



CITY OF ABERDEEN
CAPITAL FACILITIES PLAN

March 22, 2022

EXECUTIVE SUMMARY

In September 2021, the City of Aberdeen (City) contracted with Rock Project Management Services (RPM) to provide a City-wide Capital Facilities Plan (CFP) consisting of an assessment of current conditions of all City-owned public facilities, recommendations for maintenance, repairs, and capital improvements, and estimates of probable costs to meet current and longer-term needs of the City.

RPM assessed the current conditions of the City's public facilities and associated properties, City-owned parks, and public works facilities. A multi-disciplined management team evaluated each facility and associated property, documenting the findings herein. Based on the assessment, the team developed recommendations for maintenance, repairs, and capital improvements to meet current needs and future longer-term needs of the City. Additionally, the City requested that RPM evaluate the feasibility of properties identified by the City for future development of fire stations, a police station, a gun range, a museum site, and an RV Park. Those findings are included herein.

For each facility and/or property, the following information is organized as follows:

1. **Property Profile Sheet.** Each property profile sheet identifies public information related to the property and facility based on public records.
2. **Condition Assessment Checklist.** Each checklist identifies facility building systems and components within each system for review. RPM assessed the physical conditions based on ASTM E2018 standards that include a thorough visual, nondestructive assessment of each facility and building components by building systems. Observations and comments are identified for most assessed items, providing further information on rationale for level of condition identified.
3. **Narrative of Findings with Photographs.** Following the condition assessments, the review team reviewed notes to identify key findings from each assessment and provide a narrative of findings and recommendations. Those narrative conclusions are supported with photographs.
4. **Recommended Preventative Maintenance Schedule.** RPM develops a detailed preventative maintenance schedule of recommended inspections, cleaning, maintenance, and likely repairs for each building system and component, based on weekly, monthly, quarterly, and annual cycles. Based on the level of activity and uses in each facility, some recommendations may need to be more robust or can be relaxed a bit, but the recommendations serve as a good basis for planning maintenance, inspections, cleaning, and repair workloads.
5. **Recommended Preventative Maintenance Budget.** For each facility, a recommended preventative maintenance budget is associated with the recommended preventative maintenance schedule. The sum of all preventative maintenance budgets should be considered as the overall maintenance funds needed to properly maintain all City-owned facilities as assets, for long term reliable service.

The City of Aberdeen-owned properties and associated building(s) have been assessed for current conditions based on the following scale:

1. Very Good Like new, no defects, performing as intended
2. Good Minor defects, good condition, performing as intended
3. Fair Some major defects, moderate condition, still functioning as intended with increased service requirements
4. Poor Major or minor defects, critical condition, not functioning as intended, requires significant servicing, at or near its intended lifespan

5. Very Poor Major and minor defects, critical condition, not functioning as intended, risky to safety and health, exceeds its intended lifespan

The purpose of the condition assessments is to establish an overall general state of the buildings and property to establish long term and short-term capital, operations and maintenance resources that may be needed to preserve, enhance, or replace the asset. We qualify the assessments as not exhaustive, but to provide a general assessment based on a review of each major building and site component, and conclusions are a consensus of judgment based on the best information available, site observations, discussions with tenants, and any other additional information available to the facilities property management reviewers. Because the review was conducted by a multi-disciplinary review team, we have a high level of confidence that actual current building and property conditions reported are reasonable to inform the capital improvements, maintenance and repairs needed.

The RPM review team included:

Bernie O'Donnell	Overall Building and Site Conditions Assessments (Structure and Foundations, building settling, structural cracks, roofing systems, water intrusion, MEP systems)
Rusty Cutner, AIA	Overall Building and Site Condition Assessments (code compliance, egress, ratings assemblies, ADA, building enclosure systems, zoning)
Anne Reese, EIT, MPM	Interior finishes, tenant uses, clutter and/or accumulation of debris, security and access control, power usage compliance, mold/mildew issues. Interior finishes, tenant uses, clutter and/or accumulation of debris, security and access control, power usage compliance, mold/mildew issues
Lisa Couret, EIT	Mechanical, electrical, lighting, life safety systems, utilities, site drainage

Rock Project Management team members have assigned a key descriptor for initial summary of findings following each assessment. Key Descriptors are the basis for initial discussion and validation/verification through detailed assessment data.

City Public-Facing Facilities and Sites, and/or Public Safety Facilities and Sites	DESCRIPTOR
1. City Hall Facility	FAIR
2. Police – Jail – Court Facility	POOR
3. Fire Stations	POOR
4. Public Library	FAIR
5. Museum and Office Facility	POOR
6. Public Works Shops	FAIR
7. Water and Wastewater Facilities	
a. Wastewater Building (Lab, Admin, and adjacent Staff Break Room Facility)	POOR
b. Industrial Water Facility and Site, and related buildings	GOOD
c. Water Filtration Facility	VERY GOOD
8. City Parks	
a. Bishop Athletic Complex	GOOD
b. Finch Playfield	GOOD
c. Franklin Field [Storm] Reservoir & Ball Field Combo	GOOD
d. Garley Park	GOOD

e. Kurt Cobain Park	POOR
f. Lake Aberdeen Recreational Area	VERY GOOD
g. North Aberdeen Playfield	FAIR
h. Peterson Playfield (West End Park)	FAIR
i. Pioneer Park - Parks Maint. Yard / Bldg, & Batting Cages	GOOD
j. Rotary Log Pavilion / Park (Morrison Park, and Waterfront Trail)	GOOD / FAIR
k. Sam Benn Park, Restroom Facility, Tennis Courts & Play Area	POOR (FACILITIES)
l. Stewart Park / Trail	POOR
m. Zelasko Park	FAIR
9. Police Gun Range Site	POOR
10. Police Animal Control Facility	FAIR
11. Future Sites – Fire Stations (6 total sites)	VARIOUS
12. Future Sites – Police and Jail Site (1 primary site, two secondary)	VARIOUS
13. Future Sites – Gun Range	FAIR
14. Future Site – RV Park	GOOD

Six-Year CIP Annual Work Plan

Following the Property Assessments, a 6-Year Facilities Capital Improvement Work Plan (CIP) is included in this CFP to address all recommended capital improvement projects as a result of RPM's assessments. The CIP is based on recommended capital improvement programs that enhance and preserve facilities assets for public agencies and municipalities, and capital programs that RPM staff have developed over decades for public agencies and local municipalities. The CIP is tailored based on the City's facilities assets, asset conditions, and best practices. The list is prioritized based on asset improvement needs and urgency, and then balanced with likely available funds, and/or constraints of available funds. The CIP Work Plan includes funding sources when known or likely to be available. The estimated costs are opinions of probable costs and should only be construed as preliminary, order of magnitude, as most CIP projects do not have a fully developed program or design developed for detailed estimating purposes. Actual costs will vary based on design, quality of materials, property conditions, and other factors that influence costs.

The 6-Year CIP is a workplan of potential projects the City should consider on an annual basis for planning, designing, and constructing. The CIP workplan is a management tool to be utilized for planning and prioritizing projects for near-term, 1-6 years, and updated and reprioritized annually, always forecasting future CIP projects six years in advance.

The CIP Work Plan attempts to capture all known CIP projects in addition to the recommended projects. It does not capture all transportation and utility projects though known projects are listed along with funding sources.

For the past six months, the RPM team has worked alongside City staff from most City departments. While all public facilities, properties, building systems, equipment, furnishings, and utilities are important public assets, our direct experience with City employees is that the greatest City assets are the kind, dedicated, and hardworking public servants of the City. Every City employee has been very helpful and accommodating and always willing to assist with facilities access and leading property tours to over 45 individual properties or facilities. It has been remarkable to witness first-hand the dedication of each employee and their willingness to "make do" with working conditions that are not optimal due to the condition of aging facilities and infrastructure, equipment, and furnishings.

It is our sincere hope that the findings and recommendations in this plan serve as a useful management tool and guiding resource toward intentional preservation and improvements in City-owned public facilities and properties, informing City leadership on key investments needed for best asset management decisions.

On the following pages, RPM has included vicinity maps showing the location of facilities and properties included in the scope of this plan.

ROCK PROJECT MANAGEMENT TEAM,

Bernie O'Donnell

Lisa Couret



Anne W. Reese

Bernie O'Donnell
President

Lisa Couret, EIT
Chief Ops Officer

Rusty Cutner, AIA
Vice President, Architecture

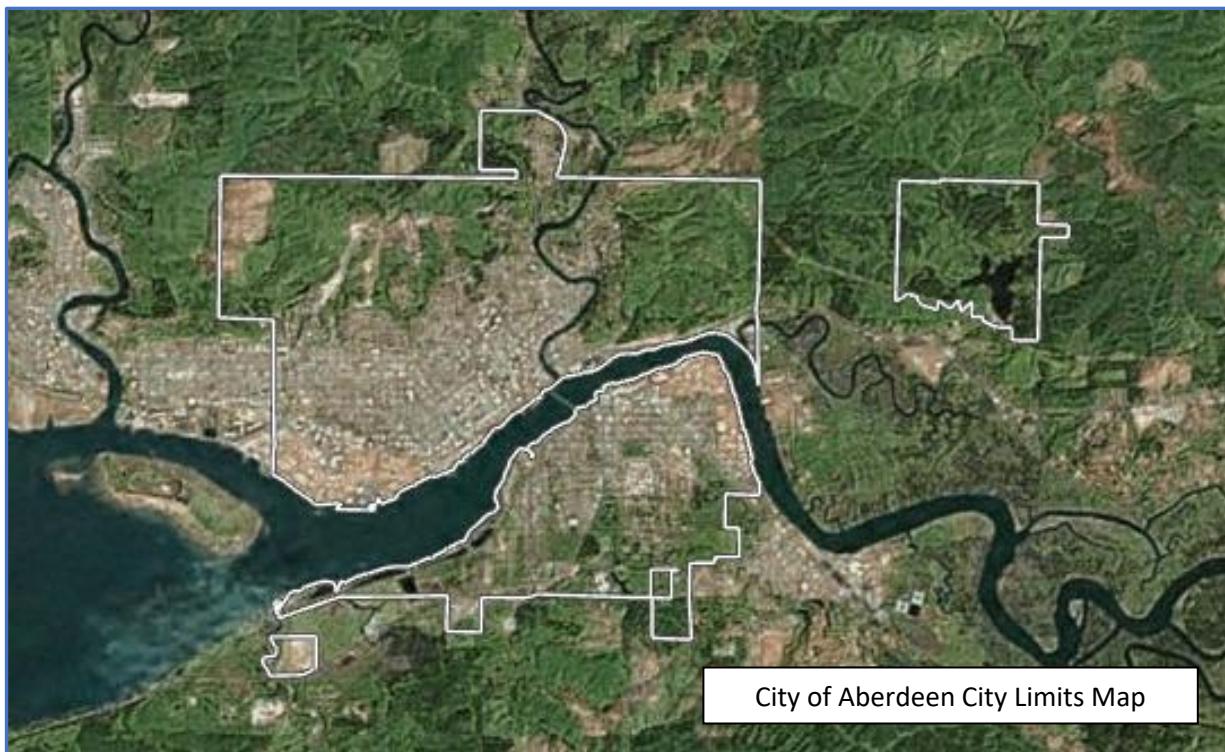
Anne Reese, MPM/EIT
Sr. Director, PM Services

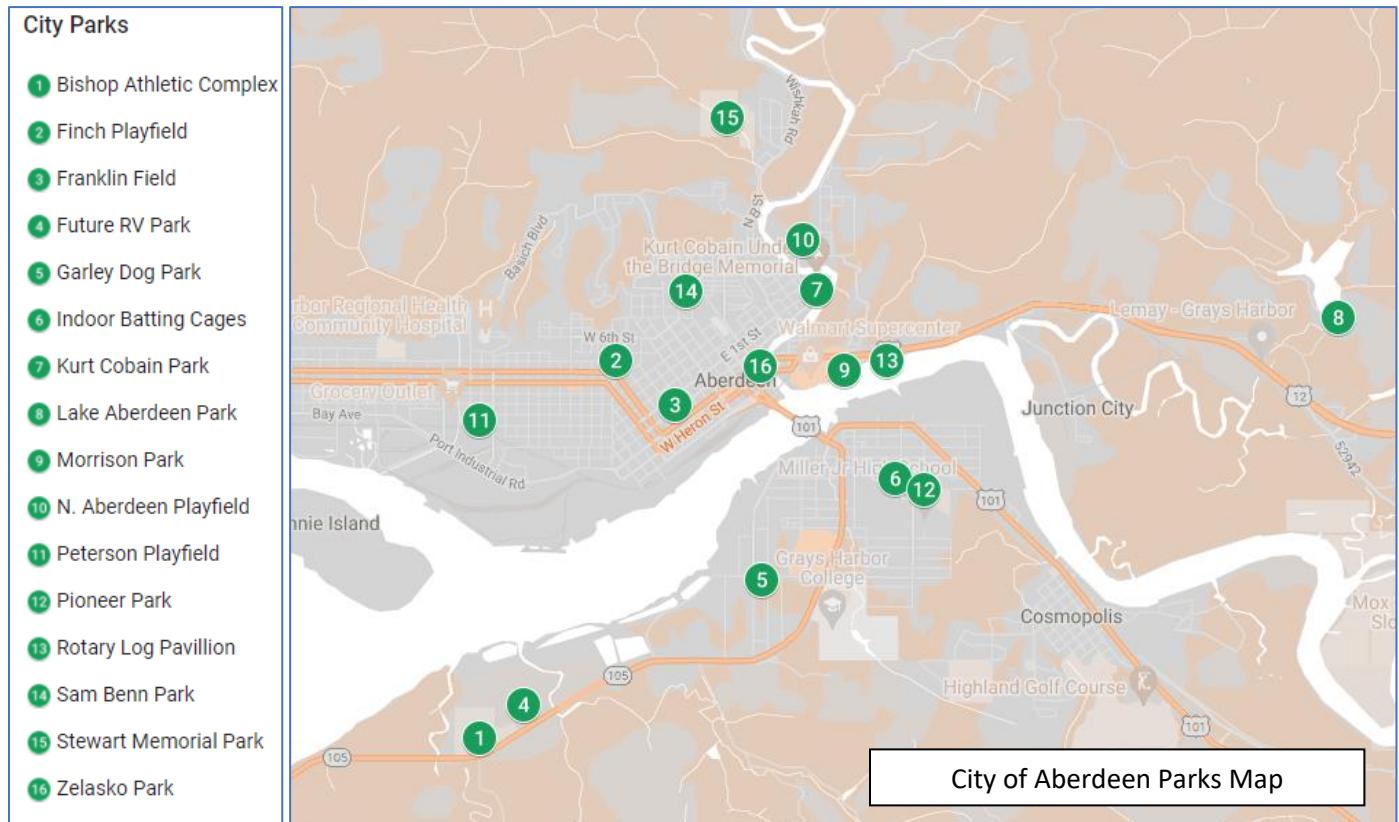
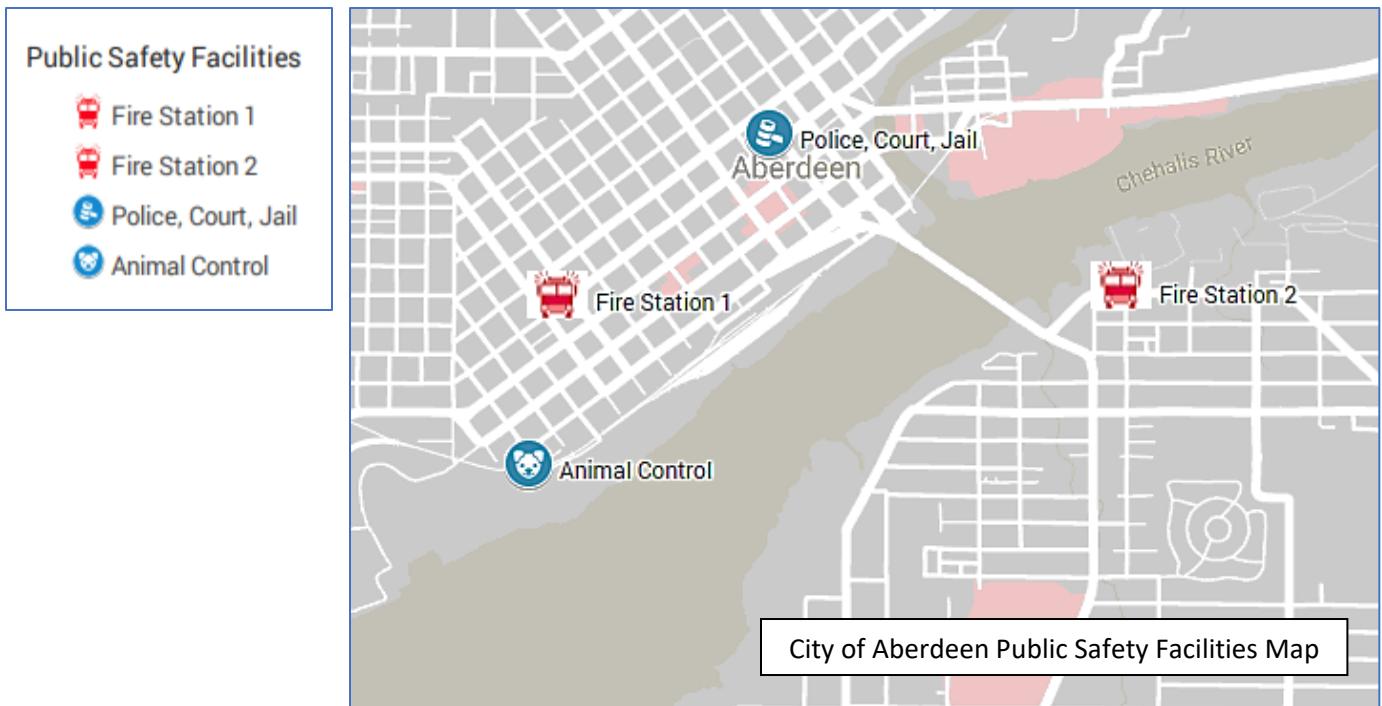
City of Aberdeen Public Facilities, Parks, and Properties Vicinity Maps

The following pages include general vicinity maps of each property or facility assessed for physical condition, development of narratives of findings, recommended maintenance schedules and budgets where appropriate, and inclusion of recommended capital projects in the Six-Year Capital Improvement Annual Workplan.

For clarity, they include vicinity maps for categories of facilities and/or properties as follows:

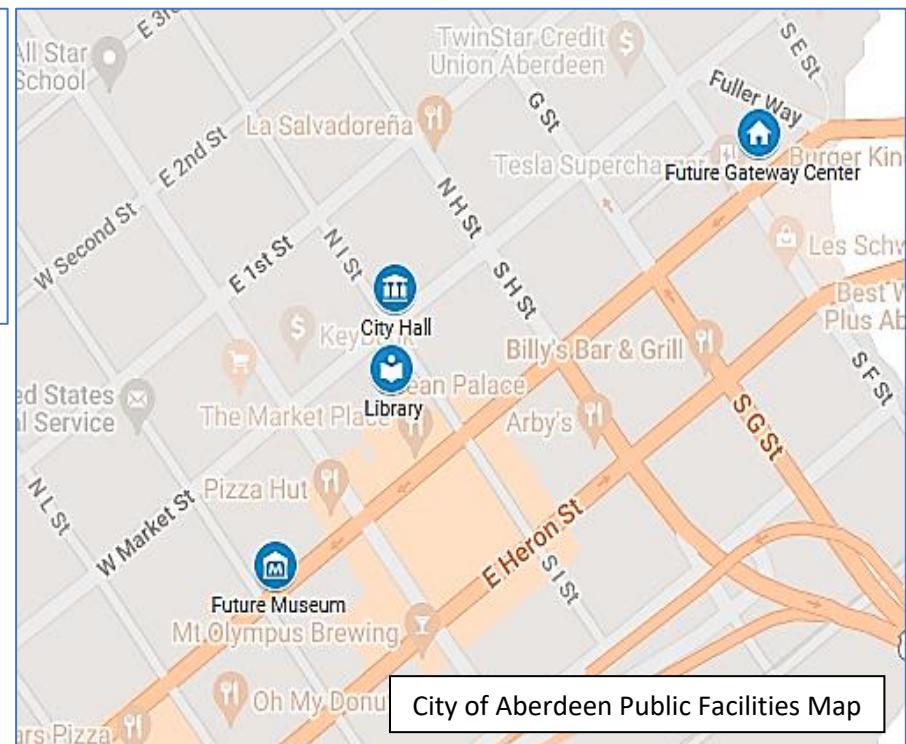
1. General City Limits Map
2. Parks Map for all City-owned Parks and Recreation Sites and Facilities, Playfields, and the proposed Future RV Park site.
3. City Facilities that are public-access service facilities.
4. Public Works Facilities. Note, the facilities and sites we assessed are limited to the scope that the City requested RPM to review and include. It does not include the Wastewater Operations facilities, but RPM did include the Wastewater Lab, Admin, and Employee Breakroom Facilities.
5. Public Safety Facilities





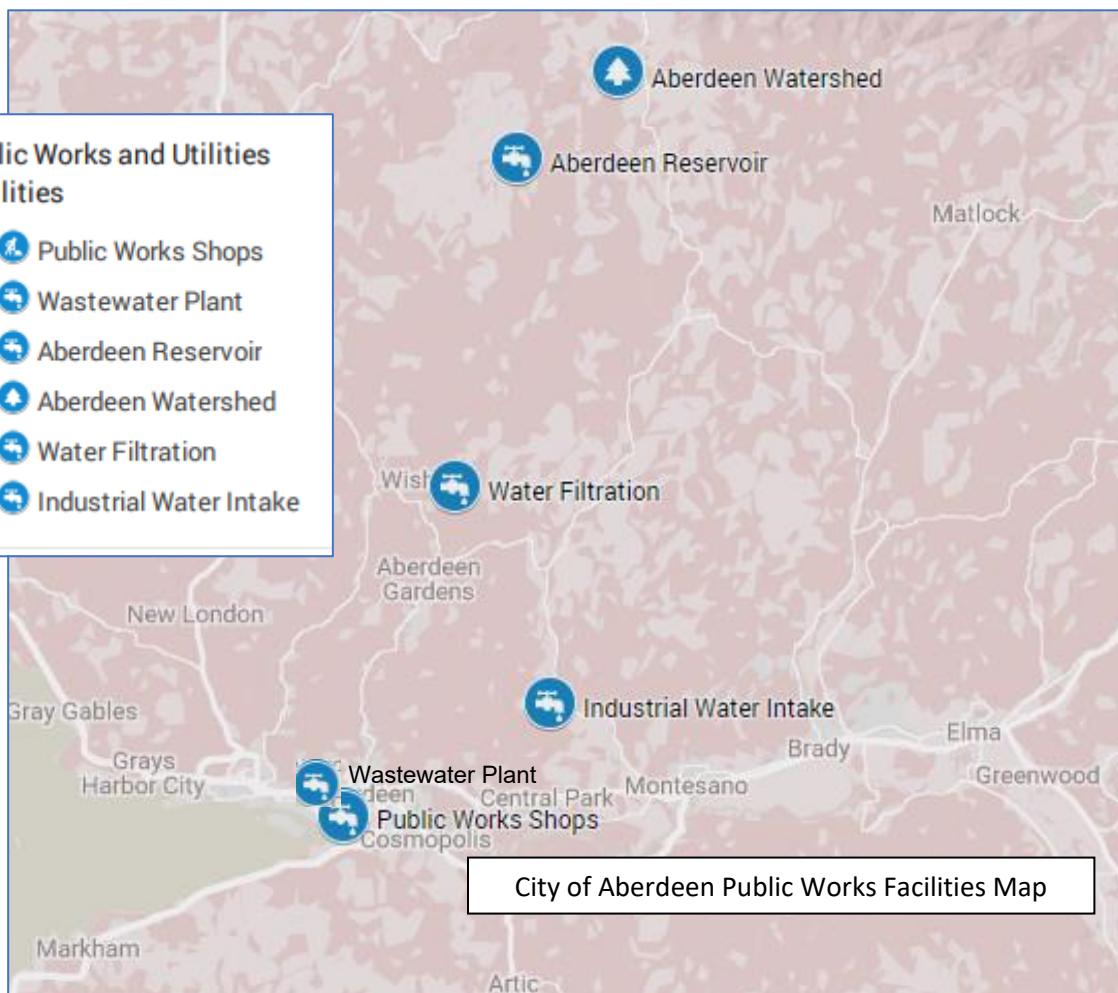
City Facilities

- City Hall
- Library
- Future Gateway Center
- Future Museum



Public Works and Utilities Facilities

- Public Works Shops
- Wastewater Plant
- Aberdeen Reservoir
- Aberdeen Watershed
- Water Filtration
- Industrial Water Intake



CITY HALL FACILITY

PROPERTY PROFILE SHEET

SECTION 1.1

PROPERTY PROFILE SHEET - ABERDEEN CITY HALL AND MUNICIPAL COURT

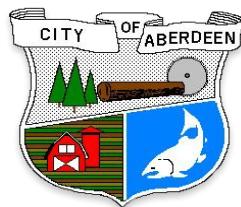


PARCEL NUMBER	029301000700	029301000503	029301000502	029301000501	029301000401
PARCEL ADDRESS	200 E MARKET ST	110 N 1ST	112 N 1ST	118 N 1ST,	211 E 1ST ST
LEGAL DESCRIPTION	WAX & BENNS LOTS 7-9 INC BLK 10	WAX & BENNS SLY 40' OF LOTS 5 & 6 BLK 10	WAX & BENNS NLY 40' OF SLY 80' OF LOTS 5 & 6 BLK 10	WAX & BENNS NLY 50' OF LOTS 5 & 6 BLK 10	WAX & BENNS WLY 40' OF LOT 4 BLK 10
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA	WA	WA
ZIPCODE	98520	98520	98520	98520	98520
PLAT NUMBER	0293	0293	0293	0293	0293
PLAT NAME	WAX & BENNS	WAX & BENNS	WAX & BENNS	WAX & BENNS	WAX & BENNS
WARD NUMBER	5	5	5	5	5
CITY ZONING	CD	CD	CD	CD	CD
IN SPECIAL FLOOD HAZARD AREA	YES	YES	YES	YES	YES
FEMA FLOOD ZONE	AE	AE	AE	AE	AE
BASE FLOOD ELEVATION	13'	13'	13'	13'	13'
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0902D	53027C0902D	53027C0902D	53027C0902D	53027C0902D
NFIP NUMBER	530058	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES	YES	YES
In Wetlands	N	N	N	N	N
In Geo Hazard Area	N	N	N	N	N
Fish & Wildlife Sensitive Area	N	N	N	N	N
APPRaised BUILDING VALUE	1,293,289	6,678	6,678	8,348	8,682
APPRaised LAND VALUE	263,250	54,000	54,000	67,500	70,200
TOTAL APPRAISAL	1,556,539	60,678	60,678	75,848	78,882
APPRAISAL YEAR	2021	2021	2021	2021	2021
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E	CLASS D-E	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT
Neighborhood Area	60	60	60	60	60
LANDUSE(COUNTY)	67 - Services - Governmental	46 - Transportation - Auto Parking	46 - Transportation - Auto Parking	46 - Transportation - Auto Parking	46 - Transportation - Auto Parking
TOWNSHIP	17	17	17	17	17
RANGE	09	09	09	09	09
SECTION	09	09	09	09	09
Shape_Area	19,653.36	4,021.75	4,232.16	4,861.46	5,210.01
LATITUDE	46.98	46.98	46.98	46.98	46.98
LONGITUDE	-123.82	-123.82	-123.82	-123.82	-123.82

CITY HALL FACILITY

CONDITION ASSESSMENT CHECKLIST

SECTION 1.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
CITY HALL FACILITY



SITE INFORMATION								
ASSESSMENT DATE	11/8/2021		<p>Overall Summary of Condition Assessment: The overall condition of the City Hall facility is Fair. Structurally it is good. There are no signs of structural stresses, cracks, or settlement witnessed. The building enclosure system is in overall good condition with the exception of the windows that are in need of replacement in select locations. Brick masonry and roofing systems are good. The interior work areas, finishes, mechanical, electrical, and data systems are all poor, hence an overall assessment as Fair. There are 9x9 asbestos-containing floor tiles in many locations. Interior work areas are tight, storage areas are full, and the layout of spaces is not optimal. Interior finishes, furniture, and workspace amenities are outdated, worn, and do not meet average expectations for attracting and retaining professional staff. Indoor air quality is poor and natural lighting is limited in most areas. Restrooms do not exist on the first floor. Meeting spaces are limited. Break rooms are small and outdated with poor ventilation. Lighting is poor and inefficient. Signs of plumbing and condensate stains are evident on many ceiling tiles. Grilles, registers, and diffusers are dirty, indicating an aging mechanical system, lack of maintenance, and poor indoor air quality.</p>					
ASSESSORS	Bernie, Anne, Lisa, Rusty							
ADDRESS	200 E. Market Street							
SITE AREA								
CURRENT USE	City Hall							
YEAR CONSTRUCTED	1967							
EFFECTIVE AGE	55							
CONSTRUCTION CLASS	CLASS D-E							
ZONING	CG							
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS			
Very Good	Good	Fair	Poor	Very Poor				
No.	SITE CONDITIONS							
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL					Inspect for cracks, route of travel ease, slip or trip hazards, cleanliness, free of debris and ice There is not adequate parking spaces for fire fighters' personal vehicles and visitors.		
2	PARKING LOT STALLS							
3	ADA PARKING					ADA designated parking locations have slopes that do not comply with ADA requirements. Access routes to the building from parking areas need to be improved to remove obstacles that hinder access Not existent		
4	ADA RAMP							
5	WHEEL STOPS					Uneven sidewalks pose a tripping hazard		
6	STORM DRAINS							
7	TOPOGRAPHY					Perimeter planting areas are overgrown, weeds and moss-ridden. Vegetation is up against brick weep holes in masonry and should be free of growing up against the building exterior wall		
8	CURBS							
9	SIDEWALKS					Basic		
10	UTILITIES							
11	LANDSCAPING					No evidence of pests No evidence of graffiti No evidence of debris or dumping (note dumpsters are not secured)		
12	SITE LIGHTING							
13	SITE SECURITY					No evidence of pests No evidence of graffiti No evidence of debris or dumping (note dumpsters are not secured)		
14	FENCING							
15	PARKING SIGNAGE					No evidence of pests No evidence of graffiti No evidence of debris or dumping (note dumpsters are not secured)		
16	EVIDENCE OF PESTS							
17	GRAFFITI					No evidence of pests No evidence of graffiti No evidence of debris or dumping (note dumpsters are not secured)		
18	DEBRIS/DUMPING							
19	STREET SIGNAGE					No evidence of pests No evidence of graffiti No evidence of debris or dumping (note dumpsters are not secured)		
20	BUILDING SIGNAGE							
INTERIORS								
21	WALLS					Wall finishes are damaged in some areas throughout facility from long term wear		

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
22 TRIM			X	X		Fresh coat of paint finishes needed throughout facility in most locations
23 PAINT				X		Windows are aging and need replacement
24 WINDOWS				X		All floor finishes are fair to poor and need replacement in select areas. 9x9 floor tile is asbestos containing materials and should be replaced.
25 FLOORS			X			
26 STAIRS			X			
27 CEILING			X	X		Ceiling finishes show water stains, aged and discolored in many locations, missing in some locations.
28 EVIDENCE OF PESTS			X			No evidence of pests
29 APPLIANCES				X		Appliances are average age, but show signs of wear from continuous use.
30 DOORS, DOOR HARDWARE				X		No doors identified as nonfunctioning. Doors hardware and security should be evaluated for organized security protocol conformance.
MECHANICAL						
31 HVAC				X		HVAC system is original equipment, over 55 years old. The system should be considered for replacement with more energy efficient systems, and improved indoor air quality
32 HVAC FILTERS				X		Dirty intakes and return grilles indicate filter replacements may not be conducted regularly
33 HVAC INTAKES & RETURNS				X		Grilles, registers and diffusers are dirty, indicating dirty ductwork and HVAC system, aging systems
34 EXHAUST				X		Exhaust systems inadequate in restrooms and breakrooms
ELECTRICAL						
35 LIGHTING				X		Many interior areas are dark, little natural lighting. Lighting systems are not energy efficient
36 LIGHTING - FIXTURES				X		Old fixtures throughout the facility
37 LIGHT SWITCHES				X		Original equipment
38 ELECTRICAL OUTLETS				X		Some electrical outlets are not per electrical code for location above finished floor, open wires
39 ELECTRICAL PANEL				X		Panels are original in most cases (55+ years old)
40 PANEL CLEARANCE				X		First floor electrical panel locations in noncompliant location (see photos)
41 ELECTRICAL METERS				X		
42 LOW VOLTAGE SYSTEMS, DATA				X		Exposed systems not adequately secured, ventilated. Not well maintained (see photos)
PLUMBING						
43 SINKS				X		Sinks dated, aging and worn from extensive use
44 FAUCETS				X		Fixtures dated.
45 RUNNING WATER			X			
46 TOILETS			X			
47 SHOWER ROOM						NA
48 BATHTUB						NA
49 WATER HEATERS						
50 EVIDENCE OF WATER DAMAGE					X	Water damage noticed in many locations from plumbing, mechanical systems in ceiling spaces
51 RESTROOMS					X	Restroom appear well-maintained, but lack facilities on first floor, improved ventilation needed
FIRE & LIFE SAFETY						
52 FIRE ALARM AND RELATED LIFE SAFETY DEVICES			X			
53 WET/DRY SUPPRESSION & STANDPIPES			X			
54 FIRE ALARM MONITORING			X			
55 SMOKE DETECTORS			X			
56 CARBON MONOXIDE DETECTORS					X	None noted
57 EGRESS					X	Areas are congested due to lack of available space, and lack of storage areas.

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
58 EGRESS CLEARANCE				X		Regular inspection for clear egress clearance pathways weekly
59 EGRESS SIGNAGE		X				Egress signage is posted at each floor level with mapping and floor layout
60 FIRE EXTINGUISHERS			X			
61 FIRE EXTINGUISHER CABINET			X			
62 EMERGENCY SHUT-OFF/DISCONNECTS			X			
63 GROUNDING SYSTEMS				X		No lightning protection rods noted at roof level
64 SECURITY SYSTEMS & ACCESS CONTROLS				X		Aging system. Suggest a detailed evaluation of security system as an entire access/security system be implemented.
STRUCTURE						
65 BUILDING STRUCTURE - Concrete/CMU/Wood		X				Building structure is not per seismic code. The metal panel formed cast in place concrete structure is solid, with no evidence of structural decay or settling. Minor surface cracking at first floor storage room was observed but does not appear to be structural or new.
66 TRUSSES/ATTIC/ROOF SUPPORTS						NA - Rooftop mechanical room enclosure systems are functioning as intended
67 FOUNDATION: CONCRETE SLAB		X				No concrete slab cracks noticed
EXTERIOR ENCLOSURE						
68 EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)		X				Brick masonry walls are in good condition with only minor moss in select locations. Vegetation at base of brick walls can impede weep hole from draining cavity water and should be removed where it abuts exterior of wall base
69 GLASS - WINDOWS & STOREFRONT			X			windows show signs of broken seals, condensation and needs replacement in select locations
70 STEPS			X			
71 EXTERIOR DOORS			X			
72 LOCKS/HARDWARE			X			
73 FRAME OPENINGS			X			
74 THRESHOLD			X			
75 AWNINGS				X		NA
76 ROOF				X		The roofing membrane is in good shape but there is ponding in several locations. No walking pads on membrane roof exist which can result in membrane damage by maintenance personnel.
77 ROOFTOP MECHANICAL UNITS						NA
78 PARAPET				X		Low parapet poses safety danger with no fall restraint system. Low parapet allows snow accumulation to wick into parapet cap flashing and water intrusion potential (no intrusion evidence witnessed)
79 EVIDENCE OF WATER DAMAGE			X			No roof system failures noticed, and no evidence of water damage from roofing system failure
80 SEWER CLEAN-OUTS			X			
81 EXTERIOR OUTLETS			X			Aging and some abandoned.
82 EXTERIOR LIGHTING			X			Not LED
83 GUTTERS - ROOF DRAINS			X			Roof drains and overflow drains are functioning properly
84 DOWNSPOUTS			X			NA
85 HOSE BIBS			X			
86 PENETRATIONS			X			
MISC						
OVERALL SEISMIC VULNERABILITY						
87 TELECOMMUNICATIONS/DATA CONNECTS				X		Aging system lacks proper care, ventilation, secure area
88 DESIGN/CONSTRUCT TO SEISMIC ZONE				X		Does not meet seismic zone standards
89 SEISMIC BRACING - MEP SYSTEMS				X		Seismic bracing of MEP systems do not appear to exist.

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
90 SEISMIC CLIPS - TOP OF MASONRY WALLS						NA
91 BOLTING/STRAPPING AT FOUNDATIONS						NA
92 LIQUIFICATION/SOIL CONDITIONS			X			Located in a soils liquification zone. Original structure constructed to old code standards for soils conditions.
CONVEYANCE SYSTEMS						
93 HYDRAULIC ELEVATOR				X		Elevator is properly functioning but showing its age. Cab interior finish upgrades should be considered in any interior building finish upgrades in future
CITY COUNCIL CHAMBERS						
94 FURNITURE, FIXTURES, EQUIPMENT				X		Dated furnishings. Layout of council dias is unique and could be refined for improvement with new furnishings
95 PUBLIC AUDIENCE SEATING					X	Not adequate for longer meetings - uncomfortable short term seating provided, not adequate for long duration council meetings.
96 SECURITY				X		Access to the council chambers is directly off the elevator. Limited emergency egress from the NE stairway for elected officials and public (not direct access), and NW stair is further removed. Suggest security plan for active shooter scenarios, or emergency evacuation needs if not already provided.
97 AUDIO/VISUAL SYSTEMS				X		Audio/Visual systems should be improved for remote/hybrid meetings with multiple screens and cameras for in-room audiences and remote audiences.
OTHER SPACES, EQUIPMENT						
98 DRY STORAGE				X		Facility lacks adequate designated storage areas (mechanical rooms are full of stored items, limiting access to equipment)
99 MECHANICAL ROOM/BOILER/PUMPS				X		Aging systems (55+ years old) are inefficient and increasingly unreliable. Equipment replacement plan should be implemented for reliable, energy efficient systems, better heating and cooling capacity.
100 ELECTRICAL ROOM/SWITCHGEAR/PANELS			X			Original Switchgear

CITY HALL FACILITY

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 1.3

ABERDEEN CITY HALL



NARRATIVE OF FINDINGS

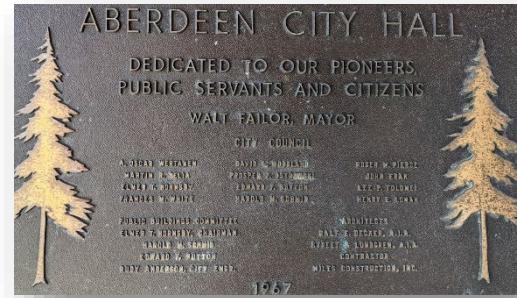
The overall condition of the City Hall facility is Fair.

Structurally it is good. There are no signs of structural stresses, cracks, or settlement witnessed. The building enclosure system is in overall good condition with the exception of the windows that need replacement in select locations. Brick masonry and roofing systems are good.

From a structural integrity standpoint, and building envelope systems integrity standpoint, the facility is likely one of the most solid facilities the City owns. However, the facility receives a "marginal" rating for several very good reasons:

1. The plumbing, mechanical, and electrical systems are all original 55+ years old and are showing significant wear. Those systems have largely outlived their intended design life, and are inefficient, increasingly unreliable, and in some areas, unsafe.
2. The building interior finishes are outdated and worn. The physical workspace areas are drab and dark with minimal natural outdoor lighting and few common open areas. Restrooms are not available on each floor; the main lobby and other reception areas are isolated and uninviting to the general public.
3. Floor tiling (9x9 vinyl composite tiles) is asbestos containing material and pose a potential health hazard if disturbed. Ceiling tiles are damaged and dirty in many locations, and the ventilation grills, registers and diffusers show dirt from an aging mechanical system. Electrical and data infrastructure is poor and overhead lighting is old and inefficient.

Following are a series of photographs of physical conditions observed October 2021 illustrating substandard conditions and specific concerns.



Aberdeen City Hall, 200E. Market Street, dedicated 1967

EXISTING CONDITIONS

Interior Spaces:

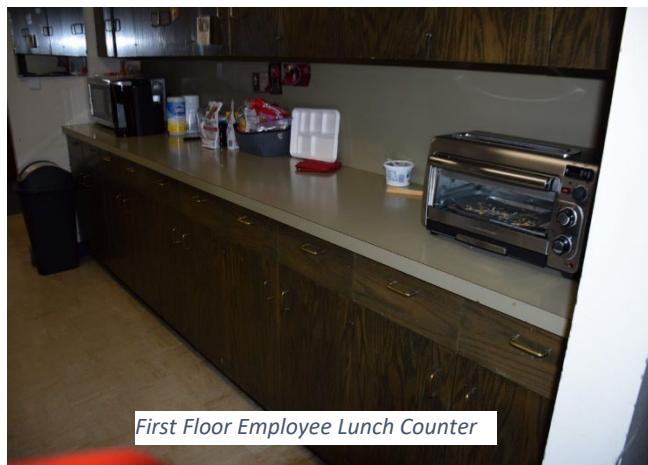
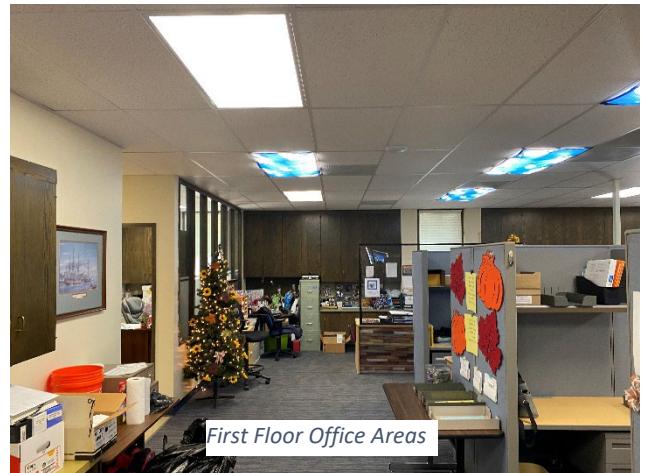
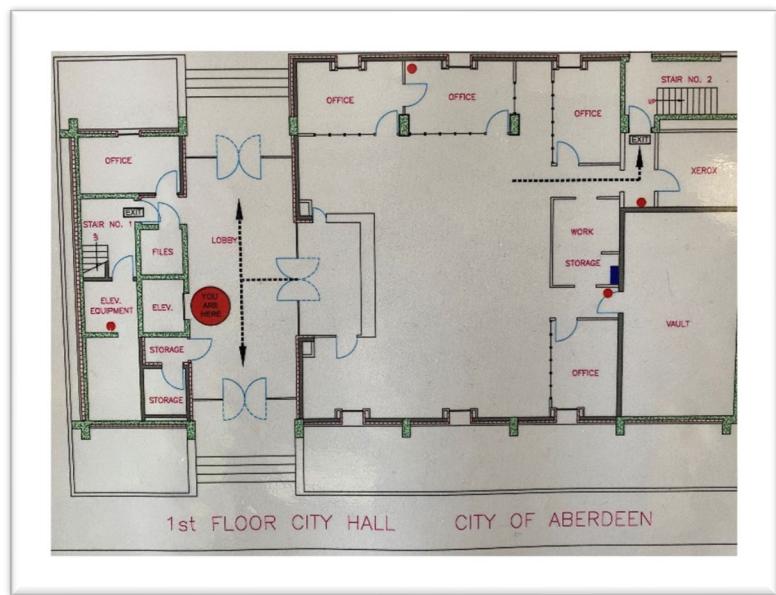
First Floor

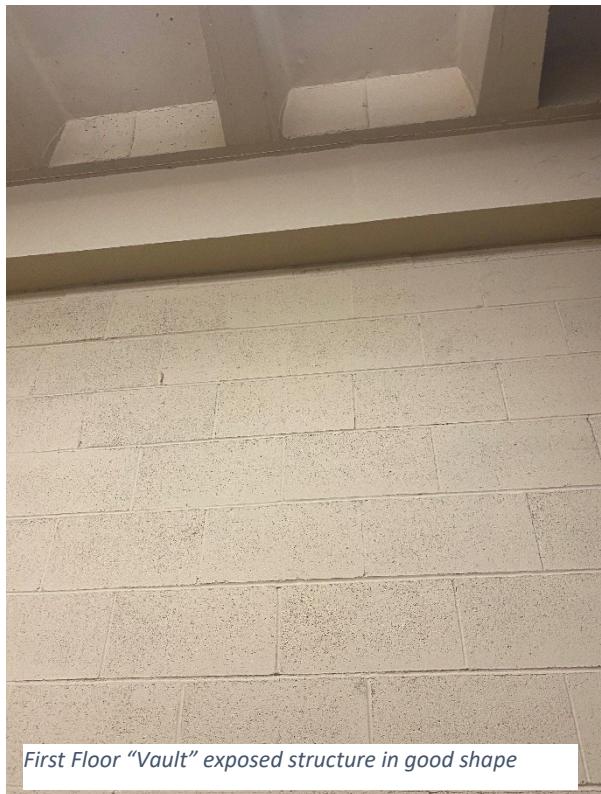
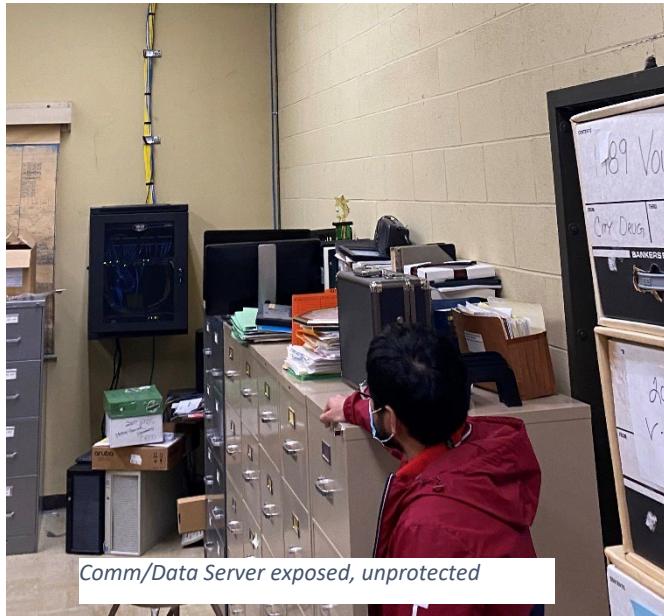
The interior first floor level includes the building lobby, elevator access, a utility billing/payment window, finance department and related services. Because of Covid-19 Pandemic conditions, the building was secured, and public access was limited at the time of the building condition assessment.

The first-floor level has no restroom, requiring employees and visitors on the first floor to use the second-floor restroom. The building does not meet ADA requirements.

There is no employee lunch room or designated open common spaces or meeting rooms. Workstation partitions are high-wall partitions limiting natural light in work areas. It is apparent that employees have adapted to the working conditions to create a welcoming work environment despite dated furnishings and lack of common spaces, meeting spaces, and storage.

There are signs of overhead drain/condensate lines staining ceiling tile, and the grilles/registers/diffusers are dirty. Indoor overhead lighting is old and inefficient.





At the east end of the first floor is the “vault” that serves as a storage area for archives and city records. Shelving and high-storage areas need seismic bracing and files should be secured from toppling in a seismic event.

Data/Comm system is exposed and unprotected from potential damage.

Vinyl floor tile (9x9) are asbestos containing.

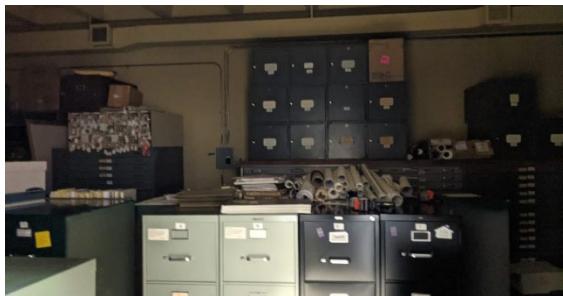
The cast-in-place T-Beam metal pan formed concrete structure was able to be examined in detail. Only minor surface cracking was observed but no apparent structural issues. Non-bearing CMU walls should have seismic clips at top of walls.

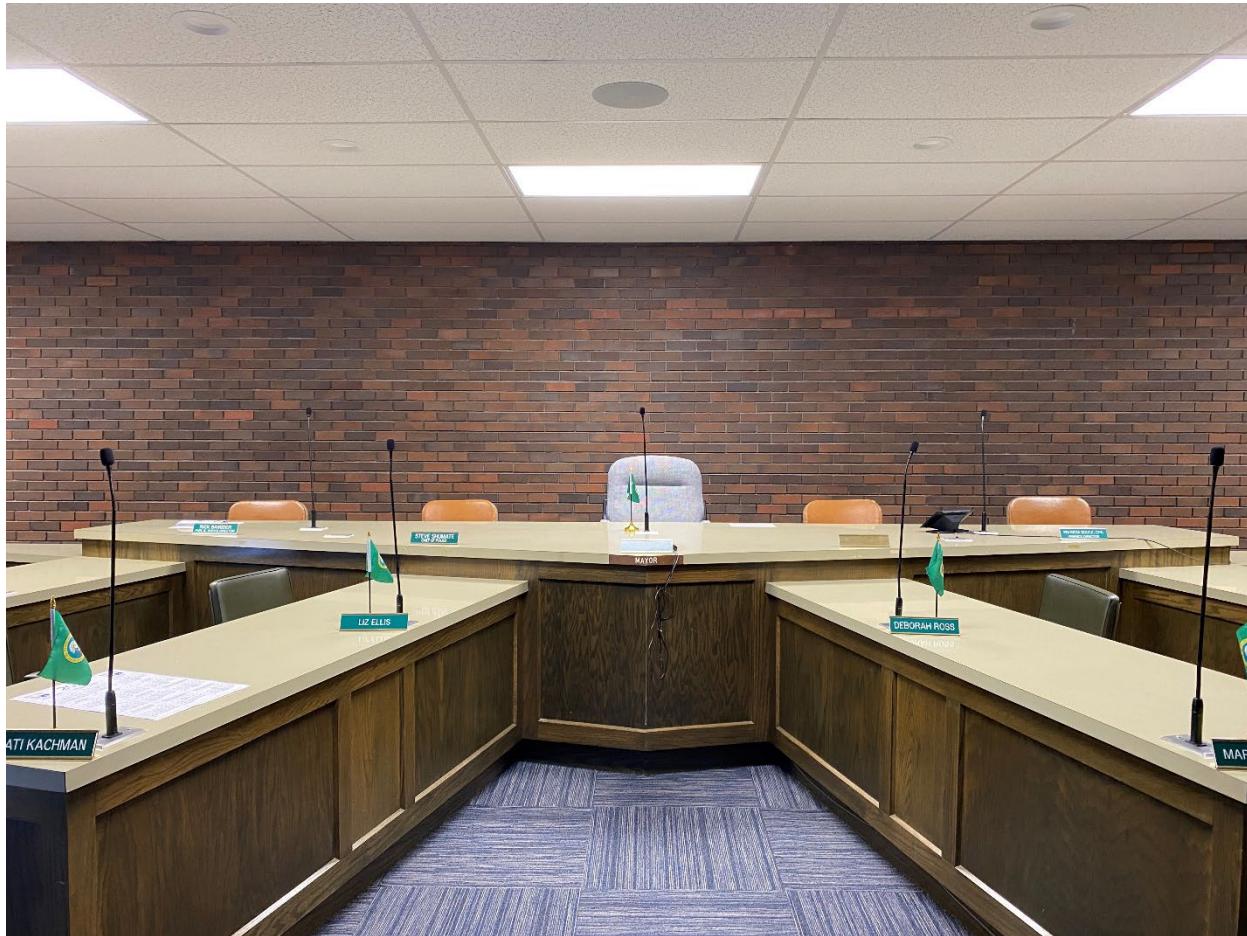
In the NE workroom on the first floor, hidden within wood casework is a circuit breaker panel that serves the second floor. This is not code compliant and unsafe for access and clearance.

