

PROPERTY CONDITION ASSESSMENT

440 W. SIERRA MADRE BOULEVARD SIERRA MADRE, CALIFORNIA

ONYX Architects, Inc. (“ONYX”) performed a condition assessment of the subject property located at 440 W. Sierra Madre Blvd., Sierra Madre, California on October 21 and 28, 2015. On the days of the site visit, the weather conditions were clear and sunny with temperatures between 70°F to 80°F. The following professionals performed this assessment:

- Steve Kuchenski, Registered Architect
- Les Schulz, Structural Engineer
- Edward Garcia, Mechanical Engineer
- Derek Chan, Plumbing Engineer
- Hernani Alcantara, Electrical Engineer

The subject building was completed in 1954 to replace the previous library building. It is approximately 8,762 SF, with a main level facing the street, and a basement that opens to an exit well just below the adjacent lower parking lot. The building has had a 400 SF addition in 1981, an enclosure of 98 SF of porch in 1996, and an approximate 25 SF partial enclosure of the entry portico for purposes of installing powered entry doors. There have been several interior renovations to increase staff office space and provide for accessible toilet rooms.

The city has acquired adjacent property to the south to facilitate future use and expansion, and both properties have been rezoned to CIV (civic) zone.

Based on Onyx's experience with properties of similar age and construction type, the overall condition of the subject property is good, but requires capital improvements to extend its serviceable life. A summary of the systems evaluated follows, along with a spreadsheet containing Onyx's “Opinions of Probable Costs” for recommended repairs and upgrades.

EXECUTIVE SUMMARY

CODE COMPLIANCE / LIFE SAFETY

These are items that do not appear to be code compliant, whether that is for the era in which the building was built, or for subsequent codes and regulations that are now applicable to the previous construction.

- The main floor needs to be retrofitted with additional joists for gravity loads at the library stacks.
- Various building and site components are not in compliance with ADA accessibility guidelines, requiring remodel of the women's toilet room, staff toilet room, staff kitchen, and several stacks in the adult room, the reception / checkout desk, and other

minor casework and hardware. East and west entrances/exits require structural / grading modifications. The accessible stalls require modification for van accessibility.

- The fire alarm system requires strobes and visual notifications for accessibility.
- there appear to be some interior grade light fixtures used in an exterior application on the east side of the building.

MAINTENANCE AND REPAIRS

These are items which may be handled as part of normal ongoing maintenance.

- Leaf litter from the trees is clogging the roof gutters and roof drainage paths, causing premature wear of the roofing components
- Leaf litter is clogging the subfloor vent wells, inhibiting proper cross-ventilation and possibly increasing moisture buildup.
- Exterior trim paint is significantly deteriorated, especially in areas with sun exposure, requiring repainting and potential dryrot repair.
- Some glazing is broken and requires replacement, unless entire windows are being replaced.
- Interior casework / library shelving shows wear and impact and will require selective refinishing.
- There are minor electrical maintenance items (faceplate replacement, clearing storage items near switchgear, closing exposed conduit).

CAPITAL EXPENDITURES

These are items which may technically meet code for the era in which the building was originally constructed, but are considered by the evaluators to be essential to help extend the continued useful life of the building.

- The building's lateral structural system met code for the era in which it was built, however, it is not considered adequate in event of a large earthquake. Additional shear wall retrofit is recommended for selected interior and exterior walls. This process will require some removal and re-installation or replacement of existing library shelving / casework.
- The roof cap sheet is worn and requires replacement. With the harsh environment of substantial leaf litter, consideration should be given to reroofing with a TPO or single-ply "cool roof" instead of built-up roofing, along with minor corrections to achieve minimum slope at nearly flat roofs.
- The asphalt paving surfaces will require resurfacing to maintain useful life.
- The east exit balcony has loose boards with large gaps, The structure should be checked for dryrot and replaced with a new walking surface for structural integrity while being modified for accessibility requirements.

MODERNIZATION AND IMPROVEMENTS

These are items which may technically meet code for the era in which the building was constructed, but are highly recommended by the evaluators to increase the efficiency and functionality of the building or to meet programmatic goals of the library.

- There is no accessible path of travel from the main floor to the basement. Though this is not an ADA issue, a platform lift (like a mini-elevator) would be very useful for staff and volunteers.
- Existing glazed doors, and windows on the south, west, and north elevations, should be replaced with dual glazed, low-E glazed units for energy efficiency.
- During re-roofing and reglazing, additional window metallic trim /pans and flashing could help resist future solar degradation of exterior wood trim finishes.
- Lighting appears to be dim in many areas of the library. Replacement fixtures with LED luminaries and occupancy /daylight sensor controls could improve light levels, diminish glare on computer screens, and reduce energy consumption.
- HVAC should be re-zoned by providing a separate HVAC unit for the basement, with an additional dessicant dryer system to help preserve the collections stored there.
- The Sierra Madre room HVAC ductwork is non functional and perhaps was closed off during previous construction. It is recommended that forensic work be done to find the source and reconnect the grille.
- The electrical system consists of two services to the same building. One service is underutilized and the other has too many HVAC loads connected to it. As improvements are made to the HVAC system, at a minimum new subpanels are recommended and loads should be re-allocated to the new panels.

