



Office of the City Manager

WORKSESSION  
March 24, 2015

To: Honorable Mayor and Members of the City Council

From:  Christine Daniel, City Manager

Submitted by: Andrew Clough, Director, Public Works

Subject: Public Works Department 5-Year Facilities Capital Improvement Plan, and Facility Condition Assessments and Maintenance Management Options

INTRODUCTION

This Worksession provides an opportunity for Council to discuss the proposed 5-Year Facilities Capital Improvement Plan (CIP) for Public Works (PW) facilities. The CIP focuses on the deferred maintenance (backlog repairs) identified in the Facility Condition Assessments (Assessments) completed in 1997, 2000, and 2013. Tonight is a follow-up to the [April 1, 2014 Information Report](#),\* [July 1, 2014 Worksession](#), and the Worksession originally scheduled, and cancelled in December 2014. However, whereas these previous reports incorporated both PW and Parks, Recreation & Waterfront (PRW) facilities, this Worksession includes separate reports for PW and PRW.

This PW 5-Year Facilities CIP for FY 2016 through FY 2020 represents a proposed increase of \$1.1 million over the current PW budget. PW's 5-Year Facilities CIP at a \$2 million per year funding level is provided in Table 1A (Attachment 1). Deferred maintenance repairs specified in FY 2016 and FY 2017 are considered high priority deficiencies that staff recommends be corrected within the next 2 years.

Public Works is building on an annual condition assessment program where approximately 10 – 12 PW facilities will be evaluated each year; and coordinates an interdepartmental meeting every 6 weeks with facility user departments to discuss deficiencies and needs within the facilities. The projects listed for FY 2018 through FY 2020 are preliminary, using information currently available, and may be re-prioritized based on newly identified deficiencies or user department needs.

CURRENT SITUATION AND ITS EFFECTS

The City is responsible for maintenance of 95 facilities: 39 in PRW's inventory, and 56 in PW's inventory; these do not include Library facilities and facilities leased to other entities, which were not part of this analysis. The April 2014 Information Report identified deferred maintenance needs, and the tables attached to that report summarize the results of the Assessment and backlog of repairs. PW has a current budget of \$900,000 and an identified deferred maintenance backlog of \$16.39 million.

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\* See Links to Reports on page 3.

During the July 2014 Worksession, Public Works staff presented the results of the Facility Condition Assessments and provided maintenance management options. Council expressed concern with identified life safety issues, including aging electrical systems, and inquired whether electrical system upgrades could be grouped together as a project to address multiple facilities and potentially achieve cost savings. Council requested that PW develop a 5-year plan to illustrate which facilities and repairs would be prioritized should additional funding be approved.

The resulting 5-Year Facilities CIP (Attachment 1) was prepared by grouping deficiencies for each facility's building systems (exteriors, interiors, electrical, mechanical, roofing, etc.) into projects. Deficiencies were prioritized according to the following criteria:

Priority 1: conditions in this category require improvement within one year in order to prevent imminent failure, correct a cited safety hazard, and return a facility to operation.

Priority 2: conditions in this category require replacement and will become Priority 1 within 2 years due to intermittent operations, rapid deterioration, and potential life safety hazards.

Priority 3: conditions in this category require expected maintenance in order to avoid predictable deterioration, potential downtime, associated damage or higher costs if deferred further.

Priority 4: conditions in this category are in need of improvement but are not yet critical, including sensible improvement to existing conditions that are not required for the basic function of the facility, overall usability improvement, and long term maintenance cost reduction.

Priority 5: conditions in this category include cyclical maintenance, physical and cosmetic improvements.

Project expenses in the Facilities CIP include design costs, probable construction costs, and staff time. In addition to specific deferred maintenance repairs, the 5-Year Facilities CIP includes recurring annual activities, and FY 2016 and FY 2017 programmed projects. The recurring annual activities address facilities maintenance needs, and include: electrical upgrades, upper sewer laterals, roof inspection and testing, exterior painting, and on-going facility condition assessments. Current programmed projects include Fire Station No. 1 Renovation (FY 2015 – FY 2016); Fire Station No. 2 Kitchen Remodel (FY 2015 – FY 2016); Fire Department Drill Tower Repairs (FY 2015 – FY 2016); and Mental Health Services Building Renovation (FY 2016 – FY 2017).

## BACKGROUND

Public Works strives to maintain safe, accessible, and functional facilities in order for the City to offer programs and services to the community. Annual budget allocations for the Public Works Facilities Program (PW-FP) include \$300,000 for deferred maintenance CIP projects; \$500,000 for urgent building repairs; and \$100,000 for ADA upgrades.

During the past 25 years, the City has deferred maintenance on many City facilities, decreasing the value of these assets, and diminishing the utility of the buildings for City

programs. To partially address the problem, bonds have been approved to rebuild a number of City buildings: Civic Center (City Hall), Animal Shelter, Public Safety Building, Corporation Yard Ratcliff Building, and various Fire Stations. However, many outdated structures remain (e.g. recreation, community and senior centers) that require major improvements.

#### ENVIRONMENTAL SUSTAINABILITY

Improving the quality of the City's facilities, and thereby reducing their energy consumption, is consistent with the City's Climate Action Plan goals.

Not included in this report is the City's \$118 million of seismic retrofit needs, which were presented in the April Report. PW is working with the City's Resiliency Officer to identify potential funding sources to address this need.

#### POSSIBLE FUTURE ACTION

PW staff will work through the budget process, and with the City Manager's Budget Office to identify potential funding sources for the increased facility maintenance costs to address under-funded facilities maintenance and capital needs.

#### FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

If approved, the 5-Year Facilities CIP would require an additional annual allocation of \$1.1 million for FY 2016 through FY 2020.