Second Floor

The second floor of City Hall is the location for the Building Department, Code Enforcement, Community Development, Engineering, Parks & Recreation (at time of assessment, since relocated), Public Works Director, and Water Customer Service. The elevator to the second floor opens to a public accessible lobby, restrooms and stairs, which is somewhat secured from the second-floor office areas and the customer service counter. Overall, the fixed, perimeter offices are large and meet the needs of the City, but other workstations are much smaller, congested and lack natural lighting and not conducive to a healthy work environment. Meeting spaces are limited. Storage areas and “back of house” spaces are congested, cluttered and use of space is not optimum. Lighting and ventilation is poor and inefficient and interior finishes are all aging, worn systems that should be considered for refresh.

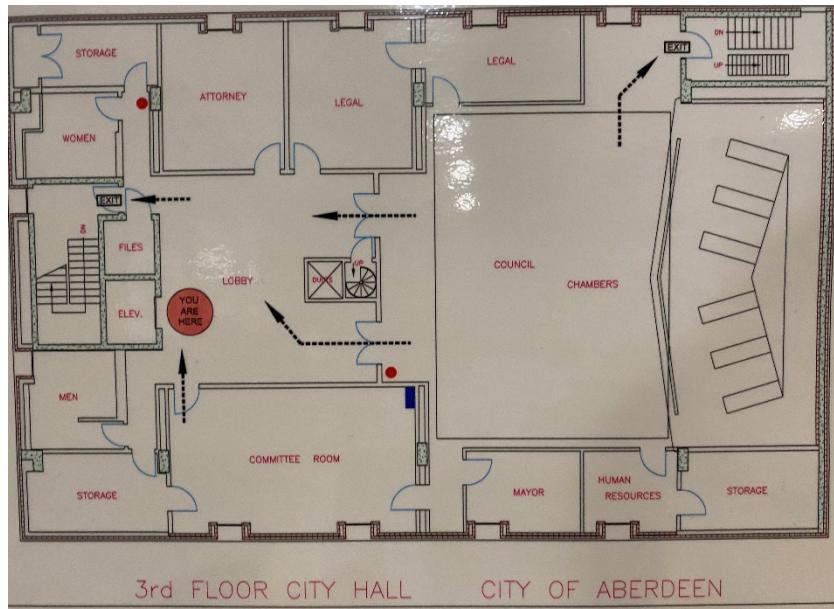
RPM's general assessment of the second-floor areas is that there are a lot of diverse activities on this floor, all competing for precious space. Work products developed over the years have accumulated, further congesting work areas and best use of space. The recent relocation of the Parks Department may alleviate some of the work area congestion, but the overall work environment needs better/new ventilation, efficient mechanical, lighting, power and data services, removal of asbestos containing floor tile, and a refresh on dated interior finishes.





Third Floor

The City Council chambers, Mayor's office, offices for the City Attorney and legal offices, human resources, a committee meeting room, restrooms and some storage rooms are located on the top, third floor of the building. A large lobby between the elevator and the Council chambers exists with some City exhibits/displays. The Mayor's office, HR, and an office for Legal is accessed through the Council chambers.



Overall, the floor is stark and sterile in appearance. Modest furnishing upgrades could make a significant difference to improve the quality of space and experience of the guests to the chamber, commensurate with the important work being conducted by the executive and legislative branches of city government. Audience seating in the chamber is stackable plastic chairs. The Dias is 1967 vintage and is showing its age. Floor tile in the chamber lobby and seating areas are asbestos containing, and



the hard floor surface is good for durability and wear, but not for acoustics. Lighting, ventilation, furnishings, audio/video upgrades should be considered to enhance the use of the spaces.

Roofing Conditions

The EPDM roofing system is in relatively good shape, and there are no signs of membrane compromise, but there are locations of ponding water, and the parapet height can let driving rain or snow buildup to get under the parapet coping and flashing systems, allowing water to enter the cavity of exterior masonry walls. There is no fall restraint system for work on the roof, and there are no maintenance crew walking pads. A fall restraint system should be considered for future maintenance work safety, and roof walking pads will protect the roof membrane from inadvertent punctures and extend the roof membrane design life.



Structural Concerns

The building is solid. There are no signs of settlement or cracking. Some minor concrete surface spalling was noted on the west exterior wall, second floor level, exposing rebar that will continue to rust and cause more spalling. An epoxy coating should be applied, and the spalling patched to avoid any degradation.

Exterior Building Enclosure Systems – Signs of Water Intrusion

There are no apparent signs of water intrusion, and the brick masonry exterior walls are in good shape. Some windows need replacement where the glass seal is broken, to improve energy efficiency. Caulking and flashing systems appear in good shape, though there is some build up of moss at the top roof level below parapet coping that should be removed during annual cleaning/inspections.



Summary Statement of Photographic Findings:

The building is structurally solid. The building enclosure system of brick and concrete is in great shape, and the roof membrane looks in good shape too. The mechanical, electrical, ventilation, data/comm, and interior finishes are not in good shape and have outlived their intended design life overall. For 55+ years of continual use, the interiors could benefit from mechanical and electrical systems upgrades to provide improved energy efficiency and reliability and improve indoor air quality. Asbestos and lead paint materials should be removed. A refresh of interior finishes to create more inviting spaces, create more open, common/shared spaces, increased meeting spaces, improved security, and audio/video systems are all improvements that could make a drastic difference in the quality of interior spaces. A deeper examination of space utilization, storage needs, and department adjacencies should be evaluated to assess more optimum use of spaces for City departments and employees/public

experiences. Some of these suggestions are listed in the long-term capital program for future consideration.

Standards to consider:

Commercially marketed office buildings typically receive some level of interior upgrades every seven years on average, with the expectation that public-owned facilities upgrades to furniture, fixtures, equipment, and finishes are 10-15 years due to limited funding and purposely maximizing use of public dollars. Most systems within the City Hall facility are decades old if not the original 55+ years of age. Upgrades to the interiors would allow a healthy, more efficient workspace for employees to attract new employees, and retain the many fine employees the City has on staff now.

Potential No-Cost Upgrades to consider:

The mechanical and electrical systems have largely outlived their intended design life. Much more energy efficient systems should be considered. An ESCO contract should be explored to retain the professional services of a mechanical design/build firm that specializes in energy savings modeling and can guarantee a positive return on capital expenses offset by energy savings. Improved heating, ventilation, lighting, automated and point-of-use systems, and insulation can reduce energy consumption and improve the quality and use of space. Some grant funding sources are likely available to pay for the bulk of those expenses too.

Anticipating Operational Changes and Efficiencies to consider:

A budget for “move-add-changes” should be considered for annual expenses to optimize employee working conditions. As city employment changes over time, so does the City’s programs and priorities, requiring periodic realignment of employees and workspaces, where they are working, how many need to work together on teams, and which departments benefit from working adjacent to others. These needs result in a steady adjustment of work assignments and modifications of spaces to accommodate changing circumstances. A move-add-change budget set aside for these purposes allows for and anticipates these annual costs for a municipality and the many departments and workforce within it to optimize work efficiencies.

CITY HALL FACILITY

PREVENTATIVE MAINTENANCE RECOMMENDED SCHEDULE

SECTION 1.4



**CITY OF ABERDEEN - CITY HALL FACILITY
RECOMMENDED PREVENTATIVE MAINTENANCE
SCHEDULE**

I = INSPECT
C = CLEAN
M = MAINTAIN
R = REPAIR



No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		I	C,M	R	Inspect, clean, and repair to maintain surface integrity, avoid tripping hazards, potholes, treat for ice
2	PARKING LOT STALLS		I	C,M	R	Inspect for oil spills, striping condition, asphalt surfaces, puddling of water
3	ADA PARKING		I			Ensure signage is in place, and ADA parking areas remain accessible
4	ADA RAMP					
5	WHEEL STOPS		I			Inspect for damage, loose stops
6	STORM DRAINS		I	C,M	R	Inspect, and Clear of potential clogging during fall and winter storm periods (before and after events)
7	TOPOGRAPHY		I	C,M	R	Review for tripping hazards, correct as needed
8	CURBS					Inspect for cracks, striping and painting, clear fire access route and no-parking curb-side markings
9	SIDEWALKS		I	C,M	R	Inspect for cracks, route of travel ease, slip or trip hazards, cleanliness, free of debris and ice
10	UTILITIES		I	C,M	R	Underground utilities inspect for trench sagging, appurtenances (meters/valves) in operating order, secure
11	LANDSCAPING		I	C,M	R	Seasonal pruning and mulching, weekly mowing streetside landscaping area, entryways during growing seasons
12	SITE LIGHTING		I	C,M	R	Night time review for bulb replacement, cleaning, repair and adjust as needed for coverage
13	SITE SECURITY		I	C,M	R	Weekly inspection of all security systems for proper operation, test monthly, make adjustments when needed.
14	FENCING					
15	PARKING SIGNAGE		I	C,M	R	Review for location and visibility, replace/clean as necessary
16	EVIDENCE OF PESTS		I		M	Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly
17	GRAFFITI	I,C				Inspect weekly and remove graffiti immediately
18	DEBRIS/DUMPING	I,C				Remove any debris or trash on-site weekly
19	STREET SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
20	BUILDING SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
	INTERIORS					
21	WALLS	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
22	TRIM	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
23	PAINT	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
24	WINDOWS	I		C,M,R		Clean quarterly, inside and outside, or as-needed
25	FLOORS	I	C	M	R	Regular cleaning as janitorial service, deep cleaning and maintaining quarterly, finishes repair annually
26	STAIRS	I	C	M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
27	CEILING			C,M,R		Inspect weekly for ceiling tile stains (indicative of HVAC leaks or roof leaks) repair as needed, replace ACT quarterly if needed
28	EVIDENCE OF PESTS	I	C	M	R	Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly
29	APPLIANCES	I	C	M	R	Inspect, maintain, and repair per Mfr. Instructions
30	DOORS, DOOR HARDWARE	I	C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function
MECHANICAL						
31	HVAC	I		C,M	R	Inspect for noise, operation, vibration, alarm status, fan operation, clear access
32	HVAC FILTERS	I		C,M	R	High use replace monthly or per Mfr. Recommendations.
33	HVAC INTAKES & RETURNS	I		C,M	R	Inspect for clear intake and return air pathways
34	EXHAUST	I		C,M	R	Inspect for clear exhaust air pathways
ELECTRICAL						
35	LIGHTING	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
36	LIGHTING - FIXTURES	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
37	LIGHT SWITCHES	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
38	ELECTRICAL OUTLETS	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
39	ELECTRICAL PANEL			I	R	Inspect quarterly
40	PANEL CLEARANCE	I		C,M	R	Inspect weekly to ensure no obstructions within 36" of panel doors
41	ELECTRICAL METERS		I	C,M	R	Inspect monthly for proper operation, access
42	LOW VOLTAGE SYSTEMS, DATA		I	C,M	R	Quarterly confidence testing per Mfg. Instructions.
PLUMBING						
43	SINKS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
44	FAUCETS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
45	RUNNING WATER	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
46	TOILETS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
47	SHOWER ROOM	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
48	BATHTUB			I	M,R	
49	WATER HEATERS			I	M,R	Inspect quarterly, maintain and make any repairs/replacements for confidence annually
50	EVIDENCE OF WATER DAMAGE	I	C	M	R	Weekly inspections for any sign of water damage. Repair upon discovery.
51	RESTROOMS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
FIRE & LIFE SAFETY						
52	FIRE ALARM AND RELATED LIFE SAFETY DEVICES			I	M,R	Annual Confidence Testing, Inspect quarterly for function
53	WET/DRY SUPPRESSION & STANDPIPES			I	M,R	Quarterly visual inspection, make repairs as needed
54	FIRE ALARM MONITORING	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
55	SMOKE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
56	CARBON MONOXIDE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
57	EGRESS	I		M	R	Regular inspection for clear egress pathways weekly
58	EGRESS CLEARANCE	I		M	R	Regular inspection for clear egress clearance pathways weekly
59	EGRESS SIGNAGE	I		M	R	Regular inspection for of egress signage weekly
60	FIRE EXTINGUISHERS		I,M		R	Monthly inspections, annual certification
61	FIRE EXTINGUISHER CABINET		I,M		R	Monthly inspections, annual certification
62	EMERGENCY SHUT-OFF/DISCONNECTS			I,M	R	Inspect shutoff valves and disconnects visually on a quarterly basis
63	GROUNDING SYSTEMS				I,M,R	Annual inspection of all major grounding systems, grounding rod, copper connections for continuity
64	SECURITY SYSTEMS & ACCESS CONTROLS	I	C	M	R	Regular weekly inspections for proper function, clean-maintain-repair as needed
STRUCTURE						
65	BUILDING STRUCTURE - Concrete/CMU/Wood			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
66	TRUSSES/ATTIC/ROOF SUPPORTS			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
67	FOUNDATION: CONCRETE SLAB			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
EXTERIOR ENCLOSURE						
68	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	I		C,M	R	Regular visual inspections for cracks, insect infestations, quality of finishes, surface connections integrity
69	GLASS - WINDOWS & STOREFRONT	I		C,M	R	Clean quarterly, inside and outside, or as-needed
70	STEPS	I		C,M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly
71	EXTERIOR DOORS	I	C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function
72	LOCKS/HARDWARE	I	C	M	R	Inspect for proper operation, closures function, fire hardware operable, hardware function
73	FRAME OPENINGS	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed
74	THRESHOLD	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed
75	AWNINGS					Monthly inspections and cleaning and removal of any debris, seasonal monitoring
76	ROOF		I,C	M	R	before/after weather events, make repairs as needed.
77	ROOFTOP MECHANICAL UNITS		I,C	M	R	Inspect and maintain per manufacturer's requirements
78	PARAPET		I,C	M	R	Inspect for damage regularly, clean-maintain-repair as needed all parapet flashings, standing seams
79	EVIDENCE OF WATER DAMAGE	I		M	R	Weekly inspections for any sign of water damage. Repair upon discovery.
80	SEWER CLEAN-OUTS	I		C,M	R	General inspection weekly, clean/maintain before/after storm events, make repairs as needed
81	EXTERIOR OUTLETS			I,M	R	Inspect quarterly and make any necessary repairs due to damage. Ensure proper use of outlets (not overloaded)

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
82	EXTERIOR LIGHTING	I		C,M	R	Inspect weekly, quarterly at night for proper function, clean/maintain and repair as needed
83	GUTTERS - ROOF DRAINS		I	C,M	R	Monthly visual inspections, clean as needed seasonally, make necessary repairs as damage occurs
84	DOWNSPOUTS	I		C,M	R	Monthly visual inspections, ensure no clogging, and water does not puddle near building perimeters
85	HOSE BIBS		I	M	R	Monthly visual inspection for drips, shutoff for cold weather, make repairs as needed
86	PENETRATIONS		I,C	M	R	Inspect all building enclosure systems for penetrations that could leak, damage systems. Make repairs as needed on occurrence
MISC						
	OVERALL SEISMIC VULNERABILITY					
87	TELECOMMUNICATIONS/DATA CONNECTS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
88	DESIGN/CONSTRUCT TO SEISMIC ZONE			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
89	SEISMIC BRACING - MEP SYSTEMS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
90	SEISMIC CLIPS - TOP OF MASONRY WALLS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
91	BOLTING/STRAPPING AT FOUNDATIONS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
92	LIQUIFICATION/SOIL CONDITIONS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
	CONVEYANCE SYSTEMS					
93	HYDRAULIC ELEVATOR	C		ICMR		Annual certification and inspection, clean regularly
	CITY COUNCIL CHAMBERS					
94	FURNITURE, FIXTURES, EQUIPMENT	C		ICMR		Clean regularly, repair any broken, unsafe chairs, table legs, sharp objects
95	PUBLIC AUDIENCE SEATING	ICMR				Inspect, clean, maintain and repair regularly and consistently, Ensure clean and orderly, no egress impediments
96	SECURITY	ICMR				Inspect, clean, maintain and repair regularly and consistently
97	AUDIO/VISUAL SYSTEMS	ICMR				Inspect, clean, maintain and repair regularly and consistently
	OTHER SPACES, EQUIPMENT					
98	DRY STORAGE		I,C	M	R	Inspect regularly and correct/repair immediately if any defects
99	MECHANICAL ROOM/BOILER/PUMPS			I	CMR	Inspect/clean weekly, clean vents quarterly at minimum, make repairs immediately (assume annual)
100	ELECTRICAL ROOM/SWITCHGEAR/PANELS					Inspect regularly and correct/repair immediately if any defects
						Inspect weekly for air dry standards, correct/repair immediately.

CITY HALL FACILITY

PREVENTATIVE MAINTENANCE RECOMMENDED ANNUAL BUDGET

SECTION 1.5

Date Prepared:

11/8/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS								
TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
SITE CONDITIONS								
1 SITE SURFACE: ASPHALT, CONCRETE & GRAVEL								
2 PARKING LOT STALLS	1 YEAR			\$ 500		\$ 500	\$ 500	FILL POTHOLEs, STRIPING, CURB REPAIR - ALL INCLUSIVE LOT BUDGET
3 ADA PARKING								
4 ADA RAMP								
5 WHEEL STOPS								
6 STORM DRAINS								
7 TOPOGRAPHY								
8 CURBS								
9 SIDEWALKS								
10 UTILITIES								
11 LANDSCAPING	26 WEEKS			\$ 200		\$ 5,200	\$ 5,200	BI-WEEKLY PLANTING AREAS CLEANUP
12 SITE LIGHTING	4 QTR			\$ 150		\$ 600	\$ 600	BULB REPLACEMENT, REPAIRS FOR ALL SITE LIGHTING SYSTEMS
13 SITE SECURITY								
14 FENCING								
15 PARKING SIGNAGE								
16 EVIDENCE OF PESTS	4 QTR			\$ 150		\$ 600	\$ 600	PEST/RODENTS, INSECTS VENDOR
17 GRAFFITI	1 LS			\$ 250		\$ 250	\$ 250	
18 DEBRIS/DUMPING	26 WEEKS			\$ 100		\$ 2,600	\$ 2,600	BI-WEEKLY GROUNDS MAINTENANCE, ALL INCLUSIVE CONTRACT, INSPECT AND CLEAN ANY SPECIFIC INCIDENTS
19 STREET SIGNAGE								
20 BUILDING SIGNAGE (INCLUDING MEMORIAL SIGN)								
INTERIORS								
21 WALLS								
22 TRIM								
23 PAINT	1 ALLOW			\$ 1,000		\$ 1,000	\$ 1,000	PERIODIC PAINT TOUCHUP AS NEEDED IN HIGH USE AREAS
24 WINDOWS	4 QTR			\$ 350		\$ 1,400	\$ 1,400	QUARTERLY WINDOW CLEANING SERVICE
25 FLOORS	4 QTR			\$ 650		\$ 2,600	\$ 2,600	JANITORIAL CLEANING, WAXING, BUFFING, SHAMPOOING 3 FLOORS
26 STAIRS								
27 CEILING								
28 EVIDENCE OF PESTS								INCLUDED ABOVE
29 APPLIANCES	1 ALLOW			\$ 650		\$ 650	\$ 650	REPAIRS, REPLACEMENTS
30 DOORS, DOOR HARDWARE								
MECHANICAL								
31 HVAC	4 QTR			250		\$ 1,000	\$ 1,000	VERIFY/SERVICE AHUs PER MANUFACTURER'S RECOMMENDATIONS

11/8/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS								
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL BUDGET	NOTES/COMMENTS
32	HVAC FILTERS	4 QTR		250		\$ 1,000	\$ 1,000	ALL FILTERS, ALL EQUIPMENT
33	HVAC INTAKES & RETURNS			100		\$ 400	\$ 400	CLEAN GRILLS, REGISTERS, DIFFUSERS
34	EXHAUST							
ELECTRICAL								
35	LIGHTING	4 QTR						
36	LIGHTING - FIXTURES				\$ 300	\$ 1,200	\$ 1,200	BULB AND FIXTURES REPLACEMENT
37	LIGHT SWITCHES							
38	ELECTRICAL OUTLETS							
39	ELECTRICAL PANEL							
40	PANEL CLEARANCE							
41	ELECTRICAL METERS							
42	LOW VOLTAGE SYSTEMS, DATA							
PLUMBING								
43	SINKS	3 FLOORS			\$ 200	\$ 600	\$ 600	REPAIRS, CLOGS, REPLACEMENT FIXTURES, ALL INCLUSIVE FOR PLUMBING
44	FAUCETS							
45	RUNNING WATER							
46	TOILETS							
47	SHOWER ROOM							
48	BATHTUB							
49	WATER HEATERS				\$ 1,500	\$ 1,500	\$ 1,500	MAINTENANC AND REPAIR/REPLACEMENT FOR MULT. WATER HEATERS
50	EVIDENCE OF WATER DAMAGE							
51	RESTROOMS							
FIRE & LIFE SAFETY								
52	FIRE ALARM AND RELATED LIFE SAFETY DEVICES	1 BLDGS			\$ 500	\$ 500	\$ 500	
53	WET/DRY SUPPRESSION & STANDPIPES							
54	FIRE ALARM MONITORING							
55	SMOKE DETECTORS							
56	CARBON MONOXIDE DETECTORS							
57	EGRESS							
58	EGRESS CLEARANCE							
59	EGRESS SIGNAGE							
60	FIRE EXTINGUISHERS	1 ANNUAL			\$ 600	\$ 600	\$ 600	
61	FIRE EXTINGUISHER CABINET							
62	EMERGENCY SHUT-OFF/DISCONNECTS							
63	GROUNDING SYSTEMS							
64	SECURITY SYSTEMS & ACCESS CONTROLS							
STRUCTURE								
65	BUILDING STRUCTURE - Concrete/CMU/Wood							
66	TRUSSES/ATTIC/ROOF SUPPORTS							
67	FOUNDATION: CONCRETE SLAB							
EXTERIOR ENCLOSURE								
68	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	4 QTR						
69	GLASS - WINDOWS & STOREFRONT				\$ 350	\$ 1,400	\$ 1,400	ROUTINE STOREFONT CLEANING, DEEPER CLEANING OF ALL UPPER WINDOWS QUARTERLY, RECAULKING SELECT LOCATIONS WHEN NEEDED ANNUALLY

11/8/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
TASK / ITEM		QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
70	STEPS								
71	EXTERIOR DOORS								
72	LOCKS/HARDWARE								
73	FRAME OPENINGS								
74	THRESHOLD								
75	AWNINGS								
76	ROOF								
77	ROOFTOP MECHANICAL UNITS								
78	PARAPET								
79	EVIDENCE OF WATER DAMAGE								
80	SEWER CLEAN-OUTS								
81	EXTERIOR OUTLETS								
82	EXTERIOR LIGHTING								
83	GUTTERS - ROOF DRAINS								
84	DOWNSPOUTS								
85	HOSE BIBS								
86	PENETRATIONS								
MISC									
	OVERALL SEISMIC VULNERABILITY								
87	TELECOMMUNICATIONS/DATA CONNECTS								
88	DESIGN/CONSTRUCT TO SEISMIC ZONE								
89	SEISMIC BRACING - MEP SYSTEMS								
90	SEISMIC CLIPS - TOP OF MASONRY WALLS								
91	BOLTING/STRAPPING AT FOUNDATIONS								
92	LIQUIFICATION/SOIL CONDITIONS								
CONVEYANCE SYSTEMS									
93	HYDRAULIC ELEVATOR								
CITY COUNCIL CHAMBERS									
94	FURNITURE, FIXTURES, EQUIPMENT								
95	PUBLIC AUDIENCE SEATING								
96	SECURITY								
97	AUDIO/VISUAL SYSTEMS								
OTHER SPACES, EQUIPMENT									
98	DRY STORAGE								
99	MECHANICAL ROOM/BOILER/PUMPS								
100	ELECTRICAL ROOM/SWITCHGEAR/PANELS								
								TOTALS	\$ 30,900
									\$ 30,900

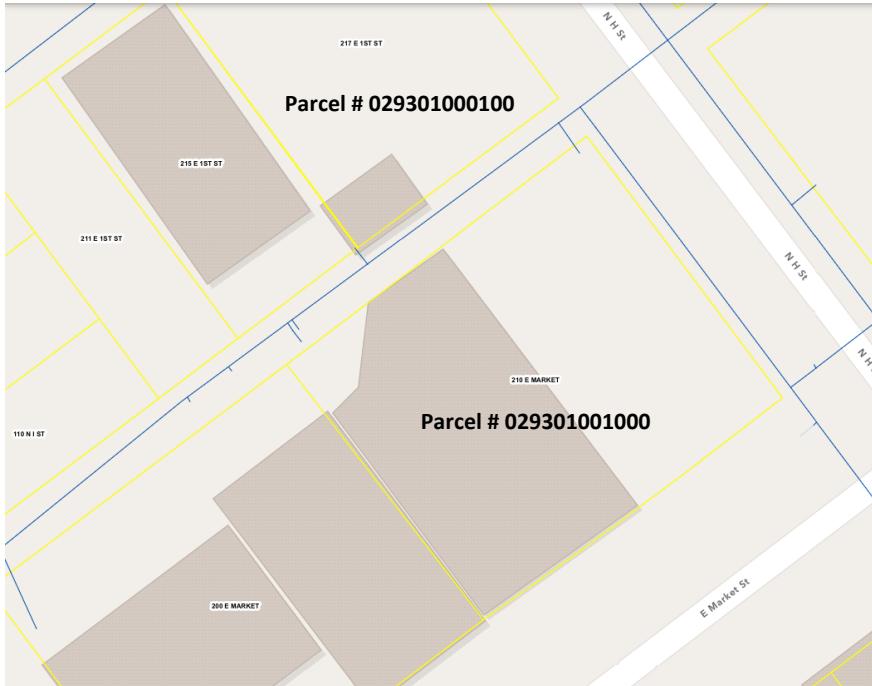
THE RECOMMENDED PREVENTATIVE MAINTENANCE BUDGET IS BASED ON THE ESTIMATE OF LABOR, MATERIALS (CONTRACTS/VENDORS) AND EQUIPMENT IDENTIFIED. NOTE, THE ABOVE AMOUNTS DO NOT INCLUDE DAILY ROUTINE CUSTODIAL SERVICES, OR MAJOR REPAIRS AND CAPITAL IMPROVEMENTS, NOR DOES IT ADDRESS DEFERRED MAINTENANCE ITEMS. MAJOR REPAIRS/IMPROVEMENTS ARE INCLUDED IN THE CIP ANNUAL PLAN. DEFERRED MAINTAINANCE ITEMS ARE ADDRESSED IN THE SEPARATE PRIORITY ACTION ITEMS LIST.

POLICE / JAIL / COURT FACILITIES

PROPERTY PROFILE SHEET

SECTION 2.1

PROPERTY PROFILE SHEET - ABERDEEN PUBLIC SAFETY - POLICE DEPT



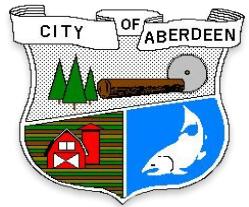
PARCEL NUMBER	029301001000	029301000100
PARCEL ADDRESS	210 E MARKET	217 E 1 ST ST
LEGAL DESCRIPTION	WAX & BENNS LOTS 10-12 INC BLK 10	WAX & BENNS LOTS 1 & 2 BLK 10
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN
STATE	WA	WA
ZIPCODE	98520	98520
PLAT NUMBER	0293	0293
PLAT NAME	Wax & Benns	Wax & Benns
WARD NUMBER	5	5
CITY ZONING	CD	CD
IN SPECIAL FLOOD HAZARD AREA	YES	YES
FEMA FLOOD ZONE	AE	AE
BASE FLOOD ELEVATION	13'	13'
FIRM INDEX DATE	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0902D	53027C0902D
NFIP NUMBER	530058	530058
IN FLOODWAY?	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES
In Wetlands	N	N
In Geo Hazard Area	N	N
Fish & Wildlife Sensitive Area	N	N
APPRaised BUILDING VALUE	2,207,672	17,363
APPRaised LAND VALUE	263,250	175,500
TOTAL APPRAISAL	12,470,922	192,863

APPRAISAL YEAR	2021	2021
PERMISSIVE USE NUMBER	#612-Handicap parking zone, 2019-1552(Fence)	
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT
Neighborhood Area	60	60
LANDUSE(COUNTY)	67 - Services - Governmental	46 - Transportation - Auto Parking
TOWNSHIP	17	17
RANGE	09	09
SECTION	09	09
Shape_Area	19,772.57	13,112.47
LATITUDE	46.98	46.98
LONGITUDE	-123.82	-123.82

POLICE / JAIL / COURT FACILITIES

CONDITION ASSESSMENT CHECKLIST

SECTION 2.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
MUNICIPAL COURT, JAIL, AND POLICE FACILITY



SITE INFORMATION						
ASSESSMENT DATE		11/5/2021				
ASSESSORS		Rusty and Anne				
ADDRESS		210 E Market St				
SITE AREA		0.75 Acres				
CURRENT USE		Court, Jail, Police				
YEAR CONSTRUCTED						
EFFECTIVE AGE						
CONSTRUCTION CLASS		CLASS D-E				
ZONING		AE				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL			X		Subsurface subsidence.
2	PARKING LOT STALLS		X			Restripe
3	ADA PARKING		X			Upgrades required
4	ADA RAMP		X			Upgrades required
5	WHEEL STOPS			X		Upgrades required
6	STORM DRAINS			X		Observed - performance survey recommended.
7	TOPOGRAPHY			X		Subsurface subsidence.
8	CURBS		X			Upgrades required
9	SIDEWALKS			X		Subsurface subsidence.
10	UTILITIES		X			Upgrades required
11	LANDSCAPING			X		Upgrades Required
12	SITE LIGHTING		X			Upgrades required
13	SITE SECURITY		X			Upgrades required
14	FENCING & GATES			X		Not observed
15	PARKING SIGNAGE		X			Not observed
16	EVIDENCE OF PESTS			X		Not observed
17	GRAFFITI			X		
18	DEBRIS/DUMPING			X		
19	STREET SIGNAGE			X		
20	BUILDING SIGNAGE			X		
INTERIORS						
21	WALLS	X				
22	TRIM		X			
23	PAINT		X			

TASK / ITEM		CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS						
24	WINDOWS		X	X			Several windows have past or current water intrusion issues. One recurring issue is the window in the office of the judge.
25	FLOORS			X			
26	STAIRS			X			
27	CEILING			X			See enclosed photos noting damaged and stained ceiling tiles
28	EVIDENCE OF PESTS				X		Not observed
29	APPLIANCES				X		See photos of Jail laundry and staff break areas
30	DOORS, DOOR HARDWARE				X		See photos of Sally Port
MECHANICAL							
31	HVAC			X			Maintenance and cleaning required.
32	HVAC FILTERS				X		Not observed
33	HVAC INTAKES & RETURNS				X		See photos of OA intakes and RA ceiling grills.
34	EXHAUST			X			At roof.
ELECTRICAL							
35	LIGHTING			X			Lighting should be upgraded to 100% LED
36	LIGHTING - FIXTURES			X			See photos
37	LIGHT SWITCHES			X			
38	ELECTRICAL OUTLETS			X	X		
39	ELECTRICAL PANEL				X		See photos
40	PANEL CLEARANCE				X		Not observed
41	ELECTRICAL METERS				X		See photos
42	LOW VOLTAGE SYSTEMS, DATA			X			
PLUMBING							
43	SINKS			X		X	
44	FAUCETS			X		X	
45	RUNNING WATER			X		X	
46	TOILETS			X		X	
47	SHOWER ROOM						NA
48	BATHTUB						NA
49	WATER HEATERS (3)				X		
50	EVIDENCE OF WATER DAMAGE				X		Water damage is in select locations from plumbing systems
51	RESTROOMS				X		Needs total replacement of all fixtures and finishes
FIRE & LIFE SAFETY							
52	FIRE ALARM AND RELATED LIFE SAFETY DEVICES			X			
53	WET/DRY SUPPRESSION & STANDPIPES			X			
54	FIRE ALARM MONITORING				X		Not observed
55	SMOKE DETECTORS				X		Some missing detectors see photos
56	CARBON MONOXIDE DETECTORS						Not observed
57	EGRESS			X			Path of travel obstructions noted see photos
58	EGRESS CLEARANCE			X			
59	EGRESS SIGNAGE				X		
60	FIRE EXTINGUISHERS			X			As occurs

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
61	FIRE EXTINGUISHER CABINET			X		As occurs
62	EMERGENCY SHUT-OFF/DISCONNECTS			X		As occurs
63	GROUNDING SYSTEMS			X		Not observed
64	SECURITY SYSTEMS & ACCESS CONTROLS					
	STRUCTURE			X		Facility as observed is not in compliance with current accessibility standards
65	BUILDING STRUCTURE - Concrete/CMU/Wood		X			There is no evidence of building settlement, structurally, though there are some soft spots on the upper floors that will need to be upgraded, but overall structure appears ok. The building is not compliant with seismic code.
66	TRUSSES/ATTIC/ROOF SUPPORTS	X				Roof structure appears solid
67	FOUNDATION: CONCRETE SLAB		X			No concrete slab cracks noticed; Below slab space exists because of subsidence. Excess moisture observed on surface.
	EXTERIOR ENCLOSURE					
68	EXTERIOR WALLS - stucco and metal siding					Requires cleaning and maintenance
69	GLASS - STOREFRONT		X			Clean as required
70	STEPS		X			Functional but at end of service life - as observed.
71	EXTERIOR DOORS		X			Functional but at end of service life - as observed.
72	LOCKS/HARDWARE		X			
73	FRAME		X			
74	THRESHOLD			X		Poor as observed see photos
75	AWNING			X		Not observed
76	ROOF: FLAT, BUILT-UP		X	X		See photos active intrusion reported by users
77	ROOF TOP MECHANICAL UNITS (2)		X			Functional but at end of service life - as observed.
78	PARAPET		X			Repairs required
79	EVIDENCE OF WATER DAMAGE			X		See photos
80	SEWER CLEAN-OUTS		X	X		See photos
81	EXTERIOR OUTLETS			X		See photos
82	EXTERIOR LIGHTING		X			See photos
83	GUTTERS - ROOF DRAINS			X		See photos
84	DOWNSPOUTS			X		See photos
85	HOSE BIBS			X		Repairs required
86	PENETRATIONS			X		
	MISC					
	OVERALL SEISMIC VULNERABILITY					
87	TELECOMMUNICATIONS/DATA CONNECTS	X				No issues identified by personnel
88	DESIGN/CONSTRUCT TO SEISMIC ZONE			X		Requires separate review
89	SEISMIC BRACING - MEP			X		Requires separate review
90	SEISMIC CLIPS - TOP OF MASONRY WALLS			X		Requires separate review
91	BOLTING/STRAPPING AT FOUNDATIONS			X		Requires separate review
92	LIQUIFICATION/SOIL CONDITIONS			X		Not known
	CONVEYANCE SYSTEMS					
93	HYDRAULIC ELEVATOR					Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
	COMMON AREAS, MEETING ROOMS, OFFICES					
94	FURNITURE, FIXTURES, EQUIPMENT					Not applicable
95	SECURITY					Not applicable
96	AUDIO/VISUAL SYSTEMS					Not applicable
	OTHER SPACES, EQUIPMENT					
97	STORAGE AND COLLECTIONS SPACE					Not applicable
98	MECHANICAL ROOM/BOILER/PUMPS					Not applicable
99	ELECTRICAL ROOM/SWITCHGEAR/PANELS					Not applicable

POLICE / JAIL / COURT FACILITIES

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 2.3

NARRATIVE OF FINDINGS

The overall condition of The City's Police, Municipal Court, and Jail is Poor.

The overall facility façade is in poor condition, and stucco conditions show major signs of failure, cracking, and water intrusion. Facia boards and underside of eves and soffits are water stained. The pavement surrounding the west entrance of the police station has significant pavement settlement.

The mechanical, electrical, plumbing (MEP) lighting and interior finishes are in poor condition. MEP systems are energy inefficient.

The jail facility which is substandard with respect to life safety and accessibility, mechanical systems, non-functional kitchen and laundry, and standards of care for a correctional holding facility.

The buildings have issues with water intrusion, subsurface subsiding around and under the building, insufficient storage in all areas of use, non-compliant ADA bathrooms and accessibility throughout the facilities. RPM staff observed overcrowded employee work areas in the Court, Police, and Jail. The courtroom appears to be undersized and lacks safety and security measures for protecting the Judge, jury, and witnesses.

Recommendations. RPM's recommendations include design and construction of a new facility for the Police Department and Jail, and full renovation of the existing building to provide a safe, secure, and modern courtroom and holding cells for daily court docket (not overnight) to include consult rooms for legal representation to meet with their clients. Another recommended option is construction of new Judicial Center, then renovate to expand City Hall and to provide a modern, large meeting space suitable for City Council Meetings and other City business on the ground floor, which is more readily accessible to the general public. RPM has included the option to construct a new Judicial Center to include Police, Municipal Court, and Jail, as a designated future capital project, with initial pricing of \$28.15 million total



Police Headquarters



Police Headquarters – Site is settling away from structure

project costs, with design to begin in 2023, and construction to begin in 2025. RPM has also included \$250,000 for interim security and safety improvements to the existing areas while the new facility is designed and constructed. Some of those improvements could be moved to the new facility or adapted for reuse in the existing, reprogrammed space.

Renovating the existing building to accommodate police, court, and jail services while occupied, would be cost prohibitive, and likely not meet the growing, long-term needs of the City, so that option was not included in the 6-Year CIP Work Plan.



Police Headquarters – Failing systems, finishes



Police Headquarters – Stucco finishes failing, absorbing water and causing further decay



Police Headquarters – Poor, substandard working conditions

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 1

PROJECT PROFILE SHEET

SECTION 3.1

PROPERTY PROFILE SHEET – ABERDEEN FIRE DEPARTMENT FIRE STATION NO. 1



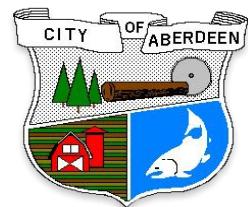
PARCEL NUMBER	011001001900	SLOPE DESIGNATION	0-5%
PARCEL ADDRESS	700 W MARKET	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
LEGAL DESCRIPTION	BENNS CENTRAL LOTS 19-24 INC BLK 10	EROSION POTENTIAL	SLIGHT
OWNER	CITY OF ABERDEEN	Neighborhood Area	60
OWNER'S ADDRESS	200 EAST MARKET ST	LAND USE(COUNTY)	67 - Services - Governmental
CITY	ABERDEEN	TOWNSHIP	17
STATE	WA	RANGE	09
ZIPCODE	98520	SECTION	08
PLAT NUMBER	0110	Shape_Area	19,565.09
PLAT NAME	Benns Central	LATITUDE	46.97
WARD NUMBER	5	LONGITUDE	-123.83
CITY ZONING	CG	APPRaised BUILDING VALUE	797,640
IN SPECIAL FLOOD HAZARD AREA	NO	APPRaised LAND VALUE	175,500
FEMA FLOOD ZONE	X	TOTAL APPRAISAL	973,140
FIRM INDEX DATE	9/18/2020	APPRaisal YEAR	2021
FIRM PANEL NUMBER	53027C0902D	SEISMIC CLASSIFICATION	CLASS D-E
NFIP NUMBER	530058	Fish & Wildlife Sensitive Area	N
IN FLOODWAY?	NO		
IN TSUNAMI HAZARD ZONE?	YES		
In Wetlands	N		
In Geo Hazard Area	N		

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 1

CONDITION ASSESSMENT CHECKLIST

SECTION 3.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
MAIN FIRE STATION NO. 1 - HEADQUARTERS BUILDING



SITE INFORMATION						
ASSESSMENT DATE		10/14/2021				
ASSESSORS		Bernie, Anne, Lisa				
ADDRESS		700 W. Market St.				
SITE AREA		19,565.09 SF				
CURRENT USE		Fire Station				
YEAR CONSTRUCTED		1966				
EFFECTIVE AGE		55				
CONSTRUCTION CLASS		CLASS D-E				
ZONING		CG				
Overall Summary of Condition Assessment: The overall condition of the fire station is poor. The facility was constructed in 1966 and is 55 years old. It is showing significant wear from continuous use and minimal upgrades and improvements over the years. Signs of deterioration are evident in the structure (primarily the hose drying and stair tower) and the three roofing systems all are sources of water leaks. The mechanical, electrical, plumbing, and data systems are poor and do not meet the latest energy code requirements. There are signs of pipe leaks and water stains on ceiling tiles, and pipe insulation shows signs of damage. In the mechanical room, there is suspect asbestos containing pipe insulation. The use of spaces has been adapted to meet changing and growing needs of the fire department. The layout of the station does not adequately isolate high hazard exhaust areas and offgassing of PPE from other operations. Ventilation of areas is poor or nonexistent. Some seismic reinforcing has been completed in the past, but the structural integrity of the facility and site location in a soil liquification zone creates additional vulnerability in the event of a major earthquake. Based on our review, the cost of repairs and upgrades to meet fire station standards is far greater than relocating and constructing a new facility that meets the department's space needs, latest building and energy code standards, and addresses current risks and vulnerabilities of the current site.						
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
No.		VERY GOOD			GOOD	
No.		FAIR			POOR	
No.		VERY POOR				
No.		SITE CONDITIONS				
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL			X		Inspect for cracks, route of travel ease, slip or trip hazards, cleanliness, free of debris and ice
2	PARKING LOT STALLS			X		Parking Lot abuts N. Alder Street and backs directly onto street, secured parking for fire fighters overnight nonexistent.
3	ADA PARKING			X		One stall identified on east side. Additional stall(s) likely needed to meet ADA for visitors
4	ADA RAMP			X		
5	WHEEL STOPS			X		
6	STORM DRAINS			X		
7	TOPOGRAPHY			X		No ponding of water noticed
8	CURBS			X		
9	SIDEWALKS			X		Observed cracks, route of travel ease, slip or trip hazards, cleanliness, some new sidewalk sections exist.
10	UTILITIES			X		
11	LANDSCAPING			X		
12	SITE LIGHTING			X		
13	SITE SECURITY			X		Weekly inspection of all security systems for proper operation, test monthly, make adjustments when needed.
14	FENCING			X		Fencing minimal - parking areas not secured. No fencing around dumpsters.
15	PARKING SIGNAGE			X		
16	EVIDENCE OF PESTS			X		No evidence of pests
17	GRAFFITI			X		No evidence of graffiti
18	DEBRIS/DUMPING			X		No evidence of debris or dumping (note dumpsters are not secured)
19	STREET SIGNAGE			X		
20	BUILDING SIGNAGE (INCLUDING MEMORIAL SIGN)			X		

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS	
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
No.	SITE CONDITIONS						
21	WALLS			X		Walls are damaged in many locations from long term wear. Interior painting and wall finishes needed.	
22	TRIM			X		Rubber base has come loose in several locations (front lobby as example).	
23	PAINT			X		Interior painting needed throughout facility.	
24	WINDOWS			X		Windows have lost double pain seal	
25	FLOORS			X		Vinyle composite tiles are loose in several locations but overall ok, upper carpet needs replacing.	
26	STAIRS			X	X	Narrow stairs to upper floor impede access, hose tower stairs degraded.	
27	CEILING			X		Ceiling tiles show water stains, broken tiles, missing tiles, aged and discolored in many locations	
28	ENGINE BAYS			X		Not adequate to store all emergency vehicles, portion converted for exercise equipment	
29	ROLL-UP DOORS			X		Shows signs of rust, and tarnished finishes, only one row allows light	
30	EVIDENCE OF PESTS			X		No evidence of pests	
31	APPLIANCES			X		Appliances are average age, but show signs of wear from continuous use.	
32	DOORS, DOOR HARDWARE			X		No doors identified as nonfunctioning. Doors to isolate areas should be considered.	
33	HVAC			X		HVAC system not separated for separate uses.	
34	HVAC FILTERS			X		Dirty intakes and return grilles indicate filter replacements may not be conducted regularly	
35	HVAC INTAKES & RETURNS			X		Grilles, registers and diffusers are dirty, indicating dirty ductwork and HVAC system, aging systems	
36	EXHAUST			X		Exhaust systems inadequate in drying rooms, vehicle bays, restrooms	
37	LIGHTING			X		Lighting is low in the upper floor areas, incandecent and non-LED in some locations	
38	LIGHTING - FIXTURES			X		Old fixtures throughout the facility	
39	LIGHT SWITCHES			X			
40	ELECTRICAL OUTLETS			X		Some electrical outlets are not per electrical code for location above finished floor, open wires	
41	ELECTRICAL PANEL			X		Panels are original in most cases (55+ years old)	
42	PANEL CLEARANCE			X		No panels noted to lack 36" front clearance	
43	ELECTRICAL METERS			X			
44	LOW VOLTAGE SYSTEMS, DATA			X		Exposed to open room - should be enclosed and secured.	
45	TRAFFIC SIGNAL TRANSFORMER			X			
46	SINKS			X		Sinks dated, aging and worn from extensive use	
47	FAUCETS			X		Fixtures dated.	
48	RUNNING WATER			X			
49	TOILETS			X		Male and female designated toilets, and unisex toilets not readily designated	
50	SHOWER ROOM			X		Male and female separate shower rooms needed. Shower stalls are small, curtain and not secured	
51	BATHTUB			X		NA	
52	WATER HEATERS			X			
53	EVIDENCE OF WATER DAMAGE			X		Water damage on ceiling tiles and down walls noticed in many locations	

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
54	RESTROOMS				X	Restrooms do not accommodate females readily
	TASK / ITEMS					
	FIRE & LIFE SAFETY					
55	FIRE ALARM AND RELATED LIFE SAFETY DEVICES		X			
56	WET/DRY SUPPRESSION & STANDPIPES		X			
57	FIRE ALARM MONITORING		X			
58	SMOKE DETECTORS		X			
59	CARBON MONOXIDE DETECTORS		X			
60	EGRESS			X		
61	EGRESS CLEARANCE			X		Areas are congested due to lack of available space, and lack of storage areas Regular inspection for clear egress clearance pathways weekly
62	EGRESS SIGNAGE		X			
63	FIRE EXTINGUISHERS		X			
64	FIRE EXTINGUISHER CABINET		X			
65	EMERGENCY SHUT-OFF/DISCONNECTS		X			
66	GROUNDING SYSTEMS		X			
67	SECURITY SYSTEMS & ACCESS CONTROLS			X		Aging system and cameras need updating
	TASK / ITEM					
	STRUCTURE					
68	BUILDING STRUCTURE - Concrete/CMU/Wood			X		Spalling concrete noticed at tower, hose drying tower decay
69	TRUSSES/ATTIC/ROOF SUPPORTS		X			
70	FOUNDATION: CONCRETE SLAB		X			Concrete slab cracks noticed in several locations
	TASK / ITEM					
	EXTERIOR ENCLOSURE					
71	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)		X			Stucco applied to brick substructure has noticeable cracks and water intrusion.
72	GLASS - WINDOWS & STOREFRONT			X		Aging window and storefronts show signs of broken seals, condensation and needs replacement
73	STEPS			X		Narrow steps to upper floor, stair tower for hose drying shaft is in bad shape (see photos)
74	EXTERIOR DOORS		X			Inspect for proper operation, closures function, fire doors operable, hardware function
75	LOCKS/HARDWARE		X			Inspect for proper operation, closures function, fire hardware operable, hardware function
76	FRAME OPENINGS		X			Inspect for damage regularly, clean-maintain-repair as needed
77	THRESHOLD		X			Inspect for damage regularly, clean-maintain-repair as needed
78	AWNINGS			X		NA
79	ROOF			X		Metal roofing, EPDM, and torch down roofing systems are all failing. Signs of water intrusion identified in underside ceiling locations.
80	ROOFTOP MECHANICAL UNITS		X			Appear to be properly maintained.
81	PARAPET			X		Parapets are low and do not allow for substantial canting of roof membrane or counterflashings. Bad design for heavy precipitation areas.
82	EVIDENCE OF WATER DAMAGE			X		Evidence of water damage/intrusion noticed in stucco exterior walls, and wall panels in south façade of storefront.
83	SEWER CLEAN-OUTS		X			
84	EXTERIOR OUTLETS		X			
85	EXTERIOR LIGHTING		X			Not LED
86	GUTTERS - ROOF DRAINS		X			

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS	
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
No.	SITE CONDITIONS						
87	DOWNSPOUTS			X			
88	HOSE BIBS			X			
89	PENETRATIONS			X			
TASK / ITEMS							
MISC							
	OVERALL SEISMIC VULNERABILITY						
90	TELECOMMUNICATIONS/DATA CONNECTS			X		Aging system, needs to be located in separate, secure area	
91	DESIGN/CONSTRUCT TO SEISMIC ZONE			X		Does not meet seismic zone standards	
92	SEISMIC BRACING - MEP SYSTEMS			X		Seismic bracing of MEP systems not observed	
93	SEISMIC CLIPS - TOP OF MASONRY WALLS		X			CMU top of walls have seismic clips installed.	
94	BOLTING/STRAPPING AT FOUNDATIONS		X			Not specifically observed, but assume exists.	
95	LIQUIFICATION/SOIL CONDITIONS		X			Located in a soils liquification zone.	
	CONVEYANCE SYSTEMS						
96	FIRE FIGHTER'S POLE		X			Ensure secured from use, shaft secured 24/7	
	FIRE DEPARTMENT SYSTEMS/EQUIPMENT						
97	HOSE DRYING TOWER			X		Poor condition for access	
98	PPE ROOM			X		Not properly isolated and ventilated	
99	LOCKERS AREA			X		Lockers are aging and should be replaced. Smaller lockers should be full-size	
100	SLEEPING QUARTERS			X		Poor quality accomodations, male/female quarters not designated	
101	COMPRESSOR/COMPRESSOR ROOM		X				
102	LAUNDRY SPACE			X		Laundry space for firefighters is located in a modified closet space on upper floor. PPE cleaning equipment is in a highly congested storage area on the first floor	
103	COMMUNICATIONS/DISPATCH			X		Inadequate working surfaces, radio charging area	
104	DRY STORAGE			X		Small area designated for dry storage is poorly located, too small, and good chance of water intrusion due to exterior wall location and EPDM roof membrane conditions above	
105	MECHANICAL ROOM/BOILER/PUMPS		X				
106	ELECTRICAL ROOM/SWITCHGEAR/PANELS		X				
107	BACKUP GENERATOR/FUELING		X				
108	ENGINE FUEL EXHAUST SYSTEM		X			Does not address fumes from exhaust when re-entering or during time of disconnect exiting bays, a separate 100% exhaust negative pressure system should be provided in addition to exhaust hoses.	
109	MEDIA, REC AREA			X		Media, rec area is not to the standard of most other stations of similar size/use. New interior finishes, equipment, and furnishings should be provided.	

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 1

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 3.3



Main Fire Station Dedication Photo from May 22, 1966

NARRATIVE OF FINDINGS

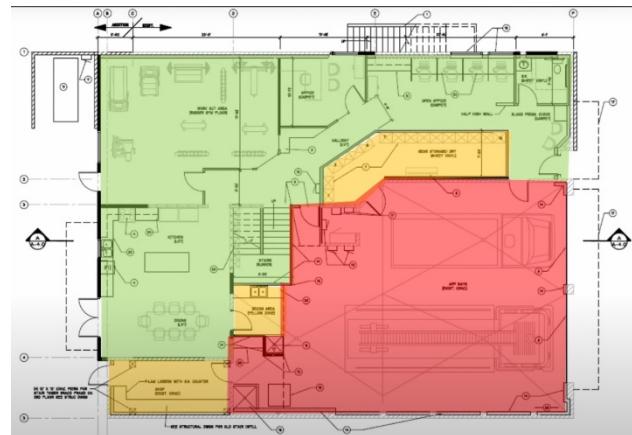
The Aberdeen Fire Station Headquarters, Fire Station No. 1 has been in continuous use since 1966. The aging facility is showing signs of degradation on the interior and the exterior building systems and finishes. The aging mechanical and electrical systems, and communications systems are becoming increasingly unreliable and unsafe. Signs of concrete spalling and water intrusion are evident. Water damage has been observed in several locations, and areas of mold and poor indoor air quality have been identified.

Standards to Measure Against:

Fire department design standards have evolved significantly since 1966. Today's modern fire stations focus on the health and safety of firefighters, while maintaining efficient space configurations, and highly reliable, redundant building systems. Timing is everything, and designs address efficient deployment to improve total response times of emergency calls.