FUNCTIONAL / PROGRAMMATIC IMPROVEMENTS

The existing library has provided service well beyond its originally expected life span. since 1955 the city population has grown, and new technologies have dramatically changed how people access information and utilize public libraries. Previous planning guidelines have recommended municipal libraries to be sized on a basis of approximately 1.1 square feet per resident. On this basis, the library is undersized for the City of Sierra Madre. Over the years, changes in audiovisual media formats, the advent of the internet, the use of publicly shared computers, laptops, tablets and other smart mobile devices have affected storage, shelving, display, power, lighting, cooling, reference systems, recordkeeping, and just about every other component of library function and management. The open design of the Sierra Madre library has maximized the flexibility of the space to adapt to these changing needs.

- Minimal remodel, alternate #1: The office space and furnishings have been modified and added incrementally, and the current layout does not facilitate easy circulation between the various spaces. If the staff toilet is removed (and staff shared use of accessible public restrooms), the floor space could be reallocated to straighten circulation paths / hallways and provide more direct access to the children's area.
- Significant remodel + addition, alternate #2: A new elevator could be added to the south of the reference room. Front-and rear-opening doors can provide access at both the parking lot level and the basement level. This provides opportunity to expand other uses to the south of the library in several different scenarios, for example:
 - 2a. A modular building (either purchased or leased) could be installed at the basement level, recessed so as to enter at the parking lot level. Rainscreens or other decorative facade elements could provide a compatible modern design aesthetic for the exterior. The interior space

- could be used either by volunteers or for storage, freeing up additional basement space.
 - 2b. An approximate 20'x30', two story addition to the south could contain an elevator, enlarged restrooms, and a meeting or breakroom space for staff or volunteers, or parking space for strollers.
- It is likely that either addition will trigger an upgrade to the electrical service to the library, possibly causing Edison to require a single, large service.

ALTERNATE USE OF AVAILABLE SITE

- The acquisition/rezoning of 449 Mariposa provides at least two options for potential benefit to the library's program needs:
 - The site could be used for book and archival storage either in modular building or in more permanent construction, freeing up basement space.
 - The site could be made into a parking lot, and the existing parking lot space could then be utilized for a large addition to the library.

SITE

The site generally slopes southward towards the rear parking lot, with drainage into a catch basin at the southeast corner..

The 2 parcels, when viewed as a whole, are shaped like a flag lot and are bounded on the north by Sierra Madre Blvd., on the south by Mariposa Ave., and on the east and west by dwelling units. The building footprint covers almost the entire parcel. Vehicular access is available from both streets.

At the time of the site visit, 27 striped parking spaces were counted via aerial photo. The south parking lot has 27 standard stalls and one stall that is standard but painted as if accessible. There are two accessible stalls in the front adjacent to the driveway. There are presently no Van Accessible stalls onsite. The property was legally permitted at the time of construction with no required parking stalls, and parking provisions accommodate the overall number of required vehicles. Nearby public transportation provides convenient access to the site. Numerous infant strollers have been observed, indicating walk-in patrons supervising infants and children.

Landscaping consists of mature oak trees and palm trees with an understory of drought tolerant planting. An entry plaza provides seating and paving for patron use.

Grading and drainage of paved areas appear to be adequate; however, leaf litter appears to require regular maintenance to prevent clogging of systems.

No evidence was observed concerning water infiltration or penetration associated with the site-related elements.

The site fencing is galvanized chain link which appears to have rust damage. The parking lot asphalt is in fair condition but will require crack repair and resurfacing / restriping.

STRUCTURAL/SEISMIC

The subject facility, which was constructed in 1955, is a one story, with partial basement, type V structure and is approximately 76'x94' in overall plan dimensions. The structure is composed of the following systems.

Roof:

The roof framing consists of 1x diagonal sheathing supported by 2x12 rafters spaced at 16" o.c. and span approximately 18 ft. The rafters are supported by glulam beam girders which vary in size from 51/8"x18" to 51/8"x24 and typically span 16' to 27'.

Also included is one 16" wide flange steel roof beam located on the east side of the building. The ceiling is composed of plaster attached to the underside of the rafters.

First Floor Framing (Raised Floor):

The majority of the floor framing over the raised floor area is composed of 2x diagonal sheathing supported by 4x8 floor joists spaced at 3 ft. o.c. that span approximately 9 ft. The floor joists are supported by 6x10 girders that are spaced at 9 ft. o.c. and typically span approximately 7 ft.

The floor over the partial basement consists of 2x diagonal sheathing supported by 2x8 and 3x8 floor joists spaced at 16" o.c. and span between 6 ft. and 8'-6". The floor joists are supported by 10" wide flange steel beams which are supported by steel pipe columns.

