

CAPITAL NEEDS ASSESSMENT REPORT

FOR THE PROPERTY KNOWN AS:

Nancy Dodd Community Center

3043 MacArthur Drive
Marina, CA 93933

AS OF:

September 2023

PREPARED FOR:

**Housing Authority County of
Monterey**

123 Rico Street
Salinas, CA 93907

PREPARED BY:

CNA Specialists

1345 Encinitas Blvd., #404
Encinitas, CA 92024



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Site 15.JPG

PROFESSIONAL CURRICULUM VITAE OF PAUL A. YOUNGBORG, AIA RAS

Position: Architect, General Contractor, Inventor, Expert

Licenses: Texas Registered Architect #21206
Texas Registered Accessibility Specialist (RAS) #1300
California Licensed Architect C-26812
Washington Registered Architect #9860
Maryland Registered Architect #16194
Hawaii Registered Architect #15065
Utah Licensed Architect #10138520-0301
California Licensed Contractor B-1 # 433367
Oregon Licensed Contractor #205977
HUD REAC Inspector M30167 (inactive)

Education: Bachelor of Science, Construction Engineering
California Polytechnic State University, San Luis Obispo

**2016-Present: Principal, Panella Walls and panellawalls.com
Encinitas, California**

Invented and patented a new way to build houses using templates to assemble walls where the components, means, and methods to build a wall are shown by colored icons, text, and dimensions defining the size, type, and location of the wall components such as studs, headers, electric boxes, and other components on a paper template attached to the bottom and top plates of standard walls.

**1996-Present: Principal, CNA Specialists.com,
Encinitas, California**

Architectural consultant for HUD Public Housing and other subsidized housing owners and agencies performing ASTM #2018 "Physical Condition Assessment" (PCA) reviews, Rural Development CNAs, Energy Audit Studies, and Utility Allowance reports. Performed over 1000 PCAs and CNAs in 27 states. Beta tester for HUD's new GPNA protocol at several Housing Authorities. All site inspections, quantity estimating, building analysis, reserve studies, and report writing are by Mr. Youngborg, AIA RAS.

**2004-2011: Expert - Architect, mc² Consultants
Offices in California, Oregon, Nevada, Arizona, & Florida**

Responsibilities include forensic investigation, document analysis, development of repair recommendations, contract disputes, mold investigation, building code and materials research, ADS claims, and expert witness testimony. Proficient at analyzing construction defects, estimating quantities, and preparing repair recommendations for residential and commercial buildings. Accomplished at mediation negotiations, depositions, and testifying at trial on cases in California, Oregon, and Nevada.

**1999-Present: Principal, DCDpro.com,
Encinitas, California**

Developed software products and services for the subsidized multi-family housing industry related to HUD's UPCS (Uniform Physical Condition Standards) protocol that is used by several inspection companies and the Texas Department of Housing and Community Affairs (TDHCA) for inspections of Tax Credit properties. Developed Utility Allowance software and provide Utility Allowance calculations for Tax Credit properties in TX, FL, GA, MS, NM, AZ, and OK.

CERTIFICATION

CNA Specialists certifies that the data presented in this report is representative of the site conditions observed during our inspection of Nancy Dodd Community Center on 9/6/2023. This investigation and report have been prepared in accordance with Fannie Mae's *"Physical Needs Assessment, Guidance to the Property Evaluator"* and in part the *Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment process as set forth by E 2017-99*.

CNA Specialists will receive no material benefit from completing the Capital Needs Assessment (CNA) other than the fee paid for the completion of the report. The fee paid for the CNA will not influence the outcome or findings included within the final report.

No other warranty either expressed or implied is made. This report is not to be reproduced either in whole or in part without written consent from the client or CNA Specialists. CNA Specialists, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Submitted By:



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paul@cnaspecialists.com

California Licensed Architect C-26812
Texas Registered Architect 21206
Texas Registered Accessibility Specialist #1300
Washington Registered Architect 9860
Maryland Registered Architect 16194
Hawaii Registered Architect 15065
California Licensed Contractor B-1 433367
Oregon Contractor CCB #205977



Warning: Title 18 U.S.C. 1001 provides in part that whoever knowingly and willfully makes or uses a document containing any false fictitious or fraudulent statement or entry. in any manner in the jurisdiction of any department of agency of the United States shall be fined not more than \$10,000 or imprisoned for not more than five years or both.

Experience (Continued): 1998-2000: REAC Inspector, MTB Investments Rockwall, Texas

Responsibilities included performing over 500 HUD REAC inspections of housing projects from single family dwellings to large multi-family properties to high-rise apartment buildings using the Department of Housing and Urban Development's computer based Uniform Physical Condition Standards (UPCS) protocol for properties throughout the United States

1988-1995: Director of Construction and Inspection Services, University of California, San Diego, California

Project Manager supervising architectural design, review, bidding, and construction of facilities at the University of California at San Diego. Provide for review by Division of the State Architect (DSA) and California Office of Statewide Health Planning and development (OSHDP) during design and construction negotiating claims and changes to final approval and certificate of occupancy for University projects. Supervised project design, bidding, inspection and construction document records for the University.