Fire fighter cancer rates have increased in the past thirty years to where cancer is now one of the leading causes of death among firefighters. Latest design standards for fire departments separate different areas from one another to maintain high health and safety conditions. Vehicle Bays that create exhaust are isolated from personnel working zones, or the housing areas of the fire stations.

Ventilation systems create negative air zones so diesel fumes do not migrate from the vehicle engine



Zones:

- Hot – High Hazard
- Warm – Mod. Hazard
- Cold – Low Hazard

bays. Areas for storing fire fighting gear and PPE are located away from other areas, where the gear and PPE can dry, and off-gas away from occupied areas of the fire station. Newer fire station designs ensure eating, working, and sleeping areas for firefighters are isolated from PPE Stations and Vehicle Bays.

Following are a series of photographs of physical conditions observed October 2021 illustrating substandard conditions and specific concerns.

EXISTING CONDITIONS

Interior Spaces:

The interior first floor includes fire department shared spaces for department operations, vehicle bays, and firefighter equipment and gear drying areas. Areas are contiguous, and share common heating and ventilation systems, with no negative pressure exhaust. Vehicle exhaust systems are connected to exhaust hoses.



FIRST FLOOR PPE AREA SHARES VEHICLE BAY AREAS AND SAME HVAC SYSTEM

Vehicle exhausts are attached to an exhaust ventilation system, with automatic disconnect when fire units exit the facility. There is no separate building exhaust system for vehicle bays to ventilate exhaust buildup from time of disconnect, or from re-entry. The building does not include a ventilation system to address equipment off-gassing.





Firefighter Housing Areas – 2nd floor



Shower Stall – 2nd floor



Firefighter Personal Sleeping Area – 2nd floor



Firefighter Laundry Area – 2nd floor

The interior second floor includes firefighter housing spaces including meal preparation and eating spaces, personal lockers, sleeping areas, showers, and laundry. Leaking roof areas and mold have been observed, and ceiling tiles are stained with past and current signs of water staining. The interior spaces of the second floor are congested. Interior finishes and quality of accommodations are poor with substandard conditions for showering, laundry, food prep, and food services, and storage needs. Physical exercise equipment is located in a spare space adjacent to vehicle bays due to space limitations.



Firefighter Housing Area – 2nd floor
Note Bucket for Leaking Roof Condition



2nd Floor Meal Prep and Eating Areas.

The spaces show clear signs of 24/7 continuous use and substantial wear and tear to equipment, furnishings, and finishes, though some areas have had minor improvements over the years. The spaces for firefighters are poor and fall well below industry standards for housing accommodations for firefighters. Collaborative gathering areas, communal meal preparation and dining, and separate personal spaces are unacceptable by industry standards.

Signs of Water Intrusion



Signs of Water Intrusion – Engine Bay



Typical Ceiling Tile Damage from Water



Signs of Water Damage



2nd Floor Office – Signs of Mold



Suspect Asbestos Containing Materials

These photos show pipe insulation conditions. “Plaster appearing” pipe insulation elbows are suspect asbestos containing material (ACM). The pipe insulation should be inspected for ACM, and if asbestos is detected, abated and replaced with non-asbestos containing insulation.

Specific, Unique Observations



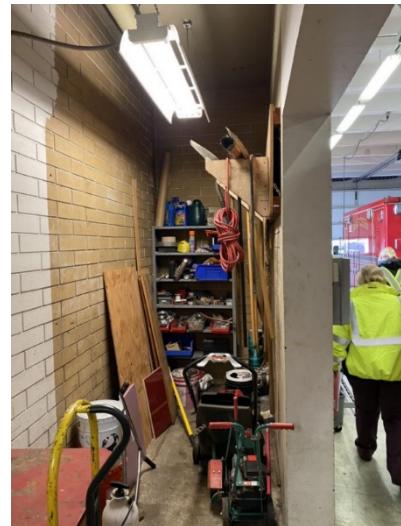
Seismic clips for structural, seismic upgrades appear to have been completed in previous years.



Grilles, Registers, and Diffusers are substantially dirty, which is a sign of poor indoor air quality, lack of proper maintenance, and age of HVAC equipment.

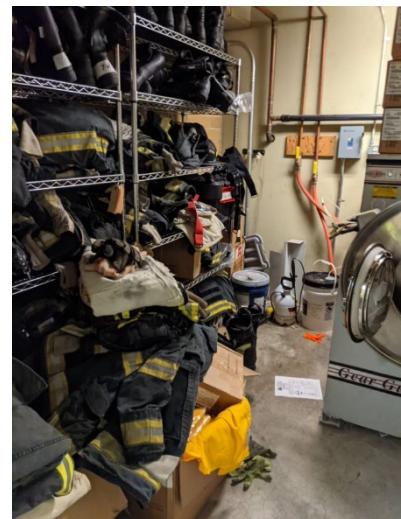


The low voltage data and communications systems are not secured and are located in an open area subject to damage.



Storage and Congested Spaces:

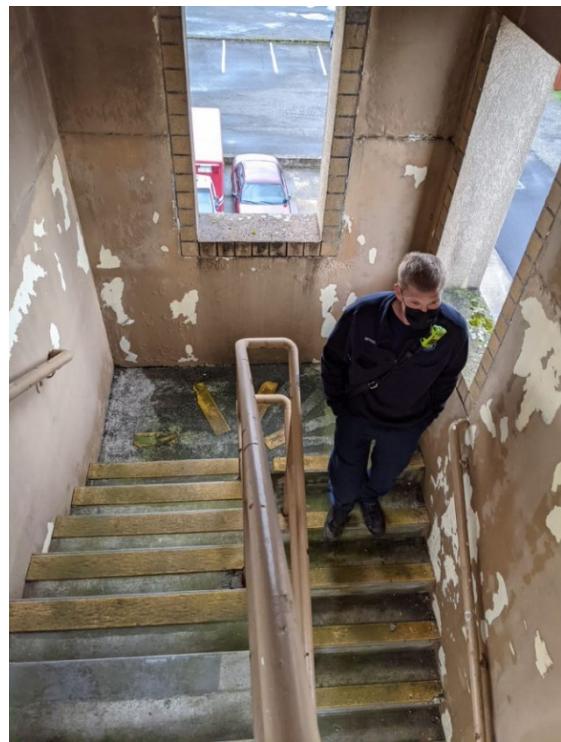
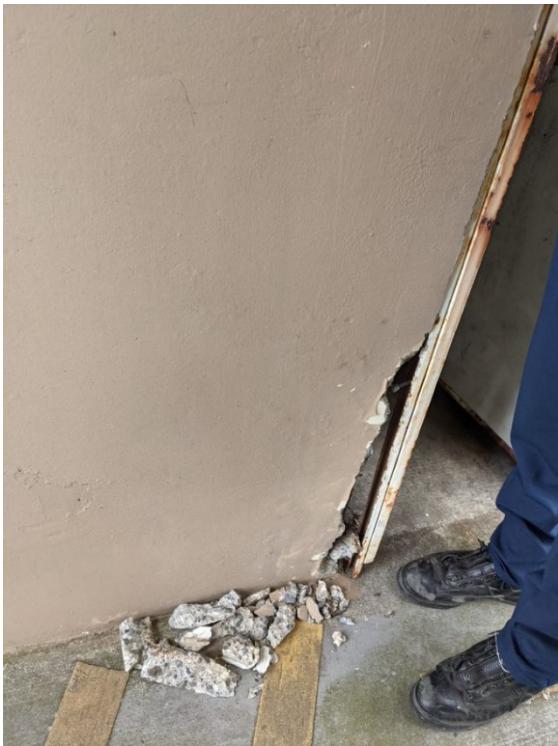
This page shows photos that demonstrate a lack of storage throughout the facility. Many spaces are overflowing with equipment and gear in locations that are non-secured, and poorly ventilated.



Roofing Conditions

The roofing system includes a combination of torch-down, EPDM, and metal roofing systems. Each system shows signs of system failure as indicated by roof leaks observed in spaces below those roofing systems. Low parapet conditions create opportunities for water, snow, and ice to migrate past counterflashing or coping areas. Flat roofs with minor sloping to drains cause more opportunities for standing water conditions for prolong periods, and allow more algae growth on roof membranes. A lack of overflow drains can cause water ponding if primary drains become plugged.





Structural Concerns – Hose Drying Tower, Stair Tower

These photos show concrete damage and spalling from water and ice intrusion. A concern that the tower could topple in a seismic event, and damage the remaining fire station facility is a concern. Other concrete spalling could damage roof membrane at the lower level, vehicle bays and general public in the adjacent alleyway.



Exterior Building Enclosure Systems – Signs of Water Intrusion

These photos show signs of water intrusion and water damage to exterior wall building systems including wall panels, stucco systems that cover masonry substrates, and concrete paving that does not adequately slope away from the structure.



Summary Statement of Photographic Findings:

Fire Station No.1 serves the residents of Aberdeen as the City's Fire Department Headquarters. It also serves as the place of employment for Aberdeen's firefighters that live and operate out of the station in order to respond at a moment's notice in the event of fire or emergency. For 55 years, it has served its purpose but our findings are that the facility is significantly deficient and increasingly unreliable. It fails to meet the standards for a healthy, safe work environment for the City's firefighters. Indoor air quality is poor, as is evident from the condition of mold in areas, conditions of grilles, registers, and diffusers, and due to areas that lack proper ventilation. Structural concerns are noted, and signs of water intrusion hint that roof membranes are failing and piping systems are leaking.

Based on our findings, Fire Station No. 1 is in poor overall conditions and should be a high priority for replacement. The extensive repairs would be expensive, and would not meet programming or space needs as a primary fire station for Aberdeen's fire fighters and the City they serve.

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 1

PREVENTATIVE MAINTENANCE RECOMMENDED

SCHEDULE

SECTION 3.4

City of Aberdeen
Fire Station No. 1 Headquarters Facility
Rock Project Management Services, L.L.C.
Properties/Buildings Preventative Maintenance Schedule

Date Prepared:

10/30/2021

I = INSPECT
C = CLEAN
M = MAINTAIN
R = REPAIR



		Inspect/Clean/Maintain/Repair				Notes/Comments				
TASK / ITEM		Weekly	Monthly	Quarterly	Annually					
SITE CONDITIONS										
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		I	C,M	R	Inspect, clean, and repair to maintain surface integrity, avoid tripping hazards, potholes, treat for ice				
2	PARKING LOT STALLS		I	C,M	R	Inspect for oil spills, striping condition, asphalt surfaces, puddling of water				
3	ADA PARKING		I	C,M	R	Inspect for unauthorized use, access maintained, signage and striping of parking				
4	ADA RAMP		I	C,M	R	Inspect for proper use, railing strength, clear passage				
5	WHEEL STOPS		I	C,M	R	Inspect for becoming damaged or dislodged from wheel contacts				
6	STORM DRAINS		I	C,M	R	Inspect, and Clear of potential clogging during fall and winter storm periods (before and after events)				
7	TOPOGRAPHY		I	C,M	R	Review for tripping hazards, correct as needed				
8	CURBS		I	C,M	R	Inspect for cracks, striping and painting, clear fire access route and no-parking curb-side markings				
9	SIDEWALKS		I	C,M	R	Inspect for cracks, route of travel ease, slip or trip hazards, cleanliness, free of debris and ice				
10	UTILITIES		I	C,M	R	Underground utilities inspect for trench sagging, appurtenances (meters/valves) in operating order, secure				
11	LANDSCAPING		I	C,M	R	Seasonal pruning and mulching, weekly mowing streetside landscaping area, entryways during growing seasons				
12	SITE LIGHTING		I	C,M	R	Night time review for bulb replacement, cleaning, repair and adjust as needed for coverage				
13	SITE SECURITY		I	C,M	R	Weekly inspection of all security systems for proper operation, test monthly, make adjustments when needed.				
14	FENCING		I	C,M	R	Inspect for structural integrity, damage, wind resistance, finishes				
15	PARKING SIGNAGE		I	C,M	R	Review for location and visibility, replace/clean as necessary				
16	EVIDENCE OF PESTS		I	M		Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly				
17	GRAFFITI	I,C				Inspect weekly and remove graffiti immediately				
18	DEBRIS/DUMPING	I,C				Remove any debris or trash on-site weekly				
19	STREET SIGNAGE		I	C,M	R	Clean and repair as needed quarterly/annually				
20	BUILDING SIGNAGE (INCLUDING MEMORIAL SIGN)		I	C,M	R	Clean and repair as needed quarterly/annually				
TASK / ITEM										
INTERIORS										
21	WALLS		I	C,M,R		Inspect for damage regularly, clean-maintain-repair as needed				
22	TRIM		I	C,M,R		Inspect for damage regularly, clean-maintain-repair as needed				
23	PAINT		I	C,M,R		Inspect for damage regularly, clean-maintain-repair as needed				
24	WINDOWS		I	C,M,R		Clean quarterly, inside and outside, or as-needed				
25	FLOORS		I	C	M	Regular cleaning as janitorial service, deep cleaning and maintaining quarterly, finishes repair annually				
26	STAIRS		I	C	M	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly				
27	CEILING		I	C,M,R		Inspect weekly for ceiling tile stains (indicative of HVAC leaks or roof leaks) repair as needed, replace ACT quarterly if needed				
28	ENGINE BAYS		I	C,M,R		Weekly inspections of general areas, clean/maintain/repair as needed, quarterly				
29	ROLL-UP DOORS		I		M	Inspect for security and function weekly, provide gear/chain lube quarterly or as needed, make repairs				
30	EVIDENCE OF PESTS		I	C	M	Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly				
31	APPLIANCES		I	C	M	Inspect, maintain, and repair per Mfr. Instructions				
32	DOORS, DOOR HARDWARE		I	C	M	Inspect for proper operation, closures function, fire doors operable, hardware function				

10/30/2021

Inspect/Clean/Maintain/Repair					
	Weekly	Monthly	Quarterly	Annually	Notes/Comments
MECHANICAL					
33 HVAC					
33	I		C,M	R	Inspect for noise, operation, vibration, alarm status, fan operation, clear access
34	I		C,M	R	High use replace monthly or per Mfr. Recommendations.
35	I		C,M	R	Inspect for clear intake and return air pathways
36	I		C,M	R	Inspect for clear exhaust air pathways
ELECTRICAL					
37 LIGHTING					
37	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
38	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
39	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
40	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
41			I	R	Inspect quarterly
42	I		C,M	R	Inspect weekly to ensure no obstructions within 36" of panel doors
43		I	C,M	R	Inspect monthly for proper operation, access
44		I	C,M	R	Quarterly confidence testing per Mfg. Instructions.
45		I	C,M	R	Quarterly confidence testing per Mfg. Instructions.
PLUMBING					
46 SINKS					
46	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
47	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
48	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
49	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
50	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
51	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
52			I	M,R	Inspect quarterly, maintain and make any repairs/replacements for confidence annually
53	I	C	M	R	Weekly inspections for any sign of water damage. Repair upon discovery.
54	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
FIRE & LIFE SAFETY					
55 FIRE ALARM AND RELATED LIFE SAFETY DEVICES					
55			I	M,R	Annual Confidence Testing, Inspect quarterly for function
56			I	M,R	Quarterly visual inspection, make repairs as needed
57	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
58	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
59	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
60	I		M	R	Regular inspection for clear egress pathways weekly
61	I		M	R	Regular inspection for clear egress clearance pathways weekly
62	I		M	R	Regular inspection for of egress signage weekly
63	I,M		R		Monthly inspections, annual certification
64	I,M		R		Monthly inspections, annual certification
65		I,M	R		Inspect shutoff valves and disconnects visually on a quarterly basis
66	I	C	M	I,M,R	Annual inspection of all major grounding systems, grounding rod, copper connections for continuity
67				R	Regular weekly inspections for proper function, clean-maintain-repair as needed

10/30/2021

Inspect/Clean/Maintain/Repair					
	Weekly	Monthly	Quarterly	Annually	Notes/Comments
TASK / ITEM					
STRUCTURE					
68	BUILDING STRUCTURE - Concrete/CMU/Wood		I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
69	TRUSSES/ATTIC/ROOF SUPPORTS		I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
70	FOUNDATION: CONCRETE SLAB		I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
TASK / ITEM					
EXTERIOR ENCLOSURE					
71	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	I	C,M	R	Regular visual inspections for cracks, insect infestations, quality of finishes, surface connections integrity
72	GLASS - WINDOWS & STOREFRONT	I	C,M	R	Clean quarterly, inside and outside, or as-needed
73	STEPS	I	C,M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly
74	EXTERIOR DOORS	I	C	M	Inspect for proper operation, closures function, fire doors operable, hardware function
75	LOCKS/HARDWARE	I	C	M	Inspect for proper operation, closures function, fire hardware operable, hardware function
76	FRAME OPENINGS	I		C,M	Inspect for damage regularly, clean-maintain-repair as needed
77	THRESHOLD	I		C,M	Inspect for damage regularly, clean-maintain-repair as needed
78	AWNINGS	I		C,M	Inspect for structural integrity, damage, wind resistance, finishes, clean and tighten fastenings quarterly, repair as needed
79	ROOF		I,C	M	Monthly inspections and cleaning and removal of any debris, seasonal monitoring before/after weather events, make repairs as needed.
80	ROOFTOP MECHANICAL UNITS		I,C	M	Inspect and maintain per manufacturer's requirements
81	PARAPET		I,C	M	Inspect for damage regularly, clean-maintain-repair as needed all parapet flashings, standing seams
82	EVIDENCE OF WATER DAMAGE	I		M	Inspect weekly for any water damage, leakage, standing water, water intrusions
83	SEWER CLEAN-OUTS	I		C,M	General inspection weekly, clean/maintain before/after storm events, make repairs as needed
84	EXTERIOR OUTLETS			I,M	Inspect quarterly and make any necessary repairs due to damage. Ensure proper use of outlets (not overloaded)
85	EXTERIOR LIGHTING	I		C,M	Inspect weekly, quarterly at night for proper function, clean/maintain and repair as needed
86	GUTTERS - ROOF DRAINS		I	C,M	Monthly visual inspections, clean as needed seasonally, make necessary repairs as damage occurs
87	DOWNSPOUTS	I		C,M	Monthly visual inspections, ensure no clogging, and water does not puddle near building perimeters
88	HOSE BIBS		I	M	Monthly visual inspection for drips, shutoff for cold weather, make repairs as needed
89	PENETRATIONS		I,C	M	Inspect all building enclosure systems for penetrations that could leak, damage systems. Make repairs as needed on occurrence
TASK / ITEMS					
MISC					
OVERALL SEISMIC VULNERABILITY					
90	TELECOMMUNICATIONS/DATA CONNECTS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection
91	DESIGN/CONSTRUCT TO SEISMIC ZONE			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection
92	SEISMIC BRACING - MEP SYSTEMS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection
93	SEISMIC CLIPS - TOP OF MASONRY WALLS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection
94	BOLTING/STRAPPING AT FOUNDATIONS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection
95	LIQUIFICATION/SOIL CONDITIONS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection
CONVEYANCE SYSTEMS					
96	FIRE FIGHTER'S POLE			ICMR	Ensure secured from use, shaft secured 24/7
FIRE DEPARTMENT SYSTEMS/EQUIPMENT					
97	HOSE DRYING TOWER	I	CM	R	Inspect weekly, clean and maintain monthly, repairs anticipated quarterly, but repair immediately

10/30/2021

Inspect/Clean/Maintain/Repair					
	Weekly	Monthly	Quarterly	Annually	Notes/Comments
98 PPE ROOM	ICMR				Inspect, clean, maintain and repair regularly and consistently, Ensure clean and orderly, no egress impediments
99 LOCKERS AREA	ICMR				Inspect, clean, maintain and repair regularly and consistently
100 SLEEPING QUARTERS	ICMR				Inspect, clean, maintain and repair regularly and consistently
101 COMPRESSOR/COMPRESSOR ROOM		I	M	R	Inspect regularly and correct/repair immediately if any defects
102 LAUNDRY SPACE	IC		M	R	Inspect/clean weekly, clean vents quarterly at minimum, make repairs immediately (assume annual)
103 COMMUNICATIONS/DISPATCH	ICMR				Inspect regularly and correct/repair immediately if any defects
104 DRY STORAGE	ICMR				Inspect weekly for air dry standards, correct/repair immediately.
105 MECHANICAL ROOM/BOILER/PUMPS	I	CM	R		Inspect all mechanica equipment and moving parts, maintain in accordance with Mfg's requirements
106 ELECTRICAL ROOM/SWITCHGEAR/PANELS		I	C	MR	Ensure 36" clearance in front of all electricla panels is maintained at all times.
107 BACKUP GENERATOR/FUELING	I	CMR			Monthly Testing at minimum (verify weekly - may be FD requirement), Fuel Supply availability
108 ENGINE FUEL EXHAUST SYSTEM	ICMR				Inspect daily after each use, clean/maintain/repair immediately if any defects
109 MEDIA, REC AREA	ICMR				Inspect, clean, maintain and repair regularly and consistently

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 1

PREVENTATIVE MAINTENANCE RECOMMENDED ANNUAL BUDGET

SECTION 3.5

Date Prepared:

10/30/2021



ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
SITE CONDITIONS									
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		4 QTR		\$ 350		\$ 1,400	\$ 1,400	FILL POTHOLE, STRIPING, CURB REPAIR - ALL INCLUSIVE LOT BUDGET
2	PARKING LOT STALLS								
3	ADA PARKING								
4	ADA RAMP								
5	WHEEL STOPS								
6	STORM DRAINS								
7	TOPOGRAPHY								
8	CURBS								
9	SIDEWALKS								
10	UTILITIES								
11	LANDSCAPING		26 WEEKS		\$ 110		\$ 2,860	\$ 2,860	BI-WEEKLY MOW, TRIM, PRUNE, EDGING, FERTILIZER
12	SITE LIGHTING		4 QTR		\$ 100		\$ 400	\$ 400	BULB REPLACEMENT, REPAIRS FOR ALL SITE LIGHTING SYSTEMS
13	SITE SECURITY								
14	FENCING		4 QTR		\$ 50		\$ 200	\$ 200	MINOR REPAIRS
15	PARKING SIGNAGE								
16	EVIDENCE OF PESTS		4 QTR		\$ 150		\$ 600	\$ 600	PEST/RODENTS, INSECTS VENDOR
17	GRAFFITI		1 LS		\$ 250		\$ 250	\$ 250	
18	DEBRIS/DUMPING		26 WEEKS		\$ 100		\$ 2,600	\$ 2,600	BI-WEEKLY GROUNDS MAINTENANCE, ALL INCLUSIVE CONTRACT
19	STREET SIGNAGE								
20	BUILDING SIGNAGE (INCLUDING MEMORIAL SIGN)								
INTERIORS									
21	WALLS								
22	TRIM								
23	PAINT		1 ALLOW		\$ 1,200		\$ 1,200	\$ 1,200	PERIODIC PAINT TOUCHUP AS NEEDED IN HIGH USE AREAS
24	WINDOWS		4 QTR		\$ 500		\$ 2,000	\$ 2,000	QUARTERLY WINDOW CLEANING SERVICE
25	FLOORS		26 WEEKS		\$ 200		\$ 5,200	\$ 5,200	JANITORIAL CLEANING, WAXING, BUFFING, SHAMPOOING
26	STAIRS								
27	CEILING								
28	ENGINE BAYS								
29	ROLL-UP DOORS		1 ALLOW		\$ 500		\$ 500	\$ 500	ALLOW FOR REPAIRS, ADJUSTMENTS, MAINTENANCE OF ROLLERS/CABLES INCLUDED ABOVE
30	EVIDENCE OF PESTS								
31	APPLIANCES		1 ALLOW		\$ 1,000		\$ 1,000	\$ 1,000	REPAIRS, REPLACEMENTS
32	DOORS, DOOR HARDWARE								

10/30/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS								
	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
MECHANICAL								
33 HVAC								
34						\$ -	\$ -	
35						\$ 2,000	\$ 2,000	ALL FILTERS, ALL EQUIPMENT
36						\$ 800	\$ 800	CLEAN GRILLS, REGISTERS, DIFFUSERS
ELECTRICAL								
37								
38								
39								
40								
41								
42								
43								
44								
45								
PLUMBING								
46								
47								
48								
49								
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FIRE & LIFE SAFETY								
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10/30/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS								
	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
STRUCTURE								
68 BUILDING STRUCTURE - Concrete/CMU/Wood								
69								
70								
EXTERIOR ENCLOSURE								
71	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	1 LS		\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	PATCH AND REPAIR ANNUALLY AS NEEDED
72	GLASS - WINDOWS & STOREFRONT	4 QTR		\$ 200	\$ 800	\$ 800	\$ 800	EXTERIOR STOREFRONT CLEANING, RECAULKING
73	STEPS							
74	EXTERIOR DOORS	4 EA		\$ 200	\$ 800	\$ 800	\$ 800	
75	LOCKS/HARDWARE							
76	FRAME OPENINGS							
77	THRESHOLD							
78	AWNINGS	1 ANNUAL		\$ 500	\$ 500	\$ 500	\$ 500	CLEANING ALL AWNINGS, OVERHANGS, CAULKING
79	ROOF	2 QTR		\$ 100	\$ 200	\$ 200	\$ 200	BI-ANNUAL ROOF INSPECTION AND MINOR REPAIRS
80	ROOFTOP MECHANICAL UNITS	4 QTR		\$ 250	\$ 1,000	\$ 1,000	\$ 1,000	CONTRACT VENDOR REGULAR MAINTENANCE QUARTERLY
81	PARAPET							
82	EVIDENCE OF WATER DAMAGE							
83	SEWER CLEAN-OUTS							
84	EXTERIOR OUTLETS							
85	EXTERIOR LIGHTING							
86	GUTTERS - ROOF DRAINS	2 QTR		\$ 250	\$ 500	\$ 500	\$ 500	CLEAN BEFORE AND AFTER FALL/WINTER SEASON
87	DOWNSPOUTS							
88	HOSE BIBS							
89	PENETRATIONS							
MISC								
OVERALL SEISMIC VULNERABILITY								
90	TELECOMMUNICATIONS/DATA CONNECTS							
91	DESIGN/CONSTRUCT TO SEISMIC ZONE							
92	SEISMIC BRACING - MEP SYSTEMS							
93	SEISMIC CLIPS - TOP OF MASONRY WALLS							
94	BOLTING/STRAPPING AT FOUNDATIONS							
95	LIQUIFICATION/SOIL CONDITIONS							
CONVEYANCE SYSTEMS								
96	FIRE FIGHTER'S POLE							
FIRE DEPARTMENT SYSTEMS/EQUIPMENT								
97	HOSE DRYING TOWER							

10/30/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
TASK / ITEM		QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
98	PPE ROOM								
99	LOCKERS AREA								
100	SLEEPING QUARTERS								
101	COMPRESSOR/COMPRESSOR ROOM								
102	LAUNDRY SPACE								
103	COMMUNICATIONS/DISPATCH								
104	DRY STORAGE								
105	MECHANICAL ROOM/BOILER/PUMPS								
106	ELECTRICAL ROOM/SWITCHGEAR/PANELS								
107	BACKUP GENERATOR/FUELING								
108	ENGINE FUEL EXHAUST SYSTEM								
109	MEDIA, REC AREA EQUIPMENT AND FURNISHINGS								
		1 ALLOW			\$ 2,500		\$ 2,500	\$ 2,500	ANNUAL INTERIOR AMENITIES IMPROVEMENTS
							TOTALS	\$ 32,510	\$ 33,000

THE RECOMMENDED PREVENTATIVE MAINTENANCE BUDGET IS BASED ON THE ESTIMATE OF LABOR, MATERIALS (CONTRACTS/VENDORS) AND EQUIPMENT IDENTIFIED. NOTE, THE ABOVE AMOUNTS DO NOT INCLUDE DAILY ROUTINE CUSTODIAL SERVICES, OR MAJOR REPAIRS AND CAPITAL IMPROVEMENTS, NOR DOES IT ADDRESS DEFERRED MAINTENANCE ITEMS. MAJOR REPAIRS/IMPROVEMENTS ARE INCLUDED IN THE CIP ANNUAL PLAN. DEFERRED MAINTAINANCE ITEMS ARE ADDRESSED IN THE SEPARATE PRIORITY ACTION ITEMS LIST.

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 2

PROJECT PROFILE SHEET

SECTION 3.6

PROPERTY PROFILE SHEET – ABERDEEN FIRE DEPARTMENT FIRE STATION NO. 2



NOTE: Fire Station #2 is in the ROW with no Parcel Number identified. The Parcel information below the Owner's information in the following table is based on the adjacent property to the north, 704 W Front St.

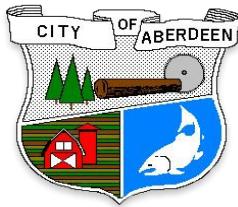
PARCEL NUMBER	NONE	In Wetlands	N
PARCEL ADDRESS		In Geo Hazard Area	N
LEGAL DESCRIPTION		Fish & Wildlife Sensitive Area	Y
OWNER	CITY OF ABERDEEN	APPRaised BUILDING VALUE	UNKNOWN
OWNER'S ADDRESS	200 EAST MARKET ST	APPRaised LAND VALUE	UNKNOWN
CITY	ABERDEEN	TOTAL APPRAISAL	UNKNOWN
STATE	WA	APPRaisal YEAR	
ZIPCODE	98520	PERMISSIVE USE NUMBER	
PLAT NUMBER	0274	SEISMIC CLASSIFICATION	
PLAT NAME	SOUTH ABERDEEN	SLOPE DESIGNATION	
WARD NUMBER	2	LIQUEFACTION POTENTIAL	
CITY ZONING		EROSION POTENTIAL	
IN SPECIAL FLOOD HAZARD AREA	NO	Neighborhood Area	51
FEMA FLOOD ZONE	X	LANDUSE(COUNTY)	RIGHT OF WAY
BASE FLOOD ELEVATION	PROTECTED BY LEVEE	TOWNSHIP	17
FIRM INDEX DATE	9/18/2021	RANGE	09
FIRM PANEL NUMBER	53027C0906D	SECTION	09
NFIP NUMBER	530058	Shape_Area	UNKNOWN
IN FLOODWAY?	NO	LATITUDE	46.97
IN TSUNAMI HAZARD ZONE?	YES	LONGITUDE	123.80

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 2

CONDITION ASSESSMENT CHECKLIST

SECTION 3.7



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FIRE STATION NO. 2 - SOUTH ABERDEEN STATION



SITE INFORMATION									
ASSESSMENT DATE		10/15/2021		<p>Overall Summary of Condition Assessment: The overall condition of the fire station is poor. The facility was constructed in 1966. It has far exceeded its intended design life. It is showing significant wear from continuous use over the years. Signs of deterioration are evident in the Mansard-Adapted style roof that comprises the exterior enclosure of the upper level metal exterior panels and a minor-sloping flat perimeter shed sheet membrane roof over the first floor level and atop the second floor. The mechanical, electrical, plumbing, and data systems are poor and do not meet the latest energy code requirements. There are signs of pipe leaks and water stains on ceiling surfaces, and pipe insulation shows signs of damage and areas of suspect asbestos containing pipe insulation, and floor tiles/mastic. The living quarters for the fire fighters is small and substandard to today's requirements for healthy indoor space and growing needs of the fire department, and does not accommodate female firefighters. The layout of the station does not adequately isolate high hazard exhaust areas and offgassing of PPE from other operations. Ventilation of areas is poor or nonexistent. The poor structural integrity of the facility and site location in a soil liquification zone creates additional vulnerability in the event of a major earthquake. The engine bays are not deep enough to accommodate Aberdeen's new fire engine. The facility is substantially smaller than required for fire department needs. Based on our review, facility should be demolished and a new fire station constructed where there is adequate space to build a new station that meets today's standards.</p>					
ASSESSORS	Bernie, Anne, Lisa								
ADDRESS	700 West Curtis Street								
SITE AREA									
CURRENT USE	Fire Station								
YEAR CONSTRUCTED	1966								
EFFECTIVE AGE	55								
CONSTRUCTION CLASS	CLASS D-E								
ZONING	CG								
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS				
No.		VERY GOOD	GOOD	FAIR	POOR	VERY POOR			
SITE CONDITIONS									
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL			X					
2	PARKING LOT STALLS			X					
3	ADA PARKING				X				
4	ADA RAMP					X			
5	WHEEL STOPS								
6	STORM DRAINS				X				
7	TOPOGRAPHY					X			
8	CURBS								
9	SIDEWALKS				X				
10	UTILITIES					X			
11	LANDSCAPING								
12	SITE LIGHTING				X				
13	SITE SECURITY				X				
14	FENCING				X				
15	PARKING SIGNAGE					X			
16	EVIDENCE OF PESTS				X				
17	GRAFFITI				X				
18	DEBRIS/DUMPING				X				
19	STREET SIGNAGE				X				
20	BUILDING SIGNAGE				X				
INTERIORS									
21	WALLS				X				
						Walls are damaged in many locations from long term wear. Interior painting and wall finishes needed.			

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
22 TRIM				X		Wall trim is poor
23 PAINT				X		Interior painting needed throughout facility
24 WINDOWS				X		Windows are aging and need replacement
25 FLOORS				X		All floor finishes are poor and need replacement
26 STAIRS					X	Narrow stairs to upper floor impede access. Only one stair for upper floor access. Dangerous rooftop access.
27 CEILING				X		Ceiling finishes show water stains, aged and discolored in many locations
28 ENGINE BAYS					X	Not adequate to store all emergency vehicles, not deep enough to fit Engine 12. Engine bays share space with fitness equipment (toxic conditions of engine offgassing)
29 ROLL-UP DOORS				X		Shows signs of rust, and tarnished finishes, only one row allows light
30 EVIDENCE OF PESTS					X	No evidence of pests
31 APPLIANCES				X		Appliances are average age, but show signs of wear from continuous use.
32 DOORS, DOOR HARDWARE				X		No doors identified as nonfunctioning. Doors to isolate areas should be considered.
MECHANICAL						
33 HVAC				X		HVAC system not separated for separate uses. Building utilizes ceiling mounted area heaters and baseboard electric heaters.
34 HVAC FILTERS				X		Dirty intakes and return grilles indicate filter replacements may not be conducted regularly
35 HVAC INTAKES & RETURNS				X		Grilles, registers and diffusers are dirty, indicating dirty ductwork and HVAC system, aging systems
36 EXHAUST				X		Exhaust systems inadequate in drying rooms, vehicle bays, restrooms
ELECTRICAL						
37 LIGHTING					X	Lighting is low in the upper floor areas, incandescent and non-LED in some locations
38 LIGHTING - FIXTURES					X	Old fixtures throughout the facility
39 LIGHT SWITCHES				X		
40 ELECTRICAL OUTLETS					X	Some electrical outlets are not per electrical code for location above finished floor, open wires
41 ELECTRICAL PANEL					X	Panels are original in most cases (55+ years old)
42 PANEL CLEARANCE				X		No panels noted to lack 36" front clearance
43 ELECTRICAL METERS				X		
44 LOW VOLTAGE SYSTEMS, DATA					X	Exposed to open room - should be enclosed and secured.
45 TRAFFIC SIGNAL TRANSFORMER				X		
PLUMBING						
46 SINKS					X	Sinks dated, aging and worn from extensive use
47 FAUCETS					X	Fixtures dated.
48 RUNNING WATER				X		
49 TOILETS					X	Male and female designated toilets, and unisex toilets not readily designated
50 SHOWER ROOM					X	Male and female separate shower rooms needed. Shower stalls are small, curtain and not secured
51 BATHTUB						NA
52 WATER HEATERS				X		
53 EVIDENCE OF WATER DAMAGE					X	Water damage noticed in many locations
54 RESTROOMS					X	Restrooms do not accommodate females readily. Restrooms are small, does not meet occupancy needs
FIRE & LIFE SAFETY						
55 FIRE ALARM AND RELATED LIFE SAFETY DEVICES				X		
56 WET/DRY SUPPRESSION & STANDPIPES				X		
57 FIRE ALARM MONITORING				X		

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
58 SMOKE DETECTORS			X			
59 CARBON MONOXIDE DETECTORS			X			
60 EGRESS				X		Areas are congested due to lack of available space, and lack of storage areas, one upper stair exit only.
61 EGRESS CLEARANCE				X		Regular inspection for clear egress clearance pathways weekly
62 EGRESS SIGNAGE			X			
63 FIRE EXTINGUISHERS			X			
64 FIRE EXTINGUISHER CABINET			X			
65 EMERGENCY SHUT-OFF/DISCONNECTS			X			
66 GROUNDING SYSTEMS			X			
67 SECURITY SYSTEMS & ACCESS CONTROLS				X		Aging system and cameras need updating
STRUCTURE						
68 BUILDING STRUCTURE - Concrete/CMU/Wood				X		Building structure is not per seismic code. Building finishes have evidence of water intrusion, dry rot on facia boards, cracked brickwork.
69 TRUSSES/ATTIC/ROOF SUPPORTS			X			Some notable sagging of first floor low-slope roof is sign of deteriorating roof structure
70 FOUNDATION: CONCRETE SLAB			X			Concrete slab cracks noticed in several locations
EXTERIOR ENCLOSURE						
71 EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)			X			Brick work shows evidence of cracking, needs reseal in several locations at top and bottom of masonry walls.
72 GLASS - WINDOWS & STOREFRONT				X		Aging windows show signs of broken seals, condensation and needs replacement
73 STEPS				X		Narrow steps to upper floor, only one set of stairs, access to upper roof not evident (ladder from lower roof to upper roof required)
74 EXTERIOR DOORS			X			
75 LOCKS/HARDWARE			X			
76 FRAME OPENINGS			X			
77 THRESHOLD			X			
78 AWNINGS				X		NA
79 ROOF				X		Roofing sheet membrane shows signs of deteriorating at seams and joints, and intersection to vertical metal panels.
80 ROOFTOP MECHANICAL UNITS				X		NA
81 PARAPET				X		Flat perimeter roof surface is soft in several areas. No parapet.
82 EVIDENCE OF WATER DAMAGE				X		Evidence of water damage/intrusion noticed at exterior walls, dry rot wood trim areas (see photos)
83 SEWER CLEAN-OUTS			X			
84 EXTERIOR OUTLETS			X			Aging and some abandoned.
85 EXTERIOR LIGHTING			X			Not LED
86 GUTTERS - ROOF DRAINS			X			
87 DOWNSPOUTS			X			
88 HOSE BIBS			X			
89 PENETRATIONS			X			
MISC						
OVERALL SEISMIC VULNERABILITY						
90 TELECOMMUNICATIONS/DATA CONNECTS				X		Aging system, needs to be located in separate, secure area
91 DESIGN/CONSTRUCT TO SEISMIC ZONE				X		Does not meet seismic zone standards
92 SEISMIC BRACING - MEP SYSTEMS				X		Seismic bracing of MEP systems not observed

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
93 SEISMIC CLIPS - TOP OF MASONRY WALLS						NA
94 BOLTING/STRAPPING AT FOUNDATIONS			X			Not specifically observed, but assume exists.
95 LIQUIFICATION/SOIL CONDITIONS			X			Located in a soils liquification zone.
CONVEYANCE SYSTEMS						
96 FIRE FIGHTER'S POLE			X			Ensure secured from use, shaft secured 24/7
FIRE DEPARTMENT SYSTEMS/EQUIPMENT						
97 HOSE DRYING TOWER						NA
98 PPE ROOM				X		No separate PPE room
99 LOCKERS AREA				X		Lockers are aging and should be replaced. Smaller lockers should be full-size
100 SLEEPING QUARTERS				X		Poor quality accomodations, male/female quarters not designated, small spaces.
101 COMPRESSOR/COMPRESSOR ROOM			X			
102 LAUNDRY SPACE				X		Laundry space for firefighters is in a tight, congested area. Poor ventilation
103 COMMUNICATIONS/DISPATCH				X		Inadequate working surfaces, aging infrastructure space
104 DRY STORAGE				X		Small area designated for dry storage is poorly located, too small
105 MECHANICAL ROOM/BOILER/PUMPS			X			
106 ELECTRICAL ROOM/SWITCHGEAR/PANELS			X			Original electrical panels
107 BACKUP GENERATOR/FUELING						Not noted
108 ENGINE FUEL EXHAUST SYSTEM			X			Does not address fumes from exhaust when re-entering or during time of disconnect exiting bays, a separate 100% exhaust negative pressure system should be provided in addition to exhaust hoses.
109 MEDIA, REC AREA				X		upper floor space for figher fighter day use and night use is small, congested, aging finishes, poor lighting, poor electrical, plumbing, mechanical services, sleeping quarters are small, poor conditions.

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 2

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 3.8



NARRATIVE OF FINDINGS

Overall Summary of Condition Assessment: The overall condition of the Aberdeen Fire Department's Fire Station No. 2 is poor. The facility was constructed in 1966 and while it has served the community well all those years, the facility has far exceeded its intended design life. It is showing significant wear from continuous use over the years. Signs of deterioration are evident in the Mansard-Adapted style roof that comprises the exterior enclosure of the upper-level metal exterior panels and a minor-sloping flat perimeter sheet membrane shed roof over the first-floor level and atop the second floor. The mechanical, electrical, plumbing, and data systems are poor and do not meet the latest energy code requirements. There are signs of pipe leaks and water stains on ceiling surfaces, and pipe insulation shows signs of damage and areas of suspect asbestos containing pipe insulation, and floor tiles/mastic. The living quarters for the fire fighters is small and substandard to today's requirements for healthy indoor space and growing needs of the fire department and does not readily accommodate female firefighters. The layout of the station does not adequately isolate high hazard exhaust areas and off gassing of PPE from other operations. Ventilation of areas is poor or nonexistent. The poor structural integrity of the facility and site location in a soil liquefaction zone creates additional vulnerability in the event of a major earthquake. The engine bays are not deep enough to accommodate Aberdeen's new fire engine. Based on our review, the facility should be demolished, and a new fire station constructed where there is adequate space to build a new station that meets today's fire station design standards.

Standards to Measure Against:

Fire department design standards have evolved significantly since 1966. Today's modern fire stations focus on the health and safety of firefighters, while maintaining efficient space configurations, and highly reliable, redundant building systems. Timing is everything, and designs address efficient deployment to improve total response times of emergency calls.

Fire fighter cancer rates have increased in the past thirty years to where cancer is now one of the leading causes of death among firefighters. Latest design standards for fire departments separate areas from one another to maintain high health and safety conditions. Engine Bays that create exhaust are isolated from personnel working zones, or the housing areas of the fire stations. Ventilation systems create negative air zones, so diesel fumes do not migrate from the vehicle engine bays. Areas for storing firefighting gear and PPE are located away from other areas, where the gear and PPE can dry, and off-gas away from occupied areas of the fire station. Newer fire station designs ensure eating, working, and sleeping areas for firefighters are isolated from PPE Stations and Engine Bays.

Following are a series of photographs of physical conditions observed October 2021 illustrating substandard conditions and specific concerns.

EXISTING CONDITIONS

Interior Spaces:

Engine Bays. The two engine bays are narrow and not deep enough to accommodate today's Aberdeen Fire Department fire engines. The newer fire engine No. 12, when stationed in South Aberdeen, must be staged outdoors, subject to prolonged weather exposure, which shortens asset lifespan for an expensive mobile asset relied upon for emergency response.



Zones:

- Hot - High Hazard
- Warm - Mod. Hazard
- Cold - Low Hazard



A portion of one bay is set aside for fitness equipment for fire fighters. Off-gassing of fire engines and PPE in the engine bays is unhealthy for collocating physical fitness activities. No other space is available within the fire station for fitness equipment.

Vehicle exhausts are attached to an exhaust ventilation system, with automatic disconnect when fire units exit the facility. There is no separate building exhaust system for vehicle bays to ventilate exhaust buildup from time of disconnect, or from re-entry. The building does not include a ventilation system to address equipment off-gassing.

Fire Station Office Area. Immediately adjacent to the engine bays is the entrance to the fire station office area. The space is highly congested and serves multiple, competing priorities and creates an unsafe working condition for fire department personnel. The space should be isolated with an airlock vestibule to isolate diesel fumes and off-gassing from the engine bays into the office work area. Access to electrical panels is not code compliant. Data and communications are not secured, and the copier equipment should be located away from the immediate workstation with negative air pressure ventilation for indoor air quality purposes. Lighting and ventilation is poor.

A small restroom (not ADA compliant) is adjacent to the office area with baseboard electric heat and poor ventilation. A set of narrow, steep stairs leads to the second floor.



2-Engine Bay



1st Floor Office Area

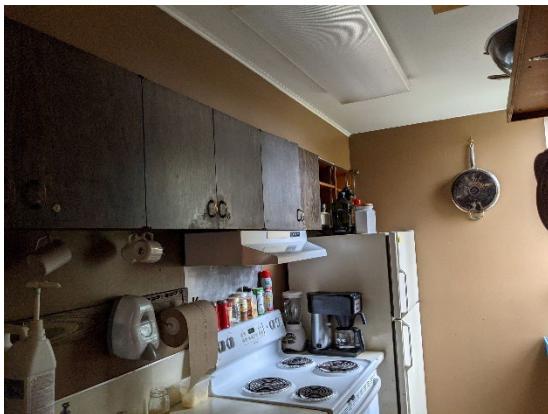


1st Floor Restroom



Narrow/Steep Stairs to 2nd fl.

2nd Floor Day Room, Kitchen, Sleeping Areas, and Shower/Restroom



The

second-floor spaces include a small kitchen galley, day room, restroom with shower, lockers, and sleeping areas.

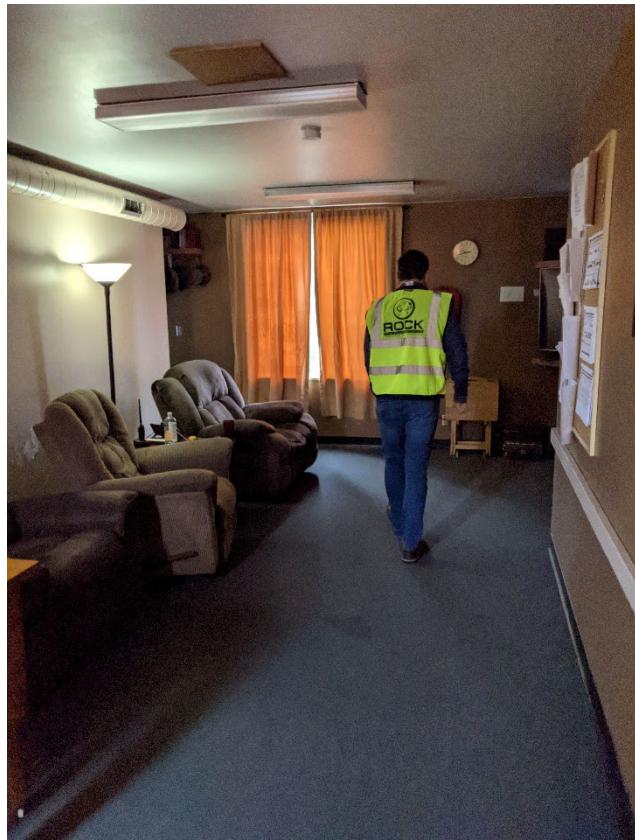
Access to the roof is through the window adjacent to the kitchen. Mechanical equipment is outdated, finishes are worn, and sleeping and restroom/shower areas are not private and create below-standard conditions. Spaces are not designed to accommodate female firefighters.

Suspect Asbestos Containing Materials

Asbestos containing materials are suspected in pipe insulation, and 9x9 floor tile and tile mastic found in several locations throughout the facility.

Specific, Unique Observations

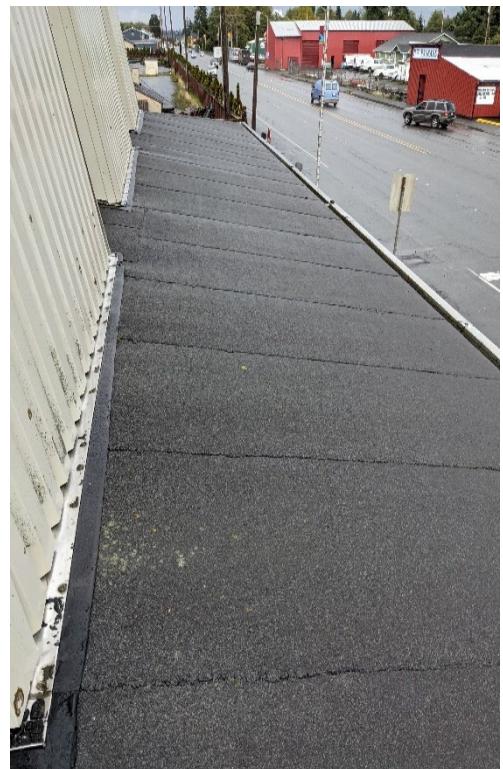
Many spaces are overflowing with equipment and gear in locations that are non-secured, and poorly ventilated.



Roofing Conditions

The mansard-style roofing system is unique. From original photos from 1966, the wood shake vertical canted upper roof has been replaced with metal paneling. The low-slope first floor roof is sheet membrane roofing and seams between membrane sheets and at intersection of vertical siding are areas where there appears cracking of membrane allowing water intrusion. The intersection of those two systems are points of roof system failure and the cause of some roof leaks that have occurred. There are built-in gutters that have failed and are likely the cause of roof water drainage on facial boards are causing dry-rot. Windows on the second floor need recaulking and are also sources for water leaks. The window seals and caulking between windows and metal siding are failing and not energy efficient.

The poor quality of the roof is exposing the roof structure to potential structural failure where water intrusion, mold, and mildew, and vegetation is growing.