Foundation:

The foundation is comprised of a typical spread footing system with continuous footings consisting of concrete stem walls and column footings consisting of reinforced square concrete pads.

Lateral System:

The existing lateral resisting system (seismic and wind) consists of exterior stucco walls with 1x6 let-in wood braces.

INVESTIGATION

Our structural assessment consisted of a visual walk through the areas of the buildings that were accessible, review of as-built structural and architectural drawings and previous reports and preliminary gravity and lateral calculations. No tests, analyses or exact measurements were made.

FINDINGS

Based on the noted investigation scope the following items were noted:

Raised Floor Framing:

1. Except for the 4x8 floor joists the balance of the raised floor framing is acceptable for support of the code required 150 psf live load for library stack areas.
2. The 4x8 floor joists are only capable of supporting a live load of 117 psf which is less than the code required stack loading of 150 psf. The reading room areas require a minimum live load of 60 psf so they are adequate for those areas.

Lateral Resisting System:

1. The shear wall lateral load resisting system is inadequate to support current minimum seismic design loading at the perimeter walls and full height interior walls noted.
2. The shear wall and foundation anchorage is inadequate to support current design seismic loading.
3. The maximum roof diaphragm loading is 250 plf which is less than the 300 plf allowed for 1x diagonal roof sheathing.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the investigation the following items will need to be addressed;

Raised Floor Framing:

1. To increase the load carrying capacity of the 4x8 floor joists it is recommended that new 2x8 DF #1 grade joists be scabbed on to each side of the 4x8's.
2. The balance of the floor framing is adequate for the intended use of support of code required library live loads and will require no additional upgrades.

Lateral Resisting System:

1. It is recommended to upgrade the lateral resisting system that plywood shear panels be added to the exterior and interior walls as noted on the attached shear panel plan.

2. The addition of plywood shear panels will entail the installation of added sill anchors (post installed concrete anchors), seismic collectors installed on the roof and hold down brackets and anchor bolts at the ends of the new plywood shear panels.

ARCHITECTURAL COMPONENTS

BUILDING EXTERIORS

The library building is one story high with near-walk-out basement that appears as two stories from the south.

The upper building level is clad with cement plaster and accented with wire-cut red brick veneer.. Glazing systems consist of site-built single-glazed clerestory windows, and large picture windows facing north for natural daylighting. The south elevation also has single-glazed clerestory windows, a large picture window with mullions, and individual operable casement windows that do not appear to have been operated recently. The west wall has a small set of casement windows, and the children's room has dual-glazed, low-E replacement windows installed along the east elevation. The basement has a small number of metal-framed single-glaze windows.

The original casement windows are no longer tight-fitting. some glazing is cracked, and the original site-built windows are not energy efficient.. Accordingly, it is recommended that a phased program of replacement be initiated beginning in Year 3 and ending in year 7.

The fascia of the building is painted wood. The painting has deteriorated, especially on the south and other elevations exposed to sun. It is recommended that the fascia be cleaned, repaired and repainted in year 1, with consideration given to cladding the fascia in painted metal flashing.

The existing site trees have debris and litter which fill the adjacent wells that serve the underfloor cross-ventilation system. A more aggressive maintenance /cleaning of these areas is required to prevent moisture buildup in the underfloor crawl space.

ROOFING

The main portion of the original building had low slope (1:12) composition roof with gravel. A subsequent 1992 re-roofing project omitted the gravel in favor of a granule cap sheet. Smaller office to the front (north) have no minimum required slope shown on the construction plans, however it appears that minor crickets or build-ups may have been provided by the previous installers. In these areas, stormwater drains via seeking level until it reaches the internalized perimeter gutter. The roofs have had substantial additional equipment, pipes and conduits added over the years, some without blocks or shims, creating a dam effect.. substantial leaf litter also clogs the gutters and creates dams on the low slopes. significant deterioration has resulted. The granules have eroded and fiberglass fibers are visible. It is recommended that the building be re-roofed with

TPO or elastomeric in Year 2, and that proper cleats and blocks be provided to facilitate drainage. A more intensive roof and gutter cleaning schedule is required for operable gutters and drains.

There are two smaller shed roof canopies at the rear of the building, one low-slope and one asphalt shingle. It is assumed that these would be reroofed at the same time as the rest of the building.

BUILDING INTERIORS

Interior finishes in the entrance lobby on the main floor currently consist of low-level carpeting, stained wood wall paneling and displays/cabinetry, painted plaster / gypsum board walls, and acoustical ceiling tile.. Men's and women's toilet rooms have ceramic-tile floors, walls, and base, with a suspended gypsum board ceiling. The entrance foyer has a large exposed dropped soffit to emphasize circulation and checkout paths, and to hide mechanical systems above. The majority of current signage consists of printed material without raised letters or Braille, which does not meet ADA requirements. Overall, interior finishes were observed to be in fair condition. Staff have received reports of patrons getting splinters from the shelving casework, indicating that some refinishing may be required.