#### CONTACT PERSON

Phil Harrington, Deputy Director, Public Works, 981-6601  
Lorin Jensen, Supervising Civil Engineer, Public Works, 981-6411  
Paul Kaushal, Associate Civil Engineer, Public Works, 981-6396

#### Attachments:

1: Public Works 5-Year Facilities CIP Table 1A – Deferred Maintenance

#### Links to Reports:

July 1, 2014 Worksession Report:

[www.ci.berkeley.ca.us/Clerk/City\\_Council/2014/07\\_Jul/City\\_Council\\_07-01-2014\\_Special\\_Meeting\\_Annotated\\_Agenda.aspx](http://www.ci.berkeley.ca.us/Clerk/City_Council/2014/07_Jul/City_Council_07-01-2014_Special_Meeting_Annotated_Agenda.aspx)

April 1, 2014 Information Report and Attachments:

[www.ci.berkeley.ca.us/Clerk/City\\_Council/2014/04\\_Apr/Documents/2014-04-01\\_Item\\_27\\_Facility\\_Condition\\_Assessments.aspx](http://www.ci.berkeley.ca.us/Clerk/City_Council/2014/04_Apr/Documents/2014-04-01_Item_27_Facility_Condition_Assessments.aspx)

**Table 1A**  
**Public Works - Facility Program**  
**5-Year Facilities Capital Improvement Plan - Deferred Maintenance**  
**FY 2016**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
<b>FY2016 Programmed Projects</b>								
16-506	Fire Station No. 1			Interior renovation. Project funded over FY2015-2016.		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$ Spec Costs - \$	\$ 200,000	1
16-507	Fire Station No. 2			Kitchen dry rot repairs - sink, counter and cabinets.		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$ Spec Costs - \$	\$ 50,000	1
16-505	Fire Department Drill Tower		Aging roofing. Inoperable windows.	Replace roofing and windows.		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$ Spec Costs - \$	\$ 58,000	1
16-507	Mental Health Services Building (2640 MLK)			Interior renovation. Project funded over FY2016-2017.		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$ Spec Costs - \$	\$ 350,000	1
16-502	Various	B30 - Roofing	Misc Roof Inspection & Testing	Misc Facilities Roof Inspection & Testing	\$ 40,000	Const - \$40000 Const Cont. - \$8000 Plan/Desgn - \$6200 Other Costs - \$3800 Staff Costs - \$5800 Spec Costs - \$7200	\$ 71,000	1
16-501	Various	G3020 - Sanitary Sewer	Upper Sewer Laterals Inspection, Repairs and Certification	Misc. Facilities Upper Sewer Laterals Inspection, Repairs, and Certification	\$ 40,000	Const - \$40000 Const Cont. - \$8000 Plan/Desgn - \$6200 Other Costs - \$3800 Staff Costs - \$5800 Spec Costs - \$7200	\$ 71,000	1
<b>Subtotal - Programmed Projects</b>							<b>\$ 800,000</b>	
<b>FY2016 Deferred Maintenance</b>								
16-500	Various	D50 - Electrical	Electrical System beyond useful life.	Misc. electrical upgrades various facilities. Evaluation for Emergency Generators	\$ 100,000	Const - \$100000 Const Cont. - \$20000 Plan/Desgn - \$15600 Other Costs - \$9600 Staff Costs - \$14400 Spec Costs - \$18000	\$ 177,600	1
16-503	Various		Facility Condition Assessment	10-12 Facilities per year for a 5-year cycle:  -Civic Center Building -Public Safety Building -Fire Station No. 2 -Fire Station No. 2 (Alarm Headquarters) -Fire Station No. 3 -Fire Station No. 4 -Fire Station No. 4 (Gas Pump House) -2636 MLK -Assembly Building -T.S. Admin Building		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$70,000 Spec Costs - \$	\$ 70,000	1
16-504	Various	B20 - Exterior Enclosure	Annual exterior painting at various City buildings.	TBD	\$ 50,000	Const - \$50000 Const Cont. - \$10000 Plan/Desgn - \$7800 Other Costs - \$4800 Staff Costs - \$7200 Spec Costs - \$9000	\$ 88,800	1
16-002	1947 Center Street	C1010 - Partitions	Rated elevator lobby is not provided on levels 1 to 4 to prevent smoke migration through the elevator shafts. Sprinklered B Occupancy may remove requirement if building height is less than 75' top finish floor at Center street entry to 6th floor.	Review with AHJ the requirements of code. Cost is for consulting services only.	\$ 3,000	Const - \$ Const Cont. - \$ Plan/Desgn - \$3000 Other Costs - \$ Staff Costs - \$1000 Spec Costs - \$	\$ 4,000	1

**Table 1A  
Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2016**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
16-014	North Berkeley Senior Center	C1020 - Interior Doors	Corridors serving as means of egress should have fire rated enclosure. Majority of doors and door frames in the corridors are not labeled or provided with smoke seals to protect the corridor. Corridor door lites and windows provided with wired glazing which is consistent with closure for rated openings.	Field label frames and doors, and add smoke seals to doors.	\$ 3,600	Const - \$4600 Const Cont. - \$920 Plan/Desgn - \$720 Other Costs - \$450 Staff Costs - \$670 Spec Costs - \$830	\$ 8,190	1
16-015	North Berkeley Senior Center	C1030 - Fittings	Maximum occupant load signs not provided in assembly spaces and exiting signs throughout building.	Post occupancy load and means of exit signage.	\$ 640			1
16-016	North Berkeley Senior Center	C3010 - Wall Finishes	Some missing tile at bases of washroom walls	Remove and replace the broken tiles and grout to match existing	\$ 360			1
16-019	North Berkeley Senior Center	D5010 - Electrical Service & Distribution	Debris is blocking the electrical panelboards and access route in Kitchen.	Remove debris from in front of panelboards and access route.	\$ 100	Const - \$2100 Const Cont. - \$420 Plan/Desgn - \$330 Other Costs - \$170 Staff Costs - \$255 Spec Costs - \$380	\$ 3,655	1
16-020	North Berkeley Senior Center	D5020 - Lighting and Branch Wiring	GFCI outlets are needed on Roof and in Workshops A & B.	Install new GFCI outlet in Restroom.	\$ 2,000			1
16-021	South Berkeley Senior Center	B1020 - Roof Construction	Cantilevered wood roof beams have significant wood rot on top surface.	Clean, repair, seal, & refinish exposed portions of roof beams. Cap with painted galvanized flashing.	\$ 2,400	Const - \$5450 Const Cont. - \$1090 Plan/Desgn - \$850 Other Costs - \$520 Staff Costs - \$780 Spec Costs - \$980	\$ 9,670	1
16-022	South Berkeley Senior Center	B3010 - Roof Coverings	Lack of proper flashing about roof ventilators on the shingle roof	Remove adjacent shingles and install new shingles to match existing in shiplap order.	\$ 300			1
16-023	South Berkeley Senior Center	B3010 - Roof Coverings	Base flashing of the high shingle roof over the roof stair lack drip edge, and are smaller in height relative to the old flashing since removed.	Replace flashing to match original flashing with 4" vertical leg and drip edge.	\$ 2,100			1
16-024	South Berkeley Senior Center	B3010 - Roof Coverings	Cap row of asphalt shingles are not adhering to the shingle below.	Apply bituminous adhesive under each exposed shingle corner	\$ 650			1
16-025	South Berkeley Senior Center	C1020 - Interior Doors	Corridors serving as means of egress should have fire rated enclosure. Doors, but not frames are labeled. No smoke seals provided to protect the corridor. Corridor door lites and windows provided with wired glazing which is consistent with closure for rated openings.	Field label frames and add smoke seals to doors.	\$ 3,000	Const - \$3500 Const Cont. - \$700 Plan/Desgn - \$550 Other Costs - \$340 Staff Costs - \$500 Spec Costs - \$630	\$ 6,220	1
16-026	South Berkeley Senior Center	C1020 - Interior Doors	Smoke seal lacking at kitchen/multipurpose room overhead roll shutter base.	Adjust overhead door and replace bottom seal if required.	\$ 300			1
16-033	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Front cover of panelboard is falling off and exposing live parts.	Repair front cover of panelboard.	\$ 200			1
16-039	West Berkeley Senior Center	B2010 - Exterior Walls	Control joints to cement plaster finish were not installed as required by industry standards. Majority of cracks in cement plaster finish have been sealed and painted over. Open crack at sill window east lounge window.	Seal and coat joint to match existing	\$ 300	Const - \$6140 Const Cont. - \$1230 Plan/Desgn - \$960 Other Costs - \$590 Staff Costs - \$885 Spec Costs - \$1105	\$ 10,910	1