Summary Statement of Photographic Findings:

Fire Station No.2 primarily serves the residents or South Aberdeen. It fails to meet the standards for a healthy, safe work environment for the City's firefighters. Of more than a dozen fire stations that RPM teams have evaluated over the years, Aberdeen Fire Station No. 2 is by far, the most deficient fire station reviewed. Basic failures to today's fire station standards include:

1. Engine Bays are not large enough to stage Fire Engines and Aid Units
2. Ventilation is not adequate, and should be negative pressure, in addition to the exhaust hoses
3. No vestibules exist between the engine bays and adjacent areas to isolate off-gassing and fumes from other areas
4. Electrical panels are not located for safe access and clearance requirements per code
5. Lighting, heating, and ventilation, window systems, and roofing systems are not energy efficient
6. PPE storage is not isolated from other areas
7. Fitness equipment area is not adequate and located in a high hazard area
8. Day room size and amenities, and finishes are poor
9. Kitchen gallery area is small, appliances are old, and ventilation is poor.
10. No specific designated dining area
11. Sleeping areas are not isolated from one another
12. Restrooms are not private, unisex, to today's standards
13. ADA requirements are not met
14. The facility is located in a liquefaction zone and the foundation does not appear to address seismic code conditions
15. The roofing systems are failing and allowing water intrusion, mold, mildew, and vegetation growth
16. Parking areas are not secure for firefighters' personal vehicles
17. Security system is minimal
18. The mechanical systems have been adapted over time and is not a centralized, efficient system
19. Asbestos and lead containing materials are evident in several locations of the facility
20. Work areas and storage areas are small and insufficient

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 2

PREVENTATIVE MAINTENANCE RECOMMENDED

SCHEDULE

SECTION 3.9



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
MAIN FIRE STATION NO. 2 - SOUTH ABERDEEN STATION

I = INSPECT
C = CLEAN
M = MAINTAIN
R = REPAIR



No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		I	C,M	R	Inspect, clean, and repair to maintain surface integrity, avoid tripping hazards, potholes, treat for ice
2	PARKING LOT STALLS		I	C,M	R	Inspect for oil spills, striping condition, asphalt surfaces, puddling of water
3	ADA PARKING					
4	ADA RAMP					
5	WHEEL STOPS					
6	STORM DRAINS		I	C,M	R	Inspect, and Clear of potential clogging during fall and winter storm periods (before and after events)
7	TOPOGRAPHY		I	C,M	R	Review for tripping hazards, correct as needed
8	CURBS					Inspect for cracks, striping and painting, clear fire access route and no-parking curb-side markings
9	SIDEWALKS	I		C,M	R	Inspect for cracks, route of travel ease, slip or trip hazards, cleanliness, free of debris and ice
10	UTILITIES		I	C,M	R	Underground utilities inspect for trench sagging, appurtenances (meters/valves) in operating order, secure
11	LANDSCAPING		I	C,M	R	Seasonal pruning and mulching, weekly mowing streetside landscaping area, entryways during growing seasons
12	SITE LIGHTING		I	C,M	R	Night time review for bulb replacement, cleaning, repair and adjust as needed for coverage
13	SITE SECURITY	I		C,M	R	Weekly inspection of all security systems for proper operation, test monthly, make adjustments when needed.
14	FENCING					
15	PARKING SIGNAGE		I	C,M	R	Review for location and visibility, replace/clean as necessary
16	EVIDENCE OF PESTS	I		M		Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly
17	GRAFFITI	I,C				Inspect weekly and remove graffiti immediately
18	DEBRIS/DUMPING	I,C				Remove any debris or trash on-site weekly
19	STREET SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
20	BUILDING SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
	INTERIORS					
21	WALLS	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
22	TRIM	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
23	PAINT	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
24	WINDOWS	I		C,M,R		Clean quarterly, inside and outside, or as-needed
25	FLOORS	I	C	M	R	Regular cleaning as janitorial service, deep cleaning and maintaining quarterly, finishes repair annually
26	STAIRS	I	C	M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
27	CEILING			C,M,R		Inspect weekly for ceiling tile stains (indicative of HVAC leaks or roof leaks) repair as needed, replace ACT quarterly if needed
28	ENGINE BAYS	I		C,M,R		Weekly inspections of general areas, clean/maintain/repair as needed, quarterly
29	ROLL-UP DOORS	I		M	R	Inspect for security and function weekly, provide gear/chain lube quarterly or as needed, make repairs
30	EVIDENCE OF PESTS	I	C	M	R	Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly
31	APPLIANCES	I	C	M	R	Inspect, maintain, and repair per Mfr. Instructions
32	DOORS, DOOR HARDWARE	I	C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function
MECHANICAL						
33	HVAC	I		C,M	R	Inspect for noise, operation, vibration, alarm status, fan operation, clear access
34	HVAC FILTERS	I		C,M	R	High use replace monthly or per Mfr. Recommendations.
35	HVAC INTAKES & RETURNS	I		C,M	R	Inspect for clear intake and return air pathways
36	EXHAUST	I		C,M	R	Inspect for clear exhaust air pathways
ELECTRICAL						
37	LIGHTING	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
38	LIGHTING - FIXTURES	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
39	LIGHT SWITCHES	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
40	ELECTRICAL OUTLETS	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
41	ELECTRICAL PANEL			I	R	Inspect quarterly
42	PANEL CLEARANCE	I		C,M	R	Inspect weekly to ensure no obstructions within 36" of panel doors
43	ELECTRICAL METERS	I		C,M	R	Inspect monthly for proper operation, access
44	LOW VOLTAGE SYSTEMS, DATA	I		C,M	R	Quarterly confidence testing per Mfg. Instructions.
45	TRAFFIC SIGNAL TRANSFORMER	I		C,M	R	Quarterly confidence testing per Mfg. Instructions.
PLUMBING						
46	SINKS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
47	FAUCETS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
48	RUNNING WATER	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
49	TOILETS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
50	SHOWER ROOM	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
51	BATHTUB					
52	WATER HEATERS			I	M,R	Inspect quarterly, maintain and make any repairs/replacements for confidence annually
53	EVIDENCE OF WATER DAMAGE	I	C	M	R	Weekly inspections for any sign of water damage. Repair upon discovery.
54	RESTROOMS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
FIRE & LIFE SAFETY						

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
55	FIRE ALARM AND RELATED LIFE SAFETY DEVICES			I	M,R	Annual Confidence Testing, Inspect quarterly for function
56	WET/DRY SUPPRESSION & STANDPIPES			I	M,R	Quarterly visual inspection, make repairs as needed
57	FIRE ALARM MONITORING	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
58	SMOKE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
59	CARBON MONOXIDE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
60	EGRESS	I		M	R	Regular inspection for clear egress pathways weekly
61	EGRESS CLEARANCE	I		M	R	Regular inspection for clear egress clearance pathways weekly
62	EGRESS SIGNAGE	I		M	R	Regular inspection for of egress signage weekly
63	FIRE EXTINGUISHERS		I,M		R	Monthly inspections, annual certification
64	FIRE EXTINGUISHER CABINET		I,M		R	Monthly inspections, annual certification
65	EMERGENCY SHUT-OFF/DISCONNECTS			I,M	R	Inspect shutoff valves and disconnects visually on a quarterly basis
66	GROUNDING SYSTEMS				I,M,R	Annual inspection of all major grounding systems, grounding rod, copper connections for continuity
67	SECURITY SYSTEMS & ACCESS CONTROLS	I	C	M	R	Regular weekly inspections for proper function, clean-maintain-repair as needed
STRUCTURE						
68	BUILDING STRUCTURE - Concrete/CMU/Wood			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
69	TRUSSES/ATTIC/ROOF SUPPORTS			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
70	FOUNDATION: CONCRETE SLAB			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
EXTERIOR ENCLOSURE						
71	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	I		C,M	R	Regular visual inspections for cracks, insect infestations, quality of finishes, surface connections integrity
72	GLASS - WINDOWS & STOREFRONT	I		C,M	R	Clean quarterly, inside and outside, or as-needed
73	STEPS	I		C,M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly
74	EXTERIOR DOORS	I	C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function
75	LOCKS/HARDWARE	I	C	M	R	Inspect for proper operation, closures function, fire hardware operable, hardware function
76	FRAME OPENINGS	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed
77	THRESHOLD	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed
78	AWNINGS					Monthly inspections and cleaning and removal of any debris, seasonal monitoring
79	ROOF		I,C	M	R	before/after weather events, make repairs as needed.
80	ROOFTOP MECHANICAL UNITS		I,C	M	R	Inspect and maintain per manufacturer's requirements
81	PARAPET		I,C	M	R	Inspect for damage regularly, clean-maintain-repair as needed all parapet flashings, standing seams
82	EVIDENCE OF WATER DAMAGE	I		M	R	Inspect weekly for any water damage, leakage, standing water, water intrusions

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
83	SEWER CLEAN-OUTS	I		C,M	R	General inspection weekly, clean/maintain before/after storm events, make repairs as needed
84	EXTERIOR OUTLETS			I,M	R	Inspect quarterly and make any necessary repairs due to damage. Ensure proper use of outlets (not overloaded)
85	EXTERIOR LIGHTING	I		C,M	R	Inspect weekly, quarterly at night for proper function, clean/maintain and repair as needed
86	GUTTERS - ROOF DRAINS		I	C,M	R	Monthly visual inspections, clean as needed seasonally, make necessary repairs as damage occurs
87	DOWNSPOUTS	I		C,M	R	Monthly visual inspections, ensure no clogging, and water does not puddle near building perimeters
88	HOSE BIBS		I	M	R	Monthly visual inspection for drips, shutoff for cold weather, make repairs as needed
89	PENETRATIONS		I,C	M	R	Inspect all building enclosure systems for penetrations that could leak, damage systems. Make repairs as needed on occurrence
MISC						
OVERALL SEISMIC VULNERABILITY						
90	TELECOMMUNICATIONS/DATA CONNECTS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
91	DESIGN/CONSTRUCT TO SEISMIC ZONE			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
92	SEISMIC BRACING - MEP SYSTEMS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
93	SEISMIC CLIPS - TOP OF MASONRY WALLS					Annual Structural Systems Seismic Vulnerability Visual Inspection
94	BOLTING/STRAPPING AT FOUNDATIONS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
95	LIQUIFICATION/SOIL CONDITIONS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
CONVEYANCE SYSTEMS						
96	FIRE FIGHTER'S POLE			ICMR		Ensure secured from use, shaft secured 24/7
FIRE DEPARTMENT SYSTEMS/EQUIPMENT						
97	HOSE DRYING TOWER					
98	PPE ROOM	ICMR				Inspect, clean, maintain and repair regularly and consistently, Ensure clean and orderly, no egress impediments
99	LOCKERS AREA	ICMR				Inspect, clean, maintain and repair regularly and consistently
100	SLEEPING QUARTERS	ICMR				Inspect, clean, maintain and repair regularly and consistently
101	COMPRESSOR/COMPRESSOR ROOM	I	M	R		Inspect regularly and correct/repair immediately if any defects
102	LAUNDRY SPACE	IC		M	R	Inspect/clean weekly, clean vents quarterly at minimum, make repairs immediately (assume annual)
103	COMMUNICATIONS/DISPATCH	ICMR				Inspect regularly and correct/repair immediately if any defects
104	DRY STORAGE	ICMR				Inspect weekly for air dry standards, correct/repair immediately.
105	MECHANICAL ROOM/BOILER/PUMPS	I	CM	R		Inspect all mechanica equipment and moving parts, maintain in accordance with Mfg's requirements
106	ELECTRICAL ROOM/SWITCHGEAR/PANELS		I	C	MR	Ensure 36" clearance in front of all electricla panels is maintained at all times.
107	BACKUP GENERATOR/FUELING	I	CMR			Monthly Testing at minimum (verify weekly - may be FD requirement), Fuel Supply availability
108	ENGINE FUEL EXHAUST SYSTEM	ICMR				Inspect daily after each use, clean/maintain/repair immediately if any defects
109	MEDIA, REC AREA	ICMR				Inspect, clean, maintain and repair regularly and consistently

FIRE STATIONS AND RELATED SITES

FIRE STATION NO. 2

PREVENTATIVE MAINTENANCE RECOMMENDED ANNUAL BUDGET

SECTION 3.10

Date Prepared:

10/30/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
SITE CONDITIONS									
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		1 YEAR		\$ 500		\$ 500	\$ 500	FILL POTHOLE, STRIPING, CURB REPAIR - ALL INCLUSIVE LOT BUDGET
2	PARKING LOT STALLS								
3	ADA PARKING								
4	ADA RAMP								
5	WHEEL STOPS								
6	STORM DRAINS								
7	TOPOGRAPHY								
8	CURBS								
9	SIDEWALKS								
10	UTILITIES								
11	LANDSCAPING		26 WEEKS		\$ 110		\$ 2,860	\$ 2,860	BI-WEEKLY MOW, TRIM, PRUNE, EDGING, FERTILIZER
12	SITE LIGHTING		4 QTR		\$ 50		\$ 200	\$ 200	BULB REPLACEMENT, REPAIRS FOR ALL SITE LIGHTING SYSTEMS
13	SITE SECURITY								
14	FENCING								
15	PARKING SIGNAGE								
16	EVIDENCE OF PESTS		4 QTR		\$ 150		\$ 600	\$ 600	PEST/RODENTS, INSECTS VENDOR
17	GRAFFITI		1 LS		\$ 250		\$ 250	\$ 250	
18	DEBRIS/DUMPING		26 WEEKS		\$ 50		\$ 1,300	\$ 1,300	BI-WEEKLY GROUNDS MAINTENANCE, ALL INCLUSIVE CONTRACT
19	STREET SIGNAGE								
20	BUILDING SIGNAGE (INCLUDING MEMORIAL SIGN)								
INTERIORS									
21	WALLS								
22	TRIM								
23	PAINT		1 ALLOW		\$ 1,000		\$ 1,000	\$ 1,000	PERIODIC PAINT TOUCHUP AS NEEDED IN HIGH USE AREAS
24	WINDOWS		4 QTR		\$ 250		\$ 1,000	\$ 1,000	QUARTERLY WINDOW CLEANING SERVICE
25	FLOORS		26 WEEKS		\$ 200		\$ 5,200	\$ 5,200	JANITORIAL CLEANING, WAXING, BUFFING, SHAMPOOING
26	STAIRS								
27	CEILING								
28	ENGINE BAYS								
29	ROLL-UP DOORS		1 ALLOW		\$ 500		\$ 500	\$ 500	ALLOW FOR REPAIRS, ADJUSTMENTS, MAINTENANCE OF ROLLERS/CABLES
30	EVIDENCE OF PESTS								INCLUDED ABOVE
31	APPLIANCES		1 ALLOW		\$ 650		\$ 650	\$ 650	REPAIRS, REPLACEMENTS
32	DOORS, DOOR HARDWARE								
MECHANICAL									
33	HVAC						\$ -	\$ -	

10/30/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
34	HVAC FILTERS		4 QTR		250		\$ 1,000	\$ 1,000	ALL FILTERS, ALL EQUIPMENT
35	HVAC INTAKES & RETURNS		4 QTR		100		\$ 400	\$ 400	CLEAN GRILLS, REGISTERS, DIFFUSERS
36	EXHAUST								
ELECTRICAL									
37	LIGHTING								
38	LIGHTING - FIXTURES		4 QTR		\$ 150		\$ 600	\$ 600	BULB AND FIXTURES REPLACEMENT
39	LIGHT SWITCHES								
40	ELECTRICAL OUTLETS								
41	ELECTRICAL PANEL								
42	PANEL CLEARANCE								
43	ELECTRICAL METERS								
44	LOW VOLTAGE SYSTEMS, DATA								
45	TRAFFIC SIGNAL TRANSFORMER								
PLUMBING									
46	SINKS	2 EA			\$ 200		\$ 400	\$ 400	REPAIRS, CLOGS, REPLACEMENT FIXTURES, ALL INCLUSIVE FOR PLUMBING
47	FAUCETS								
48	RUNNING WATER								
49	TOILETS								
50	SHOWER ROOM								
51	BATHTUB								
52	WATER HEATERS	1 EA			\$ 1,500		\$ 1,500	\$ 1,500	MAINTENANC AND REPAIR/REPLACEMENT FOR MULT. WATER HEATERS
53	EVIDENCE OF WATER DAMAGE								
54	RESTROOMS								
FIRE & LIFE SAFETY									
55	FIRE ALARM AND RELATED LIFE SAFETY DEVICES	1 BLDGS			\$ 500		\$ 500	\$ 500	
56	WET/DRY SUPPRESSION & STANDPIPES								
57	FIRE ALARM MONITORING								
58	SMOKE DETECTORS								
59	CARBON MONOXIDE DETECTORS								
60	EGRESS								
61	EGRESS CLEARANCE								
62	EGRESS SIGNAGE								
63	FIRE EXTINGUISHERS	1 ANNUAL			\$ 500		\$ 500	\$ 500	
64	FIRE EXTINGUISHER CABINET								
65	EMERGENCY SHUT-OFF/DISCONNECTS								
66	GROUNDING SYSTEMS								
67	SECURITY SYSTEMS & ACCESS CONTROLS								
STRUCTURE									
68	BUILDING STRUCTURE - Concrete/CMU/Wood								
69	TRUSSES/ATTIC/ROOF SUPPORTS								
70	FOUNDATION: CONCRETE SLAB								
EXTERIOR ENCLOSURE									
71	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	1 LS			\$ 600		\$ 600	\$ 600	PATCH AND REPAIR ANNUALLY AS NEEDED
72	GLASS - WINDOWS & STOREFRONT	2 EA			\$ 200		\$ 400	\$ 400	EXTERIOR STOREFONT CLEANING, RECAULKING

10/30/2021

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
73	STEPS								
74	EXTERIOR DOORS								
75	LOCKS/HARDWARE								
76	FRAME OPENINGS								
77	THRESHOLD								
78	AWNINGS								
79	ROOF								
80	ROOFTOP MECHANICAL UNITS								
81	PARAPET								
82	EVIDENCE OF WATER DAMAGE								
83	SEWER CLEAN-OUTS								
84	EXTERIOR OUTLETS								
85	EXTERIOR LIGHTING								
86	GUTTERS - ROOF DRAINS								
87	DOWNSPOUTS								
88	HOSE BIBS								
89	PENETRATIONS								
MISC									
	OVERALL SEISMIC VULNERABILITY								
90	TELECOMMUNICATIONS/DATA CONNECTS								
91	DESIGN/CONSTRUCT TO SEISMIC ZONE								
92	SEISMIC BRACING - MEP SYSTEMS								
93	SEISMIC CLIPS - TOP OF MASONRY WALLS								
94	BOLTING/STRAPPING AT FOUNDATIONS								
95	LIQUIFICATION/SOIL CONDITIONS								
	CONVEYANCE SYSTEMS								
96	FIRE FIGHTER'S POLE								
	FIRE DEPARTMENT SYSTEMS/EQUIPMENT								
97	HOSE DRYING TOWER								
98	PPE ROOM								
99	LOCKERS AREA								
100	SLEEPING QUARTERS								
101	COMPRESSOR/COMPRESSOR ROOM								
102	LAUNDRY SPACE								
103	COMMUNICATIONS/DISPATCH								
104	DRY STORAGE								
105	MECHANICAL ROOM/BOILER/PUMPS								
106	ELECTRICAL ROOM/SWITCHGEAR/PANELS								

10/30/2021

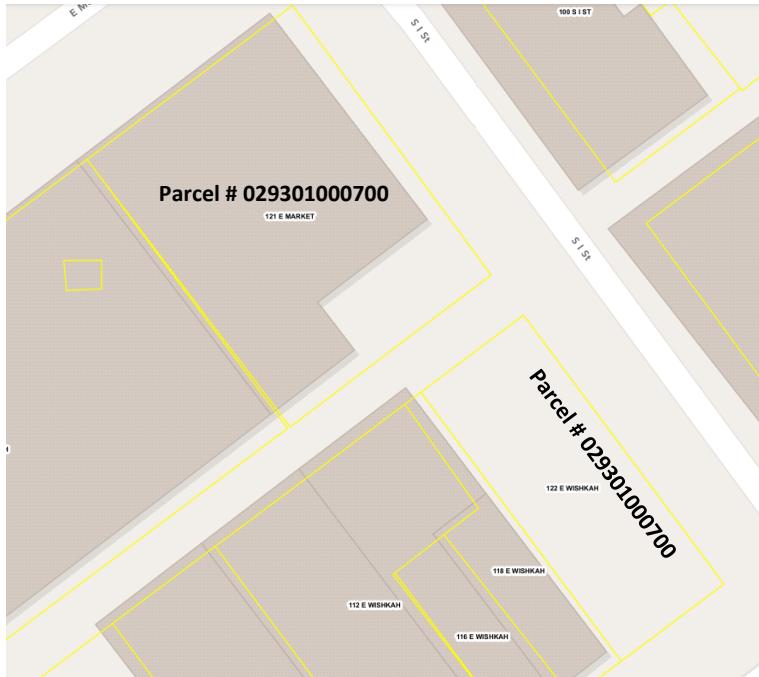
ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
TASK / ITEM		QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
107	BACKUP GENERATOR/FUELING								
108	ENGINE FUEL EXHAUST SYSTEM								
109	MEDIA, REC AREA EQUIPMENT AND FURNISHINGS	1	ALLOW		\$ 2,500		\$ 2,500	\$ 2,500	ANNUAL INTERIOR AMENITIES IMPROVEMENTS
					TOTALS		\$ 23,460	\$ 23,460	

THE RECOMMENDED PREVENTATIVE MAINTENANCE BUDGET IS BASED ON THE ESTIMATE OF LABOR, MATERIALS (CONTRACTS/VENDORS) AND EQUIPMENT IDENTIFIED. NOTE, THE ABOVE AMOUNTS DO NOT INCLUDE DAILY ROUTINE CUSTODIAL SERVICES, OR MAJOR REPAIRS AND CAPITAL IMPROVEMENTS, NOR DOES IT ADDRESS DEFERRED MAINTENANCE ITEMS. MAJOR REPAIRS/IMPROVEMENTS ARE INCLUDED IN THE CIP ANNUAL PLAN. DEFERRED MAINTAINANCE ITEMS ARE ADDRESSED IN THE SEPARATE PRIORITY ACTION ITEMS LIST.

**ABERDEEN PUBLIC LIBRARY
PROJECT PROFILE SHEET**

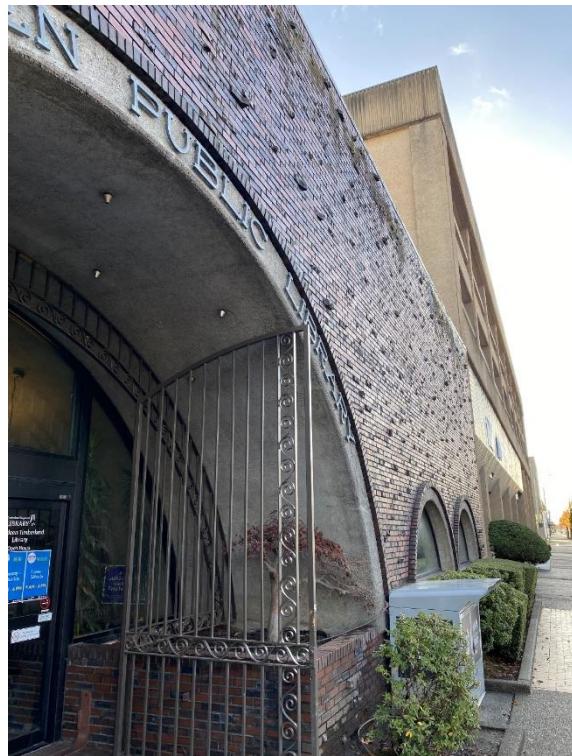
SECTION 4.1

PROPERTY PROFILE SHEET - ABERDEEN PUBLIC LIBRARY AND PARKING



PARCEL NUMBER	010103900100	010103901200
PARCEL ADDRESS	121 E MARKET	122 E WISHKAH
LEGAL DESCRIPTION	BENNS PLAT LOTS 1 & 2 BLK 39	BENNS PLAT LOT 12 BLK 39
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN
STATE	WA	WA
ZIPCODE	98520	98520
PLAT NUMBER	0101	0101
PLAT NAME	Benns Plat	Benns Plat
WARD NUMBER	5	5
CITY ZONING	CD	CD
IN SPECIAL FLOOD HAZARD AREA	YES	YES
FEMA FLOOD ZONE	AE	AE
BASE FLOOD ELEVATION	13'	13'
FIRM INDEX DATE	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0902D	53027C0902D
NFIP NUMBER	530058	530058
IN FLOODWAY?	NO	NO

IN TSUNAMI HAZARD ZONE?	YES	YES
In Wetlands	N	N
In Geo Hazard Area	N	N
Fish & Wildlife Sensitive Area	N	N
APPRAISED BUILDING VALUE	1,700,408	17,029
APPRAISED LAND VALUE	175,500	87,750
TOTAL APPRAISAL	1,875,908	104,779
APPRAISAL YEAR	2021	2021
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT
Neighborhood Area	60	60
LANDUSE(COUNTY)	67 - Services - Governmental	46 - Transportation - Auto Parking
TOWNSHIP	17	17
RANGE	09	09
SECTION	09	09
Shape_Area	13,046.71	6,588.83
LATITUDE	46.98	46.98
LONGITUDE	-123.82	-123.82



Aberdeen Public Library

**ABERDEEN PUBLIC LIBRARY
CONDITION ASSESSMENT CHECKLIST**

SECTION 4.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
PUBLIC LIBRARY FACILITY



SITE INFORMATION								
ASSESSMENT DATE	11/8/2021		Overall Summary of Condition Assessment: The overall condition of the Library facility is Fair. RPM assessed the library facility from the perspective of the City as a property and building owner, and not as tenant. Overall, the building is structurally sound, the roof membrane is good, and mechanical and electrical systems are fair. The brick masonry exterior façade of the building is in poor condition and worsening. Weep holes and interior flashing systems are not working properly to discharge water out of the brick cavity as is evident from signs of moss, mildew, and efflorescence build up on the brick masonry. There are signs where the brick stacks have expanded vertically from water absorption, but not adequate space from the top of brick stacks to the underside of the next higher stack is provided, causing the brick stacks to bend out from the face of the building. Cleaning out brick weep holes and opening up any plugged internal flashing systems and ensuring top of wall parapet coping is water tight, are all important maintenance items that appear to have been deferred for several years and needs prompt attention.					
ASSESSORS	Bernie, Anne, Lisa, Rusty							
ADDRESS	121 E Market St.							
SITE AREA	13112							
CURRENT USE	Public Library							
YEAR CONSTRUCTED	1967							
EFFECTIVE AGE	55							
CONSTRUCTION CLASS	CLASS D-E							
ZONING	CD							
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS			
Very Good	Good	Fair	Poor	Very Poor				
No.		SITE CONDITIONS						
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		X					
2	PARKING LOT STALLS		X					
3	ADA PARKING		X					
4	ADA RAMP		X					
5	WHEEL STOPS		X					
6	STORM DRAINS		X					
7	TOPOGRAPHY		X					
8	CURBS		X					
9	SIDEWALKS		X		Uneven sidewalks pose a tripping hazard			
10	UTILITIES		X					
11	LANDSCAPING		X		Perimeter planting areas are overgrown, weeds and moss-ridden. Vegetation is up against brick weep holes in masonry and should be free of growing up against the building exterior wall			
12	SITE LIGHTING		X					
13	SITE SECURITY		X		Two main entrances to the building make it more difficult to provide library security, which should be addressed in the new design NA			
14	FENCING		X					
15	PARKING SIGNAGE		X		No evidence of pests			
16	EVIDENCE OF PESTS		X		No evidence of graffiti			
17	GRAFFITI		X		No evidence of debris or dumping (note dumpsters are not secured)			
18	DEBRIS/DUMPING		X					
19	STREET SIGNAGE		X					
20	BUILDING SIGNAGE		X					
INTERIORS								
21	WALLS		X					
22	TRIM		X					

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
23 PAINT			X			Fresh paint is needed in public areas
24 WINDOWS			X			
25 FLOORS			X			All floor finishes are showing signs of continuous wear
26 STAIRS				X		The west stair should be readily accessible to occupants
27 CEILING			X			Ceiling finishes show water stains in some locations
28 EVIDENCE OF PESTS			X			No evidence of pests
29 APPLIANCES			X			Appliances are average age, but show signs of wear from continuous use.
30 DOORS, DOOR HARDWARE			X			No doors identified as nonfunctioning. Doors hardware and security should be evaluated for organized security protocol conformance.
MECHANICAL						
31 HVAC			X			HVAC system appears in fair condition, properly functioning and appears to be well maintained
32 HVAC FILTERS			X			
33 HVAC INTAKES & RETURNS			X			
34 EXHAUST				X		Exhaust systems inadequate in restrooms and breakrooms
ELECTRICAL						
35 LIGHTING				X		Lighting systems are not energy efficient
36 LIGHTING - FIXTURES				X		Aging, inefficient fixtures throughout the building
37 LIGHT SWITCHES			X			
38 ELECTRICAL OUTLETS				X		Better access to power outlets and data for a library is appropriate
39 ELECTRICAL PANEL			X			
40 PANEL CLEARANCE				X		
41 ELECTRICAL METERS			X			
42 LOW VOLTAGE SYSTEMS, DATA				X		Access to data, audio/video systems should be addressed in new design
PLUMBING						
43 SINKS			X			
44 FAUCETS			X			
45 RUNNING WATER			X			
46 TOILETS			X			
47 SHOWER ROOM						NA
48 BATHTUB						NA
49 WATER HEATERS			X			
50 EVIDENCE OF WATER DAMAGE			X			
51 RESTROOMS			X			Restroom appear well-maintained
FIRE & LIFE SAFETY						
52 FIRE ALARM AND RELATED LIFE SAFETY DEVICES			X			
53 WET/DRY SUPPRESSION & STANDPIPES			X			
54 FIRE ALARM MONITORING			X			
55 SMOKE DETECTORS			X			
56 CARBON MONOXIDE DETECTORS						None noted
57 EGRESS				X		Egress not readily available at NW stair. New design should address.
58 EGRESS CLEARANCE			X			No egress routes appear blocked from stored materials
59 EGRESS SIGNAGE			X			
60 FIRE EXTINGUISHERS			X			

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
61 FIRE EXTINGUISHER CABINET			X			
62 EMERGENCY SHUT-OFF/DISCONNECTS			X			
63 GROUNDING SYSTEMS				X		No lightning protection rods noted at roof level
64 SECURITY SYSTEMS & ACCESS CONTROLS				X		Aging system. Suggest a detailed evaluation of security system as an entire access/security system be implemented with new design
STRUCTURE						
65 BUILDING STRUCTURE - Concrete/CMU/Wood				X		Building structure is not per seismic code. The new design anticipates infill of a portion of the 2-story open areas. New loads attached to the interior columns requires detailed structural analysis for feasibility. Seismic retrofitting should be conducted in new design.
66 TRUSSES/ATTIC/ROOF SUPPORTS			X			Roof structure appears solid
67 FOUNDATION: CONCRETE SLAB			X			No concrete slab cracks noticed
EXTERIOR ENCLOSURE						
68 EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)					X	Brick masonry veneer exterior walls are in bad shape and evidence of moisture buildup in wall cavity behind brick is causing problems to the façade that needs urgent attention
69 GLASS - WINDOWS & STOREFRONT			X			windows show signs of broken seals, condensation and needs replacement in select locations
70 STEPS			X			
71 EXTERIOR DOORS			X			
72 LOCKS/HARDWARE			X			
73 FRAME OPENINGS			X			
74 THRESHOLD			X			
75 AWNINGS			X			
76 ROOF			X			The roofing membrane is in good shape but there is ponding in several locations. Walking pads are installed. Roof skylights all appear to be watertight and functioning properly
77 ROOFTOP MECHANICAL UNITS		X				Rooftop HVAC systems and exhausts fans all appear to be operating and functioning as designed, and appear to be well maintained.
78 PARAPET				X		Low parapet poses safety danger with no fall restraint system. Low parapet allows snow accumulation to wick into parapet cap flashing and water intrusion potential - possible source of brick cavity trapped water.
79 EVIDENCE OF WATER DAMAGE				X		Water/moisture in the brick cavity of the exterior wall is causing damage to the brick façade, evidence of water damage elsewhere not noticed. Small stains on ceiling tiles from occasional condensate drainline drips noticed on several locations
80 SEWER CLEAN-OUTS			X			
81 EXTERIOR OUTLETS				X		Aging and some abandoned.
82 EXTERIOR LIGHTING				X		Not LED
83 GUTTERS - ROOF DRAINS			X			Roof drains and overflow drains are functioning properly
84 DOWNSPOUTS			X			NA
85 HOSE BIBS			X			
86 PENETRATIONS		X				
MISC						
OVERALL SEISMIC VULNERABILITY						
87 TELECOMMUNICATIONS/DATA CONNECTS				X		New systems should be part of new design
88 DESIGN/CONSTRUCT TO SEISMIC ZONE				X		Does not meet seismic zone standards
89 SEISMIC BRACING - MEP SYSTEMS				X		Seismic bracing of MEP systems do not appear to exist.
90 SEISMIC CLIPS - TOP OF MASONRY WALLS						NA

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
91 BOLTING/STRAPPING AT FOUNDATIONS						NA
92 LIQUIFICATION/SOIL CONDITIONS			X			Located in a soils liquifaction zone. Original structure constructed to old code standards for soils conditions.
CONVEYANCE SYSTEMS						
93 HYDRAULIC ELEVATOR			X	X		Elevator is properly functioning but showing its age. Cab interior finish upgrades should be considered in any interior building finish upgrades in future
LIBRARY COMMON AREAS, MEETING ROOMS						
94 FURNITURE, FIXTURES, EQUIPMENT			X			Furniture, desks, chairs all appear in reasonable shape. Library should budget for regular upgrades from continuous wear
95 SECURITY				X		Access to the council chambers is directly off the elevator. Limited emergency egress from the NE stairway for elected officials and public (not direct access), and NW stair is further removed. Suggest security plan for active shooter scenarios, or emergency evacuation needs if not already provided.
96 AUDIO/VISUAL SYSTEMS				X		Audio/Visual systems should be improved in new design.
OTHER SPACES, EQUIPMENT						
97 STORAGE AND COLLECTIONS SPACE				X		Secured storage and collections spaces should be included in the new design so existing mechanical rooms and janitor closets, and other areas are not used for storage
98 MECHANICAL ROOM/BOILER/PUMPS			X			The second floor mechanical room is cramped, and access to equipment for maintenance is difficult. But overall, it appears the equipment is being properly maintained and functioning as designed.
99 ELECTRICAL ROOM/SWITCHGEAR/PANELS			X			

ABERDEEN PUBLIC LIBRARY
NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 4.3

Aberdeen Public Library



Aberdeen Public Library Entry and damaged brick facade

NARRATIVE OF FINDINGS

The overall condition of the Library facility is Fair. RPM assessed the library facility from the perspective of the City as a property and building owner, and not as tenant. The facility was reviewed for structural integrity, building envelope systems, mechanical, electrical, plumbing, building finishes, building code and egress requirements, and any observed deficiencies in life safety systems. The City leases the facility to the Timberland Regional Library who will be undergoing an interior renovation, so our focus was limited to essential shell and core building components, and related infrastructure systems. RPM reviewed initial design documents for the interior renovations planned, as a basis for the level of review



Evidence of brick veneer bulging, and damp white efflorescence on brick indicates cavity damage

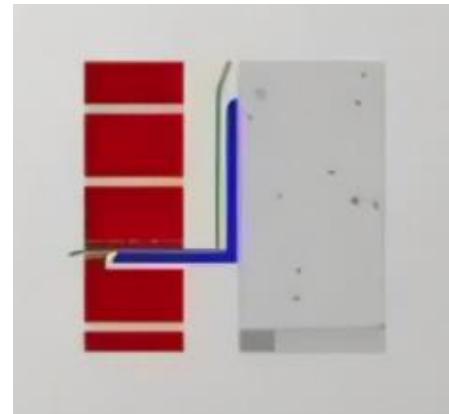
that should be conducted on behalf of the City and for long term facility asset preservation. Overall, the building is structurally sound, the roof membrane is good, and mechanical and electrical systems are fair. The brick masonry exterior façade of the building is in poor condition and worsening. Based on our review, we believe the brick surfaces of the building exterior is a brick veneer, supported with intermittent relieving angles supporting lifts of brick, similar to the detail to the right. Weep holes and interior flashing systems wick the water out of the brick cavity when water get inside the brick cavity, as designed.

Unfortunately, there is evidence of water not able to efficiently evacuate from the brick veneer cavity, as is evident from signs of moss, mildew, and efflorescence build up on the brick masonry. In some select locations, between steel relieving angles supporting vertical lifts of brick, there are signs where the brick stacks have expanded vertically from water absorption, but not adequate space from the top of brick stacks to the underside of the next higher stack is provided, causing the brick stacks to bend out from the face of the building. The cause of this is undetermined, but water intrusion into the brick cavity is likely a result of entry from the top of building parapet coping/flashings or areas where weep holes or internal flashings have been caulked over inadvertently over the years, trapping water in the cavity. Members of RPM's team has extensive experience with brick veneer systems, and based on our experience, the building brick veneer system is showing signs of failure and brick spalling and substrate structural support wall behind the brick veneer will start showing signs of structural degradation. Cleaning out brick weep holes and opening up any plugged internal flashing systems and ensuring top of wall parapet coping is watertight, are all important maintenance items that appear to have been deferred for several years and needs prompt attention. Vegetation at the ground level

planting beds should be cut back from the face of the building to help assist with allowing brick masonry to dry out. Soil built up and blocking weep holes should be removed to allow proper free drainage.



Brick base and soil/vegetation against masonry



Brick facade drainage detail



Brick veneer expansion joint. Missing broken brick ledge

Roofing System

The roofing system is in relatively good shape. The EPDM membrane has some standing water and soil in some locations, but all membrane joints and seams appear to be in good shape. Some maintenance debris was identified on the roof and RPM staff removed the items (screws and some sharp remnants from HVAC work were removed so the sharp objects didn't blow off the roof and injure others below or fall onto the roof membrane and cut the membrane creating future roof leaks). The roof assembly includes several skylights. All skylights appear to be functioning as designed and flashing systems and curb canting



Library roofing membrane, skylights, some ponding water, mud on roof



Rooftop mechanical equipment functioning and in good shape

is in good shape. The parapet is low, similar to City Hall and the Fire Station buildings constructed in the same era (1966/1967). The low parapet may be cause for water getting up and inside the parapet cap/coping and allowing water into the brick veneer cavity.

Mechanical, Electrical, Plumbing Systems

The MEP systems are all functioning. The second-floor mechanical room is congested and access to equipment can be difficult, but overall, the mechanical systems and equipment are functioning as designed, and rooftop equipment appears to be in good operating conditions and well maintained. Indoor lighting is poor and electrical outlets and data ports are too few for a library, which we anticipate will change as part of the interior improvements project planned.

Suggestions for Consideration



Debris left on roof membrane in several locations from maintenance crews

The building enclosure system of brick veneer needs to be cleaned, cavity flashing unplugged, and weep holes opened. Once dry, the brick masonry should be cleaned to remove efflorescence, and sealed. Areas where brick banks are compressing on other layers of brick, stress points should be evaluated, and any inadvertent mortar should be removed and replaced with backer rod and caulking to allow free movement and expansion of brick when masonry heats or expands from water absorption.

ABERDEEN PUBLIC LIBRARY
PREVENTATIVE MAINTENANCE RECOMMENDED
SCHEDULE

SECTION 4.4



CITY OF ABERDEEN
PREVENTATIVE MAINTENANCE RECOMMENDED SCHEDULE
PUBLIC LIBRARY FACILITY

I = INSPECT
C = CLEAN
M = MAINTAIN
R = REPAIR



No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		I	C,M	R	Inspect, clean, and repair to maintain surface integrity, avoid tripping hazards, potholes, treat for ice
2	PARKING LOT STALLS		I	C,M	R	Inspect for oil spills, striping condition, asphalt surfaces, puddling of water
3	ADA PARKING		I			Ensure signage is in place, and ADA parking areas remain accessible
4	ADA RAMP					
5	WHEEL STOPS		I			Inspect for damage, loose stops
6	STORM DRAINS		I	C,M	R	Inspect, and Clear of potential clogging during fall and winter storm periods (before and after events)
7	TOPOGRAPHY		I	C,M	R	Review for tripping hazards, correct as needed
8	CURBS					Inspect for cracks, striping and painting, clear fire access route and no-parking curb-side markings
9	SIDEWALKS	I		C,M	R	Inspect for cracks, route of travel ease, slip or trip hazards, cleanliness, free of debris and ice
10	UTILITIES		I	C,M	R	Underground utilities inspect for trench sagging, appurtenances (meters/valves) in operating order, secure
11	LANDSCAPING		I	C,M	R	Seasonal pruning and mulching, weekly mowing streetside landscaping area, entryways during growing seasons
12	SITE LIGHTING		I	C,M	R	Night time review for bulb replacement, cleaning, repair and adjust as needed for coverage
13	SITE SECURITY	I		C,M	R	Weekly inspection of all security systems for proper operation, test monthly, make adjustments when needed.
14	FENCING					
15	PARKING SIGNAGE		I	C,M	R	Review for location and visibility, replace/clean as necessary
16	EVIDENCE OF PESTS	I		M		Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly
17	GRAFFITI	I,C				Inspect weekly and remove graffiti immediately
18	DEBRIS/DUMPING	I,C				Remove any debris or trash on-site weekly
19	STREET SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
20	BUILDING SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
	INTERIORS					
21	WALLS	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
22	TRIM	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
23	PAINT	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
24	WINDOWS	I		C,M,R		Clean quarterly, inside and outside, or as-needed
25	FLOORS	I	C	M	R	Regular cleaning as janitorial service, deep cleaning and maintaining quarterly, finishes repair annually
26	STAIRS	I	C	M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
27	CEILING			C,M,R		Inspect weekly for ceiling tile stains (indicative of HVAC leaks or roof leaks) repair as needed, replace ACT quarterly if needed
28	EVIDENCE OF PESTS		C	M	R	Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly
29	APPLIANCES		C	M	R	Inspect, maintain, and repair per Mfr. Instructions
30	DOORS, DOOR HARDWARE		C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function
MECHANICAL						
31	HVAC			C,M	R	Inspect for noise, operation, vibration, alarm status, fan operation, clear access
32	HVAC FILTERS			C,M	R	High use replace monthly or per Mfr. Recommendations.
33	HVAC INTAKES & RETURNS			C,M	R	Inspect for clear intake and return air pathways
34	EXHAUST			C,M	R	Inspect for clear exhaust air pathways
ELECTRICAL						
35	LIGHTING			C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
36	LIGHTING - FIXTURES			C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly
37	LIGHT SWITCHES			C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
38	ELECTRICAL OUTLETS			C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed
39	ELECTRICAL PANEL				I	Inspect quarterly
40	PANEL CLEARANCE			C,M	R	Inspect weekly to ensure no obstructions within 36" of panel doors
41	ELECTRICAL METERS				C,M	Inspect monthly for proper operation, access
42	LOW VOLTAGE SYSTEMS, DATA				C,M	Quarterly confidence testing per Mfg. Instructions.
PLUMBING						
43	SINKS		C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
44	FAUCETS		C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
45	RUNNING WATER		C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
46	TOILETS		C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
47	SHOWER ROOM		C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
48	BATHTUB				I	
49	WATER HEATERS				M,R	Inspect quarterly, maintain and make any repairs/replacements for confidence annually
50	EVIDENCE OF WATER DAMAGE		C	M	R	Weekly inspections for any sign of water damage. Repair upon discovery.
51	RESTROOMS		C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.
FIRE & LIFE SAFETY						
52	FIRE ALARM AND RELATED LIFE SAFETY DEVICES			I	M,R	Annual Confidence Testing, Inspect quarterly for function
53	WET/DRY SUPPRESSION & STANDPIPES			I	M,R	Quarterly visual inspection, make repairs as needed
54	FIRE ALARM MONITORING			M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
55	SMOKE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
56	CARBON MONOXIDE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed
57	EGRESS	I		M	R	Regular inspection for clear egress pathways weekly
58	EGRESS CLEARANCE	I		M	R	Regular inspection for clear egress clearance pathways weekly
59	EGRESS SIGNAGE	I		M	R	Regular inspection for of egress signage weekly
60	FIRE EXTINGUISHERS		I,M		R	Monthly inspections, annual certification
61	FIRE EXTINGUISHER CABINET		I,M		R	Monthly inspections, annual certification
62	EMERGENCY SHUT-OFF/DISCONNECTS			I,M	R	Inspect shutoff valves and disconnects visually on a quarterly basis
63	GROUNDING SYSTEMS				I,M,R	Annual inspection of all major grounding systems, grounding rod, copper connections for continuity
64	SECURITY SYSTEMS & ACCESS CONTROLS	I	C	M	R	Regular weekly inspections for proper function, clean-maintain-repair as needed
STRUCTURE						
65	BUILDING STRUCTURE - Concrete/CMU/Wood			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
66	TRUSSES/ATTIC/ROOF SUPPORTS			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
67	FOUNDATION: CONCRETE SLAB			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure
EXTERIOR ENCLOSURE						
68	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	I		C,M	R	Regular visual inspections for cracks, insect infestations, quality of finishes, surface connections integrity
69	GLASS - WINDOWS & STOREFRONT	I		C,M	R	Clean quarterly, inside and outside, or as-needed
70	STEPS	I		C,M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly
71	EXTERIOR DOORS	I	C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function
72	LOCKS/HARDWARE	I	C	M	R	Inspect for proper operation, closures function, fire hardware operable, hardware function
73	FRAME OPENINGS	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed
74	THRESHOLD	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed
75	AWNINGS					Monthly inspections and cleaning and removal of any debris, seasonal monitoring
76	ROOF		I,C	M	R	before/after weather events, make repairs as needed.
77	ROOFTOP MECHANICAL UNITS		I,C	M	R	Inspect and maintain per manufacturer's requirements
78	PARAPET		I,C	M	R	Inspect for damage regularly, clean-maintain-repair as needed all parapet flashings, standing seams
79	EVIDENCE OF WATER DAMAGE	I		M	R	Inspect weekly for any water damage, leakage, standing water, water intrusions
80	SEWER CLEAN-OUTS	I		C,M	R	General inspection weekly, clean/maintain before/after storm events, make repairs as needed
81	EXTERIOR OUTLETS			I,M	R	Inspect quarterly and make any necessary repairs due to damage. Ensure proper use of outlets (not overloaded)

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
82	EXTERIOR LIGHTING	I		C,M	R	Inspect weekly, quarterly at night for proper function, clean/maintain and repair as needed
83	GUTTERS - ROOF DRAINS		I	C,M	R	Monthly visual inspections, clean as needed seasonally, make necessary repairs as damage occurs
84	DOWNSPOUTS	I		C,M	R	Monthly visual inspections, ensure no clogging, and water does not puddle near building perimeters
85	HOSE BIBS		I	M	R	Monthly visual inspection for drips, shutoff for cold weather, make repairs as needed
86	PENETRATIONS		I,C	M	R	Inspect all building enclosure systems for penetrations that could leak, damage systems. Make repairs as needed on occurrence
MISC						
	OVERALL SEISMIC VULNERABILITY					
87	TELECOMMUNICATIONS/DATA CONNECTS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
88	DESIGN/CONSTRUCT TO SEISMIC ZONE			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
89	SEISMIC BRACING - MEP SYSTEMS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
90	SEISMIC CLIPS - TOP OF MASONRY WALLS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
91	BOLTING/STRAPPING AT FOUNDATIONS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
92	LIQUIFICATION/SOIL CONDITIONS			ICMR		Annual Structural Systems Seismic Vulnerability Visual Inspection
	CONVEYANCE SYSTEMS					
93	HYDRAULIC ELEVATOR	C		ICMR		Annual certification and inspection, clean regularly
	LIBRARY COMMON AREAS, MEETING ROOMS					
94	FURNITURE, FIXTURES, EQUIPMENT	C		ICMR		Clean regularly, repair any broken, unsafe chairs, table legs, sharp objects
95	SECURITY	ICMR				Inspect, clean, maintain and repair regularly and consistently, Ensure clean and orderly, no egress impediments
96	AUDIO/VISUAL SYSTEMS	ICMR				Inspect, clean, maintain and repair regularly and consistently
	OTHER SPACES, EQUIPMENT			ICMR		Inspect, clean, maintain and repair regularly and consistently
97	STORAGE AND COLLECTIONS SPACE	I,C				Inspect regularly and correct/repair immediately if any defects
98	MECHANICAL ROOM/BOILER/PUMPS		I,C	M	R	Inspect/clean weekly, clean vents quarterly at minimum, make repairs immediately (assume annual)
99	ELECTRICAL ROOM/SWITCHGEAR/PANELS	ICMR				Inspect regularly and correct/repair immediately if any defects

ABERDEEN PUBLIC LIBRARY
PREVENTATIVE MAINTENANCE RECOMMENDED ANNUAL
BUDGET

SECTION 4.5

Date Prepared:

1/13/2022

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
SITE CONDITIONS									
1 SITE SURFACE: ASPHALT, CONCRETE & GRAVEL									
2	PARKING LOT STALLS		1 YEAR		\$ 500		\$ 500	\$ 500	FILL POTHOLE, STRIPING, CURB REPAIR - ALL INCLUSIVE LOT BUDGET
3	ADA PARKING								
4	ADA RAMP								
5	WHEEL STOPS								
6	STORM DRAINS								
7	TOPOGRAPHY								
8	CURBS								
9	SIDEWALKS								
10	UTILITIES								
11	LANDSCAPING		26 WEEKS		\$ 100		\$ 2,600	\$ 2,600	BI-WEEKLY MOW, TRIM, PRUNE, EDGING, FERTILIZER
12	SITE LIGHTING		4 QTR		\$ 100		\$ 400	\$ 400	BULB REPLACEMENT, REPAIRS FOR ALL SITE LIGHTING SYSTEMS
13	SITE SECURITY								
14	FENCING								
15	PARKING SIGNAGE								
16	EVIDENCE OF PESTS		4 QTR		\$ 100		\$ 400	\$ 400	PEST/RODENTS, INSECTS VENDOR
17	GRAFFITI		1 LS		\$ 250		\$ 250	\$ 250	
18	DEBRIS/DUMPING		26 WEEKS		\$ 50		\$ 1,300	\$ 1,300	BI-WEEKLY GROUNDS MAINTENANCE, ALL INCLUSIVE CONTRACT
19	STREET SIGNAGE								
20	BUILDING SIGNAGE (INCLUDING MEMORIAL SIGN)								
INTERIORS									
21	WALLS								
22	TRIM								
23	PAINT		1 ALLOW		\$ 500		\$ 500	\$ 500	PERIODIC PAINT TOUCHUP AS NEEDED IN HIGH USE AREAS
24	WINDOWS		4 QTR		\$ 200		\$ 800	\$ 800	QUARTERLY WINDOW CLEANING SERVICE
25	FLOORS		26 WEEKS		\$ 200		\$ 5,200	\$ 5,200	JANITORIAL CLEANING, WAXING, BUFFING, SHAMPOOING
26	STAIRS								
27	CEILING								
28	EVIDENCE OF PESTS								INCLUDED ABOVE
29	APPLIANCES		1 ALLOW		\$ 500		\$ 500	\$ 500	REPAIRS, REPLACEMENTS

1/13/2022

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
SITE CONDITIONS									
30	DOORS, DOOR HARDWARE								
MECHANICAL									
31	HVAC						\$	-	\$ -
32	HVAC FILTERS		4 QTR	200			\$ 800	\$ 800	ALL FILTERS, ALL EQUIPMENT
33	HVAC INTAKES & RETURNS		4 QTR	100			\$ 400	\$ 400	CLEAN GRILLS, REGISTERS, DIFFUSERS
34	EXHAUST								
ELECTRICAL									
35	LIGHTING		4 QTR		\$ 150		\$ 600	\$ 600	BULB AND FIXTURES REPLACEMENT
36	LIGHTING - FIXTURES								
37	LIGHT SWITCHES								
38	ELECTRICAL OUTLETS								
39	ELECTRICAL PANEL								
40	PANEL CLEARANCE								
41	ELECTRICAL METERS								
42	LOW VOLTAGE SYSTEMS, DATA								
PLUMBING									
43	SINKS		2 FLOORS		\$ 200		\$ 400	\$ 400	REPAIRS, CLOGS, REPLACEMENT FIXTURES, ALL INCLUSIVE FOR PLUMBING
44	FAUCETS								
45	RUNNING WATER								
46	TOILETS								
47	SHOWER ROOM								
48	BATHTUB								
49	WATER HEATERS								
50	EVIDENCE OF WATER DAMAGE								
51	RESTROOMS								
FIRE & LIFE SAFETY									
52	FIRE ALARM AND RELATED LIFE SAFETY DEVICES		1 BLDGS		\$ 500		\$ 500	\$ 500	
53	WET/DRY SUPPRESSION & STANDPIPES								
54	FIRE ALARM MONITORING								
55	SMOKE DETECTORS								
56	CARBON MONOXIDE DETECTORS								
57	EGRESS		1 ANNUAL		\$ 600		\$ 600	\$ 600	
58	EGRESS CLEARANCE								
59	EGRESS SIGNAGE								
60	FIRE EXTINGUISHERS								
61	FIRE EXTINGUISHER CABINET								
62	EMERGENCY SHUT-OFF/DISCONNECTS								
63	GROUNDING SYSTEMS								
64	SECURITY SYSTEMS & ACCESS CONTROLS								
STRUCTURE									
65	BUILDING STRUCTURE - Concrete/CMU/Wood								
66	TRUSSES/ATTIC/ROOF SUPPORTS								
67	FOUNDATION: CONCRETE SLAB								

1/13/2022

ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
	TASK / ITEM	QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS
SITE CONDITIONS									
EXTERIOR ENCLOSURE									
68	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)								
69	GLASS - WINDOWS & STOREFRONT		4 QTR		\$ 150	\$ 600	\$ 600		EXTERIOR STOREFRONT CLEANING, UPPER WINDOWS, RECAULKING
70	STEPS								
71	EXTERIOR DOORS								
72	LOCKS/HARDWARE		2 FLOORS		\$ 200	\$ 400	\$ 400		ADJUST, CLEAN
73	FRAME OPENINGS								
74	THRESHOLD								
75	AWNINGS								
76	ROOF		2 QTR		\$ 200	\$ 400	\$ 400		BI-ANNUAL ROOF INSPECTION AND MINOR REPAIRS
77	ROOFTOP MECHANICAL UNITS								
78	PARAPET								
79	EVIDENCE OF WATER DAMAGE								
80	SEWER CLEAN-OUTS								
81	EXTERIOR OUTLETS								
82	EXTERIOR LIGHTING								
83	GUTTERS - ROOF DRAINS								
84	DOWNSPOUTS								
85	HOSE BIBS								
86	PENETRATIONS								
MISC									
OVERALL SEISMIC VULNERABILITY									
87	TELECOMMUNICATIONS/DATA CONNECTS								
88	DESIGN/CONSTRUCT TO SEISMIC ZONE								
89	SEISMIC BRACING - MEP SYSTEMS								
90	SEISMIC CLIPS - TOP OF MASONRY WALLS								
91	BOLTING/STRAPPING AT FOUNDATIONS								
92	LIQUIFICATION/SOIL CONDITIONS								
CONVEYANCE SYSTEMS									
93	HYDRAULIC ELEVATOR	1 EA			\$ 500	\$ 500	\$ 500		ANNUAL INSPECTION
LIBRARY COMMON AREAS, MEETING ROOMS									
94	FURNITURE, FIXTURES, EQUIPMENT	1 LS			2500	\$ 2,500	\$ 2,500		
95	SECURITY	20 EA			\$ 200	\$ 4,000	\$ 4,000		

1/13/2022

1/13/2022		ANNUAL BUDGET FOR PREVENTATIVE MAINTENANCE AND REPAIRS									
TASK / ITEM		QUANTITY	UNIT	LABOR	MATERIALS	EQUIPMENT	TOTAL	BUDGET	NOTES/COMMENTS		
SITE CONDITIONS											
96	AUDIO/VISUAL SYSTEMS										
	OTHER SPACES, EQUIPMENT										
97	STORAGE AND COLLECTIONS SPACE										
98	MECHANICAL ROOM/BOILER/PUMPS										
99	ELECTRICAL ROOM/SWITCHGEAR/PANELS										
		4 QTR			\$ 250		\$ 1,000	\$ 1,000	Quarterly Maintenance Vendor		
									TOTALS	\$ 25,150	\$ 25,150

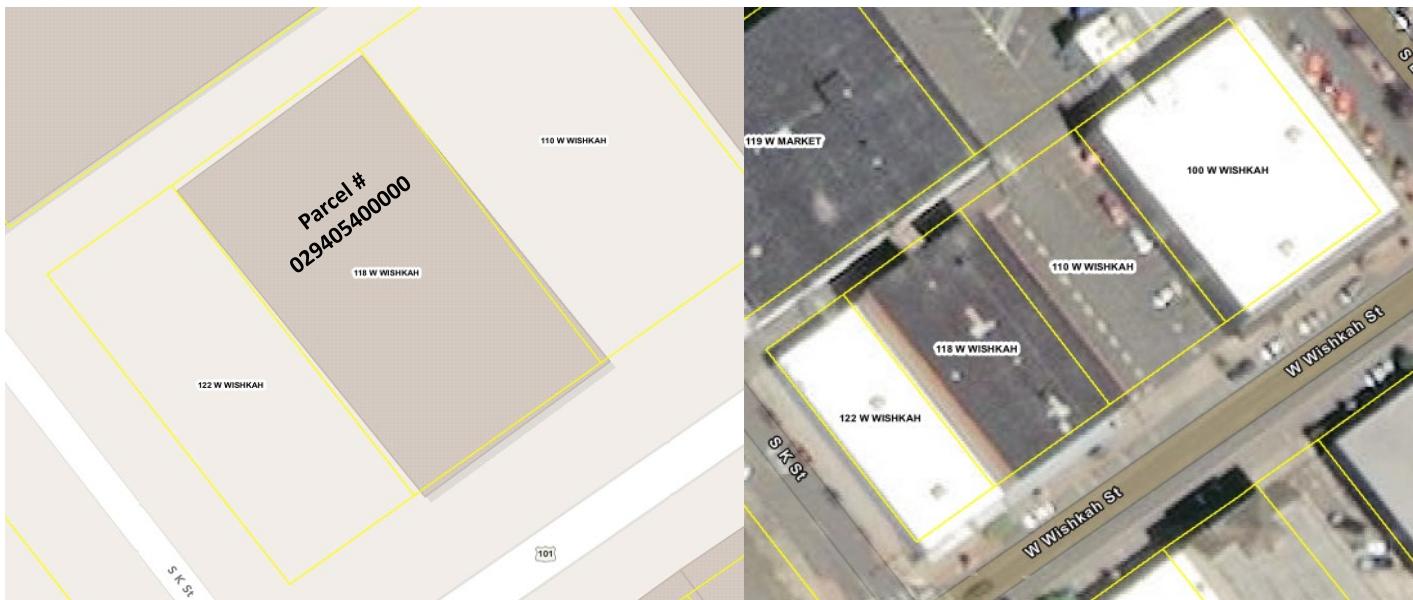
THE RECOMMENDED PREVENTATIVE MAINTENANCE BUDGET IS BASED ON THE ESTIMATE OF LABOR, MATERIALS (CONTRACTS/VENDORS) AND EQUIPMENT IDENTIFIED. NOTE, THE ABOVE AMOUNTS DO NOT INCLUDE DAILY ROUTINE CUSTODIAL SERVICES, OR MAJOR REPAIRS AND CAPITAL IMPROVEMENTS, NOR DOES IT ADDRESS DEFERRED MAINTENANCE ITEMS. MAJOR REPAIRS/IMPROVEMENTS ARE INCLUDED IN THE CIP ANNUAL PLAN. DEFERRED MAINTAINANCE ITEMS ARE ADDRESSED IN THE SEPARATE PRIORITY ACTION ITEMS LIST.