ACCESSIBILITY REVIEW

ENTRANCES AND EXITS

1. Access for persons with disabilities is provided from the public sidewalk on Sierra Madre Blvd. to the motorized main entrance doors, which are equipped with paddle activators. The door also has signage for "low energy" opening, however, testing showed 16 lbs. of force required on the entrance door to actuate the opening assistance. The interior paddle switch is located behind the library security system, and close to an adjacent door to the computer room (11B-404.3.5, 11B-309.2, 11B-305. The computer room door may need to be changed to provide necessary clearances (more on this later).
2. The east (employee's entrance) door requires a minimum 10" high kickplate on the push side; this can be retrofitted, or a replacement door can be installed. The access path of travel needs to be remodeled for a ramp in lieu of stairs (see "Site").
3. The southeast (Children's room) emergency exit does not have min. 12" push-side strike clearance, does not have 5' level and clear on the exterior side, and has an exit balcony with plank flooring with large and uneven gaps. The stairs for this balcony have open risers and handrails that do not extend as required by ADA.
4. The west (stack area) emergency exit does not have a 5' exterior landing, does not have ADA-compliant handrails and extensions, and does not have a level bottom landing at the stair.

5. The basement exterior entrance is inaccessible due to a high door threshold and a stair that limits mobility. The stair does not have proper handrails and extensions. There is currently no interior access between floors. See additional commentary in item #16.

PARKING

6. There is a parking stall in the south lot that is painted as accessible, however, it is not sized correctly, it has too steep a cross-slope, and the library currently uses the space for the trash bin.

7. The front entrance has two stalls marked as accessible. There is no Van Accessible stall as required by ADA.

INTERIOR

8. The doors to (a) the Sierra Madre Room and (b) Computer room do not have 18" strike side pull clearance; either the door swing needs to change, or the wall-mounted casework needs to be reduced in size.

9. The librarian's office door handle needs to change from a knob to lever hardware.

10. The Children's room window controls are too high to be accessible. The city needs to clarify if these windows are intended to be operated, or remain closed.

11. The women's restroom lavatory is (a) deeper than the 24" maximum specified in 11B-305.7.1, and (b) this depth is exacerbated by the overlapping rear grab bar. The rim of the lavatory is higher than 34" (11B-606.3). There is some interpretive question as to whether the men's toilet room door is (c) blocking the 60" clearance for the women's toilet room door. Taken as a whole, all of these issues require major renovation of the women's toilet room.

12. The staff toilet room is not accessible for doors and clearances. For equal facilitation, it is recommended that the staff toilet be removed and that employees utilize the public toilet rooms. Since this deletes one toilet and one lavatory compared to what was provided in 1954, this will require approval of the Building Official.

13. The staff kitchenette does not have accessible maneuvering space, accessible forward approach to the sink and appliance. It is recommended that the north wing wall be removed and the cabinet be relocated to the south wall. This could be done in conjunction with removing the staff toilet, for a larger break room.

14. There is a storage area in the Children's room with a door that is not 3' wide. This door will need to be widened for employee accessibility.

15. There are numerous electrical outlets around the library at a height lower than 15" which were installed in an era before portable personal electric devices such as computers. These outlets were likely intended solely for maintenance personnel, and therefore per 11B-205.1.1 are not required to be at a 15" accessible height. However, if library employees or patrons are found to be using such outlets, the outlets will need to be either removed or relocated to 15" height.

16. The library basement serves as an archive and storage for books not readily available to library patrons. The interior of the basement includes an archive area that is accessed only by steps. In our opinion it would not be a reasonable accommodation, and would be an unreasonable hardship, to make this elevated storage space accessible. The library

management would need to modify job descriptions for those who are unable to access this space.

LIBRARY-SPECIFIC COMPONENTS

The Americans With Disabilities Act Accessibility Guidelines (ADAAG) Section 8 addresses library-specific components as follows:

(8.2) 5% of each element of seating, tables, and study carrels shall comply with 4.2, 4.32. fixed study carrels shall comply with 4.13.

(8.3) Check-out areas shall comply with 7.2(1). Traffic control or book security gates shall comply with 4.313 (not applicable).

(8.4) Card catalog and /or magazine displays shall comply with Fig 55 (min height 18", max height 54", min aisle 36")

(8.5) Min clear area between stacks shall comply with 4.3 (36"). shelf height in stack areas is unrestricted.

17. The reception/checkout desk has several sections that a proper height for transactions, however, they are blocked by displays and other components. The library has indicated that this casework no longer meets program requirements, and so it is recommended that a new desk be provided.

18. The library bookshelves, aka "stacks", generally the ADA-required minimum clearance of 36" between stacks in both the children's and adult rooms. At the adult stacks, there are 5 locations at the south end of 5 freestanding stacks where the aisle narrows to 28-32" clear. These 5 stacks will need to be cut back, have the ends re-attached, refinished, and have the finish flooring patched or replaced.