Projects included dormitories, office buildings, classroom buildings, new and renovated apartment complexes, hospitals, lab buildings, aquariums, building seismic upgrades, food service facilities, gymnasiums, roadways and infrastructure, electrical and mechanical utility upgrades and numerous remodeling projects. Exterior envelope systems included high-rise curtain and window walls, GFIS, EIFS, precast, concrete, metal panel, and fabric systems.

Structural systems included steel, wood, concrete, masonry, and timber structures. Member of the University of California system-wide Professional Management Institute staff as speaker, trainer, and mentor educating UC facility project managers on construction contract management, contractor's claims and changes, UC procedures, successfully negotiating with architects, contractors, vendors, and University Department personnel

1985-1988: Project Manager and Contractor Administrator, L.R. Hubbard Construction Company, San Diego, California

Project Manager on commercial and residential construction projects throughout San Diego County that included contracts with the Escondido Center City Development Corporation, San Diego Parks & Recreation, and UC San Diego.

1978-1985: CA Contract Administrator and QC Officer, Alliance Properties, Inc., Encinitas, California

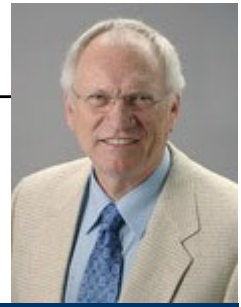
Project manager responsible for the construction of several military housing rehabilitation construction projects totaling over \$20 million in Texas, New Mexico, California, and Nevada for the U.S. Navy, Air Force, and Army. Bid, negotiated, and constructed several smaller government projects. Developed and implemented a company-wide computerized program for labor and material inventory cost control. Project manager for RV park and casino development at Lahonton, Nevada completing design program and development documents and coordinating design architects and engineers.

1976-1978: Owner/Developer, Borg Development Company Del Mar, California

Design-Build contractor utilizing our proprietary State licensed manufactured wall panel framing system. Designed and constructed a manufacturing facility to mass produce modular wall panels for single family dwellings. Gained reputation for building homes in 30 days—start to finish. Closed wall panels were assembled complete with studs, drywall, rough electrical, insulation, windows and exterior doors. Then trucked to the jobsite where they were erected onto a concrete slab foundation using proprietary engineered connections. Time to complete construction was less than 30 days.

1972-1976: Estimator and Project Engineer, Huber, Hunt & Nichols, Indianapolis, Indiana

1966-1970: US Navy Photomate 2nd Class, medaled with Honorable Discharge



Inventor - Expert - Architect

Licenses/Registrations/Designations

- Architect - Texas State Board of Architectural Examiners No. 21206
- Texas Registered Accessibility Specialist (RAS) No. 1300
- Architect - Maryland State Board of Architectural Examiners No. 16194
- Architect - California State Board of Architectural Examiners No. C-26812
- Architect - Hawaii State Board of Architectural Examiners No. 15065
- Architect - Washington State Board of Architectural Examiners No. 9860
- General Contractor - California State Licensing Board No. B-1433367
- Oregon Licensed Contractor No. 205977

Memberships

- American Institute of Architects (AIA) No. 30320914

Areas of Focus

- Americans with Disabilities Act (ADA) Investigation and Analysis
- Exterior Envelope Systems
- Design/Build Handicap Renovations
- Building Systems Lifecycle Analysis
- Bidding and Contract Negotiation
- Architectural Design, Review, Bidding, and Construction

Project Expertise

- Residential Buildings
- Commercial Buildings
- Industrial Buildings
- Apartments/Condominiums
- Hospitals
- Roadways/Runways
- Casinos
- High-rise Residential
- Nursing Homes
- HUD Public Housing
- Government Buildings
- Sewer Treatment Plants
- Educational Institutions
- Sports Complexes
- RV Parks
- Military Housing
- Parking Structures
- Historical Design/Review

Areas of Expertise

- Forensic Investigation
- Document Analysis
- Repair Recommendations
- Contract Disputes
- Mold Investigation
- Building Code and Materials Research
- Expert Witness Testimony
- Americans with Disabilities Act (ADA) Investigation and Analysis
- Fair Housing Act Investigations and Analysis
- Accessibility Transition Plan Analysis and Reports
- University of California Professional Management Institute Staff Trainer/Mentor
- Project Management
- Project Supervision
- Cost Estimating
- Building Systems Lifecycle Analysis
- Physical Needs Assessments (PNA)
- Capital Needs Assessments (CNA)
- Design/Build Handicap Renovations
- Utility Allowance Reports
- Energy Audit Studies
- Construction Inspection Software Development
- Seismic Upgrades
- Structural Systems
- Exterior Envelope Systems
- Bidding and Contract Negotiation
- Modular and Panelized Wall Systems
- Architectural Design, Review, Bidding, and Construction
- HUD Uniform Physical Condition Standards