MUSEUM & OFFICE BUILDING

PROPERTY PROFILE SHEET

SECTION 5.1

PROPERTY PROFILE SHEET - ABERDEEN FUTURE MUSEUM BUILDING

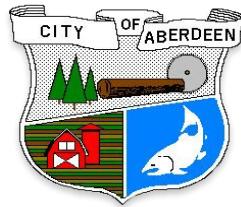


PARCEL NUMBER	029302400800	In Wetlands	N
PARCEL ADDRESS	118 W WISHKAH	In Geo Hazard Area	N
LEGAL DESCRIPTION	WAX & BENNS LOT 8 & WLY 1/2 OF LOT 9 BLK 24	Fish & Wildlife Sensitive Area	N
OWNER	SALVATION ARMY	APPRaised BUILDING VALUE	474,565
OWNER'S ADDRESS	PO BOX 1437	APPRaised LAND VALUE	131,625
CITY	ABERDEEN	TOTAL APPRAISAL	606,190
STATE	WA	APPRAISAL YEAR	2021
ZIPCODE	98520	SEISMIC CLASSIFICATION	CLASS D-E
PLAT NUMBER	0293	SLOPE DESIGNATION	0-5%
PLAT NAME	Wax & Benns	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
WARD NUMBER	5	EROSION POTENTIAL	SLIGHT
CITY ZONING	CD	Neighborhood Area	60
IN SPECIAL FLOOD HAZARD AREA	YES	LANDUSE(COUNTY)	59 - Trade - Other
FEMA FLOOD ZONE	AE	TOWNSHIP	17
BASE FLOOD ELEVATION	13'	RANGE	09
FIRM INDEX DATE	9/18/2020	SECTION	09
FIRM PANEL NUMBER	53027C0902D	Shape Area	9,924.92
NFIP NUMBER	530058	LATITUDE	46.97
IN FLOODWAY?	NO	LONGITUDE	-123.82
IN TSUNAMI HAZARD ZONE?	YES		

MUSEUM & OFFICE BUILDING

CONDITION ASSESSMENT CHECKLIST

SECTION 5.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
MUSEUM AND OFFICE BUILDING



SITE INFORMATION								
ASSESSMENT DATE	11/8/2021		Overall Summary of Condition Assessment: The overall condition of the Future Museum Building and upper floors as office space is poor. Every building system has largely outlived its intended design life. The building does not meet the latest building code, energy code, seismic code, ADA requirements, and the mechanical, electrical, security, data, sprinkler system, elevator, interior finishes, windows, and storefront and doors, flooring, lighting, and ceilings need substantial investment to bring up to commercial grade use. There is evidence of lead paint, asbestos floor tile, and asbestos containing pipe insulation. RPM conducted a separate detailed budget analysis to provide essential building improvements to construct life safety systems improvements to bring the facility up to building code standards and a bare essentials level of finishes upgrades. The January 26, 2022 estimate is \$1,599,934 which includes construction costs and design costs, with an anticipated project schedule of 12 months.					
ASSESSORS	Bernie, Anne, Lisa, Rusty							
ADDRESS	118 W. Wishkah							
SITE AREA	9924							
CURRENT USE	Public Library							
YEAR CONSTRUCTED	1967							
EFFECTIVE AGE	55							
CONSTRUCTION CLASS	CLASS D-E							
ZONING	CD		CONDITION					
			VERY GOOD	GOOD	FAIR			
			POOR	VERY POOR				
No.	SITE CONDITIONS				COMMENTS/OBSERVATIONS			
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		X					
2	PARKING LOT STALLS		X					
3	ADA PARKING		X					
4	ADA RAMP		X					
5	WHEEL STOPS				NA			
6	STORM DRAINS				NA			
7	TOPOGRAPHY				NA			
8	CURBS				NA			
9	SIDEWALKS		X		Uneven sidewalks pose a tripping hazard			
10	UTILITIES							
11	LANDSCAPING		X		NA			
12	SITE LIGHTING		X		Lighting inside awning needs to be upgraded (aged, inefficient)			
13	SITE SECURITY		X		The building does not have security cameras or access control to the entries, or security alarm system			
14	FENCING				NA			
15	PARKING SIGNAGE				NA			
16	EVIDENCE OF PESTS		X		There is evidence of mice droppings			
17	GRAFFITI		X		No evidence of graffiti			
18	DEBRIS/DUMPING		X		No evidence of debris or dumping			
19	STREET SIGNAGE		X					
20	BUILDING SIGNAGE		X		Signage is from previous tenants/uses and will need to be added for museum, City use			
INTERIORS								
21	WALLS			X				
22	TRIM			X				
23	PAINT			X				

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
24 WINDOWS					X	
25 FLOORS					X	
26 STAIRS		X				The stairs are in relatively good shape, though the central main stair has some soft spots in the treads that will need to be addressed. The central stair and railings to the second floor is potentially a building interior feature of historic craftsmanship that should be considered for careful restoration.
27 CEILING					X	
28 EVIDENCE OF PESTS					X	Evidence of mice/rat droppings
29 APPLIANCES					X	Any remaining appliances should be demolished. Salvation Army-owned appliances are NA
30 DOORS, DOOR HARDWARE					X	No doors identified as nonfunctioning. Doors hardware and security should be evaluated for organized security protocol conformance.
MECHANICAL						
31 HVAC					X	HVAC system is a combination of various systems. All are unsafe, inefficient, outdated
32 HVAC FILTERS					X	
33 HVAC INTAKES & RETURNS					X	
34 EXHAUST					X	Exhaust systems inadequate in restrooms and breakrooms
ELECTRICAL						
35 LIGHTING					X	Lighting systems are insufficient, unsafe, and are not energy efficient
36 LIGHTING - FIXTURES					X	Aging, inefficient fixtures throughout the building
37 LIGHT SWITCHES					X	
38 ELECTRICAL OUTLETS					X	
39 ELECTRICAL PANEL					X	
40 PANEL CLEARANCE					X	
41 ELECTRICAL METERS					X	
42 LOW VOLTAGE SYSTEMS, DATA					X	
PLUMBING						
43 SINKS			X		X	
44 FAUCETS			X		X	
45 RUNNING WATER			X		X	
46 TOILETS			X		X	
47 SHOWER ROOM						NA
48 BATHTUB						NA
49 WATER HEATERS					X	
50 EVIDENCE OF WATER DAMAGE					X	Water damage is in select locations from plumbing systems
51 RESTROOMS					X	Needs total replacement of all fixtures and finishes
FIRE & LIFE SAFETY						
52 FIRE ALARM AND RELATED LIFE SAFETY DEVICES				X	X	
53 WET/DRY SUPPRESSION & STANDPIPES				X		Existing system is not compatible with museum use, aging system adaptation not recommended, suggest system be replaced
54 FIRE ALARM MONITORING						NA - Nonexistent
55 SMOKE DETECTORS					X	
56 CARBON MONOXIDE DETECTORS					X	None noted
57 EGRESS					X	ADA egress needed

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
58 EGRESS CLEARANCE			X		X	No egress routes appear blocked from stored materials
59 EGRESS SIGNAGE					X	New exit signs needed, and egress directional signage and maps on each floor for any new layouts
60 FIRE EXTINGUISHERS					X	All new FE/FECs needed
61 FIRE EXTINGUISHER CABINET					X	
62 EMERGENCY SHUT-OFF/DISCONNECTS					X	Assume City connections of all water and gas is fully functioning
63 GROUNDING SYSTEMS					X	No lightning protection rods noted at roof level
64 SECURITY SYSTEMS & ACCESS CONTROLS					X	No existing security or access control system
STRUCTURE						
65 BUILDING STRUCTURE - Concrete/CMU/Wood			X			There is no evidence of building settlement, structurally, though there are some soft spots on the upper floors that will need to be upgraded, but overall structure appears ok. The building is not compliant with seismic code.
66 TRUSSES/ATTIC/ROOF SUPPORTS			X			Roof structure appears solid
67 FOUNDATION: CONCRETE SLAB			X			No concrete slab cracks noticed
EXTERIOR ENCLOSURE						
68 EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)			X			The building enclosure systems are fair considering the age. The metal siding may be hiding existing façade issues that should be inspected during any upgrade work
69 GLASS - WINDOWS & STOREFRONT				X		windows show signs of broken seals, condensation and needs replacement
70 STEPS			X			
71 EXTERIOR DOORS				X		Storefront aluminum needs replacement, exterior back roll-up door may need to be widened for museum artifacts (fire truck)
72 LOCKS/HARDWARE				X		
73 FRAME OPENINGS			X			
74 THRESHOLD			X			
75 AWNINGS				X		Rusted support system.
76 ROOF			X			There are no signs of roof leaks
77 ROOFTOP MECHANICAL UNITS				X		NA
78 PARAPET			X			
79 EVIDENCE OF WATER DAMAGE				X		
80 SEWER CLEAN-OUTS			X		X	Aging and some abandoned.
81 EXTERIOR OUTLETS				X		Not LED
82 EXTERIOR LIGHTING				X		Roof drains and overflow drains are functioning properly
83 GUTTERS - ROOF DRAINS			X			
84 DOWNSPOUTS			X			
85 HOSE BIBS			X			
86 PENETRATIONS			X			
MISC						
OVERALL SEISMIC VULNERABILITY						
87 TELECOMMUNICATIONS/DATA CONNECTS					X	New systems should be part of new design
88 DESIGN/CONSTRUCT TO SEISMIC ZONE					X	Does not meet seismic zone standards
89 SEISMIC BRACING - MEP					X	Does not exist
90 SEISMIC CLIPS - TOP OF MASONRY WALLS					X	NA
91 BOLTING/STRAPPING AT FOUNDATIONS					X	NA
92 LIQUIFICATION/SOIL CONDITIONS			X			Located in a soils liquification zone. Original structure constructed to old code standards for soils conditions.

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
CONVEYANCE SYSTEMS						
93 HYDRAULIC ELEVATOR				X		Elevator needs re-certifying, new cab finishes and lighting
COMMON AREAS, MEETING ROOMS, OFFICES						
94 FURNITURE, FIXTURES, EQUIPMENT					X	No furnishings, fixtures, or existing equipment is salvageable for reuse
95 SECURITY					X	This is a large square foot building and if all areas are not occupied, consideration in new design should be made to secure unoccupied areas in the interim
96 AUDIO/VISUAL SYSTEMS					X	All low voltage, audio/video/comm systems are not functioning, outdated, damaged and need replacement
OTHER SPACES, EQUIPMENT						
97 STORAGE AND COLLECTIONS SPACE			X			There are many areas within the building that can be utilized for storage purposes. Heavy loads are best to be located on the first floor slab-on-grade
98 MECHANICAL ROOM/BOILER/PUMPS			X			All systems are not reliable and need replacement
99 ELECTRICAL ROOM/SWITCHGEAR/PANELS			X			All new service needed from alleyway power source

MUSEUM & OFFICE BUILDING

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 5.3



NARRATIVE OF FINDINGS

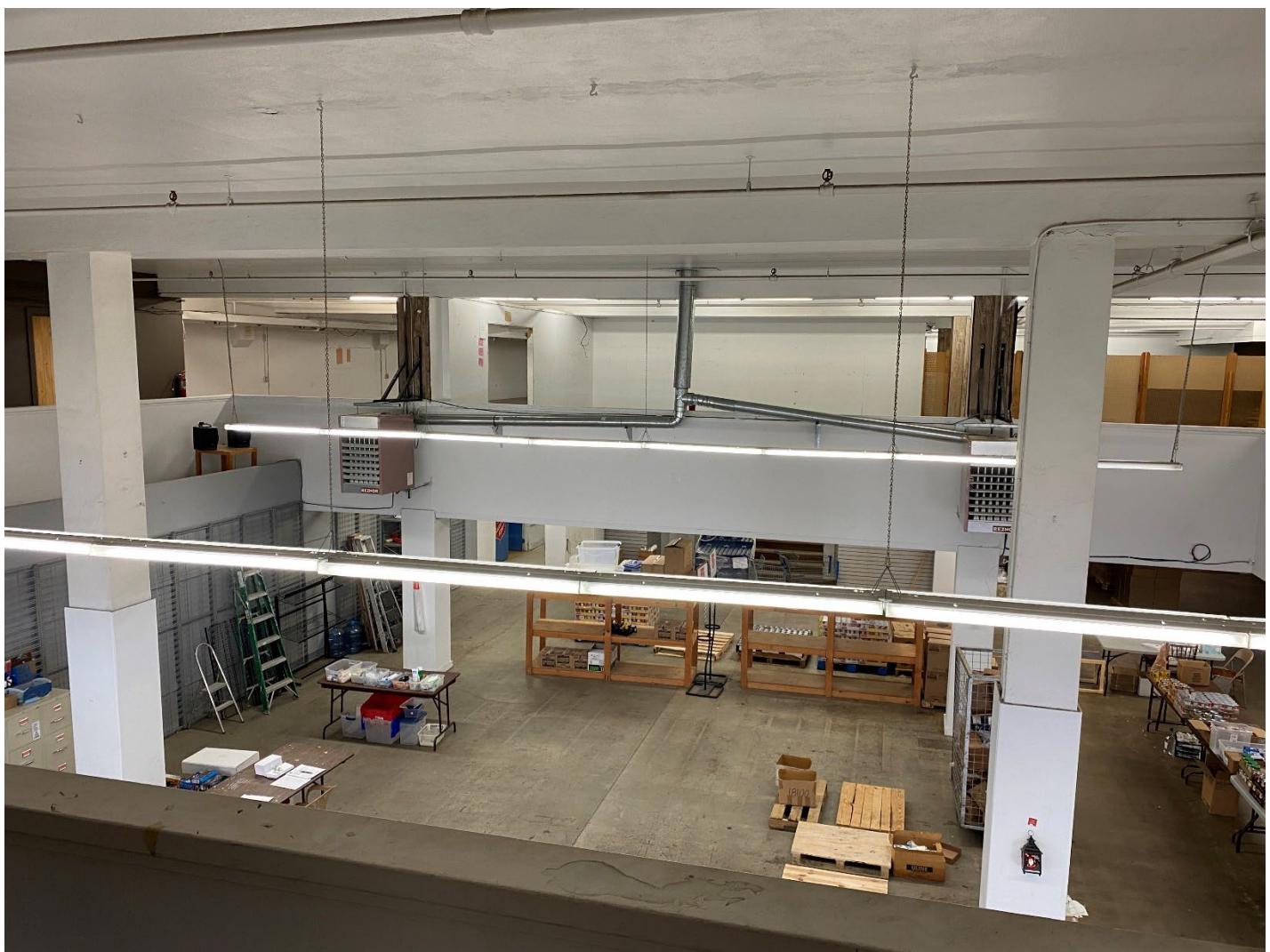
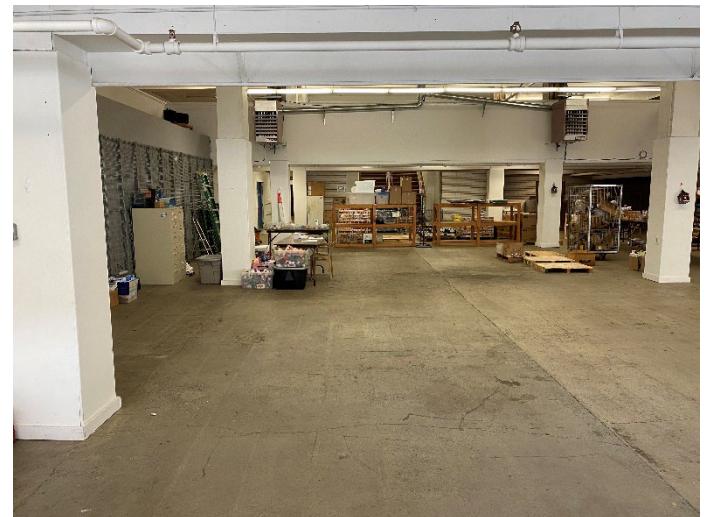
The overall condition of the Future Museum Building is poor. Every building system has largely outlived its intended design life. The building does not meet the latest building code, energy code, seismic code, ADA requirements, and the mechanical, electrical, security, data, sprinkler system, elevator, interior finishes, windows, and storefront and doors all need substantial investment to bring up to commercial grade use. There is evidence of lead paint, asbestos floor tile, and asbestos containing pipe insulation.

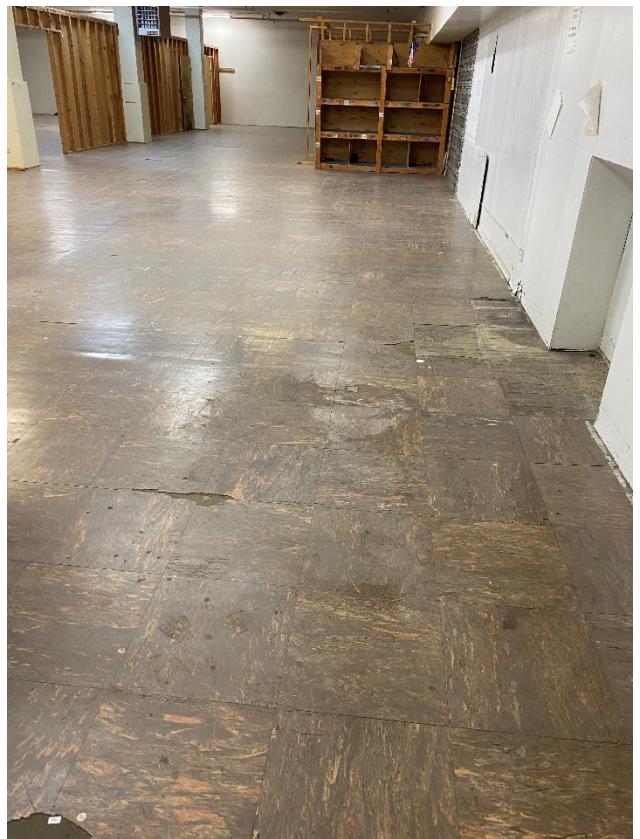
RPM conducted a separate detailed budget analysis to provide essential building improvements to construct life safety systems improvements to bring the facility up to building code standards and a bare essentials level of finishes upgrades. The January 26, 2022 estimate is \$1,599,934 which includes construction costs and design costs, with an anticipated project schedule of 12 months. The cost of improvements is approximately \$57/sf.

On the following pages, photos document existing conditions of the three floor levels. The photos largely speak for themselves indicating the poor conditions. From the photos, it is evident that a significant number of improvements are needed before the facility can be occupied, and many hazards should be addressed before the building is utilized for storing historical artifacts from the museum's collections.

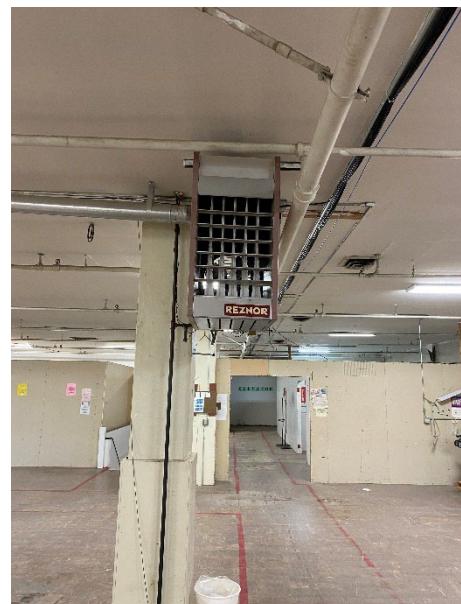
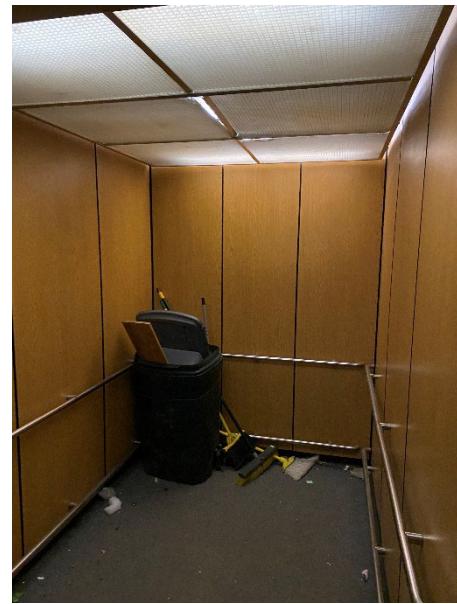
RPM recommends the City proceed with providing life safety, code compliant upgrades and essential improvements needed to allow the museum artifacts to be staged, and eventually for the items to be displayed and viewed by the general public inside the building. Upgrades are needed on all floors to address life safety concerns. Those upgrades, once complete, can allow for occupancy on upper floors too. The facility has limited parking for customers and adjacent parking lot owned by others should be considered for a use agreement to allow sufficient parking spaces for visitors.







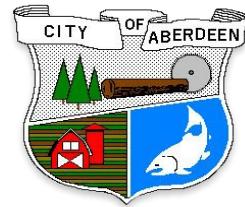




MUSEUM & OFFICE BUILDING

PREVENTATIVE MAINTENANCE RECOMMENDED SCHEDULE

SECTION 5.4



No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS
	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL					NA
2	PARKING LOT STALLS					NA
3	ADA PARKING					NA
4	ADA RAMP					NA
5	WHEEL STOPS					NA
6	STORM DRAINS					NA
7	TOPOGRAPHY					NA
8	CURBS					NA
9	SIDEWALKS	I		C,M	R	Inspect for cracks, route of travel ease, slip or trip hazards, cleanliness, free of debris and ice
10	UTILITIES		I	C,M	R	Underground utilities inspect for trench sagging, appurtenances (meters/valves) in operating order, secure
11	LANDSCAPING					NA
12	SITE LIGHTING		I	C,M	R	Night time review for bulb replacement, cleaning, repair and adjust as needed for coverage
13	SITE SECURITY	I		C,M	R	Weekly inspection of all security systems for proper operation, test monthly, make adjustments when needed.
14	FENCING					NA
15	PARKING SIGNAGE					NA
16	EVIDENCE OF PESTS	I		M		Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly
17	GRAFFITI	I,C				Inspect weekly and remove graffiti immediately
18	DEBRIS/DUMPING	I,C				Remove any debris or trash on-site weekly
19	STREET SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
20	BUILDING SIGNAGE	I		C,M	R	clean and repair as needed quarterly/annually
	INTERIORS					
21	WALLS	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
22	TRIM	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
23	PAINT	I		C,M,R		Inspect for damage regularly, clean-maintain-repair as needed
24	WINDOWS	I		C,M,R		Clean quarterly, inside and outside, or as-needed
25	FLOORS	I	C	M	R	Regular cleaning as janitorial service, deep cleaning and maintaining quarterly, finishes repair annually
26	STAIRS	I	C	M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly
27	CEILING	I		C,M,R		Inspect weekly for ceiling tile stains (indicative of HVAC leaks or roof leaks) repair as needed, replace ACT quarterly if needed
28	EVIDENCE OF PESTS	I	C	M	R	Inspect weekly for evidence of pest. Pest control preventative maintenance by vendor quarterly

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS	
	SITE CONDITIONS						
29	APPLIANCES	I	C	M	R	Inspect, maintain, and repair per Mfr. Instructions	
30	DOORS, DOOR HARDWARE	I	C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function	
	MECHANICAL						
31	HVAC	I		C,M	R	Inspect for noise, operation, vibration, alarm status, fan operation, clear access	
32	HVAC FILTERS	I		C,M	R	High use replace monthly or per Mfr. Recommendations.	
33	HVAC INTAKES & RETURNS	I		C,M	R	Inspect for clear intake and return air pathways	
34	EXHAUST	I		C,M	R	Inspect for clear exhaust air pathways	
	ELECTRICAL						
35	LIGHTING	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly	
36	LIGHTING - FIXTURES	I		C,M	R	Inspect lighting and fixtures weekly, bulb replacement upon failure, clean/dust quarterly	
37	LIGHT SWITCHES	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed	
38	ELECTRICAL OUTLETS	I		C,M	R	Visual weekly inspection, clean and maintain quarterly or more often as needed	
39	ELECTRICAL PANEL			I	R	Inspect quarterly	
40	PANEL CLEARANCE	I		C,M	R	Inspect weekly to ensure no obstructions within 36" of panel doors	
41	ELECTRICAL METERS		I	C,M	R	Inspect monthly for proper operation, access	
42	LOW VOLTAGE SYSTEMS, DATA		I	C,M	R	Quarterly confidence testing per Mfg. Instructions.	
	PLUMBING						
43	SINKS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.	
44	FAUCETS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.	
45	RUNNING WATER	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.	
46	TOILETS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.	
47	SHOWER ROOM	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.	
48	BATHTUB			I	M,R	Inspect quarterly, maintain and make any repairs/replacements for confidence annually	
49	WATER HEATERS			C	M	Weekly inspections for any sign of water damage. Repair upon discovery.	
50	EVIDENCE OF WATER DAMAGE	I		M	R		
51	RESTROOMS	I	C	M	R	Regular janitorial cleaning, deep cleaning monthly, maintenance and repair as needed.	
	FIRE & LIFE SAFETY						
52	FIRE ALARM AND RELATED LIFE SAFETY DEVICES			I	M,R	Annual Confidence Testing, Inspect quarterly for function	
53	WET/DRY SUPPRESSION & STANDPIPES			I	M,R	Quarterly visual inspection, make repairs as needed	
54	FIRE ALARM MONITORING	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed	
55	SMOKE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed	

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS	
	SITE CONDITIONS						
56	CARBON MONOXIDE DETECTORS	I		M	R	Weekly visual inspection of devices, quarterly confidence testing, repair as needed	
57	EGRESS	I		M	R	Regular inspection for clear egress pathways weekly	
58	EGRESS CLEARANCE	I		M	R	Regular inspection for clear egress clearance pathways weekly	
59	EGRESS SIGNAGE	I		M	R	Regular inspection for of egress signage weekly	
60	FIRE EXTINGUISHERS		I,M		R	Monthly inspections, annual certification	
61	FIRE EXTINGUISHER CABINET		I,M		R	Monthly inspections, annual certification	
62	EMERGENCY SHUT-OFF/DISCONNECTS		I,M		R	Inspect shutoff valves and disconnects visually on a quarterly basis	
63	GROUNDING SYSTEMS			I,M,R		Annual inspection of all major grounding systems, grounding rod, copper connections for continuity	
64	SECURITY SYSTEMS & ACCESS CONTROLS	I	C	M	R	Regular weekly inspections for proper function, clean-maintain-repair as needed	
	STRUCTURE						
65	BUILDING STRUCTURE - Concrete/CMU/Wood			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure	
66	TRUSSES/ATTIC/ROOF SUPPORTS			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure	
67	FOUNDATION: CONCRETE SLAB			I	R	Quarterly visual inspections for stress points, connections, cracks in building structure	
	EXTERIOR ENCLOSURE						
68	EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)	I		C,M	R	Regular visual inspections for cracks, insect infestations, quality of finishes, surface connections integrity	
69	GLASS - WINDOWS & STOREFRONT	I		C,M	R	Clean quarterly, inside and outside, or as-needed	
70	STEPS	I		C,M	R	Inspect for clear passageway, loose treads or railings, repair as needed, tighten and secure quarterly	
71	EXTERIOR DOORS	I	C	M	R	Inspect for proper operation, closures function, fire doors operable, hardware function	
72	LOCKS/HARDWARE	I	C	M	R	Inspect for proper operation, closures function, fire hardware operable, hardware function	
73	FRAME OPENINGS	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed	
74	THRESHOLD	I		C,M	R	Inspect for damage regularly, clean-maintain-repair as needed	
75	AWNINGS					Monthly inspections and cleaning and removal of any debris, seasonal monitoring	
76	ROOF		I,C	M	R	before/after weather events, make repairs as needed.	
77	ROOFTOP MECHANICAL UNITS		I,C	M	R	Inspect and maintain per manufacturer's requirements	
78	PARAPET		I,C	M	R	Inspect for damage regularly, clean-maintain-repair as needed all parapet flashings, standing seams	
79	EVIDENCE OF WATER DAMAGE	I		M	R	Inspect weekly for any water damage, leakage, standing water, water intrusions	
80	SEWER CLEAN-OUTS	I		C,M	R	General inspection weekly, clean/maintain before/after storm events, make repairs as needed	
81	EXTERIOR OUTLETS			I,M	R	Inspect quarterly and make any necessary repairs due to damage. Ensure proper use of outlets (not overloaded)	
82	EXTERIOR LIGHTING	I		C,M	R	Inspect weekly, quarterly at night for proper function, clean/maintain and repair as needed	

No.	BUILDING SYSTEM/TASK ITEM	Weekly	Monthly	Quarterly	Annually	NOTES/COMMENTS	
	SITE CONDITIONS						
83	GUTTERS - ROOF DRAINS		I	C,M	R	Monthly visual inspections, clean as needed seasonally, make necessary repairs as damage occurs	
84	DOWNSPOUTS		I	C,M	R	Monthly visual inspections, ensure no clogging, and water does not puddle near building perimeters	
85	HOSE BIBS		I	M	R	Monthly visual inspection for drips, shutoff for cold weather, make repairs as needed	
86	PENETRATIONS		I,C	M	R	Inspect all building enclosure systems for penetrations that could leak, damage systems. Make repairs as needed on occurrence	
	MISC						
	OVERALL SEISMIC VULNERABILITY						
87	TELECOMMUNICATIONS/DATA CONNECTS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection		
88	DESIGN/CONSTRUCT TO SEISMIC ZONE			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection		
89	SEISMIC BRACING - MEP SYSTEMS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection		
90	SEISMIC CLIPS - TOP OF MASONRY WALLS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection		
91	BOLTING/STRAPPING AT FOUNDATIONS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection		
92	LIQUIFICATION/SOIL CONDITIONS			ICMR	Annual Structural Systems Seismic Vulnerability Visual Inspection		
	CONVEYANCE SYSTEMS						
93	HYDRAULIC ELEVATOR	C		ICMR	Annual certification and inspection, clean regularly		
	COMMON AREAS, MEETING ROOMS, OFFICES						
94	FURNITURE, FIXTURES, EQUIPMENT	C		ICMR	Clean regularly, repair any broken, unsafe chairs, table legs, sharp objects		
95	SECURITY			ICMR	Inspect, clean, maintain and repair regularly and consistently, Ensure clean and orderly, no egress impediments		
96	AUDIO/VISUAL SYSTEMS			ICMR	Inspect, clean, maintain and repair regularly and consistently		
	OTHER SPACES, EQUIPMENT						
97	STORAGE AND COLLECTIONS SPACE		I,C		ICMR	Inspect, clean, maintain and repair regularly and consistently	
98	MECHANICAL ROOM/BOILER/PUMPS			I,C	M	R	Inspect regularly and correct/repair immediately if any defects
99	ELECTRICAL ROOM/SWITCHGEAR/PANELS			ICMR	Inspect/clean weekly, clean vents quarterly at minimum, make repairs immediately (assume annual)		
							Inspect regularly and correct/repair immediately if any defects

MUSEUM & OFFICE BUILDING

PREVENTATIVE MAINTENANCE RECOMMENDED ANNUAL BUDGET

SECTION 5.5



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
MUSEUM AND OFFICE BUILDING



SITE INFORMATION								
ASSESSMENT DATE	11/8/2021		Overall Summary of Condition Assessment: The overall condition of the Future Museum Building and upper floors as office space is poor. Every building system has largely outlived its intended design life. The building does not meet the latest building code, energy code, seismic code, ADA requirements, and the mechanical, electrical, security, data, sprinkler system, elevator, interior finishes, windows, and storefront and doors, flooring, lighting, and ceilings need substantial investment to bring up to commercial grade use. There is evidence of lead paint, asbestos floor tile, and asbestos containing pipe insulation. RPM conducted a separate detailed budget analysis to provide essential building improvements to construct life safety systems improvements to bring the facility up to building code standards and a bare essentials level of finishes upgrades. The January 26, 2022 estimate is \$1,599,934 which includes construction costs and design costs, with an anticipated project schedule of 12 months.					
ASSESSORS	Bernie, Anne, Lisa, Rusty							
ADDRESS	118 W. Wishkah							
SITE AREA	9924							
CURRENT USE	Public Library							
YEAR CONSTRUCTED	1967							
EFFECTIVE AGE	55							
CONSTRUCTION CLASS	CLASS D-E							
ZONING	CD							
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS			
Very Good	Good	Fair	Poor	Very Poor				
No.	SITE CONDITIONS							
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		X					
2	PARKING LOT STALLS		X					
3	ADA PARKING		X					
4	ADA RAMP		X					
5	WHEEL STOPS					NA		
6	STORM DRAINS					NA		
7	TOPOGRAPHY					NA		
8	CURBS					NA		
9	SIDEWALKS			X		Uneven sidewalks pose a tripping hazard		
10	UTILITIES							
11	LANDSCAPING					NA		
12	SITE LIGHTING			X		Lighting inside awning needs to be upgraded (aged, inefficient)		
13	SITE SECURITY			X		The building does not have security cameras or access control to the entries, or security alarm system		
14	FENCING					NA		
15	PARKING SIGNAGE					NA		
16	EVIDENCE OF PESTS					There is evidence of mice droppings		
17	GRAFFITI		X			No evidence of graffiti		
18	DEBRIS/DUMPING		X			No evidence of debris or dumping		
19	STREET SIGNAGE		X					
20	BUILDING SIGNAGE			X		Signage is from previous tenants/uses and will need to be added for museum, City use		
INTERIORS								
21	WALLS				X			
22	TRIM				X			
23	PAINT				X			

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
24 WINDOWS					X	
25 FLOORS					X	
26 STAIRS		X				The stairs are in relatively good shape, though the central main stair has some soft spots in the treads that will need to be addressed. The central stair and railings to the second floor is potentially a building interior feature of historic craftsmanship that should be considered for careful restoration.
27 CEILING					X	
28 EVIDENCE OF PESTS					X	Evidence of mice/rat droppings
29 APPLIANCES					X	Any remaining appliances should be demolished. Salvation Army-owned appliances are NA
30 DOORS, DOOR HARDWARE					X	No doors identified as nonfunctioning. Doors hardware and security should be evaluated for organized security protocol conformance.
MECHANICAL						
31 HVAC					X	HVAC system is a combination of various systems. All are unsafe, inefficient, outdated
32 HVAC FILTERS					X	
33 HVAC INTAKES & RETURNS					X	
34 EXHAUST					X	Exhaust systems inadequate in restrooms and breakrooms
ELECTRICAL						
35 LIGHTING					X	Lighting systems are insufficient, unsafe, and are not energy efficient
36 LIGHTING - FIXTURES					X	Aging, inefficient fixtures throughout the building
37 LIGHT SWITCHES					X	
38 ELECTRICAL OUTLETS					X	
39 ELECTRICAL PANEL					X	
40 PANEL CLEARANCE					X	
41 ELECTRICAL METERS					X	
42 LOW VOLTAGE SYSTEMS, DATA					X	
PLUMBING						
43 SINKS			X		X	
44 FAUCETS			X		X	
45 RUNNING WATER			X		X	
46 TOILETS			X		X	
47 SHOWER ROOM						NA
48 BATHTUB						NA
49 WATER HEATERS					X	
50 EVIDENCE OF WATER DAMAGE					X	Water damage is in select locations from plumbing systems
51 RESTROOMS					X	Needs total replacement of all fixtures and finishes
FIRE & LIFE SAFETY						
52 FIRE ALARM AND RELATED LIFE SAFETY DEVICES				X	X	
53 WET/DRY SUPPRESSION & STANDPIPES				X		Existing system is not compatible with museum use, aging system adaptation not recommended, suggest system be replaced
54 FIRE ALARM MONITORING						NA - Nonexistent
55 SMOKE DETECTORS					X	
56 CARBON MONOXIDE DETECTORS					X	None noted
57 EGRESS					X	ADA egress needed

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
58 EGRESS CLEARANCE			X		X	No egress routes appear blocked from stored materials
59 EGRESS SIGNAGE					X	New exit signs needed, and egress directional signage and maps on each floor for any new layouts
60 FIRE EXTINGUISHERS					X	All new FE/FECs needed
61 FIRE EXTINGUISHER CABINET					X	
62 EMERGENCY SHUT-OFF/DISCONNECTS					X	Assume City connections of all water and gas is fully functioning
63 GROUNDING SYSTEMS					X	No lightning protection rods noted at roof level
64 SECURITY SYSTEMS & ACCESS CONTROLS					X	No existing security or access control system
STRUCTURE						
65 BUILDING STRUCTURE - Concrete/CMU/Wood			X			There is no evidence of building settlement, structurally, though there are some soft spots on the upper floors that will need to be upgraded, but overall structure appears ok. The building is not compliant with seismic code.
66 TRUSSES/ATTIC/ROOF SUPPORTS			X			Roof structure appears solid
67 FOUNDATION: CONCRETE SLAB			X			No concrete slab cracks noticed
EXTERIOR ENCLOSURE						
68 EXTERIOR WALLS (STUCCO, METAL SIDING, CMU)			X			The building enclosure systems are fair considering the age. The metal siding may be hiding existing façade issues that should be inspected during any upgrade work
69 GLASS - WINDOWS & STOREFRONT				X		windows show signs of broken seals, condensation and needs replacement
70 STEPS			X			
71 EXTERIOR DOORS				X		Storefront aluminum needs replacement, exterior back roll-up door may need to be widened for museum artifacts (fire truck)
72 LOCKS/HARDWARE				X		
73 FRAME OPENINGS			X			
74 THRESHOLD			X			
75 AWNINGS				X		Rusted support system.
76 ROOF			X			There are no signs of roof leaks
77 ROOFTOP MECHANICAL UNITS				X		NA
78 PARAPET			X			
79 EVIDENCE OF WATER DAMAGE				X		
80 SEWER CLEAN-OUTS			X		X	Aging and some abandoned.
81 EXTERIOR OUTLETS				X		Not LED
82 EXTERIOR LIGHTING			X			Roof drains and overflow drains are functioning properly
83 GUTTERS - ROOF DRAINS				X		
84 DOWNSPOUTS			X			
85 HOSE BIBS			X			
86 PENETRATIONS			X			
MISC						
OVERALL SEISMIC VULNERABILITY						
87 TELECOMMUNICATIONS/DATA CONNECTS					X	New systems should be part of new design
88 DESIGN/CONSTRUCT TO SEISMIC ZONE					X	Does not meet seismic zone standards
89 SEISMIC BRACING - MEP					X	Does not exist
90 SEISMIC CLIPS - TOP OF MASONRY WALLS					X	NA
91 BOLTING/STRAPPING AT FOUNDATIONS					X	NA
92 LIQUIFICATION/SOIL CONDITIONS			X			Located in a soils liquification zone. Original structure constructed to old code standards for soils conditions.

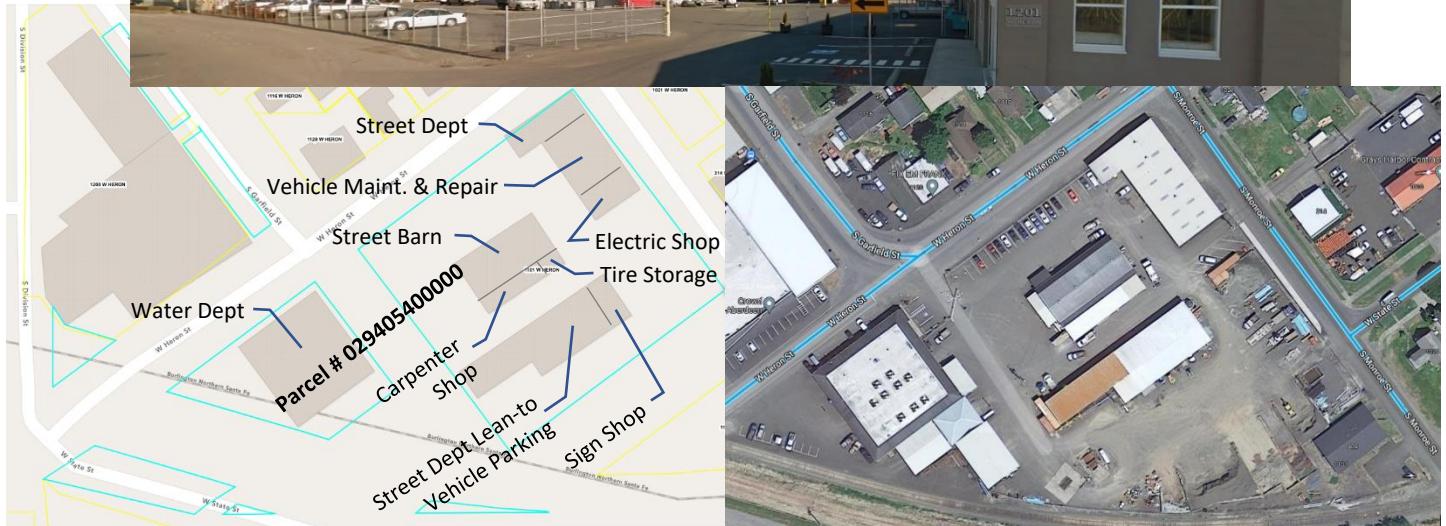
TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
CONVEYANCE SYSTEMS						
93 HYDRAULIC ELEVATOR				X		Elevator needs recertifying, new cab finishes and lighting
COMMON AREAS, MEETING ROOMS, OFFICES						
94 FURNITURE, FIXTURES, EQUIPMENT					X	No furnishings, fixtures, or existing equipment is salvagable for reuse
95 SECURITY					X	This is a large square foot building and if all areas are not occupied, consideration in new design should be made to secure unoccupied areas in the interim
96 AUDIO/VISUAL SYSTEMS					X	All low voltage, audio/video/comm systems are not functioning, outdated, damaged and need replacement
OTHER SPACES, EQUIPMENT						
97 STORAGE AND COLLECTIONS SPACE			X			There are many areas within the building that can be utilized for storage purposes. Heavy loads are best to be located on the first floor slab-on-grade
98 MECHANICAL ROOM/BOILER/PUMPS			X			All systems are not reliable and need replacement
99 ELECTRICAL ROOM/SWITCHGEAR/PANELS			X			All new service needed from alleyway power source

PUBLIC WORKS

PROPERTY PROFILE SHEET

SECTION 6.1

ABERDEEN PUBLIC WORKS MAINTENANCE FACILITIES

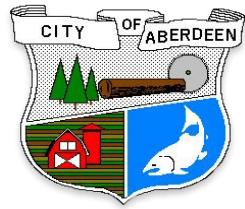


PARCEL NUMBER	029407400000	In Wetlands	N
PARCEL ADDRESS	1101 W HERON	In Geo Hazard Area	N
LEGAL DESCRIPTION	WAX & BENNS 2ND E 1/2 OF LOT 1, TAX A, LOT 6 LS RR & NELY 25' OF LOT 9 BLK 73; BLK 74 LS RR & VAC & BLK 75 TGW VAC ADJ	Fish & Wildlife Sensitive Area	N
OWNER	CITY OF ABERDEEN	APPRaised BUILDING VALUE	1,415,607
OWNER'S ADDRESS	200 EAST MARKET ST	APPRaised LAND VALUE	642,800
CITY	ABERDEEN	TOTAL APPRAISAL	2,058,407
STATE	WA	APPRAISAL YEAR	2021
ZIPCODE	98520	SEISMIC CLASSIFICATION	CLASS D-E
PLAT NUMBER	0294	SLOPE DESIGNATION	0-5%
PLAT NAME	Wax & Benns 2nd	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
WARD NUMBER	5	EROSION POTENTIAL	SLIGHT
CITY ZONING	RS	Neighborhood Area	60
IN SPECIAL FLOOD HAZARD AREA	YES	LANDUSE(COUNTY)	67 - Services - Governmental
FEMA FLOOD ZONE	AE	TOWNSHIP	17
BASE FLOOD ELEVATION	13'	RANGE	09
FIRM INDEX DATE	9/18/2020	SECTION	17
FIRM PANEL NUMBER	53027C0904D	Shape Area	125,248.48
NFIP NUMBER	530058	LATITUDE	46.97
IN FLOODWAY?	NO	LONGITUDE	-123.83
IN TSUNAMI HAZARD ZONE?	YES		

PUBLIC WORKS

CONDITION ASSESSMENT CHECKLIST

SECTION 6.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
PUBLIC WORK DEPARTMENT SHOP FACILITIES - WATER DEPT, STREET DEPT, STREET BARN, AND LEAN-TO



SITE INFORMATION						
ASSESSMENT DATE		12/31/2021		Overall Summary of Condition Assessment:		
ASSESSORS		Rock PM (RC, AR, LC)		The overall condition of the facilities is Fair. Notable items are space requirements for the Water Department shop, Air Quality in spaces with indoor vehicle parking and vehicle servicing, and subsiding of sidewalks and pavements around the perimeter of the complex for further review and/or action. This report is not intended to be an exhaustive review of every site, vicinity condition, building system, equipment or component. This report is intended to capture conditions observed for the purposes of establishing this condition baseline or site suitability.		
ADDRESS		1101 - 1201 W Heron St		Comments/Observations noted may require additional follow-up or action items to preserve and maintain current functions and conditions.		
SITE AREA		3.81 Acres				
CURRENT USE		PUBLIC WORKS SHOPS				
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION		CLASS D-E				
ZONING		RS				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR
1	SITE SURFACE: ASPHALT		X			
2	PARKING LOT STALLS		X			
3	ADA PARKING		X			
4	ADA RAMP			X		
5	WHEEL STOPS		X			
6	STORM DRAINS		X			
7	TOPOGRAPHY		X			
8	CURBS			X		
9	SIDEWALKS				X	
10	UTILITIES					X
11	LANDSCAPING - OVERALL					
12	SITE LIGHTING					X
13	TRAIL LIGHTING					
14	SITE SECURITY / GATES					X
15	FENCING					X
16	PARKING SIGNAGE					X
17	EVIDENCE OF PESTS					X
18	GRAFFITI					X
19	DEBRIS/DUMPING					X
20	STREET SIGNAGE					X
21	PARK ENTRANCE SIGNAGE					X
22	WAYFINDING SIGNAGE					X

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
23	OTHER SIGNAGE		X				Not applicable
24	TURF - SPORTSFIELDS						Not applicable
25	TURF - MOWED AREAS						Not applicable
26	TURF - NATURAL AREAS						Not applicable
27	TREE HAZARDS						Not applicable
28	TREE PRUNING						Not applicable
29	TREE ROOTS, TRIPPING HAZARDS						Not applicable
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS						Not applicable
34	TRAILS SURFACES						Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION	X					
36	SITE ACCESSORIES - BIKE RACKS						Not applicable
37	SITE ACCESSORIES - PLAY EQUIPMENT		X				Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS						
39	SITE ACCESSORIES - BENCHES						Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS						Not applicable
41	SITE ACCESSORIES - BBQ AREAS						Not applicable
42	SITE ACCESSORIES - OTHER						Vehicle and equipment sheds, gravel stockpile, etc.
43	IRRIGATION SYSTEM						Not applicable
44	TRAIL GUARDRAIL						Not applicable
45	OTHER						
46	OTHER						
TASK / ITEM							
BUILDING SYSTEMS (BUILDING Water Department)							
47	INTERIORS		X				
48	ROOFING		X				
49	EXTERIOR FACADES			X			Exterior is due for cleaning and application of log seal [clear] coat and various chinking repairs.
50	PLUMBING			X			
51	MECHANICAL			X			Overall good. In the garage area, there is a mezzanine level with an office. Cooling is provided with a window type A/C unit install through the wall and allows to drain down the outside of the wall to the floor slab below. It is recommended to replace this AC unit with a ductless mini-split heat pump for heating and cooling of this space.
52	ELECTRICAL			X			
53	STRUCTURE			X			
54	DOORS/FRAMES/HARDWARE			X			
55	SPECIALTY SYSTEMS: Commercial Kitchen			X			
56	EVIDENCE OF PESTS			X			

TASK / ITEM	CONDITION	COMMENTS/OBSERVATIONS									
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR					
No.	SITE CONDITIONS										
57	WATER DEPT SERVICE SHOP			X			Insufficient room for all the equipment in the shop and needed to perform tasks. A building addition out the back at least 15ft for the full width of the existing shop area (about 15' x 50' to a maximum of 20' x 50' for additional shop space of 750SF to 1000SF). This will allow for a WAC/OSHA compliant layout of equipment and designated safe pathways.				
58	OTHER										
TASK / ITEM											
BUDING SYSTMES (BUILDING Street Department)											
59	INTERIORS			X			Recommend painting offices, breakrooms, and bathroom				
60	ROOFING			X							
61	EXTERIOR FACADES			X							
62	PLUMBING			X			Some offices do not have heating or HVAC systems.				
63	MECHANICAL			X							
64	ELECTRICAL			X							
65	STRUCTURE			X							
66	DOORS/FRAMES/HARDWARE			X			Doors and frames are in need of repair and painting				
67	SPECIALTY SYSTEMS			X							
68	EVIDENCE OF PESTS			X			Insects				
69	VEHICLE SERVICE BAYS			X			Observed there was no vehicle exhaust hose system to capture and exhaust fumes in the vehicle service bays. We were advised that the equipment for a system was on order and the shops personnel will install when received.				
70	BATHROOMS			X			There is only one multi-person bathroom that has to be shared by men and women by use of a sign on the exterior of the door.				
TASK / ITEM											
BUDING SYSTMES (BUILDING Electrical Shop in Street Bldg)											
71	INTERIORS			X							
72	ROOFING			X							
73	EXTERIOR FACADES			X							
74	PLUMBING			X							
75	MECHANICAL			X			There is an existing heating system that is no longer in service that should be removed because it impacts the spray pattern of the fire sprinkler system				
76	ELECTRICAL			X							
77	STRUCTURE			X							
78	DOORS/FRAMES/HARDWARE			X							
79	SPECIALTY SYSTEMS			X			Recommend installation of a exhaust fan or vehicle hose to expel fumes.				
80	EVIDENCE OF PESTS			X							
81	FIRE SUPPRESSION SPRINKLERS			X			Incomplete coverage by sprinklers due to construction of interior walls				
82	OTHER			X							
TASK / ITEM											
BUDING SYSTMES (BUILDING Sign Shop in Lean-to)											
83	INTERIORS		X								
84	ROOFING		X								
85	EXTERIOR FACADES		X								

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
86	PLUMBING						Not applicable
87	MECHANICAL		X				
88	ELECTRICAL		X				
89	STRUCTURE		X				
90	DOORS/FRAMES/HARDWARE		X				
91	SPECIALTY SYSTEMS		X				
92	EVIDENCE OF PESTS		X				
93	OTHER						
94	OTHER						
TASK / ITEM							
BUILDING SYSTEMS (BUILDING Lean-to)							
95	INTERIORS						Not applicable
96	ROOFING			X			
97	EXTERIOR FACADES			X			
98	PLUMBING				X		Not applicable
99	MECHANICAL					X	Not applicable
100	ELECTRICAL						Not applicable
101	STRUCTURE		X				
102	DOORS/FRAMES/HARDWARE						Not applicable
103	SPECIALTY SYSTEMS						Not applicable
104	EVIDENCE OF PESTS						Bird screening installed to prevent nesting
105	OTHER						Not applicable
106	OTHER						Not applicable
TASK / ITEM							
BUILDING SYSTEMS (BUILDING Street Barn)							
107	INTERIORS			X			
108	ROOFING			X			
109	EXTERIOR FACADES			X			
110	PLUMBING				X		Not applicable
111	MECHANICAL					X	Not applicable
112	ELECTRICAL						
113	STRUCTURE			X			
114	DOORS/FRAMES/HARDWARE			X			
115	SPECIALTY SYSTEMS			X			
116	EVIDENCE OF PESTS			X			
117	OTHER				X		Not applicable
118	OTHER					X	Not applicable
TASK / ITEM							
BUILDING SYSTEMS (BUILDING Carpenter Shop in St Barn)							
107	INTERIORS				X		Working to address water infiltration issue at base of walls and doors.
108	ROOFING			X			
109	EXTERIOR FACADES			X			

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
110	PLUMBING					Not applicable
111	MECHANICAL	X				
112	ELECTRICAL	X				
113	STRUCTURE		X			
114	DOORS/FRAMES/HARDWARE		X			
115	SPECIALTY SYSTEMS			X		Recommend installation of a exhaust fan or vehicle hose to expel fumes.
116	EVIDENCE OF PESTS	X				
117	OTHER			X		Not applicable
118	OTHER					Not applicable
TASK / ITEMS						
MISC						
	EMERGENCY RESPONSE					
119	FIRE HYDRANTS	X				
120	EAD AND EMERGENCY EQUIPMENT	X				
121	ALARMS	X				
122	EMERGENCY PHONE	X				
123	OTHER					
124	OTHER					
125	OTHER					
126	OTHER					
127	OTHER					
128	OTHER					
129	OTHER					
130	OTHER					
131	OTHER					

PUBLIC WORKS

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 6.3



Aerial View of Water Department, Street Department and PW Shops

NARRATIVE OF FINDINGS

The overall conditions of the Public Works Shops Facilities are all generally Fair. For many municipalities the size of Aberdeen, the various public works shops are not as well organized. Each facility generally supports the needs of the specific operations however, space is limited, and each building shows signs of wear and there are areas of improvement for each of the facilities.