ADA and Volunteers:

The Sierra Madre Library derives benefit from the "Friends Of The Sierra Madre Library". The group contributes volunteer hours, materials, and money to strengthen Library programs and services. This group meets and performs its service work within the currently inaccessible basement of the library. The volunteers are not also library employees, and they do not receive other financial benefits (insurance, worker's compensation, professional certification, etc.) that might be provided in an employment situation. According to the Equal Opportunity Employment Commission Compliance Manual, (<http://www.eeoc.gov/policy/docs/threshold.html#2-III-A-1-c>), the volunteers are neither considered employees nor are they considered for purposes of ADA as the general public. Therefore their work spaces are not required by ADA to be accessible.

HVAC

Mechanical (HVAC)

- Description – The existing building is served by the following HVAC equipment:

Day and Night (C4H560, 5 tons capacity) – Main reading room

Day and Night (C4H560, 5 tons capacity) – Main reading room

Carrier (BK024, 2 tons capacity) – Computer room

Carrier (50HX030 – 2.5 tons capacity) - Offices

Frigidaire (FRS093LC1 – 07.5 tons capacity) - IDF room

Day and Night gas/electric unit (NXA660, 5 tons capacity) – Basement, Non-fiction room

Day and Night gas/electric unit (NXA636, 3 tons capacity) – Children's room

Restrooms and electrical rooms are served by ceiling mounted exhaust fans.

All units are ducted except for the units serving the computer room and IDF.

Local programmable thermostats are used to control each fan coil unit. Exhaust fans for the restrooms are interlocked with the light switch.

- Assessment – The units are all relatively new and were installed within the last 5 years. The biggest issue is the zoning. Several zones are being served by a single equipment.

Previously, the children's room, offices, lounge, head librarian and librarian's desk area were served by one HVAC unit from the basement. However, the ducts serving the head librarian's office, librarian's desk area and lounge have all been cut and capped off. This HVAC unit currently serves only the Children's room.

A rooftop heat pump unit was installed to provide cooling and heating to the head librarian's office and librarian's desk area. The lounge, however, has no heating and cooling. There is a supply grille in this room with no airflow even with all A/C units turned on.

The main basement and reference area are served by a second HVAC unit in the basement. The thermostat is located in the Main basement so there is no control of temperature in the reference area.

Recommendations

For the basement and reference room, the solution would be to provide a separate HVAC unit for the basement. The humidity issues in the basement could be fixed by using a dessicant dryer. This will absorb moisture from the air. Coil icing is caused by insufficient airflow through the cooling coil. This could be caused by a clogged filter or a dirty cooling coil. Regular filter changes and coil cleaning will prevent this from happening.

For the lounge, the supply grille will need to be connected to the supply air ducts serving the offices. Some investigation may need to be done to determine the point of connection.

If the building is expanded to include additional areas, new HVAC unit/units will need to be installed.

PLUMBING SYSTEMS

Plumbing

- Description – The existing building is served by the following plumbing equipment:

¾" galvanized domestic water service- Outside the southwest corner of the building

30 gallon gas powered Reliance water heater Model #530 Nortco C- Basement

Lavatories with ½" hot and cold service- All three restrooms

1.6 GPF water closets- Public restrooms

1.1/1.6 GPF Glacier Bay Model #N2316 water closet- Employee Restroom

Kitchen Sink with ½" hot and cold service- Employee Kitchen

Single height drinking fountain- Main Reading Room
4 hose bib locations- Around perimeter of building
Gas service- Outside the east wall of the building
Sump pump for condensate and water heater overflow- Basement

- Assessment – The 3/4” galvanized water service is not adequate size and material for the demand of the building. Galvanized pipe is not the ideal material for domestic water service because it generally has a life expectancy of 40 years. Additionally, under the current plumbing code, a 3/4” service is not acceptable for the current load under the 2013 CPC.

The men’s restroom faucet handle is not in good working condition.

The women’s restroom water closet lid had to be cut in order to fit under the countertop.

The public restroom’s have 1.6 GPF water closets which is not acceptable under current CALGreen standards.

The water heater was manufactured in 1994 and may be reaching the end of its life expectancy. Additionally there is no hot water recirculation or expansion tank provided, which is not acceptable under current CALGreen standards.

The hose bib located outside of the basement is leaking.

- Recommendations

Replace the existing hot and cold water piping with copper piping.

Increase the water service size.

Replace the men’s restroom faucet with self-metering model per CALGreen standards.

If the public restrooms are remodeled/relocated, replace the existing water closets with 1.28GPF models to meet CALGreen standards.

Replace the existing water heater and provide a new expansion tank and hot water recirculation lines.

Repair/replace the hose bib located outside of the basement.