Education

- Bachelor of Science, Construction Engineering, Cal Poly State University, San Luis Obispo, CA

See Attached list of PCA and CNA reports completed solely by Mr. Paul Youngborg, AIA RAS



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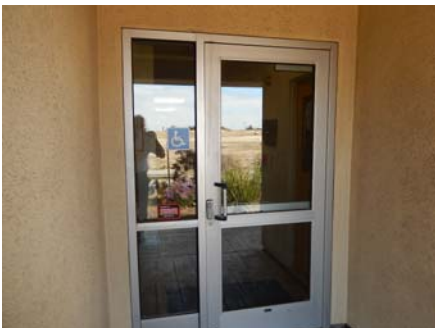
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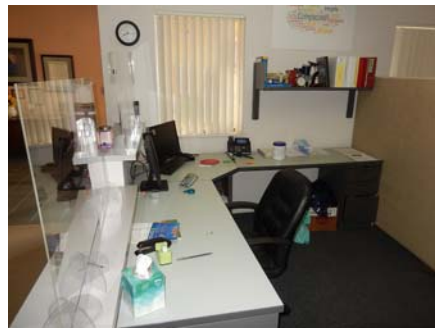
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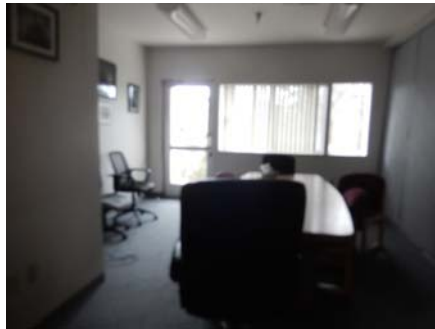
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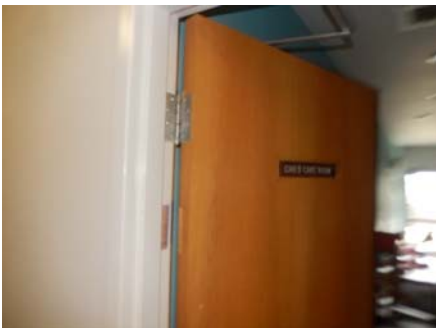
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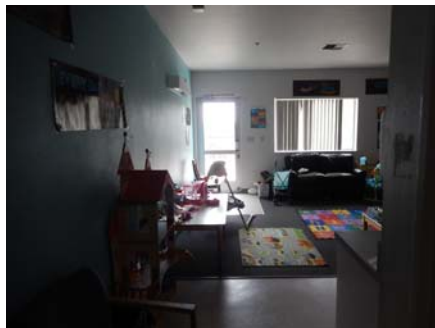
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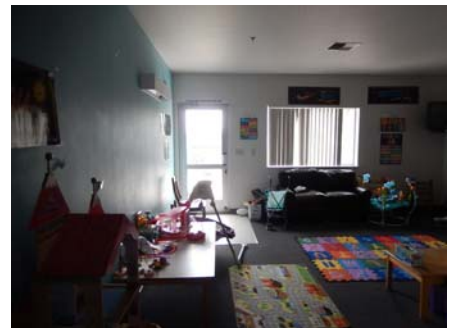
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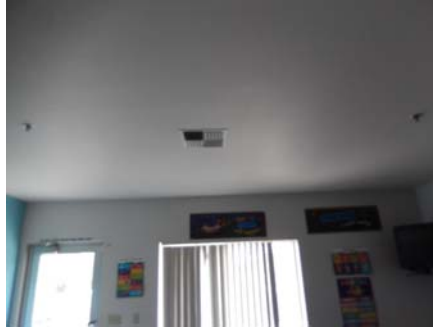
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Nancy Dodd Community Center Capital Needs Assessment

EXECUTIVE SUMMARY

On 9/6/2023 CNA Specialists conducted an on-site evaluation of the Housing Authority County of Monterey Property and Buildings to determine the condition of the facilities and its components. The information provided in this report is for budgetary projections of the useful life expectancies of these components. This includes physical facility needs and immediate repairs due to potential safety hazards or compliance issues.

Nancy Dodd Community Center is an existing development located at 3043 MacArthur Drive, Marina, CA 93933. The project currently consists of a large community center, day care center, and adjacent gardening area and storage buildings.

The property is adequately maintained and managed with an expected life in excess of 55 years. The property is classified as good.