Notable items recommended for improvements are:

1. Additional space for the Water Department Maintenance Shop is needed.
2. Improved ventilation and separating indoor occupied spaces from indoor vehicle parking and vehicle maintenance areas where exhaust fumes fill areas, such as the Street Dept., Electric Shop, Carpenter Shop, and the Water Dept. Shop.
3. Improved interior meeting spaces and employee break rooms where space is limited, and amenities are aging and in need of updating.
4. The buildings are structurally solid although there are signs of ponding water at the base of the foundations in several locations and buildup of moss and vegetation in areas.
5. The roofing on the Barn Building is showing signs of age and should be replaced within the next five years.

6. Water is wicking up from several of the buildings where the wood frame base sills are located. Several downspouts on the Barn building do not channel water away from the building envelope. A splash guard should be installed in those locations, and clearly marked so vehicles do not run over them.
7. The buildings all have dated, and inefficient lighting, heating and ventilation, and amenities for employees are sparse. RPM staff were generally impressed with the ability of City staff to “make do” with circumstances, providing innovative solutions to utilizing loft spaces to increase available, usable space.
8. Personal employee vehicles parked within work areas, at other municipalities has resulted in theft of materials for personal use. If this ever becomes a problem, relocating personal vehicles outside the fenced, secured yard reduces the likelihood of theft, and allows for more laydown space in the public works yard areas.
9. Enclosing the “Lean to” building with roll-up doors will help further protect mobile equipment and vehicles. Vehicles that idle to warm up at start of shifts should be located where ample ventilation is provided. If the “Lean to” receives roll up doors, exhaust ventilation should be added to the facility.

Overall, recommendations for the Public Works Shops and Maintenance Buildings, Yard, and Water Department buildings could benefit from a “refresh” with new lighting, ventilation, roofing where needed, downspouts and water management, and some decluttering of indoor spaces where operations have been continuous for many years. However, for over a dozen similar public utilities and municipality public works facilities RPM staff have reviewed in the past, Aberdeen’s public facilities are in relatively above-average condition. RPM has no recommendations for increased maintenance or staffing changes to address items above but do recommend a multi-annual budget be set aside for minor capital improvements to address those items in the near future.



The “Lean to” provides covered shelter for Trucks and Street Equipment. The building isn’t deep enough to fit the longer trucks/equipment. Extending, adding roll-up doors, and enclosing the space with good ventilation will help to preserve expensive mobile equipment assets.



*Carpenter's Shop (mobile office vehicle) Adapted to fit truck in space.
Recommend vehicles not be located in occupied shop areas.*



Carpenter Shop is well-organized.



Downspouts in several locations are not channeling water away from building as needed



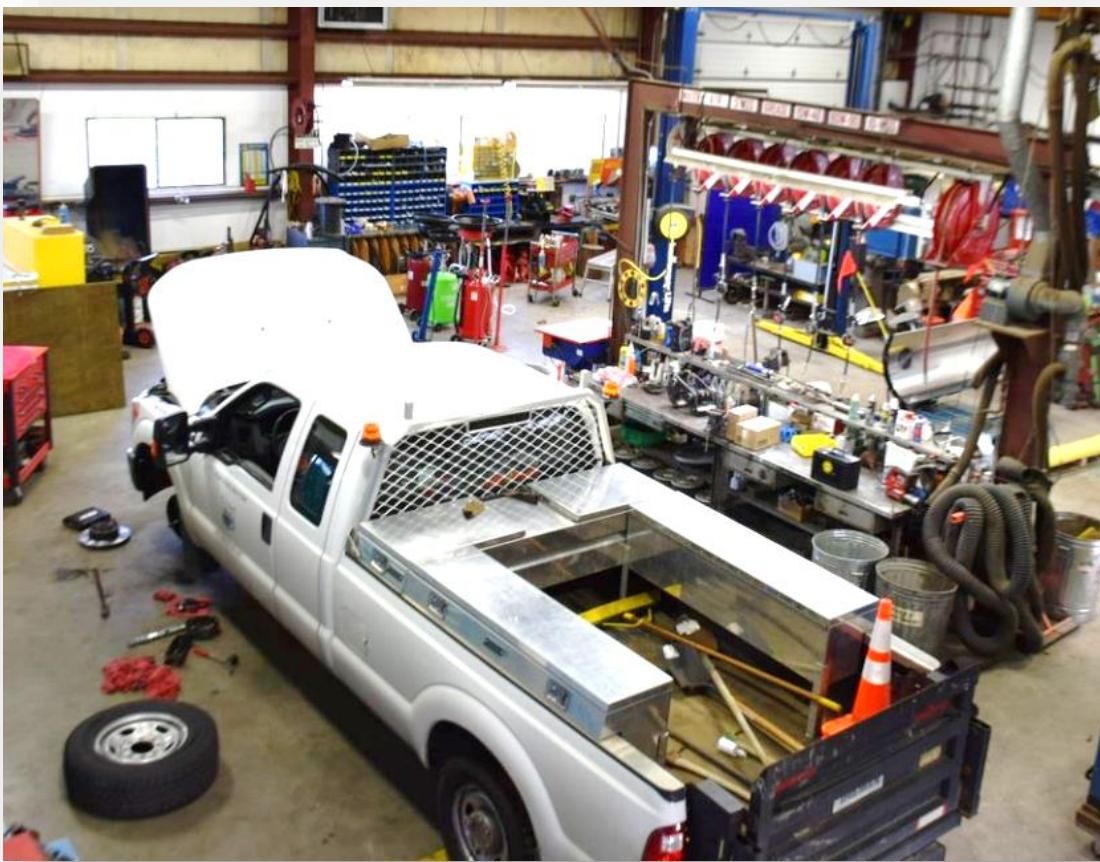
Electric Shop Loft Area – Serves as Storage and Breakroom, and innovation of staff to maximize space utilization



Saw Shop is well-organized



Roofing of Barn Building needs patching and eventual reroof. The Barn is structurally sound overall



Street Shop – Vehicle Maintenance Bay. Some areas are highly congested due to volume of ongoing work, but the physical space appears to meet the needs of the operations.



Sign Shop is small and efficient, and well-organized



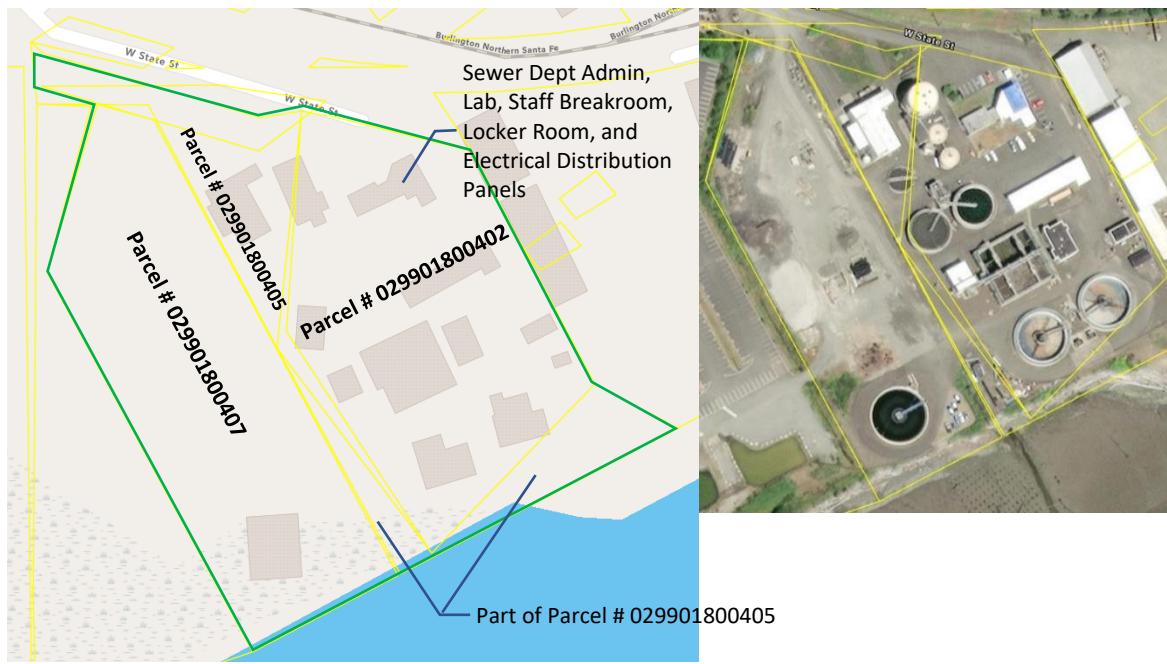
Each building exterior is showing signs of age. The metal siding shows signs of water intrusion in several locations on each building.

WASTEWATER TREATMENT PLANT

PROPERTY PROFILE SHEET

SECTION 7.1

PROPERTY PROFILE SHEET - ABERDEEN PUBLIC WORKS SEWAGE TREATMENT PLANT



PARCEL NUMBER	029901800402	029901800405	029901800407
PARCEL ADDRESS	1205 W STATE		
LEGAL DESCRIPTION	AB TIDELANDS TAX A OUT OF LOT 4 TR 18	AB TIDELANDS TAX C OF LOT 4 TR 18	AB TIDELANDS TAX E (OUT OF LOT 4) TR 18
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA
ZIPCODE	98520	98520	98520
PLAT NUMBER	0299	0299	0299
PLAT NAME	Aberdeen Tidelands	Aberdeen Tidelands	Aberdeen Tidelands
WARD NUMBER	5	5	5
CITY ZONING	I	I	I
IN SPECIAL FLOOD HAZARD AREA	YES	YES	YES
FEMA FLOOD ZONE	AE	AE	AE
BASE FLOOD ELEVATION	13'	13'	13'
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0904D	53027C0904D	53027C0904D
NFIP NUMBER	530058	530058	530058
IN FLOODWAY?	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES
In Wetlands	N	N	N
In Geo Hazard Area	N	N	N
Fish & Wildlife Sensitive Area	Y	Y	Y
APPRAISED BUILDING VALUE	22,374,653	0	0
APPRAISED LAND VALUE	612,018	239,580	435,600

TOTAL APPRAISAL	22,986,671	239,580	435,600
APPRAISAL YEAR	2021	2021	2021
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH
STREAM BUFFER	150 ft Buffer	150 ft Buffer	150 ft Buffer
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT
Neighborhood Area	64	64	64
LANDUSE(COUNTY)	49 - Transportation - Other	91 - Undeveloped - Land	91 - Undeveloped - Land
TOWNSHIP	17	17	17
RANGE	09	09	09
SECTION	17	17	17
Shape_Area	182,838.46	87,080.73	186,129.26
LATITUDE	46.96	46.97	46.96
LONGITUDE	-123.83	-123.83	-123.83

**WASTEWATER TREATMENT PLANT
LAB BUILDING & STAFF BREAKROOM**

PROPERTY PROFILE SHEET

SECTION 7.2

PROPERTY PROFILE SHEET - WASTEWATER TREATMENT OFFICE, LAB BUILDING, STAFF BREAKROOM



PARCEL NUMBER	029901800402	029901800405	029901800407
PARCEL ADDRESS	1205 W STATE		
LEGAL DESCRIPTION	AB TIDELANDS TAX A OUT OF LOT 4 TR 18	AB TIDELANDS TAX C OF LOT 4 TR 18	AB TIDELANDS TAX E (OUT OF LOT 4) TR 18
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA
ZIPCODE	98520	98520	98520
PLAT NUMBER	0299	0299	0299
PLAT NAME	Aberdeen Tidelands	Aberdeen Tidelands	Aberdeen Tidelands
WARD NUMBER	5	5	5
CITY ZONING	I	I	I
IN SPECIAL FLOOD HAZARD AREA	YES	YES	YES
FEMA FLOOD ZONE	AE	AE	AE
BASE FLOOD ELEVATION	13'	13'	13'
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0904D	53027C0904D	53027C0904D
NFIP NUMBER	530058	530058	530058
IN FLOODWAY?	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES
In Wetlands	N	N	N
In Geo Hazard Area	N	N	N
Fish & Wildlife Sensitive Area	Y	Y	Y
APPRAISED BUILDING VALUE	22,374,653	0	0
APPRAISED LAND VALUE	612,018	239,580	435,600
TOTAL APPRAISAL	22,986,671	239,580	435,600
APPRAISAL YEAR	2021	2021	2021
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH
STREAM BUFFER	150 ft Buffer	150 ft Buffer	150 ft Buffer
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT
Neighborhood Area	64	64	64
LANDUSE(COUNTY)	49 - Transportation - Other	91 - Undeveloped - Land	91 - Undeveloped - Land
TOWNSHIP	17	17	17
RANGE	09	09	09
SECTION	17	17	17
Shape_Area	182,838.46	87,080.73	186,129.26
LATITUDE	46.96	46.97	46.96
LONGITUDE	-123.83	-123.83	-123.83

**WASTEWATER TREATMENT PLANT
LAB BUILDING & STAFF BREAKROOM**

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

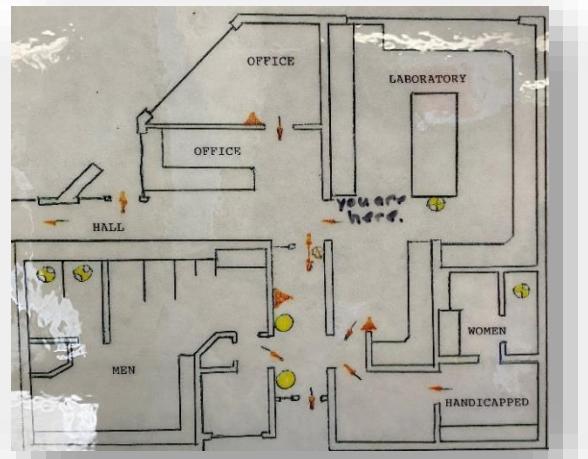
SECTION 7.3



NARRATIVE OF FINDINGS

The overall condition of the Wastewater Treatment Facility Office and Laboratory Building, and the adjacent Staff Breakroom is poor. The laboratory and office building sits over an active wet well. Wet wells are more typically located within lift stations, and it is rare to have an office building and laboratory located atop a wet well. This situation is not healthy for the building occupants, and potentially dangerous. The building is worn. All interior finishes, mechanical, plumbing, ventilation, and heating systems have outlived their intended design life. The condition of laboratory casework and working surfaces is poor. Exposed metal surfaces are rusted, including metal ceiling panels. The windows have lost their seal and need replacement. The exterior siding has locations of rust, and downspouts are in bad shape. There is not enough space for storage, and the restrooms, showers, and locker spaces are cramped and in poor shape.

There is indication of asbestos in piping and tilework. The employee breakroom is small with few amenities, equipment is dated, and furniture is aging. Better accommodations are recommended with the replacement of the lab/office building to a safe location, away from wet wells.



WWTP Laboratory/Office Building Floor Plan



WWTP Laboratory/Office Building South Exterior Wall



WWTP Employee Breakroom



WWTP Laboratory



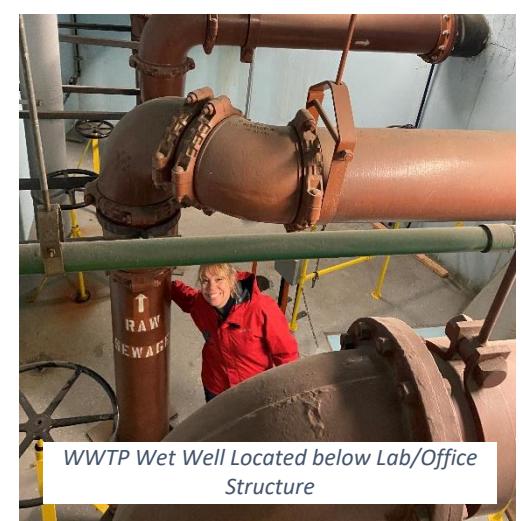
WWTP Laboratory Window Failures



WWTP Laboratory Ceilings



WWTP Lab HVAC, Lighting



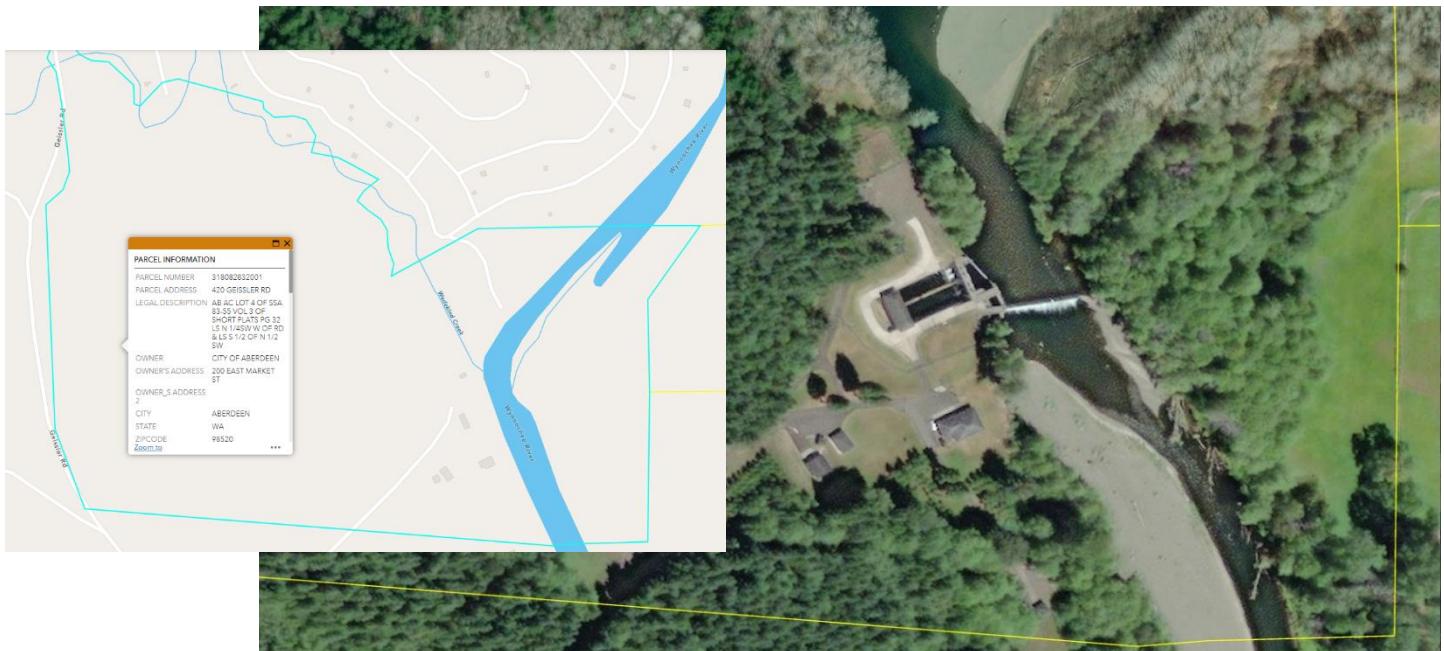
WWTP Wet Well Located below Lab/Office Structure

INDUSTRIAL WATER FACILITY

PROPERTY PROFILE SHEET

SECTION 7.4

PROPERTY PROFILE SHEET WATER DEPT WYNOCHEE INDUSTRIAL WATER INTAKE

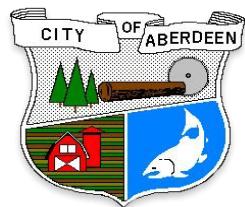


PARCEL NUMBER	318082832001	In Wetlands
PARCEL ADDRESS	420 GEISSLER RD	In Geo Hazard Area
LEGAL DESCRIPTION	AB AC LOT 4 OF SSA 83-55 VOL 3 OF SHORT PLATS PG 32 LS N 1/4SW W OF RD & LS S 1/2 OF N 1/2 SW	Fish & Wildlife Sensitive Area
OWNER	CITY OF ABERDEEN	APPRaised BUILDING VALUE 349,819
OWNER'S ADDRESS	200 EAST MARKET ST	APPRaised LAND VALUE 449,740
CITY	ABERDEEN	TOTAL APPRAISAL 799,559
STATE	WA	APPRAISAL YEAR 2021
ZIPCODE	98520	PERMISSIVE USE NUMBER
PLAT NUMBER	3180	SEISMIC CLASSIFICATION
PLAT NAME		SLOPE DESIGNATION
WARD NUMBER	3	LIQUEFACTION POTENTIAL
CITY ZONING		EROSION POTENTIAL
IN SPECIAL FLOOD HAZARD AREA	NO	Neighborhood Area
FEMA FLOOD ZONE	AE	LANDUSE(COUNTY) 49 - Transportation - Other
BASE FLOOD ELEVATION		TOWNSHIP 18
FIRM INDEX DATE		RANGE 08
FIRM PANEL NUMBER	53027C0714D	SECTION 28
NFIP NUMBER		Shape_Area 4,191,831.07
IN FLOODWAY?	YES	LATITUDE 47.02
IN TSUNAMI HAZARD ZONE?		LONGITUDE -123.69

INDUSTRIAL WATER FACILITY

CONDITION ASSESSMENT CHECKLIST

SECTION 7.5



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
WYNOCHEE INDUSTRIAL WATER INTAKE FACILITY



SITE INFORMATION						
ASSESSMENT DATE	11/5/2021					
ASSESSORS	Bernie, Anne, Lisa					
ADDRESS	420 Geisler Rd.					
SITE AREA						
CURRENT USE	Transportation/Other					
YEAR CONSTRUCTED						
EFFECTIVE AGE						
CONSTRUCTION CLASS						
ZONING						
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	X	X	X	X	Subsurface subsidence. Restripe Upgrades required Upgrades required Upgrades required Observed - performance survey recommended. Subsurface subsidence. Upgrades required Mature landscaping, large trees on property, well-maintained lawn areas and driveways The main entrance is gated Not observed Not observed Not observed
2	PARKING LOT STALLS					
3	ADA PARKING					
4	ADA RAMP					
5	WHEEL STOPS					
6	STORM DRAINS					
7	TOPOGRAPHY					
8	CURBS					
9	SIDEWALKS					
10	UTILITIES					
11	LANDSCAPING					
12	SITE LIGHTING					
13	SITE SECURITY					
14	FENCING & GATES					
15	PARKING SIGNAGE					
16	EVIDENCE OF PESTS					
17	GRAFFITI					
18	DEBRIS/DUMPING					
19	STREET SIGNAGE					
20	BUILDING SIGNAGE					
INTERIORS						
21	WALLS	X	X	X	X	
22	TRIM					
23	PAINT					

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS	
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
No.	SITE CONDITIONS						
24	WINDOWS			X			
25	FLOORS			X			
26	STAIRS			X			
27	CEILING			X			
28	EVIDENCE OF PESTS					Not observed	
29	APPLIANCES			X			
30	DOORS, DOOR HARDWARE			X			
MECHANICAL							
31	HVAC			X			
32	HVAC FILTERS			X			
33	HVAC INTAKES & RETURNS			X			
34	EXHAUST			X			
ELECTRICAL							
35	LIGHTING			X			
36	LIGHTING - FIXTURES			X			
37	LIGHT SWITCHES			X			
38	ELECTRICAL OUTLETS			X			
39	ELECTRICAL PANEL			X			
40	PANEL CLEARANCE			X			
41	ELECTRICAL METERS			X			
42	LOW VOLTAGE SYSTEMS, DATA						
PLUMBING							
43	SINKS			X			
44	FAUCETS			X			
45	RUNNING WATER			X			
46	TOILETS			X			
47	SHOWER ROOM			X			
48	BATHTUB			X			
49	WATER HEATERS (3)			X			
50	EVIDENCE OF WATER DAMAGE						
51	RESTROOMS						
FIRE & LIFE SAFETY							
52	FIRE ALARM AND RELATED LIFE SAFETY DEVICES			X			
53	WET/DRY SUPPRESSION & STANDPIPES			X			
54	FIRE ALARM MONITORING			X		Not observed Some missing detectors see photos	
55	SMOKE DETECTORS			X			
56	CARBON MONOXIDE DETECTORS			X			
57	EGRESS			X		Path of travel obstructions noted see photos	
58	EGRESS CLEARANCE			X			
59	EGRESS SIGNAGE			X			
60	FIRE EXTINGUISHERS						
61	FIRE EXTINGUISHER CABINET						

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
62	EMERGENCY SHUT-OFF/DISCONNECTS			X		Not observed
63	GROUNDING SYSTEMS			X		
64	SECURITY SYSTEMS & ACCESS CONTROLS					
	STRUCTURE					
65	BUILDING STRUCTURE - Concrete/CMU/Wood	X				All building structures are solid
66	TRUSSES/ATTIC/ROOF SUPPORTS		X			All roofing supports appear good.
67	FOUNDATION: CONCRETE SLAB		X			No concrete slab cracks noticed.
	EXTERIOR ENCLOSURE					
68	EXTERIOR WALLS - stucco and metal siding			X		The intake buiding exterior shows signs of its age, but mostly cosmetic. Structurally solid.
69	GLASS - STOREFRONT					NA
70	STEPS		X			Clean as required
71	EXTERIOR DOORS		X			Functional but at end of service life - as observed.
72	LOCKS/HARDWARE		X			Functional but at end of service life - as observed.
73	FRAME		X			
74	THRESHOLD		X			
75	AWNING					None observed
76	ROOF: FLAT, BUILT-UP					NA
77	ROOF TOP MECHANICAL UNITS (2)					NA
78	PARAPET					NA
79	EVIDENCE OF WATER DAMAGE					No evidence of water damage
80	SEWER CLEAN-OUTS					
81	EXTERIOR OUTLETS					
82	EXTERIOR LIGHTING					
83	GUTTERS - ROOF DRAINS					
84	DOWNSPOUTS					
85	HOSE BIBS					
86	PENETRATIONS					
	MISC					
	OVERALL SEISMIC VULNERABILITY					
87	TELECOMMUNICATIONS/DATA CONNECTS					No issues identified by personnel
88	DESIGN/CONSTRUCT TO SEISMIC ZONE					Likely not compliant to latest seismic code
89	SEISMIC BRACING - MEP					NA
90	SEISMIC CLIPS - TOP OF MASONRY WALLS					NA
91	BOLTING/STRAPPING AT FOUNDATIONS					None noticed
92	LIQUIFICATION/SOIL CONDITIONS					Not known
	CONVEYANCE SYSTEMS					
93	HYDRAULIC ELEVATOR					Not applicable
	COMMON AREAS, MEETING ROOMS, OFFICES					
94	FURNITURE, FIXTURES, EQUIPMENT					Not applicable
95	SECURITY					Not applicable
96	AUDIO/VISUAL SYSTEMS					Not applicable
	OTHER SPACES, EQUIPMENT					

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
97	STORAGE AND COLLECTIONS SPACE					Not applicable
98	MECHANICAL ROOM/BOILER/PUMPS					Not applicable
99	ELECTRICAL ROOM/SWITCHGEAR/PANELS					Not applicable

INDUSTRIAL WATER FACILITY

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 7.6



Industrial Water Intake Facility

NARRATIVE OF FINDINGS

The overall condition of the Industrial Water Intake

Facility and associated site and outbuildings is Good. The diversion gates from the Wyncote River and all buildings and grounds are well maintained. It is evident that the onsite groundskeeper is providing quality maintenance to this facility and the site. It would qualify as a City Park because of its natural beauty and open space. The main facility has operable windows to allow ventilation into the structure. There are some signs of musty dampness in the building but overall, the structure is solid, roof is in good shape, and the facility is clean and functioning as designed.



Employee Workroom, Breakroom and Restroom Facility



Industrial Water Facility Grounds – well maintained



Gates- Looking towards Wynoochee River

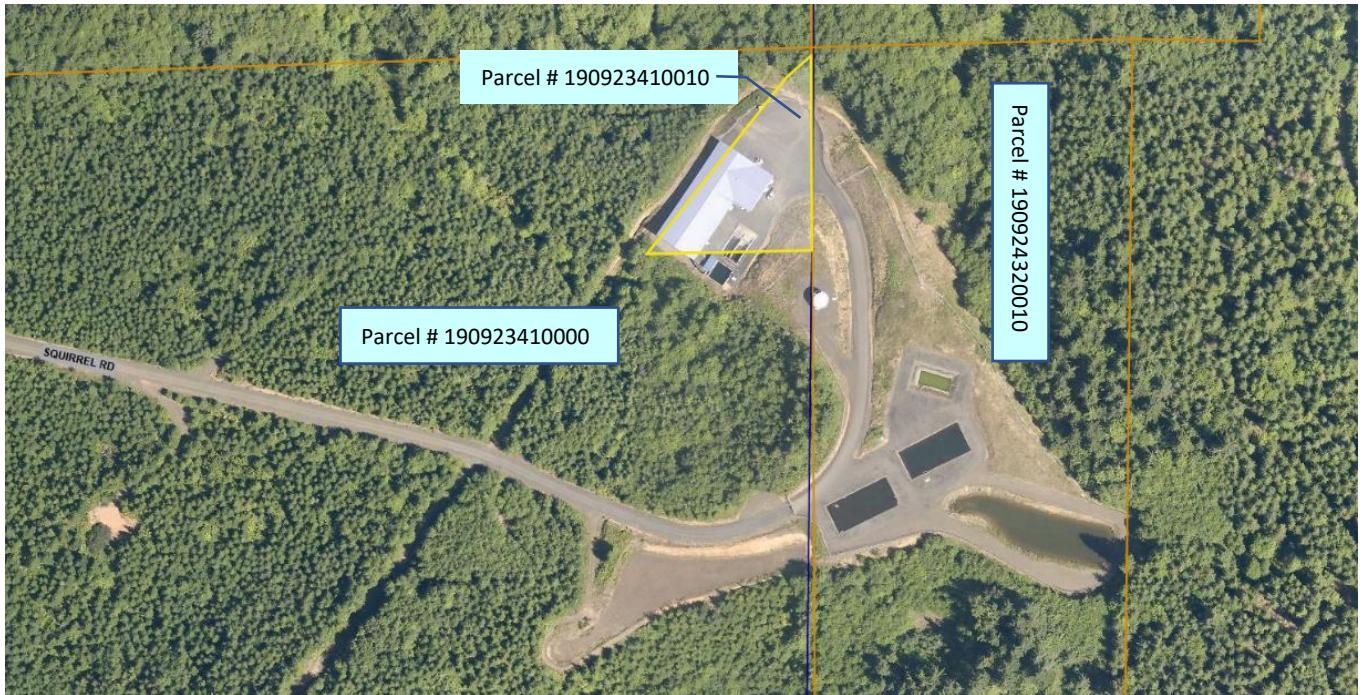


WATER FILTRATION FACILITY

PROPERTY PROFILE SHEET

SECTION 7.7

PROPERTY PROFILE SHEET - CITY OF ABERDEEN MEMBRANE [WATER] FILTRATION PLANT



PARCEL NUMBER (GHC)	190923410010	190923410000	190924320010
SITUS	91 SQUIRREL RD		
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA
ZIPCODE	98520	98520	98520
MAP NUMBER	1909-23	1909-23	1909-24
ZONING DESCRIPTION	COUNTY G5	COUNTY G5	COUNTY G5
FIRE DISTRICT	GH FD #10	GH FD #10	GH FD #10
PRECINCT NUMBER/NAME	030 / WISHKAH	030 / WISHKAH	030 / WISHKAH
MARKET VALUE IMPROVEMENTS	10,166,000	0	0
MARKET VALUE LAND	25,000	153,680	52,280
TOTAL MARKET VALUE	10,191,000	153,680	52,280
APPRAISAL YEAR	2022	2022	2022
DOR CODE	49 - Transportation - Other	49 - Transportation - Other	48 - Transportation - Utilities
TOTAL ACRES	1.58000	38.42000	14.57000
DISTRICT	117F10H2-117F10H2	117 EJH2-117 EJH2	117 EJH2-117 EJH2

WATER FILTRATION FACILITY

NARRATIVE OF FINDINGS & PHOTOGRAPHS

SECTION 7.8



The filtration system. The 8-membrane microfiltration modules remove 99.9% of particles.

NARRATIVE OF FINDINGS

The overall conditions of the Water Department's Water Filtration Facility is Very Good.

Background. This is a remarkable building that most residents likely have no idea exists. Approximately 23 miles north of the City limits, the City of Aberdeen's Membrane Filtration Plant put into operation in June 2000, is the first and largest microfiltration plant in the Pacific Northwest. It provides potable water to the City. The plant has a rated filtration capacity of 6.5 million gallons per day. All water treated at the plant is diverted from the Wishkah River. The raw water quality is generally good, but high turbidity and coliform levels are common after heavy rainfall events. From the Wishkah headworks, water flows via gravity through a 10-mile-long transmission main. The available hydraulic head at the plant is sufficient to drive the water through the filtration process. Filtered water then enters a clearwell, from which the finished water flows via gravity 13 miles to the main reservoirs that supply most of the City's service areas. No pumping is required to operate the main treatment process.



Findings and Recommendations. The building is approximately 22 years old. It is in remarkably good shape as a result of the small staff that supports the continuous operation at the facility. The exterior masonry walls have areas where caulking has come loose and needs to be reapplied. All equipment is working as designed and is well maintained.

The site and facility is clean and organized.

This site assessment was worth the remote drive to learn about the water filtration system the City uses to ensure clean drinking water for its residents. RPM has no real recommendations to improve the operation or to better maintain the facility, except to compliment the employees that are doing a great job maintaining and operating the facility.



Section 8.a.
Bishop Athletic Complex

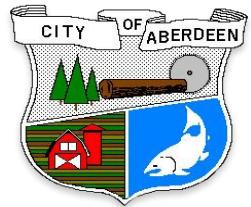
PROPERTY PROFILE SHEET - BISHOP ATHLETIC COMPLEX



PARCEL NUMBER	31709191300 1	31709191300 2	31709191400 1	31709191400 2	317091911002	317092022001
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LEGAL DESCRIPTION	AB AC TAX 12	AB AC TAX 14	AB AC TAX 7	AB AC TAX 13	AB AC W ½ ... OF TAX 7
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET	200 EAST MARKET	200 EAST MARKET	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA	WA	WA
ZIPCODE	98520	98520	98520	98520	98520
PLAT NUMBER	3170	3170	1709	3170	0109
PLAT NAME					
WARD NUMBER	1		1	1	1
CITY ZONING	RS	RS	RS	RS	RS
IN SPECIAL FLOOD HAZARD AREA	NO	YES	NO	NO	NO
FEMA FLOOD ZONE	X	AE	X	X	X
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020

FIRM PANEL NUMBER	53027C0903D		53027C0904D	53027C0903D	53027C0904D
NFIP NUMBER	530058	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES	YES	YES
In Wetlands	Y	Y	N	N	Y
In Geo Hazard Area	N	N	N	N	N
Fish & Wildlife Sensitive Area	N	N	N	N	N
APPRAISED BUILDING VALUE	4,127,200	0	0	0	0
APPRAISED LAND VALUE	1,290,000	78,000	121,250	285,000	635,000
TOTAL APPRAISAL	5,417,200	78,000	121,250	285,000	635,000
APPRAISAL YEAR	2021	2021	2021	2021	2021
WETLAND CATEGORY	CATEGORY III WETLAND	CATEGORY III WETLAND	CATEGORY III WETLAND	CATEGORY III WETLAND	CATEGORY III WETLAND
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E		CLASS D-E	
SLOPE DESIGNATION	0-5%	0-5%	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH
STREAM BUFFER					100'
EROSION POTENTIAL					SLIGHT
Neighborhood Area	60	60	0	60	0
LANDUSE(COUNTY)	76 - Recreational - Parks	76 - Recreational - Parks	91 - Undeveloped - Land	76 - Recreational - Parks	91 - Undeveloped - Land
TOWNSHIP	17	17	17	17	17
RANGE	09	09	09	09	09
SECTION	19	19	19	19	20
Shape_Area	1,883,326.31	222,738.93	210,365.45	387,461.56	1,136,205.35
LATITUDE	46.95	46.95		46.95	
LONGITUDE	-123.85	-123.85		-123.85	



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
BISHOP ATHLETIC COMPLEX



SITE INFORMATION						
ASSESSMENT DATE		11/6/2021		Overall Summary of Condition Assessment:		
ASSESSORS		Rock PM (AR)		The overall condition of the park is good. Notable items to be addressed include housekeeping, electrical safety, bathroom conditions, and other minor repairs. In addition, we evaluated overall accessibility to amenities and park features. We recommend the City consider interior renovation of all public restrooms, replace wood bi-fold doors on electrical rooms, repair the rain leader and clear both storm and sanitary sewer lines. RPM recommends user groups of the concessions and other areas address clutter issues causing storage challenges; correct required signage and panel schedules for electrical panels; ensure electrical rooms, panels, and disconnects are not blocked; ensure fire extinguishers are being inspected monthly and tested annually; and keep all electrical cabinets with exposed wiring greater than 24V (control/communications) type wiring locked. If necessary for operation of equipment, have a licensed electrician relocate the operational components of equipment (i.e. lighting controls) to the exterior of cabinets with exposed interior wiring higher than 24V.		
ADDRESS		[1300 Block] W Huntley				
SITE AREA		2.064 Acres				
CURRENT USE		City Park				
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION		CLASS D-E				
ZONING		CG				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
Very Good	Good	Fair	Poor	Very Poor		
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	X		X	Parking lot needs to be restriped.	
2	PARKING LOT STALLS		X		Number of ADA spaces is less than 10% required by Code. Based on a count of 200 spaces, there should be a minimum of 20 ADA spaces, current count is 6.	
3	ADA PARKING	X		X	No wheel stops installed. Vehicles can travel forward onto the grass before stopping.	
4	ADA RAMP				Baseball and softball fields are generally flat. Sloped areas low gentle slopes.	
5	WHEEL STOPS	X			Not applicable	
6	STORM DRAINS		X			
7	TOPOGRAPHY	X				
8	CURBS		X			
9	SIDEWALKS	X				
10	UTILITIES		X			
11	LANDSCAPING - OVERALL			X	Well-maintained lawns, trees, and bushes. Trees have a white moss growing when assessment.	
12	SITE LIGHTING		X		There is no lighting on actual trail. All lighting is ambient from surrounding area.	
13	TRAIL LIGHTING			X	There is no site security, but buildings are secured.	
14	SITE SECURITY / GATES	X			The only fencing installed is for elements of each ballfield such as the back stops.	
15	FENCING		X		There is signage for the designated 6 ADA parking stalls.	
16	PARKING SIGNAGE	X			No evidence of pests	
17	EVIDENCE OF PESTS		X		No graffiti observed at time of assessment	
18	GRAFFITI	X			None observed	
19	DEBRIS/DUMPING		X		Not applicable	
20	STREET SIGNAGE		X			
21	PARK ENTRANCE SIGNAGE			X		
22	WAYFINDING SIGNAGE			X		
23	OTHER SIGNAGE				Not applicable	

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
24	TURF - SPORTSFIELDS	X				
25	TURF - MOWED AREAS	X				
26	TURF - NATURAL AREAS	X				Non-developed areas have been left untouched and allowed to naturally re-forest.
27	TREE HAZARDS	X				
28	TREE PRUNING	X				
29	TREE ROOTS, TRIPPING HAZARDS	X				None observed
30	HISTORIC MONUMENTS/FEATURES					Not applicable
31	WATER FEATURES					Not applicable
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS					
34	TRAILS SURFACES		X			Trail is hard pack. A little soft during rain events but dries quickly.
35	SITE DRAINAGE/STANDING WATER/SATURATION		X			Developed area for the athletic fields, parks maintenance, concessions, and parking all have good drainage. The undeveloped land (proposed for future RV Park) has been left to re-forrest by nature and has seasonal wetlands.
36	SITE ACCESSORIES - BIKE RACKS					Not applicable at this time because of the remote location several miles outside of town on SR 105. This should be incorporated to add to the Athletic Complex as part of the RV Park project.
37	SITE ACCESSORIES - PLAY EQUIPMENT		X			Dugouts for the ball fields have areas with rotting trim boards. It is recommended that the full length of each board with rot damage be replaced. After replacing, wood products exposed to the elements are recommended to be on and annual inspection. It is recommended that a recurring maintenance plan for 33.3% of painted finishes be painted every year.
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS	X				
39	SITE ACCESSORIES - BENCHES		X			The only seating provided at the park are the dugouts for players and limited spectator stands. There are no other benches provided in the park. It is recommended to plan a park improvement project to add picnic tables in the vicinity of the concession stands and benches along the pathways. It is also recommended to install benches along the developed trail to promote wildlife viewing and provide opportunities to rest along the 1.5 miles of trail within the Complex.
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS			X		There are no picnic tables provided in the park. This is a challenge for families who may be in the park for hours during some tournaments and would like some place to sit and eat while they are waiting on their next game.
41	SITE ACCESSORIES - BBQ AREAS					Not applicable
42	SITE ACCESSORIES - OTHER					Soccer field and the goals are substandard to the quality of the little league and fast pitch women's softball fields and amenities.
43	IRRIGATION SYSTEM					Not observed at time of assessment.
44	OTHER					Not applicable
45	OTHER					Not applicable

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
46	OTHER						Not applicable
	TASK / ITEM						
	BUIDING SYSTEMS (BUILDING Soccer Concession)						
47	INTERIORS					X	<p>Bathrooms are showing high wear and in need of deep cleaning, removal of concrete that was splashed on the walls, and painting. The floors were previously painted and the paint has been damaged by the process of using a pressure washer to clean the bathrooms. Floor drain grills are, on average, 50% covered with debris and paint flakes from pressure washing floors and walls. Finishes on the floors, walls, benches, and the toilet partitions are not suitable for cleaning by use of the pressure washer.</p> <p>Overall conditions were deplorable; food was left in the spaces after shutdown for the winter season (this will bring mice and other pests and rodents), perishable food with expiration dates before spring opening were left in refrigerators, sports equipment and uniforms were stuffed in the concession staff bathroom blocking both the toilet and the sink from use, and in general extra storage cabinets have been brought in and are over-crowding the spaces making hazardous work conditions and creating reduced paths for emergency egress. If seasonal storage is necessary, external water-tight containers should be provided to the exterior of the concession buildings.</p>
48	ROOFING	X					
49	EXTERIOR FACADES	X					
50	PLUMBING		X				<p>Plumbing fixtures with enameled finish are stained and appear dirty all the time. The hand wash sink was half blocked by a storage cabinet that the authorized users who operate the concessions had brought into the small space. We moved the cabinet back from the sink so that someone approach and use the sink on a straight approach rather than off to the side but this still doesn't provide the proper accessibility.</p> <p>Ductless mini-split A/C units should be installed to provide cooling and remove moisture from the air in the concession room.</p>
51	MECHANICAL			X			
52	ELECTRICAL				X		<p>Access to the main electrical closet with where equipment service disconnects are located was blocked by a beverage refrigerator that was placed in front of the bi-fold door. Upon moving the refrigerator to go in the electrical room, we found the 480V Parking Lot Lights panel standing wide open exposing everyone who enters the electrical room to both 120V and 480V Power. Additionally, inside the panel were exposed wires missing insulation and wire nut protection. There is no hazard labeling or Arc Flash rating on any electrical service gear. Nearly all electrical panels were being blocked by items which is a noted electrical safety (WAC/L&I) requirements. Observed improper method of labeling the electrical distribution panels by writing in pencil on the face of the cabinet next to the breakers; there were no proper and accurate panel schedules in the panels. As a multi-user facility, all outlet and switch plate covers should be labeled with the panel name and circuit breaker that feeds the outlet to enable users to shutdown the power in the event of an electrical emergency.</p> <p>Structure looks good, no sign of structural damages or failure.</p>
53	STRUCTURE	X					
54	DOORS/FRAMES/HARDWARE		X				<p>Bi-fold door on the electrical room is not a proper door for an electrical room, especially one that houses 480V electrical gear. By code this is required to be a hollow metal door that can be secured to prevent unauthorized entry and exposure to electricity. Additionally, 3 feet of clearance must be provided.</p>

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
55	SPECIALTY SYSTEMS						
56	EVIDENCE OF PESTS						
57	OTHER					X	Food left behind for the fall/winter season will attract insects and rodents.
58	OTHER					X	Fire extinguishers were new in 2019. There have been no monthly inspections to record that status as "green" on the inspection tag. Also, annual inspections were due in April 2021 but were never performed. This means that the entire 2021 season ran without ever knowing for their extinguisher were operational.
TASK / ITEM							
BUDING SYSTEMS (BUILDING LL/FP Concession)							
59	INTERIORS					X	Bathrooms are showing high wear and in need of deep cleaning, removal of concrete that was splashed on the walls, and painting. The floors were previously painted and the paint has been damaged by the process of using a pressure washer to clean the bathrooms. Floor drain grills are, on average, 50% covered with debris and paint flakes from pressure washing floors and walls. Finishes on the floors, walls, benches, and the toilet partitions are not suitable for cleaning by use of the pressure washer. Overall conditions were deplorable; food left in the spaces after shutdown for the winter season (this will bring mice and other pests and rodents), perishable food with expiration dates before spring opening were left in refrigerators, sports equipment and uniforms were stuffed in the concession staff bathroom blocking both the toilet and the sink from use, and in general extra storage cabinets have been brought in and are over-crowding the spaces making hazardous work conditions and creating reduced paths for emergency egress. If seasonal storage is necessary, external water-tight containers should be provided to the exterior of the concession buildings.
60	ROOFING		X				Roof is in good condition. Storm drainage from the roof gutters is disconnected both under the eve of the roof and at the connection in the concrete slab. This indicates a clog in the storm drainage between the roof and the outfall to the storm drainage serving the entire site.
61	EXTERIOR FACADES		X				
62	PLUMBING		X				Plumbing fixtures with enameled finish are stained and appear dirty all the time. The hand wash sink was half blocked by a storage cabinet that the authorized users who operate the concessions had brought into the small space. We moved the cabinet back from the sink so that someone approach and use the sink on a straight approach rather than off to the side but this still doesn't provide the proper accessibility.
63	MECHANICAL			X			Field management materials and equipment are being stored in the mechanical chase between the two bathrooms. This is problematic when responding to a plumbing emergency because the bags of line-lime and the equipment are blocking access to pipes and valves.
64	ELECTRICAL				X		There is no hazard labeling or Arc Flash rating on any electrical service gear. Nearly all electrical panels were being blocked by items which is a noted electrical safety (WAC/L&I) requirements. Observed improper method of labeling the electrical distribution panels by writing in pencil on the face of the cabinet next to the breakers; several panels are missing the proper panel schedules. As a multi-user facility, all outlet and switch plate covers should be labeled with the panel name and circuit breaker that feeds the outlet to enable users to shutdown the power in the event of an electrical emergency and failure of the breaker to trip.
65	STRUCTURE	X					Structure looks good, no sign of structural damages or failure.