ELECTRICAL SYSTEMS

Electrical

- Description – The existing building has the following electrical features:
 - Power Distribution System - The building is powered from two distinct electrical services:
 - 220V 3 phase 3 wire electrical service
 - A 200 amps main disconnect switch is receiving 220V 3 phase 3 voltage level, fed from SCE service drop #1
 - 120/240V single phase 3 wire
 - A 200 amps main power panel B, located at the boiler room is receiving 120/240V 1 phase 3 wire power supply from SCE service drop #2
 - Lighting
 - Interior lighting
 - Basement lighting - consists of strip fluorescent lighting strip, surface mounted type and controlled by on-off wall switches. There is exit sign with built in emergency bug eye lights.
 - Office Lighting - consists of surface mounted 2x 4 fluorescent lighting fixtures with acrylic prismatic diffuser, controlled by on-off wall switches.
 - Library Book Shelve Area - consists of pendant mounted linear fluorescent lighting fixtures with acrylic prismatic diffuser, controlled by on-off wall switches.
 - Library information counter consist of surface mounted fluorescent lighting with spot lights.
 - Exterior Lighting
 - Post lights are being provided in front of the building.
 - Some 2x2 surface mounted fluorescent lights normally used for interior application, are being installed in exterior canopy
 - Fire Alarm System is provided in the building, consisting of:
 - Smoke detectors
 - Horn and strobe
 - Manual pull station

- Telecommunication/Data

An IDF Cabinet is provided in the building to serve telephone and data network connections to computer work stations.

Wireless access points are provided throughout the building

- Assessment

- Power Distribution System

- The building is served by two electrical services which is generally a violation of Code.
- One of the two existing electrical service drops coming from SCE power poles, may be needed to be relocated or raised up in way of new building expansion
- The 200Amps 240V 3 phase 3 wire Electrical Service No.1 seemed underload due to lack of distribution panel to connect the 230V single phase HVAC units to this service. The 200A main disconnect switch is feeding only two HVAC units (1-5Ton and 1-3Ton) + one supply fan. Many HVAC units are connected to other service panel B.
- The 200Amps 120/240V 1 phase 3 wire Electrical Service No.2 seemed overloaded or max out due to connections of many HVAC units to this service. The main service panel B should only feeds 120Volt circuits to lighting and office receptacle outlets.
- 30 inches working spaces in front of electrical panels are being used for storage, which is a violation of code
- No receptacle outlets (plug loads) in offices, conference room and copy rooms that are being controlled by occupancy sensors required by Code.
- No floor mounted receptacle outlets are being installed in other library sitting areas.

- Lighting

There are Code issues that include but not limited to the following

- Lack of occupancy or motion sensors to turn off or dim the lights in many office spaces, book shelves and storage areas, when unattended
- Lack of photo sensors at window areas to turn off or dim the lights automatically during day time where natural day lit contribution are present.
- Light switches were mounted higher than 48" ADA code limit.
- Lighting layout in the office spaces caused some glares to computer workstations.

- Lack of emergency lights along the path egress.
- Utility closet with electrical panels still using low efficacy incandescent bulb, which is no longer allowed by energy code.
- Fire Alarm System
 - Lack of smoke detector coverage in many areas
 - Lack of Heat detector in attic spaces
 - Lack of visual notification devices (strobes).
 - Lack of audible annunciation . Per 2013 CBC, voice evacuation system
 - Lack of manual pull stations in exit doors. Many existing manual pull stations were installed in wrong locations.
- Telecommunication/Data
 - Lack of wired data connection points in some library siting areas
- Recommendations
 - Power Distribution System Upgrade
 - Upgrade the electrical service to have one electrical service to the building to accommodate building expansion electrical requirement.
 - Relocate existing panel or replace with new sub panels and installed in new electrical closet
 - Provide new main circuit breaker for service No.1 ahead of Panel B.
 - Provide new distribution panel to consolidate all feeder circuits of all existing and any new HVAC units with Emon-Dmon sub metering.
 - Provide additional subpanel for feed new lighting and power for the additional area.
 - Provide automatic shut off control to selected plug loads in the offices
 - Lighting Upgrade
 - At basement, retrofit existing linear fluorescent fixtures with new LED bulbs. Also, rewire the lighting circuits to have 50% of lights turn off automatically when unattended.

- At offices:
 - Replace existing fluorescent fixtures with new LED lighting fixtures with dimmable driver and rewire the lighting circuits to have control devices dim or turn- off the lights automatically when unattended.
 - Rearrange lighting layout to avoid glare at each computer workstation.
- At Library Areas, At offices, replace existing fluorescent fixtures with new LED lighting fixtures with dimmable driver and rewire the lighting circuits to have control devices dim or turn- off the lights automatically when unattended
- Replace existing exterior lights with new LED exterior lighting fixtures surrounding the building and the parking area
- Relocate wall mounted light switches to ADA mounting height limit.
- Fire Alarm System Upgrade
 - Upgrade the entire fire alarm system to have complete automatic detection coverage and to add voice and/or visual notifications covering all spaces including basement.
- Telecommunication/Data Upgrade
 - Provide additional pathways from IDF cabinet to library sitting spaces.

