping in Room 109
	I	\$100,000	\$15,000	\$115,000	HVAC improvements	X		X	Renovate HVAC system to meet needs.
	ADA	\$100,000	\$15,000	\$115,000	ADA improvements	X		X	Provide appropriate truncated domes or other detectable warning at site or parking area. Flatten ADA parking stalls. Add restroom signage in main hallway. Relocate restroom accessories to be compliant.
	CIP		\$0	\$0	CIP Expansion Renovation	X		X	



**Deferred Maintenance Project Cost - Transit Station (New) (Continued)****Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,167,250	\$402,500	\$86,250	\$201,250		\$115,000	\$247,250	\$115,000

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$603,750	\$448,500	\$115,000	\$0	\$1,167,250

## Deferred Maintenance Project Cost - Animal Shelter

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Animal Shelter</b>									
	I	\$100,000	\$15,000	\$115,000	Site Resurfacing and Paint	X		X	Resurface tanbark areas, place non-toxic rodent traps, repaint curbing.
	I	\$25,000	\$3,750	\$28,750	Landscape structure refinish		X		Resurface landscape walls and repaint.
	I	\$15,000	\$2,250	\$17,250	Paint exterior		X		Paint exterior envelope.
	I	\$45,000	\$6,750	\$51,750	Attic roof access	X			Provide roof access for attic.
	I	\$40,000	\$6,000	\$46,000	Minor structural improvements	X			Repair cracking at soffit of women's restroom and utilize non-structural seismic hold downs for laundry equipment.
	MR	\$125,000	\$18,750	\$143,750	Interior renovations	X			See Project AS -1
	MR	\$350,000	\$52,500	\$402,500	Non-structural E support	X			Provide new HVAC system for the facility.
	ADA	\$20,000	\$3,000	\$23,000	ADA Reconfiguration Design	X			Design for ADA Reconfiguration
	ADA	\$175,000	\$26,250	\$201,250	ADA Reconfiguration Project	X		X	Reconfigure various elements restrooms to meet ADA, as well as animal intake and housing.
	CIP	\$5,000,000	\$750,000	\$5,750,000	CIP Expansion Renovation	X		X	Capital dedicated to expansion of Animal Shelter.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,029,250	\$143,750	\$17,250	\$51,750	\$46,000	\$143,750	\$402,500	\$224,250

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$546,250	\$258,750	\$224,250	\$5,750,000	\$6,779,250

## Deferred Maintenance Project Cost - Tracy Library

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Tracy Library</b>									
	MR	\$300,000	\$45,000	\$345,000	Site renovations	X		X	Repave adjacent parking lot. Repair ground cover around children's play area. Resurface area by building to avoid ponding.
	I	\$50,000	\$7,500	\$57,500	Exterior improvements		X		Properly attach gutters and add downspout at facility rear. Replace exterior lighting and drinking fountains. Clean masonry surface and paint exterior.
	I	\$15,000	\$2,250	\$17,250	Roof inspection	X		X	Investigate light cracking at roof connections to eaves.
	I	\$75,000	\$11,250	\$86,250	Interior renovations		X		Replace some ceiling tiles. Clean carpeting throughout. Replace restroom tile flooring. Replace restroom sinks. Repair leakage under restroom sinks.
	MR	\$350,000	\$52,500	\$402,500	HVAC Equipment replacement	X		X	Replace rooftop mounted HVAC equipment.
	I	\$20,000	\$3,000	\$23,000	MEP Maintenance		X		Repair and reattach loose plumbing lines from HVAC units.
	ADA	\$15,000	\$2,250	\$17,250	ADA improvements		X	X	Rearrange interior furniture to meet ADA. Install truncated domes at front of site at passenger loading zone.
	CIP		\$0	\$0	CIP Expansion Renovation	X		X	Capital dedicated to XXXXXXXX

### Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$948,750	\$345,000	\$57,500	\$17,250		\$86,250	\$425,500	\$17,250

### Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$747,500	\$529,000	\$17,250	\$0	\$1,293,750