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
66	DOORS/FRAMES/HARDWARE			X			The doors to the teams' gear storage has been damaged from scrapping on the concrete slab. The door needs to be adjusted or replaced to eliminate the scrapping and sticking on the slab. In the current condition the door was unable to be closed and secured.
67	SPECIALTY SYSTEMS						
68	EVIDENCE OF PESTS			X			Food left behind for the fall/winter season will attract insects and rodents. Found bird nests on the structure just below the underside of roof (eve).
69	OTHER		X		X		Fire extinguishers were new in 2019. There have been no monthly inspections to record that status as "green" on the inspection tag. Also, annual inspections were due in April 2021 but were never performed. This means that the entire 2021 season ran without ever knowing for their extinguisher were operational.
70	OTHER		X				Field management materials and equipment are being stored in the mechanical chase between the two bathrooms. This is problematic when responding to a plumbing emergency because the bags of lime-lime and the equipment are blocking access to pipes and valves.



Bishop Athletic Complex – Athletic Fields

NARRATIVE OF FINDINGS

The overall condition of the Bishop Athletic Complex is Good. Notable items to be addressed include housekeeping, electrical safety, bathroom conditions, and other minor repairs in the facilities including the concession area, restrooms and support rooms. RPM reviewed overall accessibility to amenities and park features.

Recommendations to consider include:

As with all City Parks, this park is maintained to expected, reasonable standards for the most part, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings, however, this Park has a larger degree of facilities clutter from multiple user groups accessing the facilities, and a more robust accountability for cleanliness of the facilities is recommended for all users of the on-site facilities. Our recommended items for improved asset preservation include:

1. Interior renovation of public restrooms
2. Replace wood bi-fold doors on electrical rooms
3. Repair the rain leader and clear both storm and sanitary sewer lines.

In addition we have identified several non-capital corrective actions: these include addressing storage issues that have allowed a lot of clutter within the space-limited facilities; correct required signage and panel schedules for electrical panels; ensure electrical rooms, panels, and disconnects are not blocked;



Bishop Athletic Complex – Entry and Parking Areas



Bishop Athletic Complex – Soccer Fields and Lots of Birds

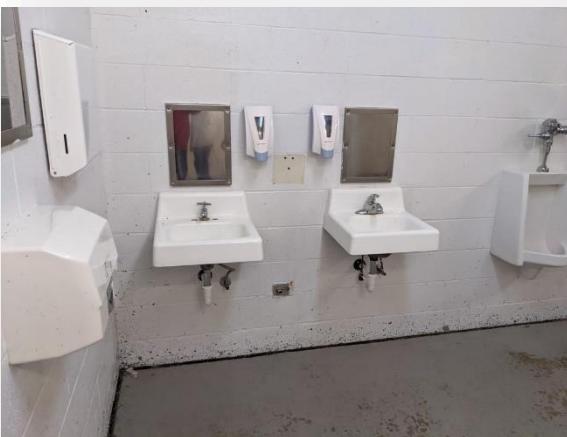
ensure fire extinguishers are being inspected monthly and tested annually; and keep all electrical cabinets with exposed wiring greater than 24V (control/communications) type wiring locked. If necessary for operation of equipment, a licensed electrician is recommended to relocate the operational components of equipment (i.e. lighting controls) to the exterior of cabinets with exposed interior wiring higher than 24V.



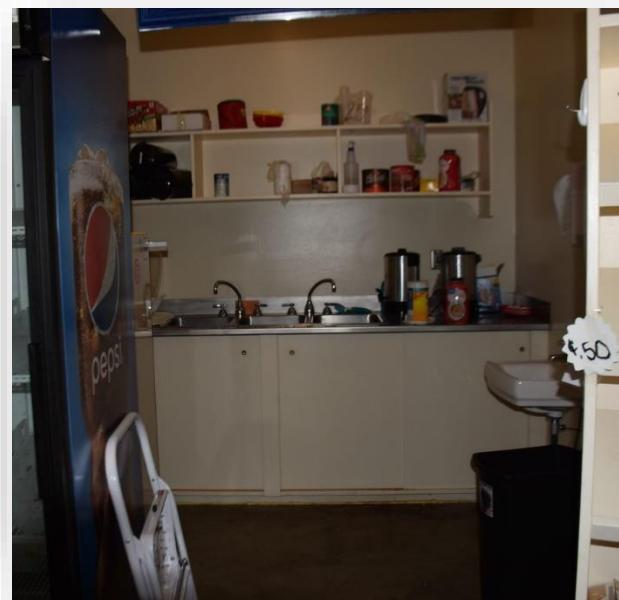
Biship Athletic Complex – Concessions Building



Biship Athletic Complex – Youth Play Equipment



Biship Athletic Complex – Restroom Conditions



Biship Athletic Complex – Interior of Concessions Kitchen Area
– Similar cluttered areas throughout

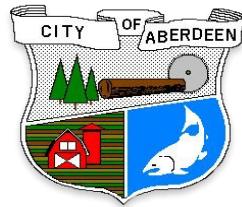
Section 8.b.
Finch Playfield

PROPERTY PROFILE SHEET - FINCH PLAYFIELD



PARCEL NUMBER	011002800000	010700800300
LEGAL DESCRIPTION	BENNS CENTRAL LOTS 1-7 INC & 1/2 VAC ADJ BLK 28	BAYVIEW SLY 104' OF W 57 1/2' OF LOT 2; & LOTS 3 & 4 BLK 8
OWNER	CITY OF ABERDEEN PARK BOARD	CITY OF ABERDEEN PARK BOARD
OWNER'S ADDRESS	GEN DEL	
CITY	ABERDEEN	ABERDEEN
STATE	WA	WA
ZIPCODE	98520	98520
PLAT NUMBER	0110	0107
PLAT NAME	Benns Central	Bayview
WARD NUMBER	4	4
CITY ZONING	RS	RS
IN SPECIAL FLOOD HAZARD AREA	NO	NO
FEMA FLOOD ZONE	X	X
FIRM INDEX DATE	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0902D	53027C0902D
NFIP NUMBER	530058	530058
IN FLOODWAY?	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	NO
In Wetlands	N	N
In Geo Hazard Area	Y	Y
Fish & Wildlife Sensitive Area	N	N
APPRaised BUILDING VALUE	310,595	2,510
APPRaised LAND VALUE	123,500	130,020

TOTAL APPRAISAL	434,095	132,530
APPRAISAL YEAR	2021	2021
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	>30%	>30%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SEVERE
Neighborhood Area	60	60
LANDUSE(COUNTY)	76 - Recreational - Parks	76 - Recreational - Parks
TOWNSHIP	17	17
RANGE	09	09
SECTION	08	08
Shape_Area	36,380.43	52,236.86
LATITUDE	46.98	46.98
LONGITUDE	-123.83	-123.83



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FINCH PLAYFIELD



SITE INFORMATION						
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:		
ASSESSORS		Rock PM (AR, LC, PW)		The overall condition of the park is good. Notable items to be addressed include refurbishment of the two restrooms, one constructed in 2008 and the second relocated recently to Finch Playfield, improve accessibility to the second restroom, and refurbish or upgrade playground equipment. We recommend the City consider adding two multi-use water fountains suitable for standing use, seated use (will need ADA accessible pad under and to the side), and pet(dog) use near park entrances at Sumner Ave and at W 5th ST, install permanent bike racks, improve ADA accessibility by adding a 3rd ADA parking space on Sumner Ave, repair/resurface the basketball court, and replace/refurbish the backboards and hoops/nets of the existing basketball.		
ADDRESS		Sumner Ave / W 5th St				
SITE AREA		2.034 Acres				
CURRENT USE		City Park				
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION		CLASS D-E				
ZONING		RS				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
Very Good	Good	Fair	Poor	Very Poor		
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	X			Overall good condition, with the only surface in need of repairs is the basketball court. Pathways indicate some settlement and/or heave but did not observe any ADA accessibility compliance issues. But pathways should be inspected at least annually to identify and correct issues prior to each summer season.	
2	PARKING LOT STALLS	X			There are a total of 24 parking spaces on Sumner Ave and an additional 7 spaces on W 5th St.	
3	ADA PARKING		X		ADA Standards call for a minimum of 10% of available spaces and requires rounding up. Sumner Ave has 24 spaces, only 2 are ADA Van Accessible. A third space is required for this parking area. W 5th St serves the opposite end of the park and therefore is not to be considered in the calculation of spaces on Sumner Ave.	
4	ADA RAMP	X			Pathways through are ADA accessible complaint with respect to slope and cross-slope. Annual inspections to identify settlement/heave damage of 1/2in or greater vertical shift should be performed to identify required repairs for accessibility.	
5	WHEEL STOPS	X				
6	STORM DRAINS	X			Site appears to drain during rain events as observed on the day of the assessment.	
7	TOPOGRAPHY		X		Park is mostly flat with minor dips and rises that can be attributed to settlement.	
8	CURBS		X		Not applicable, no parking lot	
9	SIDEWALKS		X		City sidewalks surround the park; asphalt	
10	UTILITIES		X		No utilities at this site	
11	LANDSCAPING - OVERALL		X		Retaining walls are constructed of concrete ecology blocks. These are aging and weathered but still serves their purpose. Recommend adding annual inspection and budget for minor repairs to maintain serviceability. A failure could cause collapse of the sidewalk and undermining of the roadway.	
12	SITE LIGHTING		X		Site lighting is located to illuminate the pathways between features around the picnic pavilion and limited lighted for the parking area on Sumner Ave. Overall site lighting is insufficient and it is recommended to add light poles around the bathrooms.	

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
13	TRAIL LIGHTING						Not applicable, no trails
14	SITE SECURITY / GATES						Not applicable, no security/gates
15	FENCING			X			Fencing is
16	PARKING SIGNAGE			X	X		The only observed parking signage was properly designating ADA parking spaces. Signs on posts are in good condition, pavement markings should be repainted every 2 to 3 years, or more as needed.
17	EVIDENCE OF PESTS		X				Graffiti on the bathrooms
18	GRAFFITI		X				None observed
19	DEBRIS/DUMPING		X				
20	STREET SIGNAGE		X				
21	PARK ENTRANCE SIGNAGE		X				
22	WAYFINDING SIGNAGE						Not applicable
23	OTHER SIGNAGE		X				Finch Playfield "Park Rules" sign is in good condition, but the post/frame is in poor condition and, at a minimum, needs to be painted.
24	TURF - SPORTSFIELDS		X				
25	TURF - MOWED AREAS		X				
26	TURF - NATURAL AREAS		X				
27	TREE HAZARDS	X	X				There are only a few trees on the park property, only one of which is large enough to be considered a significant tree. The significant tree is between the basketball court and the baseball outfield area and does not currently present hazard.
28	TREE PRUNING		X				
29	TREE ROOTS, TRIPPING HAZARDS		X				There are only a few trees on the park property, only one of which is large enough to be considered a significant tree. The significant tree is between the basketball court and the baseball outfield area and does not currently present hazard.
30	HISTORIC MONUMENTS/FEATURES		X				
31	WATER FEATURES						Assessment performed after seasonal shutdown of the Splash Pad but it was reported to be in good working order.
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS			X			None provided. Recommend installation of one multi-use ADA accessible fountain at each end of the park near parking and park entrances.
34	TRAILS SURFACES		X				Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION						
36	SITE ACCESSORIES - BIKE RACKS			X			None provided. Recommend installation of bike racks near the park entrances on Sumner Ave and W 5th St.
37	SITE ACCESSORIES - PLAY EQUIPMENT			X			Playground is aging and worn. It is recommended to paint playground equipment or replace/upgrade equipment.
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS		X				Sufficient quantity of trash cans are provided in all areas of the park.
39	SITE ACCESSORIES - BENCHES		X				
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS			X			Picnic shelter is in good condition. Picnic tables are recommended to be inspected at least annually and repaired or replaced as necessary.
41	SITE ACCESSORIES - BBQ AREAS						Not applicable
42	SITE ACCESSORIES - OTHER						Basketball hoops, nets, backboards and posts are weathered, rusting and in need of refurbishment.
43	IRRIGATION SYSTEM				X		Not observed.

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS				
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR					
SITE CONDITIONS											
44	OTHER						Not applicable				
45	OTHER						Not applicable				
46	OTHER						Not applicable				
TASK / ITEM											
BUIDING SYSTEMS (BUILDING BATHROOM #1 (west))											
47	INTERIORS					X	Interior is in very poor condition; holes in walls, graffiti. Holes should be repairs and interior painted under annual recurring maintenance.				
48	ROOFING						CMU Exterior is in fair condition but the covered entryway has graffiti and should be painted under annual recurring maintenance.				
49	EXTERIOR FACADES						Not observed. Bathrooms were not operational at the time of survey. Sink has finish damage to the enamel at the front edge. Recommend replacing with a detention grade stainless steel (like sink in the other bathroom).				
50	PLUMBING						Heating not operational.				
51	MECHANICAL						No lights or outlets.				
52	ELECTRICAL						Structurally sound				
53	STRUCTURE						Graffiti and minor dents; should be painted under annual recurring maintenance.				
54	DOORS/FRAMES/HARDWARE						Not applicable.				
55	SPECIALTY SYSTEMS						Spiders, flies, etc.				
56	EVIDENCE OF PESTS						Not applicable				
57	OTHER						Not applicable				
58	OTHER						Not applicable				
TASK / ITEM											
BUIDING SYSTMES (BUILDING BATHROOM #2 (east))											
59	INTERIORS					X	Interior is in very poor condition; holes in walls, graffiti. Holes should be repairs and interior painted under annual recurring maintenance.				
60	ROOFING						CMU Exterior is in fair condition but the covered entryway has graffiti and should be painted under annual recurring maintenance.				
61	EXTERIOR FACADES						Not observed. Bathrooms were not operational at the time of survey. Plumbing fixtures (sink & toilet) are stainless steel and appearance is generally fair condition.				
62	PLUMBING						Heating not operational.				
63	MECHANICAL						No lights or outlets.				
64	ELECTRICAL						Structurally sound				
65	STRUCTURE						Graffiti and minor dents; should be painted under annual recurring maintenance.				
66	DOORS/FRAMES/HARDWARE						Not applicable.				
67	SPECIALTY SYSTEMS						Spiders, flies, etc.				
68	EVIDENCE OF PESTS						Not applicable				
69	OTHER						Not applicable				
70	OTHER						Not applicable				



NARRATIVE OF FINDINGS

The overall condition of Finch Playfield is Good.

Recommended improvements to be made to Finch Playfield include:

1. Renovation and updating of the two restrooms, one constructed in 2008 and the second relocated recently to Finch Playfield
2. Improve accessibility to the second restroom
3. Refurbish or upgrade the playground equipment
4. Consider adding two multi-use water fountains suitable for standing use, seated use (will need ADA accessible pad under and to the side), and pet(dog) use near park entrances at Sumner Ave and at W 5th Street
5. Install permanent bike racks
6. Improve ADA accessibility by adding a 3rd ADA parking space on Sumner Ave
7. Repair/resurface the basketball court and replace/refurbish the backboards and hoops/nets of the existing basketball.

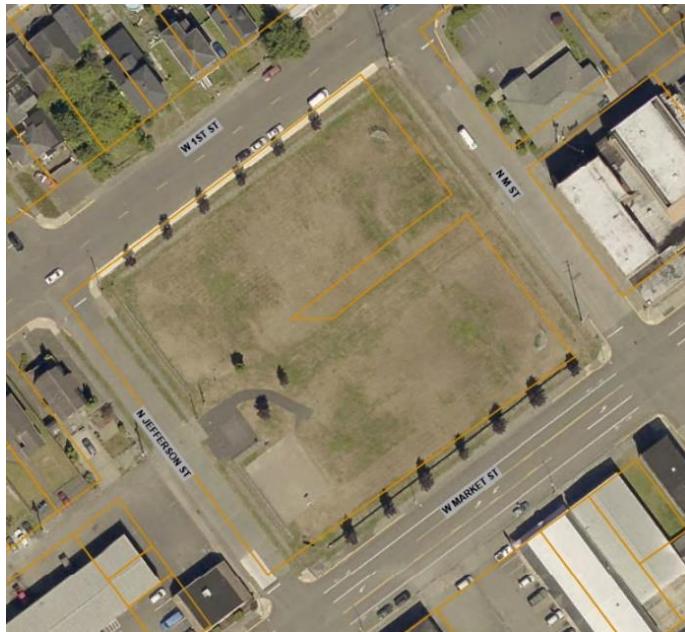


As with all City Parks, this park is maintained to expected, reasonable standards for the most part, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. RPM recommends the above items be considered in future capital improvement projects.



Section 8.c.
Franklin Field (Storm Reservoir)
&
Ball Field

PROPERTY PROFILE SHEET - FRANKLIN FIELD



PARCEL NUMBER	029405400000
LEGAL DESCRIPTION	WAX & BENNS 2ND LOTS 1-12 INC TGW ALL VAC ALLEYS ADJ BLK 54
OWNER	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST
CITY	ABERDEEN
STATE	WA
ZIPCODE	98520
PLAT NUMBER	0294
PLAT NAME	Wax & Benns 2nd
WARD NUMBER	5
CITY ZONING	CG
IN SPECIAL FLOOD HAZARD AREA	YES
FEMA FLOOD ZONE	AE
BASE FLOOD ELEVATION	13'
FIRM INDEX DATE	9/18/2020
FIRM PANEL NUMBER	53027C0902D
NFIP NUMBER	530058
IN FLOODWAY?	NO
IN TSUNAMI HAZARD ZONE?	YES
In Wetlands	N
In Geo Hazard Area	N
Fish & Wildlife Sensitive Area	N
APPRaised BUILDING VALUE	40,747
APPRaised LAND VALUE	680,400
TOTAL APPRAISAL	721,147
APPRaisal YEAR	2021

PERMISSIVE USE NUMBER	2018-1696(Bus Stop)
SEISMIC CLASSIFICATION	CLASS D-E
SLOPE DESIGNATION	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT
Neighborhood Area	60
LANDUSE(COUNTY)	49 - Transportation - Other
TOWNSHIP	17
RANGE	09
SECTION	08
Shape_Area	84,486.43
LATITUDE	46.97
LONGITUDE	-123.82



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FRANKLIN FIELD



SITE INFORMATION								
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:				
ASSESSORS		Rock PM (AR, RC, LC)			The overall condition of the park is fair. Notable items to be addressed include ADA accessibility, refurbishment of existing features and recommend installing some limited park amenities. Items we considered when reviewing the property and associated infrastructure, and amenities include ADA Accessibility, parking, park equipment and activities. We recommend the City consider adding some limited amenities for seating and securing bicycles, improving ADA accessibility, and general maintenance and repair of the existing basketball and baseball/softball features.			
ADDRESS		400 Block of W Market						
SITE AREA		1.94 Acres						
CURRENT USE		City Park						
YEAR CONSTRUCTED								
EFFECTIVE AGE								
SEISMIC CLASSIFICATION		CLASS D-E						
ZONING		CG						
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS			
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL			X		Asphalt pavement within the park is aging and have settlement issues, but overall fair condition and still serviceable. Concrete pavement for the basketball court is also in fair condition.		
2	PARKING LOT STALLS			X		Parking is all on street and park has no dedicated parking lot		
3	ADA PARKING				X	No ADA on-street parking		
4	ADA RAMP				X	The pathway to basketball court is not compliant with standards for consistent slope, slope through curve, cross-slope. No accessible pathway to ball fields.		
5	WHEEL STOPS					Not applicable, no parking lot		
6	STORM DRAINS			X		The site has been established as a storm reservoir for flood control. The site does appear to drain quickly following a flood event.		
7	TOPOGRAPHY			X		The site is several feet below street level to serve as flood control for the downtown area. It is generally level with limited slope to promote drainage.		
8	CURBS				X	Not applicable, no parking lot		
9	SIDEWALKS			X		City sidewalks surround the park; asphalt		
10	UTILITIES				X	No utilities at this site		
11	LANDSCAPING - OVERALL			X		Retaining walls are constructed of concrete ecology blocks. These are aging and weathered but still serves their purpose. Recommend adding annual inspection and budget for minor repairs to maintain serviceability. A failure could cause collapse of the sidewalk and undermining of the roadway.		
12	SITE LIGHTING				X	There is no site lighting		
13	TRAIL LIGHTING					Not applicable, no trails		
14	SITE SECURITY / GATES					No security/gates		
15	FENCING					Fencing is		
16	PARKING SIGNAGE					Not applicable, no dedicated parking lot		
17	EVIDENCE OF PESTS					None observed; park does not have bathrooms, port-a-jons, or trash to attract pests		
18	GRAFFITI	X	X			No visible graffiti		

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
19	DEBRIS/DUMPING		X				None observed
20	STREET SIGNAGE			X			Parking signage along city streets varies in condition, a few replacement signs should be installed by the Street Dept/Sign Shop
21	PARK ENTRANCE SIGNAGE		X				Not applicable
22	WAYFINDING SIGNAGE						Not applicable
23	OTHER SIGNAGE						
24	TURF - SPORTSFIELDS		X				
25	TURF - MOWED AREAS		X				
26	TURF - NATURAL AREAS		X				
27	TREE HAZARDS		X				Site is free of tree hazards. There are limited trees along the city sidewalks.
28	TREE PRUNING						
29	TREE ROOTS, TRIPPING HAZARDS		X				
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS						Not applicable
34	TRAILS SURFACES						Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION		X				The site is intended for use in flood control and drainage of the site after significant storm events appears to be sufficient and expedient.
36	SITE ACCESSORIES - BIKE RACKS				X		None provided. Paved access from S Jefferson is suitable for bike rack(s) and at least 1 is recommended.
37	SITE ACCESSORIES - PLAY EQUIPMENT					X	Not applicable. Site is intended to flood and therefore not suitable for playground equipment
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS						Not applicable
39	SITE ACCESSORIES - BENCHES			X			There are no proper benches. The retaining wall is tiered to provide some type of seating at the basketball court. Retaining wall at the ballfields is not suitable for seating. Paved access from S Jefferson is suitable for benches at least 2 benches, where 1 would be ADA accessible, are recommended.
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS				X		There are no picnic tables or shelters. Retaining wall at the ballfields is not suitable for seating. Paved access from S Jefferson is suitable for picnic tables. At least 1 ADA Accessible table is recommended.
41	SITE ACCESSORIES - BBQ AREAS					X	Not applicable
42	SITE ACCESSORIES - OTHER			X			Basketball hoops, nets, backboards and posts are weathered, rusting and in need of refurbishment. Ballfield backstops (chain link) show damage, are rusty and should be refurbished or replaced within the next 5 years.
43	IRRIGATION SYSTEM						Not applicable
44	OTHER						Not applicable
45	OTHER						Not applicable
46	OTHER						Not applicable
TASK / ITEM							
BUILDING SYSTEMS (BUILDING)							
47	INTERIORS						Not applicable
48	ROOFING						Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
49	EXTERIOR FACADES					Not applicable
50	PLUMBING					Not applicable
51	MECHANICAL					Not applicable
52	ELECTRICAL					Not applicable
53	STRUCTURE					Not applicable
54	DOORS/FRAMES/HARDWARE					Not applicable
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS					Not applicable
57	OTHER					Not applicable
58	OTHER					Not applicable



Franklin Field Reservoir and Ball Field – Looking SW

NARRATIVE OF FINDINGS

The overall condition of Franklin Field (Reservoir and Ball Field) is Fair. Notable items recommended to be addressed include:

1. ADA accessibility for portions of the site should be considered. Currently no portions of the site are ADA accessible.
2. Refurbishment of existing features and recommend installing some limited park amenities that can withstand water infiltration from overflow scenarios.

Other Items we considered when reviewing the property and associated infrastructure, and amenities include:

1. Designated Parking 0 currently all parking is on-street parking.
2. Park equipment and activities – the field is essentially all open with no amenities.
3. Seating areas with benches and/or tables.
4. Secure bicycle racks.
5. General maintenance and repair of the existing basketball and baseball/softball fields.



Franklin Field Reservoir and Ball Field – Looking NW



Franklin Field Reservoir and Ball Field – SE Entrance

As with all City Parks, this park is maintained to expected, reasonable standards for the most part, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. RPM recommends the above items be considered in future capital improvement projects.

Section 8.d.

Garley Park

PROPERTY PROFILE SHEET - GARLEY PARK



PARCEL NUMBER	014600800901	Fish & Wildlife Sensitive Area	N
LEGAL DESCRIPTION	FINCH FARMS N 300' OF LOTS 9-11 INC FARM 8	APPRaised BUILDING VALUE	12,672
OWNER	ABERDEEN SCHOOL DISTRICT #5	APPRaised LAND VALUE	135,000
OWNER'S ADDRESS	216 NORTH G ST	TOTAL APPRAISAL	147,672
CITY	ABERDEEN	APPRAISAL YEAR	2021
STATE	WA	WETLAND CATEGORY	Category III Wetland
ZIPCODE	98520	SEISMIC CLASSIFICATION	CLASS D-E
PLAT NUMBER	0146	SLOPE DESIGNATION	0-5%
PLAT NAME	Finch Farms	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
WARD NUMBER	1	EROSION POTENTIAL	SLIGHT
CITY ZONING	RS	Neighborhood Area	60
IN SPECIAL FLOOD HAZARD AREA	YES	LANDUSE(COUNTY)	76 - Recreational - Parks
FEMA FLOOD ZONE	AH	TOWNSHIP	17
BASE FLOOD ELEVATION	10'	RANGE	09
FIRM INDEX DATE	9/18/2020	SECTION	16
FIRM PANEL NUMBER	53027C0908D	Shape_Area	89,897.02
NFIP NUMBER	530058	LATITUDE	46.96
IN FLOODWAY?	NO	LONGITUDE	-123.81
IN TSUNAMI HAZARD ZONE?	YES		
In Wetlands	Y		
In Geo Hazard Area	N		



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
GARLEY PARK



SITE INFORMATION								
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:				
ASSESSORS		Rock PM (AR, RC, LC)			The overall condition of the park is very good. Notable items to be addressed include drinking fountains and water source for dogs, and site lighting. Items we considered when reviewing the property and associated infrastructure, and amenities include ADA Accessibility, parking, park equipment and activities. We recommend the City consider adding drinking fountains, including water source for dogs in the dog parks, and site lighting. The dog parks will be used year round and lighting would be very beneficial and appreciated. Lighting of the dog parks could be separate for each and the switch could be a timer so that the lights will turn-off automatically.			
ADDRESS		[1300 Block] W Huntley						
SITE AREA		2.064 Acres						
CURRENT USE		City Park						
YEAR CONSTRUCTED								
EFFECTIVE AGE								
SEISMIC CLASSIFICATION		CLASS D-E						
ZONING		CG						
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS			
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	X						
2	PARKING LOT STALLS		X					
3	ADA PARKING	X						
4	ADA RAMP	X						
5	WHEEL STOPS	X						
6	STORM DRAINS			X				
7	TOPOGRAPHY			X				
8	CURBS				X			
9	SIDEWALKS				X			
10	UTILITIES					X		
11	LANDSCAPING - OVERALL							
12	SITE LIGHTING					X		
13	TRAIL LIGHTING					X		
14	SITE SECURITY / GATES					X		
15	FENCING					X		
16	PARKING SIGNAGE					X		
17	EVIDENCE OF PESTS					X		
18	GRAFFITI					X		
19	DEBRIS/DUMPING					X		
20	STREET SIGNAGE					X		
21	PARK ENTRANCE SIGNAGE					X		
22	WAYFINDING SIGNAGE					X		

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
23	OTHER SIGNAGE	X				Loved the signs for the "Big Dogs" and "Small Dogs"; all signage is like new, easy to read
24	TURF - SPORTSFIELDS	X				Not applicable
25	TURF - MOWED AREAS					Not applicable
26	TURF - NATURAL AREAS	X				Not applicable
27	TREE HAZARDS	X				None observed
28	TREE PRUNING	X				Not applicable
29	TREE ROOTS, TRIPPING HAZARDS	X				Not applicable
30	HISTORIC MONUMENTS/FEATURES					Not applicable
31	WATER FEATURES					Not applicable
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS		X			No drinking fountains observed. Recommend drinking water source in each dog park and a multi-use (standing, seated, pet) fountain in the vicinity of the playgrounds and picnic table.
34	TRAILS SURFACES		X			Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION		X			All lawn areas were saturated and had standing water (but it was raining, period of heavy rain on the day of assessment).
36	SITE ACCESSORIES - BIKE RACKS	X				No bike rack
37	SITE ACCESSORIES - PLAY EQUIPMENT	X				Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS	X				Not applicable
39	SITE ACCESSORIES - BENCHES	X				Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS	X				Not applicable
41	SITE ACCESSORIES - BBQ AREAS					Not applicable
42	SITE ACCESSORIES - OTHER					Not applicable
43	IRRIGATION SYSTEM					Not applicable
44	OTHER					Not applicable
45	OTHER					Not applicable
46	OTHER					Not applicable
TASK / ITEM						
BUILDING SYSTEMS (BUILDING)						
47	INTERIORS					Not applicable
48	ROOFING					Not applicable
49	EXTERIOR FACADES					Not applicable
50	PLUMBING					Not applicable
51	MECHANICAL					Not applicable
52	ELECTRICAL					Not applicable
53	STRUCTURE					Not applicable
54	DOORS/FRAMES/HARDWARE					Not applicable
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS					Not applicable
57	OTHER					Not applicable
58	OTHER					Not applicable



NARRATIVE OF FINDINGS

The overall condition of Garley Park is Very Good.

Notable items to be addressed include drinking fountains and water source for dogs, and site lighting. Items RPM considered when reviewing the property and associated infrastructure, and amenities include ADA Accessibility, parking, park equipment and activities, and all are considered very good. We recommend the City consider adding drinking fountains, including water source for dogs in the dog parks, and site lighting. The dog parks will be used year-round and lighting would be very beneficial and appreciated if installed in a manner that does not impact neighbors. Lighting of the dog parks could be separate for each, and the switch could be a timer so that the lights will turn-off automatically.

As with all City Parks, this park is maintained to expected, reasonable standards and this particular park is in very good condition. RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings.



Garley Park – excellent signage



Garley Park – “where the big dogs play...”



Garley Park – Basketball, Sports Court



Garley Park – Tables, Trash Cans



Garley Park – Turf Areas Perfect for Dogs



Garley Park – Zip Line Play Area



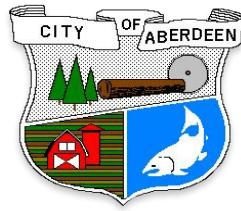
Garley Park – Seating for Dog Owners

Section 8.e.
Kurt Cobain Park

PROPERTY PROFILE SHEET - KURT COBAIN MEMORIAL PARK



PARCEL NUMBER	015000400100	In Geo Hazard Area	N
PARCEL ADDRESS	1327 E 2ND ST	Fish & Wildlife Sensitive Area	Y
LEGAL DESCRIPTION	FRANCES LOT 1-4 INC LS ST BLK 4	APPRaised BUILDING VALUE	0
OWNER	CITY OF ABERDEEN	APPRaised LAND VALUE	20,000
OWNER'S ADDRESS	200 EAST MARKET ST	TOTAL APPRAISAL	20,000
CITY	ABERDEEN	APPRaisal YEAR	2021
STATE	WA	SEISMIC CLASSIFICATION	CLASS D-E
ZIPCODE	98520	SLOPE DESIGNATION	0-5%
PLAT NUMBER	0150	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
PLAT NAME	Frances	STREAM BUFFER	150 ft Buffer
WARD NUMBER	2	EROSION POTENTIAL	SLIGHT
CITY ZONING	RM	Neighborhood Area	50
IN SPECIAL FLOOD HAZARD AREA	NO	LANDUSE(COUNTY)	91 - Undeveloped - Land
FEMA FLOOD ZONE	X	TOWNSHIP	17
FIRM INDEX DATE	9/18/2020	RANGE	09
FIRM PANEL NUMBER	53027C0906D	SECTION	04
NFIP NUMBER	530058	Shape_Area	20,105.19
IN FLOODWAY?	NO	LATITUDE	46.98
IN TSUNAMI HAZARD ZONE?	YES	LONGITUDE	-123.81
In Wetlands	N		

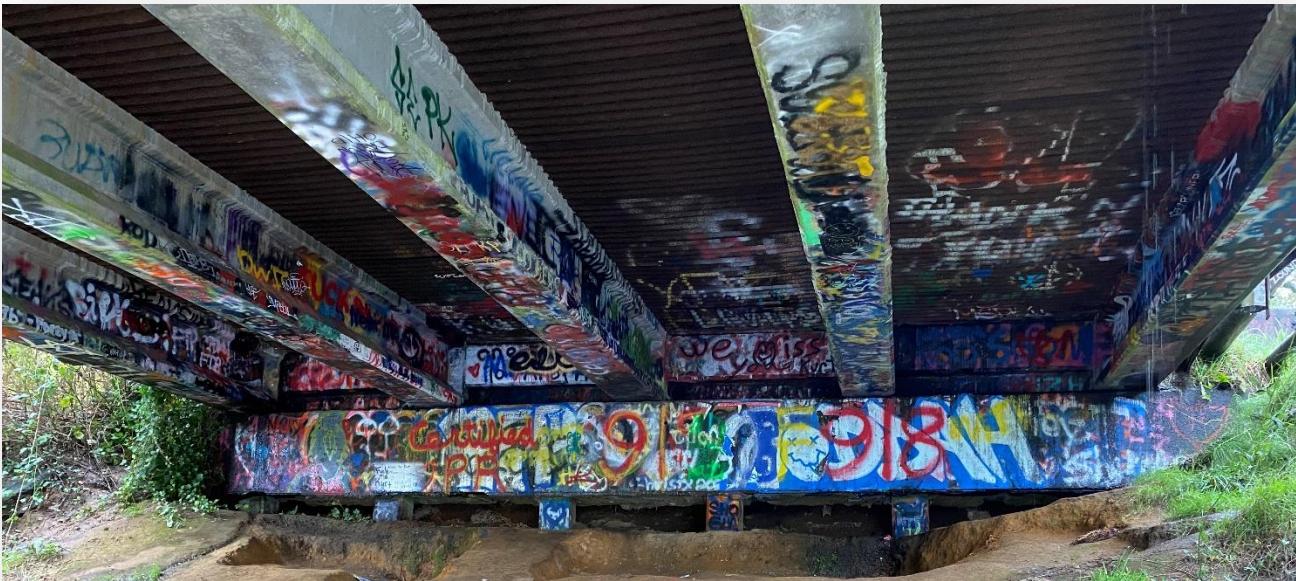


CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
KURT COBAIN MEMORIAL PARK



SITE INFORMATION						
ASSESSMENT DATE	12/13/2021		Overall Summary of Condition Assessment:			
ASSESSORS	Rock PM (Bernie)		The overall condition of the Kurt Cobain Memorial Park is, well.... Grungy. That aside, there are several items of concern noted:			
ADDRESS	[1300 Block] W Huntley		1. The Park trails are muddy, particularly along the trail to the underside of the bridge. Access is far from ADA standards and can be dangerous to reach the underside of the bridge where many visitors wish to see, as it was where Kurt Cobain would frequent as a young musician and wrote about his time there. Fresh gravel and clearing of sticker bushes should be considered to keep the natural, rough condition of the space, while making it less dangerous for visitors.			
SITE AREA	1.15 Acres		2. The Park is at the end of E 2nd Street, a residential street with no designated parking for Park visitors. Signs posted by neighbors make it clear that they are not necessarily pleased with the drug use and needles left behind by visitors to the Park.			
CURRENT USE	Recreational - Park		A more robust maintenance of the Park with modest graveled paths, and directional signage may help improve the Park's overall conditions and safety.			
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION	CLASS D-E					
ZONING	WD					
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
Very Good	Good	Fair	Poor	Very Poor		
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL				X	NA
2	PARKING LOT STALLS				X	NA - There is no designated parking lot, and limited residential street parking.
3	ADA PARKING				X	No ADA Parking
4	ADA RAMP					NA
5	WHEEL STOPS					NA
6	STORM DRAINS			X		The park gets saturated in wet weather conditions
7	TOPOGRAPHY			X		The rough trail to the underside of the Bridge is slick and steep
8	CURBS					NA
9	SIDEWALKS	X				There are no paved areas or sidewalks in the Park
10	UTILITIES					NA
11	LANDSCAPING - OVERALL		X			Overall, the Park has turf. The neighbor mows a large portion of the areas regularly
12	SITE LIGHTING			X		No site lighting
13	TRAIL LIGHTING			X		NA
14	SITE SECURITY / GATES			X		The park is open and unsecured. No fencing
15	FENCING			X		NA
16	PARKING SIGNAGE			X		There is a make-shift sign by neighbors that addresses their frustrations with parking
17	EVIDENCE OF PESTS			X		No evidence of pests
18	GRAFFITI			X		Yes, a considerable amount of graffiti is in the Park, but is expected with the alternative rock visitors paying tribute to the musician.
19	DEBRIS/DUMPING			X		Although not witnessed, there is drug needles and other debris in the Park on a regular basis
20	STREET SIGNAGE			X		Signage to the Park is not provided
21	PARK ENTRANCE SIGNAGE		X			There is a tribute sign to Kurt Cobain, and a sign provided by neighbors about frequently asked questions.
22	WAYFINDING SIGNAGE			X		Limited
23	OTHER SIGNAGE					

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
24	TURF - SPORTSFIELDS					NA
25	TURF - MOWED AREAS			X		
26	TURF - NATURAL AREAS		X			There are sticker bushes along the steep trail to the underside of the bridge, and a buffer of shrubs along the main portion of the Park abutting the River.
27	TREE HAZARDS					NA
28	TREE PRUNING					NA
29	TREE ROOTS, TRIPPING HAZARDS					NA
30	HISTORIC MONUMENTS/FEATURES		X			The memorial features are fair and interesting
31	WATER FEATURES					NA
32	PIERS, OVER-WATER WALKWAYS					NA
33	DRINKING FOUNTAINS					NA
34	TRAILS SURFACES			X		The trail to the underside of the bridge is steep and muddy, and sticker bushes on both sides, no paved trails, not ADA accessible.
35	SITE DRAINAGE/STANDING WATER/SATURATION			X		Some standing water in locations when wet weather, but not unusable.
36	SITE ACCESSORIES - BIKE RACKS					There are two benches and one table with benches, each have considerable damage from carvings and graffiti from visitors paying tribute to the musician, and can be interesting to read.
37	SITE ACCESSORIES - PLAY EQUIPMENT					NA
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS					NA
39	SITE ACCESSORIES - BENCHES					2 benches along the river, both have lots of carvings and graffiti
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS			X		1 Table with seating, no shelters
41	SITE ACCESSORIES - BBQ AREAS					NA
42	SITE ACCESSORIES - OTHER					NA
43	IRRIGATION SYSTEM					NA
TASK / ITEM						
BUILDING SYSTEMS (NA)						
44	OTHER					There are no facilities associated with this Park



Destination spot for many Kurt Cobain fans visiting the Memorial Park, under the Young St. Bridge over the Wishkah River

NARRATIVE OF FINDINGS

The overall condition of the Kurt Cobain Memorial Park is, well.... Grungy. It may be fitting that the Park is filled with graffiti and carved notes and tributes in park benches and a table, as it adds to the character of the park aligned with the eclectic anti-establishment persona of the alternative rock musician. That aside, there are several items of concern noted:

1. The Park trails are muddy, particularly along the trail to the underside of the bridge. Access is far from ADA standards and can be dangerous to reach the underside of the bridge where many visitors wish to see, as it was where Kurt Cobain would frequent as a young musician and wrote about his time there. Fresh gravel and clearing of sticker bushes should be considered to keep the natural, rough condition of the space, while making it less dangerous for visitors.
2. The Park is at the end of E 2nd Street, a residential street with no designated parking for Park visitors. Signs posted by neighbors make it clear that they are not necessarily pleased with the drug use and needles left behind by visitors to the Park.



Access trail from Young Street to the Park



View of Bridge Underside, and River where the musician "hung out" as a youth

The musician's childhood home is nearby and also receives out of town visitors to the area.

Consideration of a walking tour that minimizes vehicle traffic and parking in the neighborhood could be a positive change.

A more robust maintenance of the Park with modest graveled paths, and directional signage may help improve the Park's overall conditions and safety.



There is one table, and two benches in the Park. Each have many carvings and graffiti tributes to the musician, and not necessarily usable as places to sit, relax, or picnic.



Air Guitar Exhibit, one of several exhibits in the Park



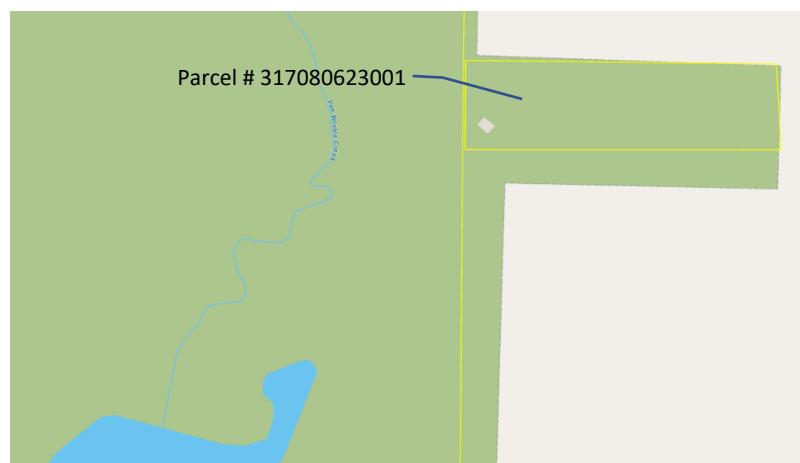
E. 2nd Street Neighborhood Entrance to the Park – Signage posted by neighbors.



View of the Park looking East

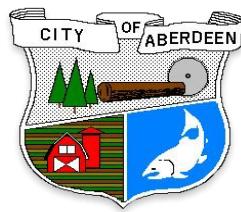
Section 8.f.
Lake Aberdeen Recreational Area

PROPERTY PROFILE SHEET - LAKE ABERDEEN PARK & POLICE GUN RANGE



PARCEL NUMBER	317090110000	019800003301	317091211000	317080623001
LEGAL DESCRIPTION	AB AC N 1/2; N 1/2 OF SW; TAX 1; SE 1/4 & 34 LS LS GAME DEPT TR	LEWISDALE TRS 33	AB AC NE OF NE	AB AC S 1/2 OF N 1/2 SW NW & S 1/2 OF NW SE NW
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 E MARKET ST	200 E MARKET ST	200 E MARKET ST	200 E MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA	WA
ZIPCODE	98520	98520	98520	98520
PLAT NUMBER	3170	0198	3170	
PLAT NAME				
WARD NUMBER	3	3	3	
CITY ZONING				
SPECIAL FLOOD HAZARD AREA	NO	NO	NO	NO
FEMA FLOOD ZONE	X	X	X	X
BASE FLOOD ELEVATION				
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C096D	53027C0908D	53027C0908D	53027C096D
NFIP NUMBER	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?				
In Wetlands				
In Geo Hazard Area				
Fish & Wildlife Sensitive Area				
APPRaised BUILDING VALUE	148,803	0	0	0
APPRaised LAND VALUE	1,902,150	65,250	80,000	17,500
TOTAL APPRAISAL	2,050,953	65,250	80,000	17,500
APPRAISAL YEAR	2021	2021	2021	2021
WETLAND CATEGORY				
SEISMIC CLASSIFICATION				
SLOPE DESIGNATION		0-5%		
LIQUEFACTION POTENTIAL			MODERATE TO HIGH	
EROSION POTENTIAL			SLIGHT	
Neighborhood Area		50		

LANDUSE(COUNTY)	76 - Recreational - Parks	91 - Undeveloped - Land	91 - Undeveloped - Land	91 - Undeveloped - Land
TOWNSHIP	17	17	17	
RANGE	09	09	09	
SECTION	01	12	12	
Shape_Area	26,047,034.75	1,358,901.27	1,798,959.46	398,656.68
LATITUDE	46.99	46.98	46.98	46.99
LONGITUDE	-123.75	-123.74	-123.74	-123.73



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
LAKE ABERDEEN RECREATION AREA PARK



SITE INFORMATION					
ASSESSMENT DATE	11/1/2021		Overall Summary of Condition Assessment:		
ASSESSORS	Bernie, Anne, Lisa		<p>The overall condition of Lake Aberdeen Recreational Area is Very Good. The Park is a tucked-away gem of natural beauty, well-maintained grounds, mature landscaping, water recreation areas (swimming and fishing), a small sandy beach, picnic areas, restroom accommodations, barbecue areas, and ample visitor parking. A small boat launch provides non-motorized boat access to Lake Aberdeen. The dock contains a small swimming area for younger swimmers, and end-of-dock fishing spots. The nearby fish hatchery fish ladder is a fun place to explore, but not easily accessible directly from the park along the access road. The children play equipment and an upper grassy area with an additional barbecue area provides ample areas for families to enjoy this park. The rusted tables will need to be replaced in the near future, or a major overhaul to remove the rust and repaint. Signage and other items over time become damaged and need replacement, but the overall conditions of the grounds, furnishings, and small outbuildings are well maintained. Due to recent rains, we note that the sandy beach has some puddling and rutting, and items such as this require regular ongoing maintenance, which Parks employees are keenly aware.</p>		
ADDRESS	Lake Aberdeen Rd.				
SITE AREA	5 acres				
CURRENT USE	Recreational - Park				
YEAR CONSTRUCTED					
EFFECTIVE AGE					
SEISMIC CLASSIFICATION	CLASS D-E				
ZONING	RM				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS
Very Good	Good	Fair	Poor	Very Poor	
No.	SITE CONDITIONS				
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	X			
2	PARKING LOT STALLS	X			
3	ADA PARKING	X			ADA parking is provided, and properly signed, including van ADA parking
4	ADA RAMP		X		Provided
5	WHEEL STOPS		X		Provided
6	STORM DRAINS		X		The park appears to have good site drainage
7	TOPOGRAPHY		X		The overall park has variations of topography, with some flat areas for picnic shelters, play areas, upper area for picnics, lower beach - all accessible
8	CURBS			X	NA
9	SIDEWALKS			X	NA
10	UTILITIES			X	There is an apparent utility easement through the middle of the Park that is noticeable.
11	LANDSCAPING - OVERALL	X			A natural, beautiful setting with mature, well-maintained landscaping
12	SITE LIGHTING		X		Site lighting appears good
13	TRAIL LIGHTING			X	NA
14	SITE SECURITY / GATES		X		The park is closed after hours
15	FENCING			X	The fence to the gun range area is secured
16	PARKING SIGNAGE	X			Signage is good. Some signage is seeing its age, and needs replacing.
17	EVIDENCE OF PESTS			X	No evidence of pests
18	GRAFFITI				No graffiti noticed at time of review
19	DEBRIS/DUMPING				No debris or dumping noted
20	STREET SIGNAGE	X			Signage to the park is good.
21	PARK ENTRANCE SIGNAGE		X		Park signage is good.
22	WAYFINDING SIGNAGE		X		Good signage throughout the park
23	OTHER SIGNAGE				NA

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
24	TURF - SPORTSFIELDS		X			Some turf has recently been reseeded
25	TURF - MOWED AREAS		X	X		Nice areas of green lawns, well maintained
26	TURF - NATURAL AREAS	X				Plenty of planted areas
27	TREE HAZARDS		X			No noticed tree hazards despite plenty of large trees
28	TREE PRUNING		X			Well maintained trees
29	TREE ROOTS, TRIPPING HAZARDS		X			No noticed tree hazards despite plenty of large trees
30	HISTORIC MONUMENTS/FEATURES		X			No monuments
31	WATER FEATURES		X			The lake is a significant, positive water feature
32	PIERS, OVER-WATER WALKWAYS		X			The dock is in relatively good shape and it is noticeable where some boards have been replaced
33	DRINKING FOUNTAINS					NA
34	TRAILS SURFACES	X				Trail surfaces are in very good shape and most are ADA accessible
35	SITE DRAINAGE/STANDING WATER/SATURATION	X				No standing water or saturated areas. The sandy beach has some ruts from recent rains
36	SITE ACCESSORIES - BIKE RACKS					
37	SITE ACCESSORIES - PLAY EQUIPMENT	X				The play equipment is in great shape
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS	X				Garbage cans provided
39	SITE ACCESSORIES - BENCHES		X			Plenty of seating throughout the park
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS		X			Tables and benches are in relatively good shape, shelters provided, some tables are rusting
41	SITE ACCESSORIES - BBQ AREAS					Several areas throughout the park for BBQs
42	SITE ACCESSORIES - OTHER					NA
43	IRRIGATION SYSTEM					NA
TASK / ITEM						
BUIDING SYSTEMS (NA)						There are no facilities associated with this Park
44	OTHER					



Lake Aberdeen Recreation Area Looking North

NARRATIVE OF FINDINGS

The overall condition of Lake Aberdeen Recreational Area is Very Good. The Park is a tucked-away gem of natural beauty, well-maintained grounds, mature landscaping, water recreation areas (swimming and fishing), a small sandy beach, picnic areas, restroom accommodations, barbecue areas, and ample visitor parking. A small boat launch provides non-motorized boat access to Lake Aberdeen. The dock contains a small swimming area for younger swimmers, and end-of-dock fishing spots.

The nearby fish hatchery fish ladder is a fun place to explore, but not easily accessible directly from the park along the access road. The children play equipment and an upper grassy area with an additional barbecue area provides ample areas for families to enjoy this park.



Lake Aberdeen Recreation Area – Upper Picnic Area



Lake Aberdeen Recreation Area – Ample Parking and ADA Parking Available



Lake Aberdeen Recreation Area – View Looking North

Recommendations.

As with all City Parks, this park is maintained to expected, reasonable standards, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. However, we do offer recommendations to establish multi-annual ongoing capital budget line items shared between the parks to replace park amenities when worn, an ongoing annual budget for reroofs, fencing replacements, paving and ADA upgrades. For Lake Aberdeen Recreation Area Park, for example, the metal picnic tables are rusting due to exposure to weather, despite under an open-sided roofed picnic shelter. The rusted tables will need to be replaced in the near future, or a major overhaul to remove the rust and repaint. Signage and other items over time become damaged and need replacement, but the overall conditions of the grounds, furnishings, and small outbuildings are well maintained with the City's existing Parks maintenance program and staffing, based on RPM's observations. Due to recent rains, we note that the sandy beach has some puddling and rutting, and items such as this require regular ongoing maintenance, which Parks employees are keenly aware.