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Public Works - Facility Program  
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FY 2016**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
16-040	West Berkeley Senior Center	B2030 - Exterior Doors	Accessible space is not provided on exterior side of south doors to the parking lot.	The east door should be designated ADA entry as existing ADA parking is adjacent to that door. Provide door operator to south-east door, with post mount door actuator on exterior side located on a level area not exceeding 2% in any direction.	\$ 2,000			1
16-041	West Berkeley Senior Center	B3010 - Roof Coverings	Concrete roof tiles on the edge of the roofs are loose on the lower edge of the tile roof, with the securing nail pulled loose from the tile. Tiles may fall off the roof.	Apply new fasteners.	\$ 960			1
16-042	West Berkeley Senior Center	C1020 - Interior Doors	Corridors serving as means of egress should have fire rated enclosure. Majority of doors and door frames in the corridors are not labeled or provided with	Field label frames and add smoke seals to doors.	\$ 2,880			1
16-043	West Berkeley Senior Center	G2030 - Pedestrian Paving	At south-west door no level area is provided at exterior side of door.	Sawcut and remove pavement; install pavement and slope to match existing outside areas required to be level for accessibility.	\$ 12,806	Const - \$12810 Const Cont. - \$2560 Plan/Desgn - \$2000 Other Costs - \$1230 Staff Costs - \$1850 Spec Costs - \$2310	\$ 22,760	1
16-045	Health Clinic 830 University	B3010 - Roof Coverings	The conductor heads and leaders are plugged up with leaves and debris.	Provide leaf screen on top of conductor heads.	\$ 500	Const - \$1860 Const Cont. - \$370 Plan/Desgn - \$290	\$ 3,300	1
16-046	Health Clinic 830 University	B3010 - Roof Coverings	Leaves in gutters.	Providing a screen over the gutters.	\$ 495	Other Costs - \$180 Staff Costs - \$270 Spec Costs - \$330		1
16-048	Health Clinic 830 University	C1020 - Interior Doors	Door sidelights to consultation room on east wing do not appear to have tempered or safety glazing installed.	Replace lites with labeled glazing	\$ 864			1
16-053	TS - Tipping Floor Building	B1020 - Roof Construction	One bent frame girder column on the east side of building is damaged by rolling equipment above the concrete base.	Reinforce steel members with steel plates.	\$ 1,000	Const - \$4360 Const Cont. - \$870 Plan/Desgn - \$680 Other Costs - \$420 Staff Costs - \$630 Spec Costs - \$780	\$ 7,740	1
16-054	TS - Tipping Floor Building	D4020 - Standpipes	Fire hose cabinet on the north wall has been subject to impact. Verify if fire hose is still functional.	Test if water service is provided at fire hose cabinet.	\$ 400			1
16-056	CY - Equipment Maintenance Facility	B1020 - Roof Construction	Roof joists over addition on south end of building appear to be deflecting in excess of that allowed by code. Wood grade is poor, with many knots. On west side, one joist has a large split on the bottom of the joist. Issue will be brought to structural engineer for review. Solar panels on roof may or may not be taken in consideration of design load of roof structure.	Perform structural engineering analysis to determine if safe condition exists. Cost is for engineering services only.	\$ 2,000			1
16-057	CY - Equipment Maintenance Facility	B3010 - Roof Coverings	Improper flashing of roof jacks to shingle roof. Some are placed entirely on top of the shingles, others with only the top edge of jack plate tucked under the shingle edge.	Remove adjacent shingles and install new shingles to match existing in shiplap order.	\$ 960			1
16-059	1947 Center Street	D5010 - Electrical Service & Distribution	Existing electrical panelboards are beyond their expected useful lives.	Replace existing electrical panels.	\$ 178,500	Const - \$418500 Const Cont. - \$83700 Plan/Desgn - \$81610 Other Costs - \$40180 Staff Costs - \$60265 Spec Costs - \$75330	\$ 759,585	2
16-060	1947 Center Street	D5010 - Electrical	Existing main switchboards are beyond their expected	Replace existing main electrical switchboards.	\$ 240,000			2

Subtotal - Deferred Maintenance \$ 1,172,430

FY 2016 Total \$ 1,972,430

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Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2017**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
<b>FY2017 Programmed Projects</b>								
16-507	Mental Health Services Building (2640 MLK)			Interior renovation. Project funded over FY2016-2017.		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$ Spec Costs - \$	\$ 350,000	1
17-502	Various	B30 - Roofing	Misc Roof Inspection & Testing	Misc Facilities Roof Inspection & Testing	\$ 50,000	Const - \$50000 Const Cont. - \$10000 Plan/Desgn - \$7800 Other Costs - \$4800 Staff Costs - \$7200	\$ 88,800	1
17-501	Various	G3020 - Sanitary Sewer	Upper Sewer Laterals Inspection, Repairs and Certification	Misc. Facilities Upper Sewer Laterals Inspection, Repairs, and Certification	\$ 50,000	Const - \$50000 Const Cont. - \$10000 Plan/Desgn - \$7800 Other Costs - \$4800 Staff Costs - \$7200	\$ 88,800	1
<b>Subtotal - Programmed Projects</b>							<b>\$ 527,600</b>	