## Deferred Maintenance Project Cost - Joe Wilson Pool

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Lammersville Historic Schoolhouse</b>									
	MR	\$250,000	\$37,500	\$287,500	Provide parking lot	X		X	Provide a dedicated parking lot.
	I	\$40,000	\$6,000	\$46,000	Site renovations		X		Replace rotted canopy posts. Repaint canopy post signage. Clean and maintain adjacent ground cover.
	I	\$60,000	\$9,000	\$69,000	Landscaping renovations	X			Renovate landscaping around schoolhouse.
	I	\$90,000	\$13,500	\$103,500	Exterior renovations		X		Repair damaged wooden floorboards at porch and ramp. Repaint boards and exterior envelope. Replace roof shingles and gutters.
	I	\$8,000	\$1,200	\$9,200	Structural investigation	X			Perform investigation related to minor cracking at exterior foundation.
	I	\$75,000	\$11,250	\$86,250	Structural Renovations	X		X	Repair minor cracking surrounding foundation.
	I	\$5,000	\$750	\$5,750	Interior renovations		X		Polish wood flooring at entrance.
	I	\$5,000	\$750	\$5,750	Handrail addition		X		Install handrails at stairs.
	ADA	\$10,000	\$1,500	\$11,500	ADA improvements		X		Move furniture to allow accessible path. Adjust mounting heights for interior accessories.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$624,450	\$402,500	\$103,500		\$95,450	\$11,500		\$11,500

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$287,500	\$325,450	\$11,500	N/A	\$624,450

## Deferred Maintenance Project Cost - Sports Complex

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Sport Complex</b>									
	MR	\$250,000	\$37,500	\$287,500	Site renovations	X		X	Repave parking lot. Repaint striping, pavement parking and curb paint. Repaint adjacent sidewalk and short black gate.
	I	\$8,000	\$1,200	\$9,200	Landscape improvements		X		Re-seed grass areas
	I	\$40,000	\$6,000	\$46,000	Exterior maintenance		X		Clean roof surface. Paint chipped areas. Clean exterior siding. Replace exterior mounted lighting fixtures. Replace awning surfaces.
	I	\$20,000	\$3,000	\$23,000	Door maintenance		X		Replace aluminum entrance doors including locksets. Reseal sealants at door thresholds to main restrooms. Resurface interior doors.
	I	\$8,000	\$1,200	\$9,200	Structural investigation	X			Investigate cause of foundation cracking and CMU siding cracking.
	I	\$75,000	\$11,250	\$86,250	Structural improvements	X		X	Repair to cracking at foundation and exterior.
	I	\$35,000	\$5,250	\$40,250	Interior renovations		X		Replace interior vinyl tile flooring. Replace ceiling tile system
	I	\$5,000	\$750	\$5,750	MEP maintenance		X		Replace housing for exterior AC unit.
	ADA	\$40,000	\$6,000	\$46,000	ADA improvements		X	X	Replace and relocate main restroom fixtures and replace accessibility signage at parking lot asphalt.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$553,150	\$296,700	\$69,000		\$95,450	\$40,250	\$5,750	\$46,000

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$287,500	\$219,650	\$46,000	N/A	\$553,150



## Deferred Maintenance Project Cost - Tracy Museum

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Tracy Museum</b>									
	MR	\$200,000	\$30,000	\$230,000	Site renovations	X		X	Refine landscaping. Repave and resurface adjacent portions of road. Repair cracking at concrete steps. Clean rusted wheel mechanic and repair metal fencing at sliding gate.
	I	\$150,000	\$22,500	\$172,500	Exterior renovations	X			Clean and paint exterior envelope including frames. Replace single pane windows with double paned glass.
	I	\$35,000	\$5,250	\$40,250	Roof maintenance		X		Repair damage at roof
	I	\$20,000	\$3,000	\$23,000	Roof structure	X		X	Assess structural integrity of roofing system and repair cracking.
	I	\$100,000	\$15,000	\$115,000	Interior renovations	X			Replace stained ceiling tiles. Replace flooring at museum level.
	MR	\$125,000	\$18,750	\$143,750	Plumbing system	X			Investigate and repair causes of leakage.
	ADA	\$50,000	\$7,500	\$57,500	ADA improvements	X		X	Resurface sidewalk slope and ramp towards entrance. Install additional truncated domes.
	CIP		\$0	\$0	CIP Expansion Renovation	X		X	

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
<b>\$782,000</b>	\$230,000	\$172,500	\$63,250		\$115,000	\$143,750	\$57,500