VERTICAL TRANSPORTATION

The original structure had an internal circular stair and a manual "dumbwaiter" for books. Both were removed sometime after the 1970s, and the shafts are open to the basement below. The structural plans indicate a framed opening of 64"x64", which may be large enough for a 36"x60" enclosed platform lift/elevator (example: Garaventa Elvoron or similar). This is not considered by code as an accessible elevator.

PUBLIC RECORDS

Public records include the following permits and land actions:

Original building built 1954 - 1955. Applicable Code: 1952 Uniform building code (next code after that was 1964 UBC)

Undated application for electric permit, appears to be for original construction: 161 outlets, 107 fixtures, one 2HP motor., 200 (amp?) service switch.

1/4/1954: Plumbing application for 3 lavatories, 2 kitchen sinks, a gas connection, 3 water closets, a water heater, a drinking fountain and a urinal, no permit # listed.

Subsequent work:

9/13/1961: Electrical permit for "service equipment", 12 outlets and 4 (or 11?) motors of 1/3 to 10 horsepower, permit #7084.
6/16/1980 Unidentified "repair". Building listed as Occupancy "B", construction type IV.
8/19/1981: Permit for 25 outlets and 8 light fixtures, assume related to 400SF addition (see permit #14406), permit #14405
8/19/1981: 400SF library addition, Permit #14406 (Fred Wesley, Architect)
8/31/1981: Compressor or boiler (assumed related to permit #14406), permit #14443
10/7/1981: Ductwork (assumed related to permit #14406), permit #14535
1/21/1982: "Rerecing" [sp] plumbing, permit #14781. Might be related to subsequent septic work.
1/21/1982: Backfill of cesspool in area of future addition, and **"new house sewer"**, permit #14782
4/7/1982: Note in file indicates that Library addition was roofed, but no permit was taken out.
7/12/1984: 8 electrical outlets and 7 light fixtures, permit #17700
12/6/1988: Modification (replacement) of FAU heating system, permit #22351
1/17/1989: roof repair, Hopper Roof co., permit #22467
2/20/1992: roofing tear-off and reroofing with fiberglass, permit #26746. Dry rot might have been replaced by city's own employees.
6/17/1992: replacement of water heater, permit # unknown
3/10/1995: "lighting renovation per approved plan", permit # unknown
9/17/1996: ADA restroom relocation, office remodel, and **98 SF addition** to work room, permit #30937
9/24/1996: Electrical permit (related to Bldg permit #30937), 100 Amp subpanel, additional outlets and light fixtures, Valley Electric Co, permit #30959
3/6/2009: new 200A service, permit #142363
9/4/2009: 2 HVAC units added
6/13/2011 - new HVAC, permit #200535
12/28/2011: New doors and windows installed in Children's Room, permit #201099
7/8/2013: PC Resolution 13-12 and ordinance #1343, rezoned 440 W. Sierra Madre and 449 Mariposa from R-P and R-3 zone to CIV (Civic) zone.

OPINIONS OF PROBABLE COSTS

The total "Opinions of Probable Costs" identified by ONYX includes the following:

Code and Safety (Rating 1)	\$ 211,150
Repair and Maintenance (Rating 2)	\$ 10,244
Capital Expenditure (Rating 3)	\$206,640
Modernization/Improvements (Rating 4)	\$ 249,350

TOTAL \$677,384

The following assessment report summarizes Onyx's findings and opinions for corrections to the subject structures and site. With the completion of the recommended

repairs identified in the “Opinions of Probable Costs” spreadsheets and a well-planned and executed program of ongoing maintenance, this facility should continue to perform well throughout its remaining serviceable life.

I. SCOPE AND LIMITING CONDITIONS

A. BACKGROUND

On October 21 and 28, 2015, ONYX performed a visual evaluation of the property known as 440 W. Sierra Madre Boulevard in Sierra Madre, California. The net rentable area of the subject building, as reported by the existing owner, is approximately 8,762 SF square feet, while the site area (including lot 3 to the south) comprises approximately 19,961 square feet, or about 0.46 acres.

This report summarizes ONYX findings and opinions of recommended corrections to the building and site. No destructive tests were undertaken. Conditions and opinions described in this report are based on observation only.

B. PURPOSE

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

C. SCOPE OF SERVICES

The scope of services included the following:

- Visual evaluation of the building interiors, exteriors, and site to assess their existing condition.
- Review of available construction record documents to evaluate original design considerations for civil, structural, architectural, electrical, and mechanical, and fire/life-safety systems.
- Attention was directed toward conditions pertaining to local and model building code compliance, the physical aspects of accessibility requirements for persons with disabilities, consideration of serviceable life of major components, and quality of construction.
- Visual evaluation of the building structures.
- Review of public records, including information provided by the Building Department to library officials.
- Identification of those items requiring repair, replacement, or maintenance with a value of \$2,500 or more. Code and/or life-safety issues are reported without regard to this threshold.
- Limited photographic documentation of specified deficiencies.