LIMITATIONS

This report for the use and benefit of Housing Authority County of Monterey and is not for the use or benefit of, nor may it be relied upon, by any other person or entity. The contents of this report may not be quoted in whole, in part, or distributed to any person or entity other than the Client hereof or without, in each case, the advance written consent of the Authority County of Monterey.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of all reasonably accessible areas of the property. We did not remove any surface materials, perform any destructive testing, or remove any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make comments or conclusions regarding wood boring pest damage.

We have performed our services and prepared this report in accordance with generally accepted construction consulting practices and HUD requirements. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

Submitted By:



Nancy Dodd Community Center Capital Needs Assessment

Paul Youngborg, AIA RAS HESP

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CRITERIA FOR EVALUATION

1.1 PURPOSE AND SCOPE

The following Capital Needs Assessment (CNA) has been prepared for the sole use of the Housing Authority County of Monterey (Client), as limited by the terms of the proposal and contract between the Client and CNA Specialists.

The report is confidential, and no other person or entity may copy or rely on this Assessment or any part therein without the written consent of The Housing Authority County of Monterey or CNA Specialists.

The purpose of this inspection is to determine the physical condition of the property and building(s) at this site, to identify and communicate any physical deficiencies, and to establish a replacement reserve for the term of the loan plus two years. It is not an engineering or architectural investigation and is not intended to provide professional advice from those disciplines. It does follow Fannie Mae's *"Physical Needs Assessment, Guidance to the Property Evaluator"* and in part the *Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment process as set forth by ASTM E 2018-99*.

On 9/6/2023 CNA Specialists conducted an onsite evaluation of the property and building(s) to determine the condition of the various components, materials, and building systems. During the site visit, we may not have gained access to all areas, operated any specific equipment, or performed any destructive testing. The findings in our report are not based on a comprehensive engineering study, as we did not remove any construction material to inspect the underlying structure. Our observations and resulting report are, therefore, not intended to warrant or guarantee performance of any building components or systems.

The scope of this assessment does not include physical testing of any kind and, therefore, this report does not confirm the presence or absence of asbestos, PCBs, toxic soils or any recognized environmental conditions at the property.

Documents and data provided by the Client, designated representatives, or other interested parties consulted during the preparation of this report have been relied on by CNA Specialists. CNA Specialists assumes no responsibility for the accuracy of neither this information, work product by others, nor the effect it may have on our conclusion if erroneous.

Our conclusions regarding ADA Title III compliance are based on visual observations. They are intended to be a good faith effort to assist the client by noting non-conforming conditions along with estimates of costs to correct. Repairs and improvement cost estimates are based on approximate quantities and costs, or on furnished information that is reported to be accurate. A

Nancy Dodd Community Center Capital Needs Assessment

detailed survey of quantities for cost estimating of ADA Title III items is not included.

Estimated costs to repair, replace, or upgrade the existing materials and systems are those which we consider to be probable for the marketplace. Such estimates do not necessarily include all items, which may need repair or other attention. The actual cost of repairs may vary from our estimate.

The scope of this work includes inspection of site development, building structure, building exterior and roofs, building interior, mechanical systems, electric systems, plumbing systems, conveyance systems, life safety and fire protection and ADA compliance.