<b>FY2017 Deferred Maintenance</b>								
17-500	Various	D50 - Electrical	Electrical System beyond useful life.	Misc. electrical upgrades various facilities	\$ 100,000	Const - \$100000 Const Cont. - \$20000 Plan/Desgn - \$15600 Other Costs - \$9600 Staff Costs - \$14400	\$ 177,600	1
17-503	Various		Facility Condition Assessment	10-12 Facilities per year for a 5-year cycle:  -C.Y. Quonset Hut -C.Y. Traffic Maint. Bldg -Airco Bldg -Telegraph/Channing Garage -Animal Shelter -Old City Hall -Veterans Building -Fire Station No. 5 -Fire Station No. 6 -Drill Tower	\$ 70,000	3 Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$70,000 Spec Costs - \$	\$ 70,000	1
17-504	Various	B20 - Exterior Enclosure	Annual exterior painting at various City buildings.	TBD	\$ 50,000	Const - \$50000 Const Cont. - \$10000 Plan/Desgn - \$7800 Other Costs - \$4800 Staff Costs - \$7200 Spec Costs - \$9000	\$ 88,800	1
17-001	1947 Center Street	B3010 - Roof Coverings	Rain water leaders on smaller roof areas of the penthouse drain through scuppers. Leader and conductor head constructed of sheet copper is in good condition. Some leaders had splash pad of galvanized steel which are badly corroded	Replace splash pads with precast concrete components.	\$ 200	Const - \$31,880 Const. Cont. - \$6,375 Plan/Design - \$4,975 Other Costs - \$3,060 Staff Costs - \$4,590 Spec Costs - \$5,740	\$ 56,620	2
17-002	1947 Center Street	B3020 - Roof Openings	First floor roof have copper frame skylights with wired glass panes. Condition of the skylights could not be fully determined, as skylights are furnished with safety cover of painted steel frames and expanded metal panels. It could be seen that the copper skylight flashing was deformed in places. The safety covers are rusting and some were found not securely anchored.	Remove skylight covers and restore skylight flashing as required. Replace skylight covers with galvanized steel perforated metal cover and secure to skylight curb.	\$ 31,680			2
17-004	1947 Center Street	C1030 - Fittings	Non-compliant handrails at stairs.	Remove and replace existing handrails with new code compliant handrails each side.	\$ 32,200	Const - \$120,740 Const. Cont. - \$24,150 Plan/Design - \$18,835 Other Costs - \$11,590 Staff Costs - \$17,390 Spec Costs - \$21,735	\$ 214,440	2
17-005	1947 Center Street	C1030 - Fittings	Guard rails at the upper level of entry lobby and on stairs in enclosed stairwells have openings in excess of 4" maximum per code.	Install perforated metal panels on exiting guardrail posts and rails.	\$ 81,000			2

**Table 1A  
Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2017**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
17-006	1947 Center Street	C3010 - Interior Wall Finishes	Mildew present on jambs and water damage on wood sills of some exterior window openings.	Refinish some window opening by removal of mildew and painting jambs and sanding and clear finishing window sills.	\$ 7,540			2
17-007	1947 Center Street	D5030 - Communication & Security	Existing fire alarm system for 5th and 6th floors is beyond its useful life.	Expand the newer fire alarm system to the 5th and 6th floors.	\$ 166,355	Const - \$166,355 Const. Cont. - \$33271 Plan/Design - \$25,950 Other Costs - \$15,970 Staff Costs - \$23,955 Spec Costs - \$29,944	\$ 295,466	2
17-008	North Berkeley Senior Center	B2010 - Exterior Walls	Wood trim at header of window frames is weathered.	Install flashing under the existing head flashing to cover wood.	\$ 536	Const - \$12,330 Const. Cont. - \$2,470 Plan/Design - \$1,925 Other Costs - \$1,185 Staff Costs - \$1,780 Spec Costs - \$2,220	\$ 21,910	2
17-009	North Berkeley Senior Center	B3010 - Roof Coverings	Cement plaster wall finishing has clogged up soffit vent openings.	Brush and blow obstructions from vent.	\$ 204			2
17-010	North Berkeley Senior Center	C2010 - Stair Construction	Stair guard rail height of 3'-0" is inadequate	Remove and replace existing guardrails with new code compliant guardrails.	\$ 6,750			2
17-011	North Berkeley Senior Center	C3010 - Wall Finishes	Peeling vinyl wall covering on window sills on upper classroom windows.	Re-adhere wall covering.	\$ 640			2
17-012	North Berkeley Senior Center	C3020 - Floor Finishes	Vinyl composition tile on second level is cupping on the edges of the tile. Some tiles are cracked and broken out.	Replace VCT with sheet vinyl.	\$ 4,200			2
17-015	South Berkeley Senior Center	B1020 - Roof Construction	There are no finish soffits to upper level roofs. Paint exposed rafters and underside wood roof sheathing.	Seal and paint rafters and sheathing.	\$ 10,840	Const - \$11440 Const. Cont. - \$2,288 Plan/Design - \$1,785 Other Costs - \$1,098 Staff Costs - \$1,647 Spec Costs - \$2,059	\$ 20,320	2
17-016	South Berkeley Senior Center	B2010 - Exterior Walls	Exterior cement plaster finish has some cracks running through the panels.	Seal cracks and refinish to match existing.	\$ 600			2
17-017	South Berkeley Senior Center	C2010 - Stair Construction	Guard rails to stairs have openings greater than 4" in any direction. Guard rail is inadequate in height at 3'-0".	Remove and replace existing guardrails with new code compliant guardrails.	\$ 8,100	Const - \$18,420 Const. Cont. - \$3,685 Plan/Design - \$2,875 Other Costs - \$1,770 Staff Costs - \$2,650 Spec Costs - \$3,315	\$ 32,715	2
17-018	South Berkeley Senior Center	C3010 - Interior Wall Finishes	Loose edges of vinyl wall covering about building. Noticeable in crafts room wall.	Re-adhere wall covering.	\$ 320			2
17-019	South Berkeley Senior Center	C3020 - Interior Floor Finishes	Vinyl composition tile on second level is cupping on the edges of the tile. Some tiles are cracked and broken out.	Replace VCT with sheet vinyl.	\$ 10,000			2
17-020	South Berkeley Senior Center	D3050 - Terminal & Package Units	No air conditioning system is present at the computer room on second floor.	Provide new packaged AC system and ductwork	\$ 4,000	Const - \$4000 Const. Cont - \$800 Plan/Design - \$625 Other Costs - \$385 Staff Costs - \$580 Spec Costs - \$720	\$ 7,100	2
17-021	West Berkeley Senior Center	B2010 - Exterior Walls	Some plaster broken out above the drip screen on the outside face of west courtyard screen wall	Two coat cement plaster and coat to match existing.	\$ 150	Const - \$17,780 Const. Cont - \$3560 Plan/Design - \$2,775 Other Costs - \$1,710 Staff Costs - \$2,560 Spec Costs - \$3,200	\$ 31,585	2
17-022	West Berkeley Senior Center	B2010 - Exterior Walls	Wood siding in courtyard in poor condition, especially on the north side	Apply high build primer to sheathing to fill cracks in sheathing and finish paint to match existing.	\$ 5,250			2
17-023	West Berkeley Senior Center	B2010 - Exterior Walls	Wood trim in the courtyard has weathered and some splits.	Replace trim and finish to match.	\$ 760			2
17-024	West Berkeley Senior Center	B2020 - Exterior Windows	Clerestory window in director office had duct tape on frame, presumably because of window leakage.	Reseal window to match existing seals.	\$ 100			2
17-025	West Berkeley Senior Center	B2020 - Exterior Windows	Wood sills of courtyard windows are in poor condition.	Replace sill and overlay with painted galvanized metal flashing.	\$ 2,400			2
17-026	West Berkeley Senior Center	B2020 - Exterior Windows	Finishes on painted aluminum windows overall is fair; windows on north and east side of courtyard is poor.	Clean aluminum frames and apply high performance coating to frames.	\$ 6,000			2