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$373,750	\$350,750	\$57,500	\$0	<b>\$782,000</b>

## Deferred Maintenance Project Cost - Grand Theatre

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Grand Theatre</b>									
	I	\$150,000	\$22,500	\$172,500	Site renovations	X		X	Repair cracking at exterior site curbing, and re-surface alleyway.
	MR	\$350,000	\$52,500	\$402,500	Exterior renovations	X		X	Modernize exterior signage. Add exterior lighting. Replace the large metal door located at the alley area including track components.
	I	\$130,000	\$19,500	\$149,500	Structural investigation	X			Perform structural investigation as to cracking.
	MR	\$750,000	\$112,500	\$862,500	Structural maintenance	X		X	Protect exposed structure in mechanical areas. Reconstruct wood structure where needed. Repair cracking in concrete at office area. Repair cracking of concrete flooring in orchestra pit.
	MR	\$1,000,000	\$150,000	\$1,150,000	Interior renovations	X		X	Realign ceiling tiles. Replace worn theatre seats. Reapply sound deadening material at stage. Refinish flooring at Black Box Theatre. Replace VCT at restroom floors. Replace ceiling tiles in gift shop. Clean grout at tile in art area and restroom at 2nd story.
	I	\$60,000	\$9,000	\$69,000	MEP maintenance		X		Add lateral and longitudinal non-structural bracing to large ductwork in MEP access area. Replace backflow preventer in same area.
	MR	\$300,000	\$45,000	\$345,000	New fire sprinklers	X		X	Replace RCM fire sprinkler system located in alleyway.
	ADA	\$100,000	\$15,000	\$115,000	ADA improvements	X			Make minor dimensional fixes to handrails throughout lobby and clear floor spaces in work areas to meet ADA requirement.
	CIP	\$5,000,000	\$750,000	\$5,750,000	CIP Space Renovation	X		X	Capital dedicated to rearrangement of interior office spaces aligning to future needs.

## Deferred Maintenance Project Cost - Grand Theatre (Continued)

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Joe Wilson Pool</b>									
	I	\$25,000	\$3,750	\$28,750	Exterior maintenance		X		Clean out gutters and paint metal fascia and re-grout some exterior tiles.
	I	\$15,000	\$2,250	\$17,250	Cracking investigation			X	Investigate cause of cracking. Repair not anticipated.
	I	\$75,000	\$11,250	\$86,250	Interior renovations		X		Replace tiling at kitchen flooring. Update lighting system at reception. Repaint concrete blocks and grout in locker rooms.
	ADA	\$5,000	\$750	\$5,750	ADA improvements		X		Repaint ADA parking stalls and symbols.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$3,266,000	\$172,500	\$402,500		\$1,012,000	\$1,150,000	\$414,000	\$115,000

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$2,760,000	\$391,000	\$115,000	\$5,750,000	\$9,016,000

## Deferred Maintenance Project Cost - Lammersville School

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Old Corp Yard</b>									
	I	\$100,000	\$15,000	\$115,000	Repave Corporation Yard Site	X			
	UR&R		\$0	\$0	Exterior envelope improvements	X		X	Replace entrance doors on both facilities.
	I	\$40,000	\$6,000	\$46,000	Roofing improvements				Provide new roof for both facilities.
	UR&R		\$0	\$0	Structural Repair - Design Only				
	I	\$100,000	\$15,000	\$115,000	Interior Renovations	X		X	Renovate ACT ceiling tile system. Remove rust stains from interior walls and paint. Provide other modernizations as needed.
	ADA		\$0	\$0	ADA improvements		X		

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$276,000	\$115,000	\$0	\$46,000	\$0	\$115,000		\$0

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
N/A	\$276,000	\$0	N/A	\$276,000

## Deferred Maintenance Project Cost - Tracy Townhall & Jail

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Tracy Townhall &amp; Jail</b>									
	I	\$5,000	\$750	\$5,750	Site renovations		X		Paint side gate and clean concrete.
	I	\$120,000	\$18,000	\$138,000	Exterior renovations	X		X	Fill grout between bricks that are beginning to separate. Paint or repair discolored or chipped masonry. Replace window frames. Add exterior lighting.
	I	\$100,000	\$15,000	\$115,000	Interior renovations	X		X	Refinish hardwood floors. Repair ceiling cracks. Modernize restroom. Refinish walls of storage area.
	ADA	\$30,000	\$4,500	\$34,500	ADA improvements	X		X	Improve entrance threshold. Relocate and replace various restroom elements.

### Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$293,250	\$5,750	\$138,000			\$115,000		\$34,500

### Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
N/A	\$258,750	\$34,500	N/A	\$293,250



## Deferred Maintenance Project Cost -Old Corp Yard

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Police Annex</b>									
	I	\$150,000	\$22,500	\$172,500	Parking site improvements	X		X	Repave lot, repaint striping and control box for electronic gate in police service vehicle parking area. Replace garage door.
	I	\$50,000	\$7,500	\$57,500	Exterior renovations		X	X	Repaint concrete masonry exterior. Replace mounted light fixtures. Provide protection for exterior door sills.
	MR	\$200,000	\$30,000	\$230,000	Interior renovations	X		X	Repair cracks in concrete flooring and utility closet wall in previous jail area. Repair and repaint metal doors, replace sink, and add lighting in same area. Remove ceiling stains and replace tiles. Clean carpeting and replace VCT flooring. Add lighting to public lobby area.
	I	\$12,500	\$1,875	\$14,375	MEP maintenance		X		Add bracing to exposed ductwork.
	MR	\$150,000	\$22,500	\$172,500	Boiler replacement	X		X	Replace boiler system.
	I	\$75,000	\$11,250	\$86,250	Fire sprinkler renovations	X		X	Re-plumb some fire sprinkler heads and replace exterior sprinkler valves.
	ADA	\$20,000	\$3,000	\$23,000	ADA improvements		X		Rebuild kitchenettes to provide adequate knee space.
	CIP	\$3,000,000	\$450,000	\$3,450,000	CIP Space Renovation	X		X	Capital dedicated to future swing space renovations.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$756,125	\$172,500	\$57,500			\$230,000	\$273,125	\$23,000

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$402,500	\$330,625	\$23,000	\$3,450,000	\$4,206,125

## Deferred Maintenance Project Cost - Boyd Service Center

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Boyd Service Center - Overall</b>									
	CIP	\$20,000,000	\$3,000,000	\$23,000,000	CIP Expansion Renovation	X		X	Capital dedicated to reorganize Boyd Service Center site and expand with new shops.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$23,000,000	–	–	\$23,000,000	\$46,000,000

**Deferred Maintenance Project Cost - Boyd Service Center A - Administration**

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Boyd Service Center - Overall</b>									
	CIP	\$20,000,000	\$3,000,000	\$23,000,000	CIP Expansion Renovation	X		X	Capital dedicated to reorganize Boyd Service Center site and expand with new shops.

**Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$23,000,000	–	–	\$23,000,000	\$46,000,000

**Deferred Maintenance Project Cost - Boyd Service Center B - Maintenance Shops**

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Boyd Service Center - Overall</b>									
	CIP	\$20,000,000	\$3,000,000	\$23,000,000	CIP Expansion Renovation	X		X	Capital dedicated to reorganize Boyd Service Center site and expand with new shops.

**Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$23,000,000	-	-	\$23,000,000	\$46,000,000

**Deferred Maintenance Project Cost - Boyd Service Center C - Maintenance Shops**

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Boyd Service Center - Overall</b>									
	CIP	\$20,000,000	\$3,000,000	\$23,000,000	CIP Expansion Renovation	X		X	Capital dedicated to reorganize Boyd Service Center site and expand with new shops.

**Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$23,000,000	–	–	\$23,000,000	\$46,000,000



**Deferred Maintenance Project Cost - Boyd Service Center D - Warehouse Building**

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Boyd Service Center - Overall</b>									
	CIP	\$20,000,000	\$3,000,000	\$23,000,000	CIP Expansion Renovation	X		X	Capital dedicated to reorganize Boyd Service Center site and expand with new shops.

**Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$23,000,000	–	–	\$23,000,000	\$46,000,000

## Deferred Maintenance Project Cost - Boyd Service Center E - Fleet Shop

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Boyd Service Center - Overall</b>									
	CIP	\$20,000,000	\$3,000,000	\$23,000,000	CIP Expansion Renovation	X		X	Capital dedicated to reorganize Boyd Service Center site and expand with new shops.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$23,000,000	-	-	\$23,000,000	\$46,000,000

**Deferred Maintenance Project Cost - Boyd Service Center - Old Transit Center Shops**

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Boyd Service Center - Overall</b>									
	CIP	\$20,000,000	\$3,000,000	\$23,000,000	CIP Expansion Renovation	X		X	Capital dedicated to reorganize Boyd Service Center site and expand with new shops.

**Summary by Project Type**

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA

**Summary by Priority**

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$23,000,000	–	–	\$23,000,000	\$46,000,000

## Deferred Maintenance Project Cost - 3 Series Hangars

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>3 Series Hangars</b>									
	MR	\$500,000	\$75,000	\$575,000	Site improvements	X		X	Resurface site pavement. Site drainage improvements.
	I	\$10,000	\$1,500	\$11,500	Exterior envelope and signage		X		Paint exterior envelope and provide new signage.
	I	\$75,000	\$11,250	\$86,250	Structural refinish	X		X	Refinish rusted structural elements.
	I	\$10,000	\$1,500	\$11,500	Ceiling completion - Office		X		Provide completed acoustic ceiling tile system in airport office.
	MR	\$250,000	\$37,500	\$287,500	Site water line (3 & 4 )	X			Provide a water line at site for 3 and 4 Series hangars.
	I	\$15,000	\$2,250	\$17,250	Conduit replacement		X		Replace rusted conduit at exterior.
	ADA	\$20,000	\$3,000	\$23,000	ADA Design	X			ADA Design for required improvements to Airport Office and Pilot's Lounge
	ADA	\$100,000	\$15,000	\$115,000	ADA Project	X		X	ADA project for required improvements to Airport Office and Pilot's Lounge.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,127,000	\$575,000	\$11,500		\$86,250	\$11,500	\$304,750	\$138,000

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$862,500	\$126,500	\$138,000	N/A	\$1,127,000

## Deferred Maintenance Project Cost - 4 Series Hangars

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>4 Series Hangars</b>									
	MR	\$500,000	\$75,000	\$575,000	Site improvements	X		X	Resurface site pavement. Site drainage improvements.
	I	\$10,000	\$1,500	\$11,500	Exterior envelope and signage		X		Paint exterior envelope and provide new signage.
	I	\$75,000	\$11,250	\$86,250	Structural rusting refinish	X		X	Refinish rusted structural elements.
	I	\$50,000	\$7,500	\$57,500	Pilot's Lounge Interior Renovations	X		X	Provide upgrade to Pilot's lounge interior.
	I	\$15,000	\$2,250	\$17,250	Conduit replacement		X		Replace rusted conduit at exterior.
	ADA	\$100,000	\$15,000	\$115,000	Pilot's Lounge ADA Project	X		X	ADA project for required improvements to Airport Office and Pilot's Lounge.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$862,500	\$575,000	\$11,500		\$86,250	\$57,500	\$17,250	\$115,000

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$75,000	\$172,500	\$115,000	N/A	\$362,500



## Deferred Maintenance Project Cost - B Series Hangars

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>B Series Hangars</b>									
	I	\$10,000	\$1,500	\$11,500	Structural rot investigation	X		X	Investigation of extent of structural rot and rehabilitation options.
	I	\$100,000	\$15,000	\$115,000	Structural Rehab Design	X		X	Replacement of rotted structural elements.
	I	\$7,500	\$1,125	\$8,625	Floor stain refinish		X		Clean stains on interior concrete flooring.
	I	\$4,000	\$600	\$4,600	Non-structural E support		X		Replace rusted support elements from exterior ground mounted transformer.
	ADA	\$50,000	\$7,500	\$57,500	Provide accessible parking	X		X	
	ADA	\$5,000	\$750	\$5,750	Clear floor space		X	X	Clear floor space to meet ADA.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$202,975				\$126,500	\$8,625	\$4,600	\$63,250

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
N/A	\$139,725	\$63,250	N/A	\$202,975