1.2 TERMS

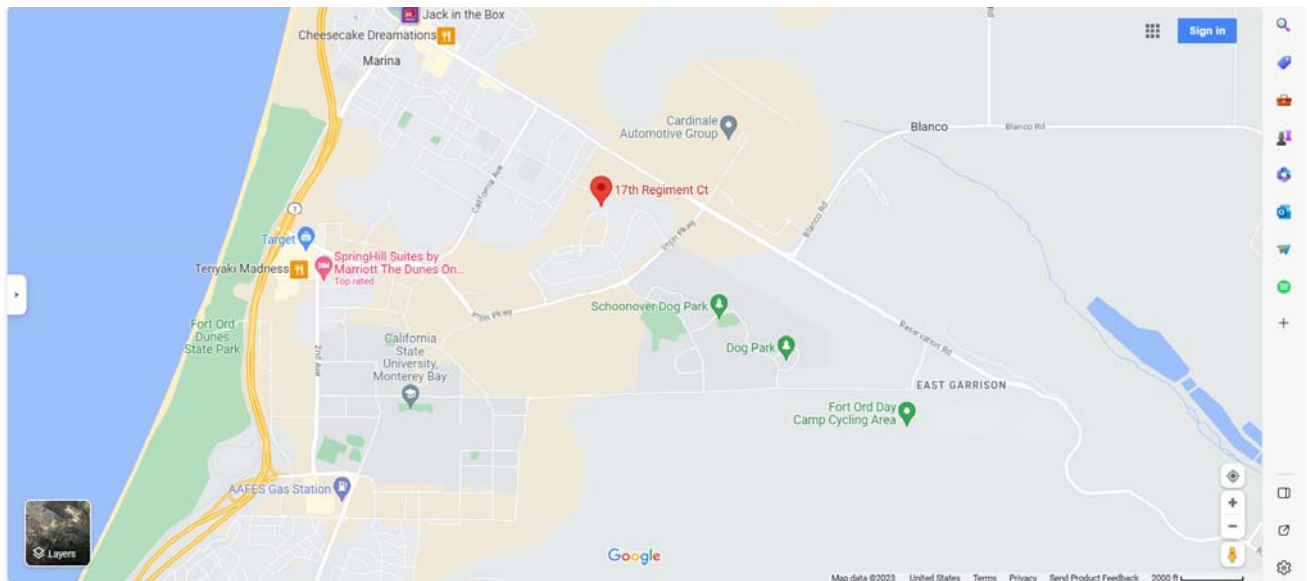
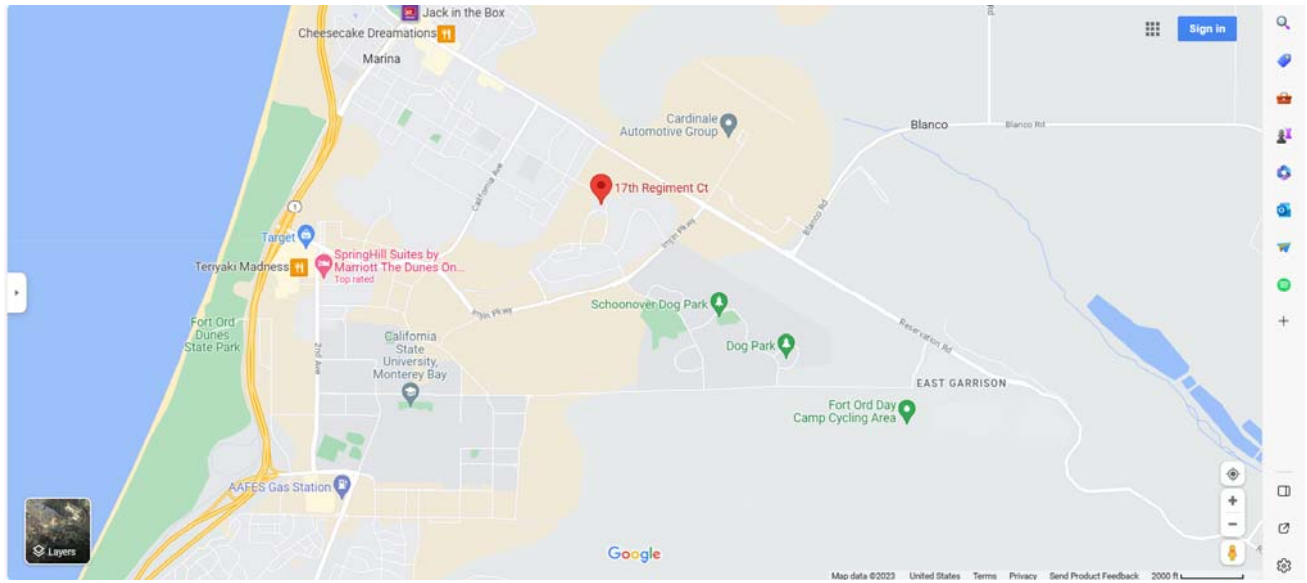
CNA Specialists uses the terms “poor”, “good”, and “good” when describing the condition of building components. The baseline for properties is generally “good”. “Good” means condition as anticipated, accounting for wear, tear, and maintenance procedures. In situations where a component is found to be of higher quality and/or where there is evidence of above average preventative maintenance, the term “good” would be used. “Poor” would be used if the component was found to be of lower quality and/or there is evidence of below average preventative maintenance. It is important to note that where the term “poor” are used, immediate repairs are not necessarily required, nor would the component necessarily require replacement prior to the time predicted in the “useful life tables”.

1.3 ESTIMATED COST BASIS

The estimated costs and allowances shown herein are based on unit costs set forth in *Means Cost Estimating System* and CNA Specialists’ professional experience. These estimated costs and allowances are not based on detailed architectural and engineering construction documents, which would allow a detailed quantity takeoff to be developed and therefore, are not guaranteed. These costs represent CNA Specialists best professional judgment and are subject to many variables such as time of year, local labor and material costs, use of on-site staff, or outside contractors.

1.4 LOCATION MAP AND AERIAL PHOTOS

Nancy Dodd Community Center Capital Needs Assessment



Nancy Dodd Community Center Capital Needs Assessment



Nancy Dodd Community Center Capital Needs Assessment



Overview maps of Nancy Dodd Community Center, 3043 MacArthur Drive, Marina, CA

EVALUATION SUMMARY

2.1 GENERAL DESCRIPTION

Nancy Dodd Community Center was constructed in 2003. The project currently consists a large community center, day-care center, and adjacent gardening areas and storage buildings.