**Table 1A  
Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2017**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
17-027	West Berkeley Senior Center	B2020 - Exterior Windows	Inadequate vertical separation of south clerestory windows sills on north wing to the roof membrane has been identified as source of water leaks. There is no sill flashing on these windows covering the depth of the wall.	Provide replacement windows smaller in height to elevate window sill above the roof surface. Apply roof flashing membrane on upstand and sill, and cover with through wall sill flashing to depth of wall.	\$ 3,120			2
17-029	West Berkeley Senior Center	B3010 - Roof Coverings	Low slope roof on the north wing has been reported to leak frequently. Condition of membrane is poor, with alligator cracking visible, as well as mastic patches in some areas.	Replace roofing with Cool Roof SBS membrane for renewal of roof and greater solar reflectivity. Provide tapered insulation crickets as required to drain.	\$ 32,400	Const - \$32400 Const. Cont - \$6480 Plan/Design - \$5055 Other Costs - \$3110 Staff Costs - \$4670 Spec Costs - \$5830	\$ 57,540	2
17-035	TS - Equipment Maintenance Facility	B3010 - Roof Coverings	Rain water leaders damaged.	Replace rain water leaders in kind.	\$ 240	Const - \$58,495 Const. Cont - \$11,700 Plan/Design - \$9,125 Other Costs - \$5,615 Staff Costs - \$8,425 Spec Costs - \$10,530	\$ 103,890	2
17-039	CY - Equipment Maintenance Facility	B3010 - Roof Coverings	Modified bitumen roofing membrane on the south roof is in good condition. Alligator cracking on the membrane flashing up to the south parapet of the original building wall.	Apply elastomeric coating on roofing membrane.	\$ 15,750			2
17-040	CY - Equipment Maintenance Facility	B3010 - Roof Coverings	Shingle roof is in fair condition. Some tabs are torn.	Replacement of roofing and building wrap.	\$ 39,025			2
17-041	CY - Equipment Maintenance Facility	B3010 - Roof Coverings	Algae on mortar joints on some brick wall between overhead door jambs which is indicative that the gutter and conductor head is allowing water to spill down wall.	Replace existing flashing and apply sealant as required.	\$ 480			2
17-044	CY - Equipment Maintenance Facility	D5094 - Other Special Systems & Devices	Roof-mounted photovoltaic system panels are dirty and weeds are growing between panels.	Clean roof-mounted photovoltaic system panels and abate weeds growing between the panels.	\$ 3,000			2
17-038	CY - Equipment Maintenance Facility	B2030 - Exterior Doors	Corrosion and peeling paint on overhead door jambs and drum support brackets on the roof. Repainting is needed.	Paint angles and supports	\$ 7,200	Const - \$16,320 Const. Cont - \$3,265 Plan/Design - \$2,550 Other Costs - \$1,570 Staff Costs - \$2,350 Spec Costs - \$2,940	\$ 28,995	2
17-042	CY - Equipment Maintenance Facility	C3020 - Interior Floor Finishes	Vinyl floor tiles are worn in the administrative offices.	Remove and replace damaged VCT to match existing	\$ 9,120			2
17-043	CY - Equipment Maintenance Facility	D5030 - Communication & Security	The building is not equipped with a fire alarm system.	Provide fully addressable fire alarm control panel and associated initiating and signaling devices.	\$ 15,850	Const - \$47250 Const. Cont - \$9450 Plan/Design - \$7370 Other Costs - \$4535 Staff Costs - \$6800 Spec Costs - \$8505	\$ 83,900	2
17-037	TS - Equipment Maintenance Facility	D5030 - Communication & Security	The building is not equipped with a fire alarm system.	Provide fully addressable fire alarm control panel and associated initiating and signaling devices.	\$ 31,400			2
16-017	North Berkeley Senior Center	D3040 - Distribution Systems	Kitchen exhaust fan and make-up air unit is at the end of its useful life.	Provide new kitchen comercial exhaust fan with make-up air system	\$ 10,000	Const - \$37,740 Const. Cont - \$7550 Plan/Design - \$5880 Other Costs - \$3620 Staff Costs - \$5435 Spec Costs - \$6790	\$ 67,000	1
16-030	South Berkeley Senior Center	D3040 - Distribution Systems	Kitchen exhaust fan and make-up air unit is at the end of its useful life.	Provide new kitchen comercial exhaust fan with make-up air system	\$ 10,000			1
16-031	South Berkeley Senior Center	D3040 - Distribution Systems	Make-up air for the kitchen is not provided.	Provide kitchen make-up air system to interlock with existing kitchen exhaust system.	\$ 5,000			1
17-030	West Berkeley Senior Center	C3010 - Interior Wall Finishes	Kitchen does not have impervious wall finishes required by health codes.	Add fiber reinforced plastic panels on walls.	\$ 7,740			2
17-031	West Berkeley Senior Center	D3040 - Distribution Systems	Make-up air for the kitchen is not provided.	Provide kitchen make-up air system to interlock with existing kitchen exhaust system.	\$ 5,000			2