- A spreadsheet document—the “Opinions of Probable Costs”—that chronologically compiles the deficiencies and related costs with a 12-year projection of capital expenditures.
- A limited accessibility survey.

Aspects of the project not included in the scope of services:

- Concealed or inaccessible areas of the building that require the use of destructive investigation beyond that proposed in the scope of services.
- Work requiring the use of special consultants beyond that noted in the scope of services.
- Furniture, fixtures, and process equipment not part of the building structures.
- Utility rooms and power or utility vaults that are part of a utility company.
- Any portions of the property that ONYX determined to be unsafe. No such areas of particular concern were identified at the subject property.

Specifications

No project specifications were available for review.

Soils Reports

No soils reports were available for review.

D. REPRESENTATION

This condition assessment report was prepared by ONYX, in accordance with the terms and conditions of the contract of engagement between ONYX and the City of Sierra Madre, Inc., for the exclusive use of the City of Sierra Madre. These parties intend to rely upon this report as an assessment of the existing physical condition of the subject property for the purpose of deciding whether, and under what conditions, to proceed with various improvements and maintenance. The aforementioned parties may use and rely on the report provided that the parties agree to be bound by the same contractual terms and conditions imposed by the aforementioned contract of engagement. ONYX, therefore, recommends that any authorized party intending to rely upon the report independently determine whether the scope of services meets their expectations for future planning.

Onyx's professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable architects and engineers practicing in the due diligence consulting field in this or similar localities at this time. No other warranty, expressed or implied, is made as to the professional opinions described in this report. ONYX is not responsible or liable for any claims that are associated with the interpretation of the available information. Additionally, ONYX is not responsible for any claims from third parties not associated with Client.

II. CONCLUSION

The Library is a valuable asset to the City of Sierra Madre:

- The building itself has value as a structure.
- The building contains an archive of valuable media and materials.
- The library is utilized and enjoyed by the community.

It is our opinion that the City should invest in prolonging the useful life of the facility with these high priorities:

1. Perform all work necessary to meet code for the era in which it was built. this includes the structural floor reinforcement and all of the ADA upgrades (Category 1). See also ADA alternatives in #4 below.
2. Seismic reinforcement, although not compelled by code for existing buildings, is equally essential to extend the useful life of the building, and protect the occupants and collections. For economy of scale, this work ought to be done at the same time that the structural floor reinforcement is being done (#1 above). This work will require removal and replacement of large portions of wall finishes, so the should be done immediately after this.
3. The existing roof cap sheet is at the end of its useful life, and the building should be reroofed. The extensive leaf litter and resulting abrasion on the mineral cap sheet indicates that a different type of roof, such as a 60 mil TPO at the flat roof (or standing seam metal roof at the main low-slope roof), should be considered.
4. ALTERNATE FOR ADA ADDITION:
 - Onyx explored the concept of adding accessible restrooms, an elevator and a meeting room to the south of the project. These restrooms would replace all three existing restrooms, and the resulting free space could be reconfigured for a new computer room or staff workroom/breakroom (similar to its 1955 configuration.) It is our impression that all of these ADA improvements would not only help accessibility, but also have ancillary benefits such as:
 - The elevator will assist in moving books and materials between the basement and the main floor, reducing physical labor and increasing efficiency
 - An elevator lobby at the lower level will provide weather-protected entry for people carrying library materials.
 - More generously-sized restrooms will facilitate visitors with children and strollers, and additional fixtures will provide adequate capacity for meetings and community functions.
 - The configuration of the addition can help support later additional expansion should it be deemed necessary.
 - The addition will require several work items to be done at the same time, including the following components that will be directly related to the ADA improvements:
 - The elevator shaft, the elevator machine area (likely in the hoistway), air conditioning for controls

- The elevator lobbies (3 lobbies total, to accommodate parking and basement level, including doors, hardware finishes and lighting/power)
- Related grading and drainage to create rear exterior entrance
- Electrical service and panel upgrades to provide power to the elevator.
- Floor area and fixtures for 2 sinks, 2 toilets, 1 urinal, 3 partitions, 2 entry doors, related lighting, HVAC and exhaust; toilet room accessories and finishes
- Hallways and basement ancillary steps and handrails.
- Demolition of existing exit well retaining wall and roof canopy.
- Grading, compaction, footings, exterior walls and windows.
- Related modifications to the fire alarm and security systems
- The addition itself is estimated to cost \$425,000.
- The estimated cost for such improvements is \$425,000 addition plus approximately \$60,000 in utility upgrades, total of \$485,000. We believe the addition will still trigger renovation of the previous accessible restrooms to be utilized for other purposes, and therefore the dollars associated with those spaces should remain in the overall budget.
- Of the \$485,000, we believe that approximately \$400,000 will be attributable to accessibility improvements, with the remaining \$85,000 attributable to the non-accessible plumbing fixtures and area, and the additional meeting room at the parking level.