The community center has a concrete slab on grade foundation, wood framed with stucco exterior and wood trim in good condition. There is no basement at this building.

There is public sewer, water, storm drain and gas/electric utilities at this site.

2.2 SITE CONDITION

The subject property is located on the outskirts of the city of Marina in the State of California.

The site is generally level and there is one entrance to the houses off MacArthur Drive. The asphalt roadways and parking areas are in good condition. Re-sealing of the asphalt pavement will be completed over term. On-site water drainage has been designed to use surface flow to on-site storm drainage and streets.

There is chain link fencing at the rear of each building and around the garden area at this property. There are decomposed granite pathways throughout the garden area that are in fair condition. Although they are well maintained,

they are marginally passable by a person in a wheelchair. Thought should be given to providing some asphalt pathways for people in wheelchairs.

Exterior lighting is with building mounted lights and tall pole mounted lights. All these lights are in good condition, but should be upgraded to energy efficient lighting. It could not be determined if the lighting was adequate as the site inspection was conducted during daylight hours. However, maintenance said lighting was sufficient.

There is landscaping of mature trees, bushes, and grass along throughout the property. There is an irrigation system that is in good condition. Due to limitations on water usage, the lawn and planted areas are in poor condition and many areas the ground is bare.

2.3 BUILDING CONDITION

The building is owned and maintained by the Housing Authority County of Monterey.

While observation of the ground floor slabs, superstructures and roof was limited to exposed elements, no signs of excessive deflection or movement were noted. All of the floors observed appeared level and stable, and walls and structural elements appeared to be plumb and/or level. Based upon these observations, the structure was determined to be in good condition. No evidence of structural failure or deficiencies was noted. There were no structural issues observed during the inspection.

The roof is composition shingles on sloped roofs in good condition with gutters and downspouts at the eaves.

Exterior doors are storefront type aluminum doors with dual glazed lites. Interior doors are solid wood doors in hollow metal frames. Doors and hardware are in good overall condition, and all will need to be replaced over term.

Windows are dual gazed in aluminum frames that are in good condition.

2.4 PLUMBING SYSTEM

The potable hot water is supplied by gas-fired hot water heaters in a mechanical closet.

The building-related plumbing systems consist of gravity drained piping to a public sanitary sewer system. The plumbing system in the buildings includes copper domestic hot and cold water, and standard waste and vent system.

The plumbing systems and fixtures appeared to be well maintained. All

toilets are low-flush toilets in good condition. Lavatory and sink faucets are replaced as needed. The overall condition of the plumbing system is good.

The water pressure and quantity of hot and cold water was found to be adequate.

2.5 HVAC SYSTEM

The building has a split system HVAC unit with ducting in the attic and ceiling registers.

These systems have been maintained, operating as designed, and in good condition, Replacement costs will be allocated in the Cost Budget and over the term in the Replacement Reserves.

2.6 ELECTRICAL SYSTEM

The electrical system is in good overall condition. The building has a main electrical panel and sub-panels for electrical distribution. GFI electric outlets are located within kitchens and bathrooms.

Lighting fixtures are all energy efficient being LED or fluorescent type fixtures. There are tall pole mounted areas lights in the parking area and along the paths to the garden area that are maintained by the Housing Authority. All lighting is in good overall condition.

2.7 FIRE PROTECTION

The subject property is equipped with an NFPA-13 fully automatic fire suppression (sprinkler) system. There are smoke detectors located throughout the building. Life safety and alarm notification devices were observed in good physical condition and in compliance with the Life Safety Code (NFPA-101). Management tests smoke detectors quarterly. We randomly tested smoke detectors on our site visit; all tested detectors worked property.

2.8 ELEVATORS

There are no elevators at this property

2.9 COMMON AREAS

There is a covered entrance to the building with an aluminum storefront windows and entry door. The lobby has a reception area to the left as well as offices for management. There is a large community room with a kitchen and pass-thru counter with a rolling fire-door above. There are meeting areas with ample tables and chairs. The meeting room has a folding partition so the rooms can be closed off for smaller meetings. There are two public bathrooms. Flooring in the building is damaged in some areas and needs to be repaired.

Nancy Dodd Community Center Capital Needs Assessment

There is a child-care center in the building with a fenced in yard with toys for the children. The child-care center is well stocked with books and educational learning tools. There is a small bathroom for children. The carpet in the child-care center is damaged and should be replaced.

There is a large garden area with several raised planters, a shed for garden tools, and a seating area with picnic tables and available trash cans. The raised planters are older and will need to be replaced over term.