**Subtotal - Deferred Maintenance \$ 1,357,881**

**FY 2016 Total \$ 1,885,481**

**Table 1A  
Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2018 (TENTATIVE)**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
18-500	Various	D50 - Electrical	Electrical System beyond useful life.	Misc. electrical upgrades various facilities		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$ Spec Costs - \$	See Below	1
18-501	Various	G3020 - Sanitary Sewer	Upper Sewer Laterals Inspection, Repairs and Certification	Misc. Facilities Upper Sewer Laterals Inspection, Repairs, and Certification	\$ 50,000	Const - \$50000 Const Cont. - \$5000 Plan/Desgn - \$6500 Other Costs - \$4000 Staff Costs - \$6000 Spec Costs - \$7500	\$ 88,800	1
18-502	Various	B30 - Roofing	Misc Roof Inspection & Testing	Misc Facilities Roof Inspection & Testing	\$ 50,000	Const - \$50000 Const Cont. - \$5000 Plan/Desgn - \$6500 Other Costs - \$4000 Staff Costs - \$6000	\$ 88,800	1
18-503	Various		Facility Condition Assessment	10-12 Facilities per year for a 5-year cycle:  -Fire Dept Training Bldg -Fire Warehouse -Fire Station No. 7 -Adult Health Center -Ratcliff Bldg -C.Y. Equipment Shelter -C.Y. Fuel Island -T.S. Fuel Island -C.Y. Parks Assembly -C.Y. Mobile Building 1		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$70,000 Spec Costs - \$	\$ 70,000	1
18-504	Various	B20 - Exterior Enclosure	Annual exterior painting at various City buildings.	TBD	\$ 50,000	Const - \$50000 Const Cont. - \$5000 Plan/Desgn - \$6500 Other Costs - \$4000 Staff Costs - \$6000 Spec Costs - \$7500	\$ 88,800	1
18-008	1947 Center Street	D5010 - Electrical Service & Distribution	Existing electrical feeders and conductors are beyond their expected useful lives.	Replace existing electrical feeders and conductors with new feeders and conductors.	\$ 526,560	Const - \$888,570 Const Cont. - \$177,710 Plan/Desgn - \$138,620 Other Costs - \$85,300	\$ 1,577,995	3
18-009	1947 Center Street	D5020 - Lighting and Branch Wiring	Many of the existing receptacles and switches are beyond their useful lives.	Provide provisions to replace 50% of the building's receptacles and switches.	\$ 362,010	Staff Costs - \$127,855 Spec Costs - \$159,940		3
18-001	1947 Center Street	C1030 - Fittings	Plastic laminate countertops have wood nosing with protective finish worn off. Observation based on Kitchen on 3 <sup>rd</sup> floor review.	Replace countertops with solid surfacing counters.	\$ 7,800	Const - \$ 20,735 Const Cont. - \$4,150 Plan/Desgn - \$3,235 Other Costs - \$1990 Staff Costs - \$2985 Spec Costs - \$3730	\$ 36,825	3
18-002	1947 Center Street	C3020 - Interior Floor Finishes	In washrooms, tile floors and walls are in good condition, but some grout staining on wall tile above the floor is visible.	Bleach and clean grout. Apply waterproof sealer.	\$ 12,935			3