## Deferred Maintenance Project Cost - F Series Hangars

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>F Series Hangars</b>									
	I	\$15,000	\$2,250	\$17,250	Repaint exterior		X		Repaint exterior façades in the same color.
	I	\$10,000	\$1,500	\$11,500	Roofing maintenance		X		Clean and apply protection to flat roofs.
	I	\$15,000	\$2,250	\$17,250	Structural Repair - Design Only	X			Design for rust repair for various elements.
	I	\$100,000	\$15,000	\$115,000	Rust removal	X		X	Repair rusted areas of the hangar including entrance thresholds and door components.
	I	\$15,000	\$2,250	\$17,250	Door latches		X	X	Replace rusted door latch system.
	I	\$100,000	\$15,000	\$115,000	Parts fabrication	X		X	Order fabricated parts for rusted components throughout hangar including tow hitches.
	I	\$7,500	\$1,125	\$8,625	Interior cleaning		X		Clean interior floors and interior lighting lenses.
	I	\$5,000	\$750	\$5,750	Lighting fixture addition		X		Add photocell lighting fixtures directly to hangars.
	I	\$35,000	\$5,250	\$40,250	Site utility and MEP investigation	X			Investigate cause of and repair for leaks.
	MR	\$350,000	\$52,500	\$402,500	Site utility and MEP repair	X			Repair related to underground leaks.
	ADA	\$125,000	\$18,750	\$143,750	ADA improvements	X			Clear floor space and modify door operations and threshold to meet ADA.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$894,125		\$17,250	\$11,500	\$132,250	\$140,875	\$448,500	\$143,750

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$402,500	\$347,875	\$143,750	N/A	\$894,125

## Deferred Maintenance Project Cost - G Series Hangars

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>G Series Hangars</b>									
	I	\$100,000	\$15,000	\$115,000	Sliding door repair	X		X	Repair mechanical issues with exterior sliding door tracks.
	I	\$15,000	\$2,250	\$17,250	Weatherproofing maintenance		X		Repair weatherproofing at door bases to be plumb.
	I	\$7,500	\$1,125	\$8,625	Floor stain refinish		X		Clear stains on interior concrete flooring.
	ADA	\$125,000	\$18,750	\$143,750	ADA improvements	X		X	Clear floor space and modify door threshold to meet ADA requirements.

## Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$284,625		\$132,250			\$8,625		\$143,750

## Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
N/A	\$140,875	\$143,750	N/A	\$284,625

## Deferred Maintenance Project Cost - Skyview Aviation

Building	Priority	Base Cost	General Contingency (15%)	Escalated Cost w/ General Contingency	Project	CIP	Maintenance	Further Analysis	Additional Project Description
<b>Skyview Aviation</b>									
	MR	\$500,000	\$75,000	\$575,000	Site improvements	X		X	Alter site drainage so water flows away from the building and repaint parking stalls.
	I	\$17,500	\$2,625	\$20,125	Exterior renovations		X		Repaint exterior metal siding.
	I	\$20,000	\$3,000	\$23,000	Door Tracks	X		X	Install properly sized tracks for large sliding doors.
	I	\$85,000	\$12,750	\$97,750	Roof renovations	X			Replace roof and skylight panels.
	I	\$15,000	\$2,250	\$17,250	Structural investigation	X			Investigate proper repair to unique structural deterioration.
	MR	\$200,000	\$30,000	\$230,000	Structural Repair	X		X	Tighten straps holding arch of structure at exterior and perform additional structural investigation at gate tracks. Repair hangar structure.
	I	\$80,000	\$12,000	\$92,000	Interior improvements	X		X	Modernize interior lighting. Provide new flooring for admin and office areas.
	MR	\$150,000	\$22,500	\$172,500	MEP Renovations	X		X	Replace out of service HVAC units located on-site near parking.
	ADA	\$125,000	\$18,750	\$143,750	ADA improvements	X	X	X	Replace and relocate many toilet accessories. Create new ADA compliant restroom.

### Summary by Project Type

DEFERRED MAINTENANCE TOTAL	Site	Exterior Envelope	Roofing	Structure	Interior Elements	MEP systems	ADA
\$1,371,375	\$575,000	\$43,125	\$97,750	\$247,250	\$92,000	\$172,500	\$143,750

### Summary by Priority

Major Renovations	Infrastructure Improvements	ADA Compliance	CIP	TOTAL
\$977,500	\$250,125	\$143,750	N/A	\$1,371,375