There are four larger wood framed storage sheds near the garden area that are in good condition, but will need to be replaced over term.

There are no tenant spaces at this property.

2.10 ACCESSIBILITY COMPLIANCE

“2010 ADA” requirements apply to places of public accommodation which, in the case of apartments, include such common areas as an on-site office, office parking, outside walkways, etc. Buildings are subject to the Good Housing Accessibility Guidelines of 1991.”

The Good Housing Act, based upon the fact that Section 804(f) (3) (c), only requires residential buildings constructed after March 13, 1991 be designed and constructed in compliance with the Act. The Good Housing Amendments Act applies to buildings with five or more units. This property has no units.

Nancy Dodd Community Center was constructed in constructed in 2003. Although management has installed ADA upgrades, there are still some ADA issues that need to be corrected. Handicap issues are listed as follows:

Items needing modification	Quan	EA	Unit \$	Total Cost
Site				
Provide accessible route with cross-slope maximum 2% (DM 1.6, 2.8, 2.9, 2.16) (UFAS 4.1.1, 4.3.2, 4.3.3, 4.34.7.1)				
Demo walkway areas over 2% cross slope at walkway to office, dumpster	200	SF	\$15	\$3,000
Install new ADA compliant walkway to office, mailboxes	200	SF	\$19	\$3,800
Handicap parking area (UFAS 4.8.2, 4.8.6)				
Provide handicap parking area with 2% maximum slope	80	SF	\$18	\$1,440
Provide rent drop by office within reach range 48" (UFAS 4.27) (DM 5.3-5.9)				
Lower rent drop box to be at 54" off the floor side approach	1	EA	\$75	\$75
			Total Cost Site	\$8,315
Architectural				
Provide switches/ outlets/ thermostats/ controls/ amenities within reach range (UFAS 4.27) (DM 5.3-5.9)				
Provide lower switches for community room range hood	1	EA	\$250	\$250
Provide accessible microwave at 54" to controls	1	EA	\$50	\$50
Provide accessible counter at pass-thru (UFAS 4.19 & 4.22)				
Provide accessible counter at pass-thru at 34"	1	EA	\$350	\$350
Provide insulated piping under sinks and lavatories (UFAS 4.34.5.3, 4.19.4)				
Insulate hot water piping under community room sink	1	EA	\$75	\$75
Insulate hot water piping at lavatory sink	1	EA	\$75	\$75
Provide grab bars at toilet (UFAS 4.34.6.5)				

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Provide side grab bar 54" off the rear wall in restrooms	2	EA	\$350	\$700
Upper cabinet or shelf 48" above floor or reach range (UFAS 4.34.6.10)				
Upper cabinet 48" above floor or shelf in community kitchen	1	EA	\$250	\$250
			Total Cost	\$1,750
			Architectural	

2.11 CODE COMPLIANCE

According to the City of Marina, no outstanding building code violations are on file.

2.12 SEISMIC ZONE

Marina, CA has a very high earthquake risk, with a total of 6,586 earthquakes since 1931. The USGS database shows that there is a 99.91% chance of a major earthquake within 50km of Marina, CA within the next 50 years. The largest earthquake within 30 miles of Marina, CA was a 6.9 Magnitude in 1989.

2.13 SAFETY CONCERNS

None identified except for handicap accessibility issues listed in the Accessibility section of this report.

2.14 GENERAL CONDITIONS

There were no architectural-engineering conditions identified during the inspection, which would adversely affect this property during its expected life, assuming the implementation of a preventative maintenance program. There was no evidence of significant settlement of the foundation, or excessive deflection of the flooring/roofing systems, including cracking or bulging. The building materials employed for construction are typical and generally accepted for this vintage property.

2.15 DATA COLLECTION AND INQUIRIES

CNA Specialists did review information pertaining to the maintenance, repair and replacement of major building components and systems. Nothing out of the ordinary was found.

2.16 RECOMMENDATIONS FOR ADDITIONAL INSPECTIONS

There were no architectural or engineering conditions identified which require further inspections with exception of the property's seismic zone location. Additional evaluation maybe required regarding seismic activity.

2.17 GENERAL CONSIDERATIONS AND PROJECT LIFE

- A) The project is adequately maintained and managed. Grounds are adequately maintained. The project is classified as good
- B) Assuming the current level of management, and the continuation of preventative maintenance plan, the life of the project should be in excess of 50 years.

2.18 ENVIRONMENTAL CONSIDERATIONS

2.18.1 LEAD-BASED PAINT

The current structures were built in 2003 after the 1978 ban on lead-based paint (LBP). There are LBP materials expected to be at this site.

2.18.2 ASBESTOS-CONTAINING MATERIALS

The structures were built in 2003 after the 1978 ban on asbestos-containing materials (ACBM). There are no asbestos-containing materials expected to be at this site.