**Public Works FY 2018 Total \$ 1,951,220**

**Table 1A**  
**Public Works - Facility Program**  
**5-Year Facilities Capital Improvement Plan - Deferred Maintenance**  
**FY 2019 (TENTATIVE)**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
19-500	Various	D50 - Electrical	Electrical System beyond useful life.	Misc. electrical upgrades various facilities	\$ 100,000	Const - \$100,000 Const Cont. - \$20,000 Plan/Desgn - \$15,600 Other Costs - \$9,600 Staff Costs - \$14,400	\$ 177,600	1
19-501	Various	G3020 - Sanitary Sewer	Upper Sewer Laterals Inspection, Repairs and Certification	Misc. Facilities Upper Sewer Laterals Inspection, Repairs, and Certification	\$ 50,000	Const - \$50,000 Const Cont. - \$5,000 Plan/Desgn - \$6,500 Other Costs - \$4,000 Staff Costs - \$6,000	\$ 88,800	1
19-502	Various	B30 - Roofing	Misc Roof Inspection & Testing	Misc Facilities Roof Inspection & Testing	\$ 50,000	Const - \$50,000 Const Cont. - \$5,000 Plan/Desgn - \$6,500 Other Costs - \$4,000 Staff Costs - \$6,000	\$ 88,800	1
19-503	Various		Facility Condition Assessment	10-12 Facilities per year for a 5-year cycle:  -C.Y. Mobile Building 2 -C.Y. Street Storage -T.S. Scale House -T.S. Equipment Shelter -T.S. Hazmat Storage 1 -T.S. Hazmat Storage 2 -T.S. Oil Recovery Shelter -T.S. Wash Rack -T.S. Underground Scale -PSB Parking Lot		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$70,000 Spec Costs - \$18,000	\$ 70,000	1
19-504	Various	B20 - Exterior Enclosure	Exterior Painting	TBD	\$ 100,000	Const - \$100,000 Const Cont. - \$20,000 Plan/Desgn - \$15,600 Other Costs - \$9,600 Staff Costs - \$14,400	\$ 177,600	1
18-003	1947 Center Street	D2020 - Domestic Water Distribution	Domestic hot water heater is at the end of its useful life.	provide new gas water heater for the domestic water system as the existing gas water heater is at the end of its useful life.	\$ 6,500	Const - \$ 110,500 Const Cont. - \$22,100 Plan/Desgn - \$17,240 Other Costs - \$10,600 Staff Costs - \$15,900 Spec Costs - \$19,890	\$ 196,250	3
18-004	1947 Center Street	D3040 - Distribution Systems	Sand filter on the cooling tower is not present.	Provide sand filter on the cooling tower to prevent sand and other sediments from settling on the heat pump units at the floor level	\$ 78,000			3
18-005	1947 Center Street	D3040 - Distribution Systems	Balancing valve on the HVAC equipment utilizing condenser water from the cooling tower is not present.	Provide balancing valve on the HVAC equipment utilizing condenser water from the cooling tower on roof.	\$ 4,550			3
18-006	1947 Center Street	D3040 - Distribution Systems	Condenser water pumps are beyond its useful life.	Replace condenser water pumps in kind.	\$ 18,200			3
18-007	1947 Center Street	D3050 - Terminal & Package Units	SF-1 on roof is at the end of its useful life.	Replace SF-1 on the roof .	\$ 3,250			3
19-001	North Berkeley Senior Center	B3010 - Roof Coverings	Counter flashing above 1st floor roof membrane appears to be original to the building. Some corrosion and malformation visible	Replace existing flashing and apply sealant as required.	\$ 7,215	Const - \$12,350 Const Cont. - \$2,470 Plan/Desgn - \$1,930 Other Costs - \$1,185 Staff Costs - \$1,780 Spec Costs - \$2,225	\$ 21,935	3
19-003	North Berkeley Senior Center	C3030 - Ceiling Finishes	Corrosion on suspension system in the art room	Replace suspension system and ceiling tiles.	\$ 4,095			3
19-004	North Berkeley Senior Center	D2010 - Plumbing Fixtures	Lavatory drain pipes are not insulated.	Insulate drain pipes.	\$ 325	Const - \$14,365 Const Cont. - \$2,875 Plan/Desgn - \$2,240 Other Costs - \$1,380 Staff Costs - \$2,070 Spec Costs - \$2,590	\$ 25,500	3
19-005	North Berkeley Senior Center	D2090 - Other Plumbing System	Gas piping is not anchored to roof surface per California Plumbing Codes	Provide anchor for gas piping on roof	\$ 13,000			3
19-006	North Berkeley Senior Center	D2090 - Other Plumbing System	gas line connection does not have a required 6" dirt leg	Provide 6" dirt leg on gas line before connecting to gas appliance unit	\$ 1,040			3
19-008	North Berkeley Senior Center	D3050 - Terminal & Package Units	Medium size rooftop packaged dx air conditioning unit (6-ton to 12.5-ton) is at or will approach end of its service life.	Replace rooftop packaged dx air conditioning unit.	\$ 65,000	Const - \$65,000 Const Cont. - \$13,000 Plan/Desgn - \$10,140 Other Costs - \$6,240 Staff Costs - \$9,360 Spec Costs - \$11,700	\$ 115,440	3

**Table 1A  
Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2019 (TENTATIVE)**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
19-018	South Berkeley Senior Center	D2010 - Plumbing Fixtures	Lavatory drain pipes are not insulated.	Insulate drain pipes.	\$ 325	Const - \$3705 Const Cont. - \$740 Plan/Desgn - \$580 Other Costs - \$360 Staff Costs - \$535 Spec Costs - \$665	\$ 6,580	3
19-019	South Berkeley Senior Center	D2090 - Other Plumbing Systems	Gas piping is not anchored to roof surface per California Plumbing Codes	Provide anchor for gas piping on roof	\$ 2,600			3
19-020	South Berkeley Senior Center	D2090 - Other Plumbing Systems	gas line connection does not have a required 6" dirt leg	Provide 6" dirt leg on gas line before connecting to gas appliance unit	\$ 780			3
19-021	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Existing electrical panelboards are beyond their expected useful lives.	Replace existing electrical panels.	\$ 55,250	Const - \$483036 Const Cont. - \$96600 Plan/Desgn - \$75355 Other Costs - \$46370 Staff Costs - \$69560 Spec Costs - \$86950	\$ 857,870	3
19-022	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Existing main switchboard is beyond its expected useful life.	Replace existing main electrical switchboard.	\$ 156,000			3
19-023	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Transformer (dry-type) is or will be at the end of its useful life.	Replace existing dry-type transformer with new transformer.	\$ 11,456			3
19-024	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Transformer (dry-type) is or will be at the end of its useful life.	Replace existing dry-type transformer with new transformer.	\$ 305			3
19-025	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Existing electrical feeders and conductors are beyond their expected useful lives.	Replace existing electrical feeders and conductors with new feeders and conductors.	\$ 133,817			3
19-026	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Disconnect switch is in poor condition, exhibiting extensive rusting.	Replace fusible 600V, 30A, 3-Pole, 3-Phase NEMA 3R disconnect switch.	\$ 2,028			3
19-027	South Berkeley Senior Center	D5010 - Electrical Service & Distribution	Disconnect switch is in poor condition, exhibiting extensive rusting.	Replace fusible 600V, 60A, 3-Pole, 3-Phase NEMA 3R disconnect switch.	\$ 1,151			3
19-028	South Berkeley Senior Center	D5020 - Lighting and Branch Wiring	Existing receptacles and switches are approaching their expected useful lives.	Replace all receptacles and switches.	\$ 122,665			3

**Public Works FY 2019 Total \$ 1,826,375**

**Table 1A  
Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2020 (TENTATIVE)**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
20-500	Various	D50 - Electrical	Electrical System beyond useful life.	Misc. electrical upgrades various facilities		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$ Spec Costs - \$	See Below	1
20-501	Various	G3020 - Sanitary Sewer	Upper Sewer Laterals Inspection, Repairs and Certification	Misc. Facilities Upper Sewer Laterals Inspection, Repairs, and Certification	\$ 50,000	Const - \$50000 Const Cont. - \$5000 Plan/Desgn - \$6500 Other Costs - \$4000 Staff Costs - \$6000 Spec Costs - \$7500	\$ 88,800	1
20-502	Various	B30 - Roofing	Misc Roof Inspection & Testing	Misc Facilities Roof Inspection & Testing	\$ 50,000	Const - \$50000 Const Cont. - \$5000 Plan/Desgn - \$6500 Other Costs - \$4000 Staff Costs - \$6000 Spec Costs - \$7500	\$ 88,800	1
20-503	Various		Facility Condition Assessment	10-12 Facilities per year for a 5-year cycle:  -Oxford Garage -T.S. Bin Maintenance -T.S. Storage Bldg -2640 MLK -Fire Station No. 1 -Fire Station No. 7 -Health Clinic 830 Univ		Const - \$ Const Cont. - \$ Plan/Desgn - \$ Other Costs - \$ Staff Costs - \$70,000 Spec Costs - \$18000	\$ 70,000	1
20-504	Various	B20 - Exterior Enclosure	Exterior Painting	TBD	\$ 50,000	Const - \$50000 Const Cont. - \$5000 Plan/Desgn - \$6500 Other Costs - \$4000 Staff Costs - \$6000 Spec Costs - \$7500	\$ 88,800	1
19-009	North Berkeley Senior Center	D5010 - Electrical Service & Distribution	Existing electrical panelboards are beyond their expected useful lives.	Replace existing electrical panels.	\$ 33,150	Const - \$893,083 Const Cont. - \$178,620 Plan/Desgn - \$139,325 Other Costs - \$85,740 Staff Costs - \$128,605 Spec Costs - \$160,760	\$ 1,586,133	3
19-010	North Berkeley Senior Center	D5010 - Electrical Service & Distribution	Existing main switchboard is beyond its expected useful life.	Replace existing main electrical switchboard.	\$ 156,000			3
19-011	North Berkeley Senior Center	D5010 - Electrical Service & Distribution	Transformer (dry-type) is or will be at the end of its useful life.	Replace existing dry-type transformer with new transformer.	\$ 11,456			3
19-012	North Berkeley Senior Center	D5010 - Electrical Service & Distribution	Transformer (dry-type) is or will be at the end of its useful life.	Replace existing dry-type transformer with new transformer.	\$ 305			3
19-013	North Berkeley Senior Center	D5010 - Electrical Service & Distribution	Existing electrical feeders and conductors are beyond their expected useful lives.	Replace existing electrical feeders and conductors with new feeders and conductors.	\$ 162,864			3
19-016	North Berkeley Senior Center	D5020 - Lighting and Branch Wiring	Existing receptacles and switches are approaching their expected useful lives.	Replace all receptacles and switches.	\$ 149,292			3
19-017	North Berkeley Senior Center	D5020 - Lighting and Branch Wiring	Existing lighting system is at end of useful life and lacking automatic lighting controls.	Replace existing lighting system and install automatic lighting controls.	\$ 380,016			3
20-003	West Berkeley Senior Center	C3010 - Interior Wall Finishes	Vinyl wall covering on alcoves on main corridor in fair condition.	Replace vinyl wall coverings.	\$ 4,137	Const - \$12985 Const Cont. - \$2600 Plan/Desgn - \$2025 Other Costs - \$1250 Staff Costs - \$1870 Spec Costs - \$2340	\$ 23,060	3
20-004	West Berkeley Senior Center	C3010 - Interior Floor Finishes	Rubber floor in kitchen has physical damage in some areas.	Replace damaged rubber flooring.	\$ 437			3
20-005	West Berkeley Senior Center	C3030 - Interior Ceiling Finishes	Gypsum board on main corridor north wing ceiling exhibits water damage.	Remove and replace existing gypsum board ceiling, finish to match existing	\$ 8,409			3
20-006	West Berkeley Senior Center	D2030 - Sanitary Waste	Waste pipe for the Vegetable sink is does not have indirect waste	Provide indirect waste pipe at the Vegetable sink.	\$ 650	Const - \$650 Const Cont. - \$130 Plan/Desgn - \$100 Other Costs - \$65 Staff Costs - \$95 Spec Costs - \$120	\$ 1,160	3
20-007	West Berkeley Senior Center	D3020 - Heat Generating System	Gas fired water heater more than 75 Gal is at the end of it's service life.	Replace the gas fired water heater and relocate gas water heater and piping to inside the building	\$ 9,100	Const - \$9100 Const Cont. - \$1820 Plan/Desgn - \$1420 Other Costs - \$875 Staff Costs - \$1310 Spec Costs - \$1640	\$ 16,165	3

**Table 1A  
Public Works - Facility Program  
5-Year Facilities Capital Improvement Plan - Deferred Maintenance  
FY 2020 (TENTATIVE)**

Item No	Facility	System	Deficiency Description	Description of Work	Probable Construction Cost	Project Budget	Total Project Cost	Priority
20-015	Health Clinic 830 University	B1010 - Floor Construction	Exterior stairs on south side of west wing have undersized treads as required for stairs used as means of exit.	Sawcut and remove stair and install new compliant concrete stair.	\$ 3,744	Const - \$3744 Const Cont. - \$749 Plan/Desgn - \$584 Other Costs - \$359 Staff Costs - \$539 Spec Costs - \$674	\$ 6,650	3
20-021	TS - Equipment Maintenance Facility	D2090 - Other Plumbing System	Gas line connection does not have a required 6" dirt leg	Provide 6" dirt leg on gas line before connecting to gas appliance unit	\$ 260	Const - \$11,050 Const Cont. - \$2,210 Plan/Desgn - \$1,725 Other Costs - \$1,060 Staff Costs - \$1,590 Spec Costs - \$1,990	\$ 19,725	3
20-022	TS - Equipment Maintenance Facility	D3020 - Heat Generating Systems	Gas fired unit heater at the end of its service life.	Replace the existing gas fired units with new gas fired unit heaters.	\$ 4,680			3
20-023	TS - Equipment Maintenance Facility	D3020 - Heat Generating Systems	Electric unit heater on second floor break room is at the end of its service life.	Replace the existing unit with new electric unit heater.	\$ 6,110			3
20-029	CY - Equipment Maintenance Facility	B2010 - Exterior Walls	Broken out CMU header on south window.	Epoxy matching masonry unit to chipout and mortar in place.	\$ 1,040	Const - \$1528 Const Cont. - \$306 Plan/Desgn - \$238	\$ 2,715	3
20-030	CY - Equipment Maintenance Facility	B2010 - Exterior Windows	Broken window panes on south steel window opening.	Remove, reglaze opening with new single glazed pane of glass.	\$ 488	Other Costs - \$147 Staff Costs - \$220 Spec Costs - \$275		3

**Public Works FY 2020 Total \$ 1,992,008**