2.18.3 TRANSMISSION LINES

No electrical power transmission lines were observed to be in the immediate vicinity of the subject property.

2.18.4 NOISE LEVELS

Nancy Dodd Community Center is in an area with no exterior noise producing elements such as freeways, railroad tracks, or airports.

2.18.5 PEST CONTROL

The subject property is reported to be under a service contract with a pest exterminating company.

2.18.6 RADON POTENTIAL

Monterey County, CA Radon Risk is Moderate with a Potential Risk being in Zone 2 counties having a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter)

2.19 FLOOD ZONE

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to The flood map for the selected area is in Zone X. The flood map for the selected area is number 06053C0195H, effective on 6/21/2017. Zone X areas are determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.

3 SYSTEMS AND CONDITIONS

3.1 ENGINEERING INSPECTIONS

This inspection did not reveal the need for further structural, mechanical, electrical or engineering investigation.

3.2 PERVASIVE CONDITIONS

This inspection did not reveal any pervasive conditions.

3.3 SYSTEMS AND CONDITIONS

Nancy Dodd Community Center Capital Needs Assessment

All major systems are in working order, however many need to be upgraded or replaced as identified on the Capital Needs Assessment spreadsheet.

4 COST ESTIMATES FOR RENOVATION AND PHYSICAL NEEDS OVER 15 YEAR TERM AND RESERVE ANALYSIS SPREADSHEET

REPLACEMENT PRORATION

Based on the premise that the life of all items in a given category will not expire in the exact year set forth in the Fannie Mae Guidelines, the following factors have been developed to provide guidance to the inspectors in identifying conditions where less than 50% replacement would be appropriate.

Items of good quality manufacture and installation.

Items, which can withstand normal tenant wear and tear, and remain functional under a competent maintenance program.

An item that in CNA Specialists' many years of experience, has shown to have a longer than normal life

An item that is easily and economically repaired to extend its useful life.

An item that presents no safety hazard as the result of prolonged use through repairs.

An item, which if not replaced, does not detract from the rent ability of the property.

An item, which if not replaced, does not reduce the level of function of the property.

An item, which if not replaced, will not affect the comfort of the tenants. Climactic conditions which would extend or increase an item's useful life.

HOW REPLACEMENT COSTS ARE DETERMINED

Our scope of work considered published cost data from reliable sources. When possible, we utilized actual contractor pricing in developing our cost estimates. Also, we used the FNMA expected useful life tables as a guide in our replacement reserve analysis.

The opinions of probable cost presented herein were based on analysis of the materials and systems at the property and do not constitute a warranty or guarantee that all item(s) were included. Items not incorporated in the cost estimates may be operational costs, utility usage or unpredictable aesthetic upgrades.

Nancy Dodd Community Center Capital Needs Assessment

It is important to understand that actual costs will vary depending on such factor as contractor expertise, previous contractor commitment, seasonal workload, insurance and bonding, and local labor conditions. These factors may cause wide variations in the actual costs as estimated by different bidders. In view of these limitations, the costs presented herein should be considered estimates. Once detailed scopes of work and contractor bidding have been secured, the actual costs can be determined.

As much as possible, CNA Specialists develops future cost and replacement costs from (1) our current experience working with developers involved in cost, (2) management companies' actual replacement costs, and (3) secured bids. When these are not available, then CNA Specialists references the following sources:

RSMeans© Online Cost Works and RSMeans book publications

REPLACEMENT RESERVE ANALYSIS AND SUMMARY

Included is a 20-year Reserve analysis of all work included in the Scope of Work that will need to be replaced during the next 15 years in conformance with Fannie Mae's *"Physical Needs Assessment, Guidance to the Property Evaluator"* and in part the *Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment process as set forth by ASTM E 2018-99*.

Assumptions

PROJECT

Report Date: 9/22/2023

Subject Property Name: Nancy Dodd Community Center

Address: 3043 MacArthur Drive

City, State, Zip: Marina, CA 93933

Building Age: Built 2003

Mortgage Term: 20 years

Number of Units: none

ECONOMIC

Inflation Rate: 2.50%

6. COST SUMMARY

6.1 ESTIMATED EXPENDITURES

Initial Funding Required: \$383,950

6.2 COMPLIANCE COSTS

6.2.1 ACCESSIBILITY COMPLIANCE (ref. 2.10) \$ 10,065

6.2.2 SAFETY (ref. 2.13) \$ 0.00

6.2.3 RECOMMENDATIONS (ref. 2.16) \$ 0.00

6.2.4 ENVIRONMENTAL (not part of this scope).

7 APPENDICES

- PHOTOGRAPHS OF Nancy Dodd Community Center
- PERSONNEL QUALIFICATIONS: CV and Bio of Paul Youngborg, AIA
- CERTIFICATION