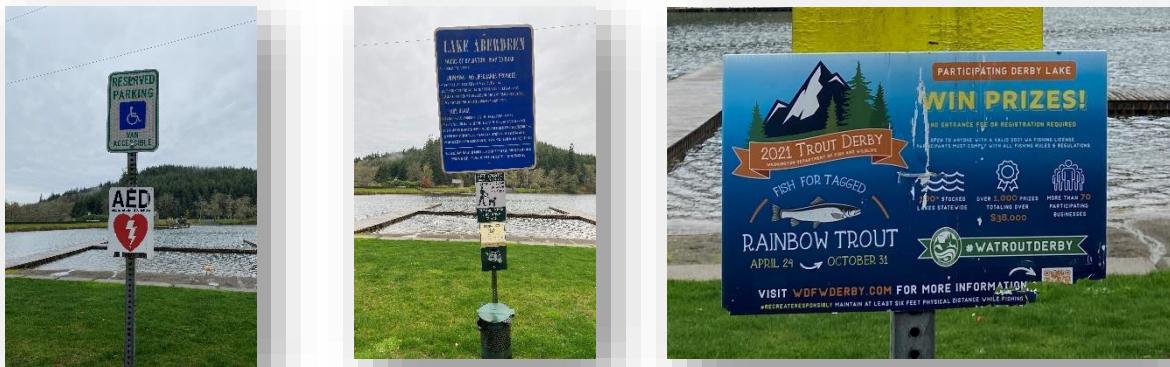
Lake Aberdeen Recreation Area – View from Park



Lake Aberdeen Recreation Area – Nearby Fish Ladder



Lake Aberdeen Recreation Area – View from Park looking SW



Lake Aberdeen Recreation Area – Signage in Park is very good, some signage needs replacement

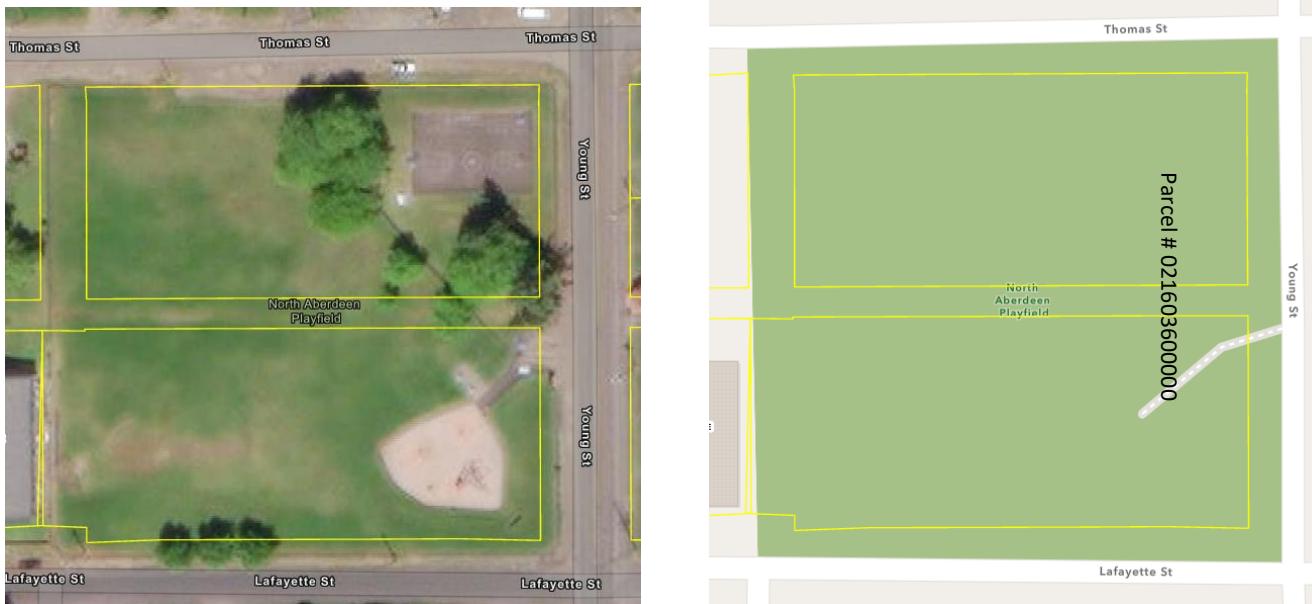


Lake Aberdeen Recreation Area – Metal picnic table showing signs of rust

Lake Aberdeen Recreation Area – Small sandy beach needs some maintenance due to recent rain creating ruts and ponding.

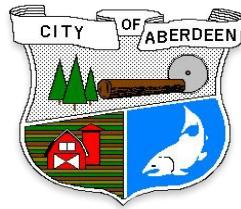
Section 8.g.
North Aberdeen Playfield

PROPERTY PROFILE SHEET - NORTH ABERDEEN PLAYFIELD



PARCEL NUMBER	021603600000
LEGAL DESCRIPTION	N ABERDEEN LOTS 1-12 INC TGW VAC STS ADJ BLK 36
OWNER	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST
CITY	ABERDEEN
STATE	WA
ZIPCODE	98520
PLAT NUMBER	0216
PLAT NAME	North Aberdeen
WARD NUMBER	2
CITY ZONING	RM
IN SPECIAL FLOOD HAZARD AREA	YES
FEMA FLOOD ZONE	AE
BASE FLOOD ELEVATION	13'
FIRM INDEX DATE	9/18/2020
FIRM PANEL NUMBER	53027C0906D
NFIP NUMBER	530058
IN FLOODWAY?	NO
IN TSUNAMI HAZARD ZONE?	YES
In Wetlands	N
In Geo Hazard Area	N
Fish & Wildlife Sensitive Area	N
APPRAISED BUILDING VALUE	49,089
APPRAISED LAND VALUE	219,750
TOTAL APPRAISAL	268,839
APPRAISAL YEAR	2021

SEISMIC CLASSIFICATION	CLASS D-E
SLOPE DESIGNATION	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT
Neighborhood Area	50
LANDUSE(COUNTY)	76 - Recreational - Parks
TOWNSHIP	17
RANGE	09
SECTION	04
Shape_Area	87,928.19
LATITUDE	46.99
LONGITUDE	-123.81



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
NORTH ABERDEEN PLAYFIELD PARK



SITE INFORMATION									
ASSESSMENT DATE		12/13/2021		Overall Summary of Condition Assessment: The overall condition of the North Aberdeen Playfield is Fair. The park has mature landscaping and needs a "refresh". The basketball paved area is ponding water, and has ruts and weeds growing up through the cracks in the pavement. The basketball hoops are old and need replacement soon. The turf areas are rutted and uneven in many locations, and fencing is rusted and showing its age. The tables are in good shape, and overall, the Park meets the needs of the local neighborhood as a nice open area and a good place for a kid just to be a kid. Some of the play equipment is showing signs of rust and wear from an abundance of use and should be replaced. The larger trees need pruning of dead branches, and some of the old chain link fencing needs repair in several locations. The turf areas are uneven, and for a really good game of baseball, the fields could use some added attention. Some of the masonry blocks separating the children's play area from the turf areas have been removed and displaced, as shown in the photos, but generally speaking, this City park is in reasonable shape, could use some added attention, and is serving its intended purpose for the neighborhood.					
ASSESSORS		Bernie, Anne, Lisa							
ADDRESS		1500 Young Street							
SITE AREA		1.1 acre							
CURRENT USE		Recreational - Park							
YEAR CONSTRUCTED									
EFFECTIVE AGE									
SEISMIC CLASSIFICATION		CLASS D-E							
ZONING		RM							
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS				
No.		VERY GOOD	GOOD	FAIR	POOR	VERY POOR			
No.		SITE CONDITIONS							
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL				X				
2	PARKING LOT STALLS				X				
3	ADA PARKING				X				
4	ADA RAMP				X				
5	WHEEL STOPS				X				
6	STORM DRAINS				X				
7	TOPOGRAPHY				X				
8	CURBS				X				
9	SIDEWALKS				X				
10	UTILITIES				X				
11	LANDSCAPING - OVERALL				X				
12	SITE LIGHTING				X				
13	TRAIL LIGHTING				X				
14	SITE SECURITY / GATES				X				
15	FENCING				X				
16	PARKING SIGNAGE				X				
17	EVIDENCE OF PESTS				X				
18	GRAFFITI				X				
19	DEBRIS/DUMPING				X				
20	STREET SIGNAGE				X				
21	PARK ENTRANCE SIGNAGE				X				
22	WAYFINDING SIGNAGE				X				
23	OTHER SIGNAGE				X				

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
24	TURF - SPORTSFIELDS			X		The turf needs reseeding where worn (75%)
25	TURF - MOWED AREAS			X		No natural areas
26	TURF - NATURAL AREAS					Some of the larger trees have dead branches down low and should be removed (see photos)
27	TREE HAZARDS			X		Some of the larger trees have dead branches down low and should be removed (see photos)
28	TREE PRUNING			X		The path from the north parking area to the play area has some tree roots that can cause tripping
29	TREE ROOTS, TRIPPING HAZARDS			X		No monuments
30	HISTORIC MONUMENTS/FEATURES					NA
31	WATER FEATURES					NA
32	PIERS, OVER-WATER WALKWAYS					NA
33	DRINKING FOUNTAINS					
34	TRAILS SURFACES		X			The one trail from the parking to the play area is reasonable but does have some root tripping hazards.
35	SITE DRAINAGE/STANDING WATER/SATURATION			X		Some standing water in locations when wet weather, but not unusable.
36	SITE ACCESSORIES - BIKE RACKS					
37	SITE ACCESSORIES - PLAY EQUIPMENT			X		The play equipment is starting to show its age and needs repair for some equipment (see photos)
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS		X			Garbage cans provided
39	SITE ACCESSORIES - BENCHES		X			2 benches along the river, both have lots of carvings and graffiti
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS	X				Tables and benches are in relatively good shape, but no shelters
41	SITE ACCESSORIES - BBQ AREAS					NA
42	SITE ACCESSORIES - OTHER					NA
43	IRRIGATION SYSTEM					NA
TASK / ITEM						
BUILDING SYSTEMS (NA)						
44	OTHER					There are no facilities associated with this Park



North Abedeen Playfield

NARRATIVE OF FINDINGS

The overall condition of the North Aberdeen Playfield is Fair. The park has mature landscaping and needs a “refresh”. The basketball paved area is ponding water, and has ruts and weeds growing up through the cracks in the pavement. The basketball hoops are old and need replacement soon. The turf areas are rutted and uneven in many locations, and fencing is rusted and showing its age. The tables are in good shape, and overall, the Park meets the needs of the local neighborhood as a nice open area and a good place for a kid just to be a kid.

Minor recommendations for improvements are on the next page.



North Abedeen Playfield – Basketball sports court pavement, striping and basketball hoops need improvements



North Abedeen Playfield – Picnic/Seating areas are in good shape.



North Abedeen Playfield – Overall the park is a great open space for the neighborhood with minor attention needed for long term added benefit.



North Abedeen Playfield – Tree pruning needed



North Abedeen Playfield – Turf playfield is uneven and needs reseeding in areas

Recommendations.

As with all City Parks, this park is maintained to expected, reasonable standards, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. However, we do offer recommendations to establish multi-annual ongoing capital budget line items shared between the parks to replace park amenities when worn, an ongoing annual budget for reroofs, fencing replacements, paving and ADA upgrades.

For the North Aberdeen Playfield Park, some of the play equipment is showing signs of rust and wear from an abundance of use and should be replaced.

The larger trees need pruning of dead branches, and some of the old chain link fencing needs repair in several locations. The turf areas are uneven, and for a really good game of baseball, the fields could use some added attention.

Some of the masonry blocks separating the children's play area from the turf areas have been removed and displaced, as shown in the photos, but generally speaking, this City park is in reasonable shape, could use some added attention, and is serving its intended purpose for the neighborhood.



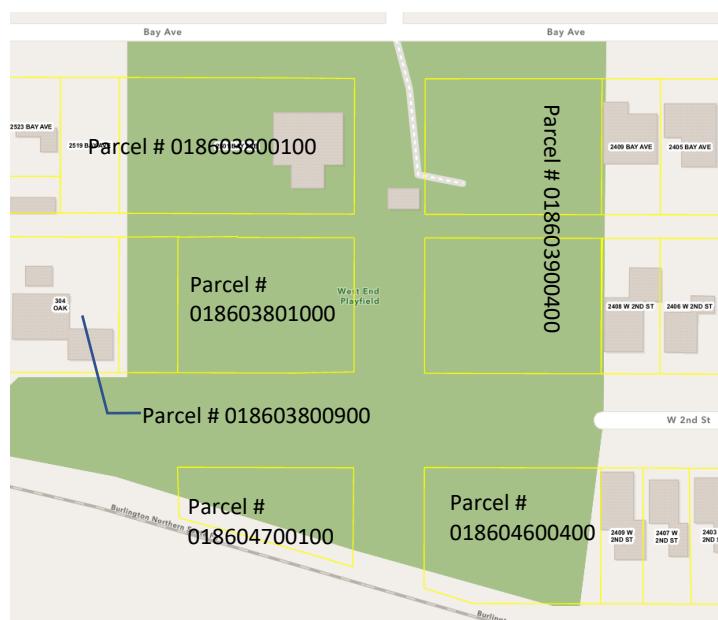
North Abedeen Playfield – Split-face CMU blocks separating play area from playfield have come loose and need to be resecured.



North Abedeen Playfield – Basketball sports court pavement, striping and basketball hoops need improvements

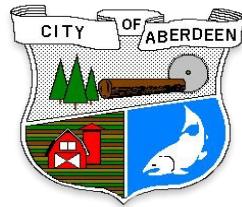
Section 8.h.
Peterson Playfield (West End Park)

PROPERTY PROFILE SHEET - WEST END "PETERSON" PLAYFIELD



PARCEL NUMBER	018603800100	018603801000	018603800900	018603900400	018604600400	018604700100
PARCEL ADDRESS	2501 BAY AVE					
LEGAL DESCRIPTION	ABER HOQ LOTS 1-4 INC BLK 38	ABER HOQ LOTS 10-12 INC BLK 38	ABER HOQ LOT 9 BLK 38	ABER HOQ LOTS 4-9 INC BLK 39	ABER HOQ LOTS 4 & 5 & LOT 6 LS NP RY R/W BLK	ABER HOQ LOTS 1-3 INC LS NP & UP R/W BLK 46
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA	WA	WA	WA
ZIPCODE	98520	98520	98520	98520	98520	98520
PLAT NUMBER	0186	0186	0186	0186	0186	0186
PLAT NAME	Aberdeen Hoquiam	Aberdeen Hoquiam	Aberdeen Hoquiam	Aberdeen Hoquiam	Aberdeen Hoquiam	Aberdeen Hoquiam
WARD NUMBER	6	6	6	6	6	6
CITY ZONING	RS	RS	RS	RS	RS	RS
IN SPECIAL FLOOD HAZARD AREA	YES	YES	YES	YES	YES	YES
FEMA FLOOD ZONE	AE	AE	AE	AE	AE	AE
BASE FLOOD ELEVATION	13'	13'	13'	13'	13'	13'
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0901D	53027C0901D	53027C0901D	53027C0901D	53027C0901D	53027C0901D
NFIP NUMBER	530058	530058	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES	YES	YES	YES
In Wetlands	N	N	N	N	N	N
In Geo Hazard Area	N	N	N	N	N	N
Fish & Wildlife Sensitive Area	N	N	N	N	N	N
APPRAISED BUILDING VALUE	114,783	0	0	0	0	0
APPRAISED LAND VALUE	57,500	25,000	14,375	86,250	39,875	25,000
TOTAL APPRAISAL	172,283	25,000	14,375	86,250	39,875	25,000
APPRAISAL YEAR	2021	2021	2021	2021	2021	2021

PERMISSIVE USE NUMBER	#105-Fence/Playfield	#105-Fence/Playfield	#105-Fence/Playfield	#105-Fence/Playfield	#105-Fence/Playfield	#105-Fence/Playfield
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E	CLASS D-E	CLASS D-E	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT
Neighborhood Area	60	50	60	60	60	50
LANDUSE(COUNTY)	76 - Recreational - Parks	91 - Undeveloped - Land	76 - Recreational - Parks	76 - Recreational - Parks	76 - Recreational - Parks	91 - Undeveloped - Land
TOWNSHIP	17	17	17	17	17	17
RANGE	09	09	09	09	09	09
SECTION	07	07	07	07	07	07
Shape_Area	22,992.28	17,192.02	5,745.74	34,447.35	16,983.57	9,340.54
LATITUDE	46.97	46.97	46.97	46.97	46.97	46.97
LONGITUDE	-123.85	-123.85	-123.85	-123.85	-123.85	-123.85



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
PETERSON PLAYFIELD



SITE INFORMATION								
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:				
ASSESSORS		Rock PM (AR, LC, PW)			The overall condition of the park is good. Notable items to be addressed include ADA accessibility, drinking fountains, trash receptacles, and addressing the bird nesting issue. We recommend the City consider adding two multi-use water fountains suitable for standing use, seated use (will need ADA accessible pad under and to the side), and pet(dog) use, clean and paint the underside of the pavilion roof and full timber structure, install bird screen or alternative, install permanent bike rack, improve ADA accessibility by adding a 2nd ADA parking space and pathways to more park features, replace/refurbish the basketball backboards/posts and hoops/nets, and long range add ADA accessible playground area and equipment.			
ADDRESS		2501 Bay Ave						
SITE AREA		3.81 Acres						
CURRENT USE		City Park						
YEAR CONSTRUCTED								
EFFECTIVE AGE								
SEISMIC CLASSIFICATION		CLASS D-E						
ZONING		RS						
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS			
No.		VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
SITE CONDITIONS								
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	X			X		Overall good condition, with the only surface in need of repairs is the basketball court. Pathways indicate some settlement and/or heave but did not observe any ADA accessibility compliance issues. But pathways should be inspected at least annually to identify and correct issues prior to each summer season.	
2	PARKING LOT STALLS	X			X		There are a total of 24 parking spaces on Sumner Ave and an additional 7 spaces on W 5th St.	
3	ADA PARKING			X			ADA Standards call for a minimum of 10% of available spaces and requires rounding up. There are a total of 20 stripped parking spaces. ADA spaces are 1 of 20 and should be 2 of 20 per code.	
4	ADA RAMP			X			ADA Accessibility is very limited; no accessible pathway to ballfield or basketball court, no ADA playground equipment or accessibility.	
5	WHEEL STOPS		X				No wheel stops provided. Ecology blocks have been placed as a wall to prevent cars from driving into the park. Recommend installing wheel stops to reduce risk of vehicles running into the ecology block wall.	
6	STORM DRAINS		X				Developed areas of the park appear to drain well during a rain event. The open field/ball field area has large areas of standing water during a rain event but drains out within a reasonable time following the end of rain (1-2 days).	
7	TOPOGRAPHY			X			Developed areas in the front sections of the park are well graded and intentionally contoured from parking to the pavilion and playground equipment. The basketball court is flat and slightly lower than the pavilion. To the south of the basketball court is a depression and a steady positive grade up to the baseball outfield. There is noticeable grade and slope through the infield. The soccer field is not level.	
8	CURBS						Not applicable	
9	SIDEWALKS		X				Sidewalk from Parking to the Pavilion has been upgraded and is ADA compliant. The area around the pavilion is also smooth concrete in good condition, and ADA compliant. It is recommended to construct and ADA accessible pathway to the basketball court.	
10	UTILITIES			X			No utilities at this site.	

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
11	LANDSCAPING - OVERALL	X		X			Retaining walls are constructed of concrete ecology blocks. These are aging and weathered but still serves their purpose. Recommend adding annual inspection and budget for minor repairs to maintain serviceability. A failure could cause collapse of the sidewalk and undermining of the roadway.
12	SITE LIGHTING			X			Site lighting is located to illuminate the pathways between features around the picnic pavilion and limited lighted for the parking area on Sumner Ave. Overall site lighting is insufficient and it is recommended to add light poles around the bathrooms.
13	TRAIL LIGHTING			X			Not applicable, no trails
14	SITE SECURITY / GATES			X			Removable bollards at the park entrance (@parking area) are both supposed to have locks to prevent removal by unauthorized persons and driving into the park; only one of the bollards had the lock in place.
15	FENCING			X			Fencing is in place and appears to be intact. Fence posts and fabric are aging, weathered, and rusting. It is recommended to plan/budget to replace the fence within the next 5 years.
16	PARKING SIGNAGE			X			The only observed parking signage was properly designating ADA parking spaces. Signs on posts are in good condition, pavement markings should be repainted every 2 to 3 years, or more as needed.
17	EVIDENCE OF PESTS			X			Observed geese and seagulls
18	GRAFFITI		X				Graffiti on the bathrooms
19	DEBRIS/DUMPING		X				None observed.
20	STREET SIGNAGE		X				
21	PARK ENTRANCE SIGNAGE						
22	WAYFINDING SIGNAGE						
23	OTHER SIGNAGE			X			
24	TURF - SPORTSFIELDS			X			
25	TURF - MOWED AREAS			X			
26	TURF - NATURAL AREAS			X			
27	TREE HAZARDS			X			There are only a few trees on the park property and along the fence lines. None appear to present a hazard to activity and play areas of the park.
28	TREE PRUNING			X			
29	TREE ROOTS, TRIPPING HAZARDS			X			Trees are located away from park features and there were no visible tripping hazards associated with tree roots, nor root heave in pathways.
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS					X	None provided. Recommend installation of 1 to 2 multi-use ADA accessible fountains within the park.
34	TRAILS SURFACES						Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION					X	Developed areas of the park appear to drain well during a rain event. The open field/ball field area has large areas of standing water during a rain event but drains out within a reasonable time following the end of rain (1-2 days).
36	SITE ACCESSORIES - BIKE RACKS					X	None provided. Recommend installation of a bike rack near the park entrance.
37	SITE ACCESSORIES - PLAY EQUIPMENT		X				

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS		X				Insufficient quantity of trash cans. Recommend installing trash receptacles at the parking/park entrance, near the playground, near the picnic table at the basketball court, and behind the ballfield backstop.
39	SITE ACCESSORIES - BENCHES						Very limited seating installed in the park. Recommend adding park benches.
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS						Picnic shelter is in good condition. Picnic tables are recommended to be inspected at least annually and repaired or replaced as necessary.
41	SITE ACCESSORIES - BBQ AREAS						Not applicable
42	SITE ACCESSORIES - OTHER						Basketball hoops, nets, backboards and posts are weathered, rusting and in need of refurbishment.
43	IRRIGATION SYSTEM						Not observed.
44	OTHER						Not applicable
45	OTHER						Not applicable
46	OTHER						Not applicable
TASK / ITEM							
BUIDING SYSTEMS (BUILDING PICNIC PAVILION)							
47	INTERIORS						Not applicable
48	ROOFING		X				Not applicable
49	EXTERIOR FACADES						Not applicable
50	PLUMBING						Not applicable
51	MECHANICAL						Not applicable
52	ELECTRICAL						Not applicable
53	STRUCTURE		X				Recommend pressure washing and painting the timber structure and underside of roof to refresh after evicted the bird population and before installing bird screen or alternative.
54	DOORS/FRAMES/HARDWARE						Not applicable
55	SPECIALTY SYSTEMS						Not applicable
56	EVIDENCE OF PESTS						There are bird nests in the pavilion roof structure and excessive bird droppings on the concrete and picnic tables. Recommend installing bird screen, or other filler/cap, to prevent nesting.
57	OTHER						Not applicable
58	OTHER						Not applicable



Peterson Playfield

NARRATIVE OF FINDINGS

The overall condition of Peterson Playfield (West End Park) is Good. Notable items recommended to be addressed include:

1. ADA accessibility
2. Drinking fountains
3. Additional trash receptacles
4. Addressing the bird nesting issue.

RPM recommends the City consider:

1. Adding two multi-use water fountains suitable for standing use, seated use (will need ADA accessible pad under and to the side), and pet(dog) use.
2. Clean and paint the underside of the pavilion roof and full timber structure.
3. Install bird screen or alternative.
4. Install permanent bike rack
5. Improve ADA accessibility by adding a 2nd ADA parking space and pathways for better accessibility to more park features
6. Replace/refurbish the basketball backboards/posts and hoops/nets
7. Long range, RPM suggests the addition of ADA accessible playground area and equipment.

As with all City Parks, this park is maintained to expected, reasonable standards for the most part, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. RPM recommends the above items be considered in future capital improvement projects.



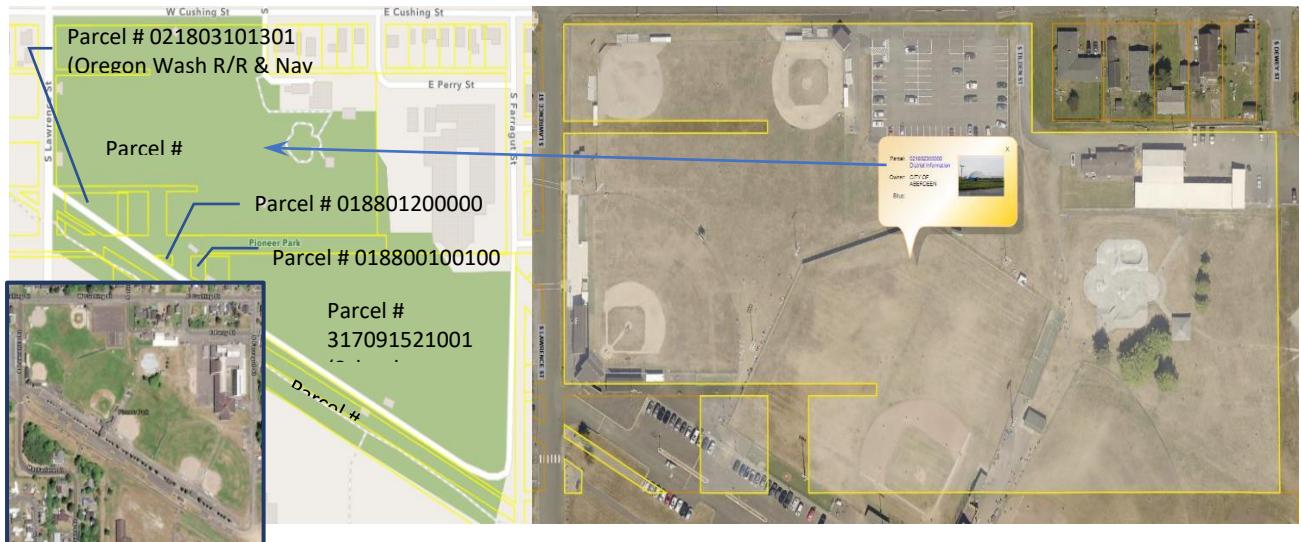
Peterson Playfield – Athletic Field



Peterson Playfield – Play Area

Section 8.i.
Pioneer Park
Maintenance Yard / Building,
& Batting Cages

PROPERTY PROFILE SHEETS - PIONEER PARK MAINTENANCE YARD AND BUILDING

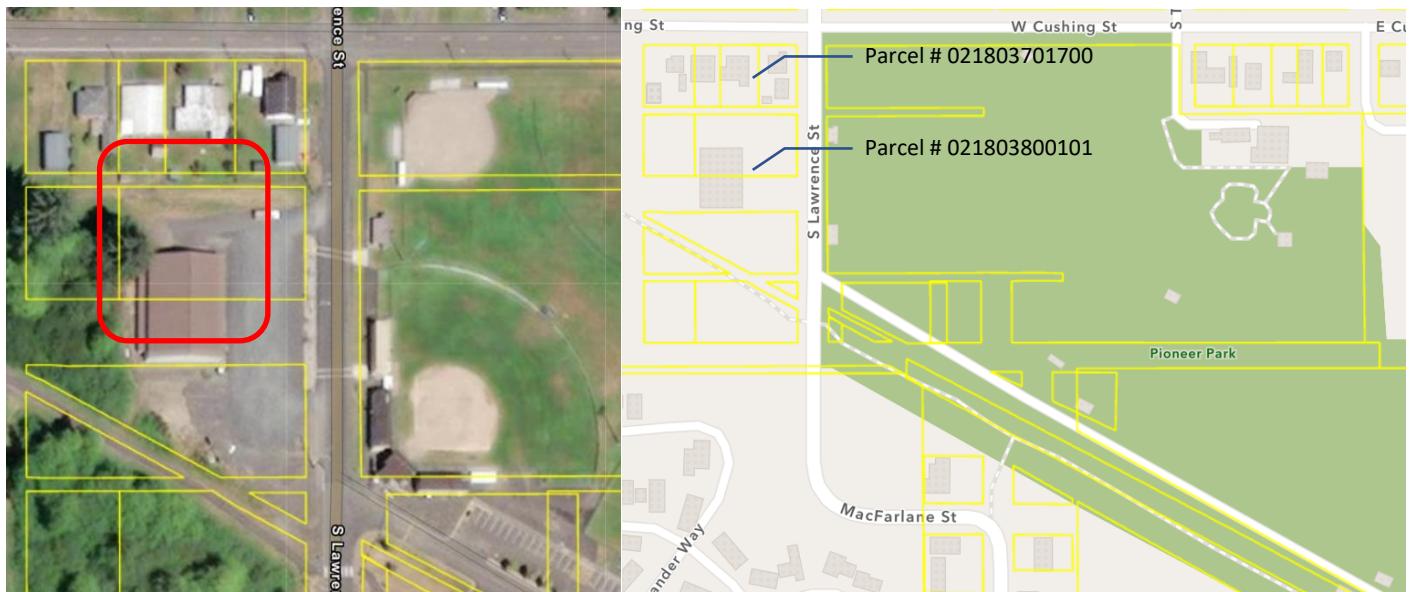


PARCEL NUMBER	021802300000	021803101301	018801200000	018800100100	317091521001	317091521002
LEGAL DESCRIPTION	N PACIFIC BLK 23	N PACIFIC BLK 31	HUOTARIS BLK 12	HUOTARIS LOTS 1-4 INC BLK 1	AB AC NE OF NW LS PTN PLATTED	AB AC ABANDONED RR R/W OVER NW NW
OWNER	CITY OF ABERDEEN	OREGON WASH R/R	CITY OF ABERDEEN	CITY OF ABERDEEN	ABERDEEN SCHOOL DISTRICT #5	CITY OF ABERDEEN
OWNER'S ADDRESS	200 E MARKET ST	1416 DODGE ST	200 E MARKET ST	200 E MARKET ST	216 NORTH G ST	200 E MARKET ST
CITY	ABERDEEN	OMAHA	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	NE	WA	WA	WA	WA
ZIPCODE	98520	68179	98520	98520	98520	98520
PLAT NUMBER	0218	0218	0188	0188	3170	3170
PLAT NAME	Northern Pacific	Northern Pacific	Huotaris	Huotaris		
WARD NUMBER	1	1	1	1	1	1
CITY ZONING	RS	RS	RS	RS	RS	RS
SPECIAL FLOOD HAZARD AREA	NO	NO	NO	NO	NO	NO
FEMA FLOOD ZONE	X-LEVEE	X-LEVEE	X-LEVEE	X-LEVEE	X-LEVEE	X

BASE FLOOD ELEVATION	Protected by Levee	Protected by Levee	Protected by Levee	Protected by Levee	Protected by Levee	Protected by Levee
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0908D	53027C0908D	53027C0908D	53027C0908D	53027C0908D	53027C0908D
NFIP NUMBER	530058	530058	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES	YES	YES	YES
In Wetlands	N	N	N	N	N	N
In Geo Hazard Area	N	N	N	N	N	N
Fish & Wildlife Sensitive Area	N	N	N	N	N	N
APPRAISED BUILDING VALUE	1,674,430	0	0	0	8,843,455	38,265
APPRAISED LAND VALUE	1,158,696	50,098	1,350	16,380	1,633,500	279,002
TOTAL APPRAISAL	2,833,126	50,098	1,350	16,380	10,476,955	317,267
APPRAISAL YEAR	2021	2021	2021	2021	2021	2021
WETLAND CATEGORY	CAT III WETLAND	CAT III WETLAND			CAT III WETLAND	
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E		CLASS D-E	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%	0-5%	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT
Neighborhood Area	60	60	50	50	60	60
LANDUSE(COUNTY)	76 - Recreational - Parks	46 - Transportation - Auto Parking	91 - Undeveloped Land	91 - Undeveloped Land	68 - Services - Educational	76 - Recreational - Parks
TOWNSHIP	17	17	17	17	17	17
RANGE	09	09	09	09	09	09
SECTION	10	09	15	15	15	15
Shape_Area	519,982.61	20,060.59	869.05	10,563.39	1,223,817.18	58,805.82
LATITUDE	46.97	46.97	46.97	46.97	46.97	46.97
LONGITUDE	-123.79	-123.79	-123.79	-123.79	-123.79	-123.79

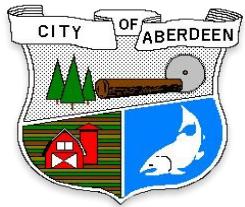
PROPERTY PROFILE SHEET – PIONEER PARK

INDOOR BATTING CAGES - LITTLE LEAGUE & SOFTBALL



PARCEL NUMBER	021803701700	021803800101
PARCEL ADDRESS	319 S LAWRENCE	
LEGAL DESCRIPTION	N PACIFIC LOTS 17-24 INC BLK 37	N PACIFIC LOTS 1-12 INC BLK 38
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN
STATE	WA	WA
ZIPCODE	98520	98520
PLAT NUMBER	0218	0218
PLAT NAME	Northern Pacific	Northern Pacific
WARD NUMBER	1	1
CITY ZONING	RS	RS
IN SPECIAL FLOOD HAZARD AREA	NO	NO
FEMA FLOOD ZONE	X-LEVEE	X-LEVEE
BASE FLOOD ELEVATION	Protected by Levee	Protected by Levee
FIRM INDEX DATE	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0908D	53027C0908D
NFIP NUMBER	530058	530058
IN FLOODWAY?	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES
In Wetlands	Y	Y
In Geo Hazard Area	N	N
Fish & Wildlife Sensitive Area	N	N
APPRAISED BUILDING VALUE	223,795	0

APPRAISED LAND VALUE	36,000	30,762
TOTAL APPRAISAL	259,795	30,762
APPRAISAL YEAR	2021	2021
PERMISSIVE USE NUMBER	CAT III WETLAND	CAT III WETLAND
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT
Neighborhood Area	60	60
LANDUSE(COUNTY)	76 - Recreational - Parks	48 - Transportation - Utilities
TOWNSHIP	17	17
RANGE	09	09
SECTION	10	10
Shape_Area	24,086.58	31,999.13
LATITUDE	46.97	46.97
LONGITUDE	-123.80	-123.80

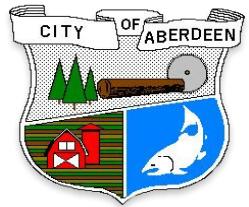


CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
PIONEER PARK AND MAINT. FACILITIES



SITE INFORMATION							
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:			
ASSESSORS		Rock PM (AR, LC, PW)		The overall condition of the park is good. Baseball fields are in good shape, batting cages, skate park, basketball court, walking trail and picnic shelter is all in relatively good shape. The parking lot is large and the park is well maintained. Adjacent to the Park is the Parks Department maintenance shops. The shops meet their intended purpose and are in relatively good condition, though more space is needed, and some areas are congested. The spaces are secure.			
ADDRESS		214 S. Tilden					
SITE AREA		4+ Acres					
CURRENT USE		City Park		The Park shares some of the parcels with the adjacent school. Based on RPM's review, there are some parcel assignments that should be reviewed to ensure proper ownership or agreements are in place for the various uses and various owners (School District, Railroad, City).			
YEAR CONSTRUCTED							
EFFECTIVE AGE							
SEISMIC CLASSIFICATION		CLASS D-E					
ZONING		RS					
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS		
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		X				Overall good shape with plenty of parking
2	PARKING LOT STALLS		X				Plenty of parking stalls for a typical day use. Some events can require more parking at times.
3	ADA PARKING			X			ADA parking is available
4	ADA RAMP			X			ADA access is not available to all areas.
5	WHEEL STOPS				X		
6	STORM DRAINS				X		Overall drainage is good, though during the review day, there was some standing water due to significant rain.
7	TOPOGRAPHY				X		Site is level and minimal ruts in the turf areas.
8	CURBS					X	Not applicable
9	SIDEWALKS						Sidewalks are in good shape.
10	UTILITIES						
11	LANDSCAPING - OVERALL				X		Overall landscaping is a mix of some trees and lots of turf. Play areas have appropriate ground cover.
12	SITE LIGHTING				X		Site lighting is reasonable.
13	TRAIL LIGHTING					X	NA
14	SITE SECURITY / GATES				X		Perimeter fencing, but site is not secured.
15	FENCING				X		Perimeter fencing, but site is not secured.
16	PARKING SIGNAGE				X		Parking signage is clear, and in fair shape.
17	EVIDENCE OF PESTS				X		Birds
18	GRAFFITI				X		No graffiti observed
19	DEBRIS/DUMPING				X		None observed.
20	STREET SIGNAGE				X		
21	PARK ENTRANCE SIGNAGE				X		
22	WAYFINDING SIGNAGE				X		
23	OTHER SIGNAGE				X		

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
24	TURF - SPORTSFIELDS		X			Turf for fields are in pretty good shape
25	TURF - MOWED AREAS		X			Mowing was needed on day of observation, but not bad
26	TURF - NATURAL AREAS		X			
27	TREE HAZARDS		X			No dangerous trees noted
28	TREE PRUNING		X			No pruning needs noted
29	TREE ROOTS, TRIPPING HAZARDS		X			No tripping hazards
30	HISTORIC MONUMENTS/FEATURES					Not applicable
31	WATER FEATURES					Not applicable
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS					None observed
34	TRAILS SURFACES			X		Paved trails in some locations
35	SITE DRAINAGE/STANDING WATER/SATURATION			X		Minor standing water observed during rainy day review.
36	SITE ACCESSORIES - BIKE RACKS					Site accessories are available throughout the park areas
37	SITE ACCESSORIES - PLAY EQUIPMENT		X			Play equipment is in very good condition
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS			X		Ample garbage cans.
39	SITE ACCESSORIES - BENCHES				X	Could use more bench seating.
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS			X		Picnic shelter is in good condition.
41	SITE ACCESSORIES - BBQ AREAS					Not applicable
42	SITE ACCESSORIES - OTHER					NA
43	IRRIGATION SYSTEM					NA
44	OTHER					Not applicable
45	OTHER					Not applicable
46	OTHER					Not applicable
TASK / ITEM						
BUDING SYSTEMS (BUILDING PICNIC PAVILION)						
47	INTERIORS					NA
48	ROOFING					Picnic shelter is in good shape
49	EXTERIOR FACADES		X			Not applicable
50	PLUMBING					Not applicable
51	MECHANICAL					Not applicable
52	ELECTRICAL					Not applicable
53	STRUCTURE		X			Structure of picnic shelter is good.
54	DOORS/FRAMES/HARDWARE					Not applicable
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS				X	Some birds noted
57	OTHER					Not applicable
58	OTHER					Not applicable



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
PIONEER PARK INDOOR BATTING CAGES



SITE INFORMATION					
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment: The overall condition of the facility is good. Notable items to be addressed include astro-turf and accessibility. We recommend the City consider replacement of the astro-turf to eliminate trip hazards, designate ADA parking, and correct exit lighting issues.	
ASSESSORS		Rock PM (AR)			
ADDRESS		319 S Lawrence St			
SITE AREA		1.27 Acres			
CURRENT USE		Batting Cages			
YEAR CONSTRUCTED					
EFFECTIVE AGE					
SEISMIC CLASSIFICATION		CLASS D-E			
ZONING		RS			
TASK / ITEM		CONDITION		COMMENTS/OBSERVATIONS	
No.		VERY GOOD	GOOD	FAIR	POOR
No.		SITE CONDITIONS			
1	SITE SURFACE: GRAVEL	X	X		Unmarked parking lot
2	PARKING LOT STALLS	X	X	X	Unmarked parking lot, no designated ADA spaces
3	ADA PARKING	X	X	X	Not applicable; no pathways greater than 5% slope
4	ADA RAMP	X	X	X	No wheel stops
5	WHEEL STOPS	X	X	X	Site appears to drain during rain events as observed on the day of the assessment.
6	STORM DRAINS	X	X	X	Site is generally flat with sufficient slope to promote storm drainage, one PEMB structure, propane tank, and gravel parking lot
7	TOPOGRAPHY	X	X	X	Island divider between parking lot and street; island has 2 ADA accessible turn-downs.
8	CURBS	X	X	X	
9	SIDEWALKS	X	X	X	
10	UTILITIES	X	X	X	
11	LANDSCAPING - OVERALL	X	X	X	
12	SITE LIGHTING	X	X	X	
13	TRAIL LIGHTING	X	X	X	
14	SITE SECURITY / GATES	X	X	X	
15	FENCING	X	X	X	
16	PARKING SIGNAGE	X	X	X	
17	EVIDENCE OF PESTS	X	X	X	
18	GRAFFITI	X	X	X	
19	DEBRIS/DUMPING	X	X	X	
20	STREET SIGNAGE	X	X	X	
21	PARK ENTRANCE SIGNAGE	X	X	X	
22	WAYFINDING SIGNAGE	X	X	X	
23	OTHER SIGNAGE	X	X	X	
24	TURF - SPORTSFIELDS	X	X	X	

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
25	TURF - MOWED AREAS					Not applicable
26	TURF - NATURAL AREAS					Not applicable
27	TREE HAZARDS					Not applicable
28	TREE PRUNING					Not applicable
29	TREE ROOTS, TRIPPING HAZARDS					Not applicable
30	HISTORIC MONUMENTS/FEATURES					Not applicable
31	WATER FEATURES					Not applicable
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS		X			None provided. Recommend installation of one multi-use ADA accessible fountain at each end of the park near parking and park entrances.
34	TRAILS SURFACES	X				Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION		X			Site is well graded for drainage
36	SITE ACCESSORIES - BIKE RACKS		X			None provided. Recommend installation of bike racks.
37	SITE ACCESSORIES - PLAY EQUIPMENT					Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS					Not applicable
39	SITE ACCESSORIES - BENCHES					Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS					Not applicable
41	SITE ACCESSORIES - BBQ AREAS					Not applicable
42	SITE ACCESSORIES - OTHER					Not applicable
43	IRRIGATION SYSTEM					Not applicable
44	OTHER					Not applicable
45	OTHER					Not applicable
46	OTHER					Not applicable
TASK / ITEM						
BUIDING SYSTEMS (Bishop Building)						
47	INTERIORS - Plywood Walls	X				Interior walls are either plywood or the inside face of the exterior wall panels
48	ROOFING	X				
49	EXTERIOR FACADES		X			CMU Exterior is in fair condition but the covered entryway has graffiti and should be painted under annual recurring maintenance.
50	PLUMBING		X			Not observed. Bathrooms were not operational at the time of survey. Sink has finish damage to the enamel at the front edge. Recommend replacing with a detention grade stainless steel (like sink in the other bathroom).
51	MECHANICAL	X				
52	ELECTRICAL	X				
53	STRUCTURE	X				
54	DOORS/FRAMES/HARDWARE	X				
55	SPECIALTY SYSTEMS		X			Astro-turf: uneven surfaces and gaps are trip hazards
56	EVIDENCE OF PESTS		X			Spiders, flies, etc.
57	STORAGE SPACE	X				Storage appears to be more than sufficient. But the manner of storage is disorganized and haphazard.
58	OTHER					Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
TASK / ITEM						
EMERGENCY RESPONSE						
59	FIRE HYDRANTS	X				Closest hydrant is on the corner of W Cushing St and S Lawrence St (NW corner of Pioneer Park) <300LF from the closest corner of the building
60	EAD AND EMERGENCY EQUIPMENT	X				
61	ALARMS	X				
62	EMERGENCY PHONE			X		No phone observed
63	EXIT LIGHTS ABOVE DOORS			X		There are 2 exit light devices above the primary door, both without the "EXIT" cover lens installed
64	OTHER					
65	OTHER					
66	OTHER					
67	OTHER					
68	OTHER					
69	OTHER					
70	OTHER					



Aerial View of Pioneer Park Sports Fields

NARRATIVE OF FINDINGS

The overall condition of Pioneer Park Sports Fields, Batting Cage Facility, and Park Maintenance Facilities are all Good.

The sports fields show plenty of wear from lots of use but generally serve their purpose. The Failor Field stands and little league stands are showing wear from age and abundant use. Fencing around the fields are in good shape, considering the age of the fencing, but for the most part, is intact and showing rust in some areas.

The sports fields lighting is good. Parking is ample and paving, and ADA parking is provided.

Signage is good. A picnic shelter and Skate Park is surrounded by some shade trees. The landscaping is well maintained.

The Batting Cages Building is structurally in good shape, though the roof needs cleaning and buildup of vegetation in the gutters needs cleaning. The gravel lot is in good shape. The adjacent Basich Trailway is paved and accessible, and in great shape with an occasional bench provided. The Parks Department has Parks Maintenance



Historic Pioneer Park in South Aberdeen



Pioneer Park – Photo of Sports fields on a rainy day

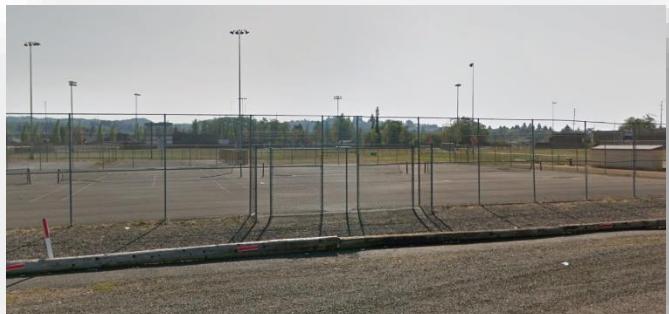
Building located at S. Dewey Street and E Perry Street where they store equipment and supplies. The Building is in relatively good shape though stored materials are building up, and there is a need for additional enclosed space, secured, to protect the Parks equipment. The site is fenced and gated for security purposes.



Pioneer Park – Basich Trailway – Good Condition



Pioneer Park – Faior Field



Pioneer Park – Tennis Courts – Some attention needed to court surfaces where weeds are growing



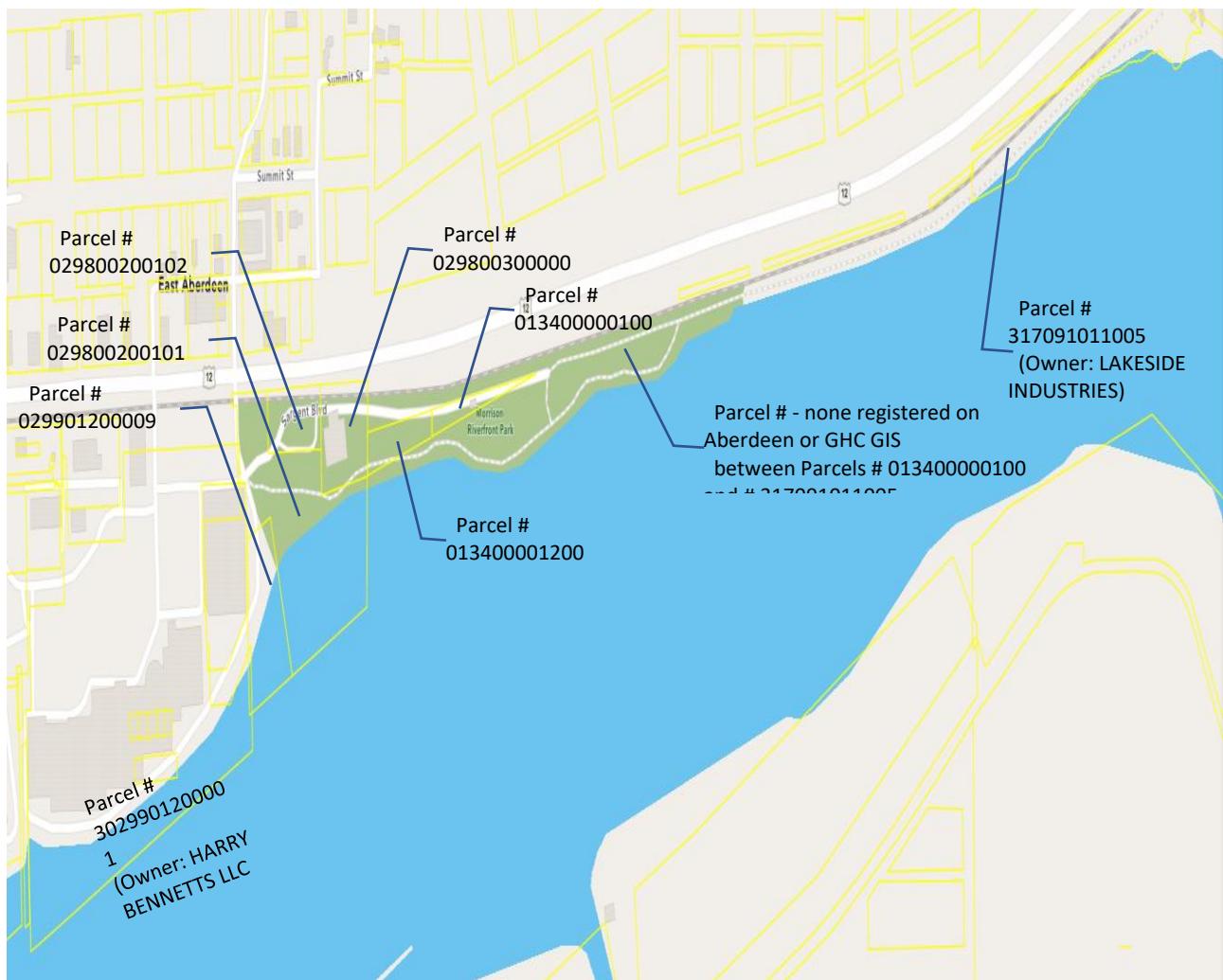
Pioneer Park – Batting Cage Building, structurally good, but needs some interior and exterior maintenance



Pioneer Park – Park Maintenance Facility, secured gate. Serves its purpose, but could benefit from more enclosed space to protect Park equipment

Section 8.j.
Rotary Log Pavilion
&
Morrison Park and Waterfront Trail

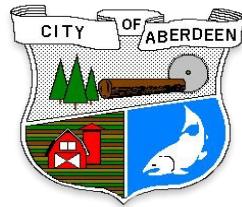
MORRISON PARK & RIVERSIDE TRAIL



PARCEL NUMBER	02990120 0009	02980020 0101	02980020 0102	02980030 0000	01340000 0100	01340000 1200	30299012 00001	31709101 1005	Unregister ed Parcel
PARCEL ADDRESS							1143 E WISHKAH	2400 SARGEAN	SARGEAN T BLVD T BLVD
LEGAL DESCRIPTION	AB TIDELAN DS TR 12 LY E OF C LI OF FLEET ST PROD S 5 DEG 18'W LS PTN TAX LOT LP1	AB OF WISHK WISHK AH BLK AH TAX 2 TGW A BLK 2 1/2 VAC FLEET ST ADJ & ALL VAC FRONT ST; TGW 1/2 VAC FAIRFIE LD ST LS TAX A & PTN TAX LP1	TOWN OF WISHK WISHK OF H BLK 3 & 1/2 VAC FAIRFIEL D ST LS SARGEN T BLVD	TOWN OF WISHK WISHK OF FRONT LOTS 1- 11 INC	DABNEY S WATER WATER FRONT 12-18 INC 1/2 INC	DABNEYS WATERFR ONT LOTS SLOT 1 VOL 4 11 INC	AB TIDELAND SLOT 1 VOL 4 SHORT PLATS PG 41 LS TAX A TR 12 RD; LOT 3 LY S OF CO RD LS NP RR	AB AC LOT 2 S OF JUNCTIO N CITY RD; LOT 3 LY S OF CO RD LS NP RR	
OWNER	CITY OF ABERDEE N	CITY OF ABERDEE N	CITY OF ABERDEE N	CITY OF ABERDEE N	CITY OF ABERDEE N	CITY OF ABERDEE N	HARRY BENNETTS LLC ET AL	LAKESIDE INDUSTRI ES	UNKNOWN N
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	14205 SE 36TH ST SUITE 215	PO BOX 7016	
CITY	ABERDEE N	ABERDEE N	ABERDEE N	ABERDEE N	ABERDEE N	ABERDEE N		BELLEVUE ISSAQUAH	
STATE	WA	WA	WA	WA	WA	WA	WA	WA	
ZIPCODE	98520	98520	98520	98520	98520	98520	98006	98027	
PLAT NUMBER	2999	0298	0298	0298	0134	0134	2999	3170	
PLAT NAME	Aberdeen Tidelands	Town of Wishkah	Town of Wishkah	Town of Wishkah	Dabneys Waterfront	Dabneys Waterfront	Aberdeen Tidelands		
WARD NUMBER	2	2	2	2	2	2	2	2	
CITY ZONING	WD	WD	WD	WD	WD	WD	WD	1	
IN SPECIAL FLOOD HAZARD AREA	YES	YES	YES	YES	NO	YES	YES	NO	
FEMA FLOOD ZONE	AE	AE	AE	AE	X	AE	AE	X	

BASE FLOOD ELEVATION	12'	12'	12'	12'	12'	12'	12'	12'
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C09 06D	53027C09 06D	53027C09 06D	53027C09 06D	53027C09 06D	53027C09 06D	53027C09 06D	53027C09 06D
NFIP NUMBER	530058	530058	530058	530058	530058	530058	530058	530058
IN FLOODWAY ?	NO	NO	NO	NO	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES	YES	YES	YES	YES	NO
In Wetlands	N	N	N	N	N	N	N	N
In Geo Hazard Area	N	N	N	N	N	N	N	Y
Fish & Wildlife Sensitive Area	Y	Y	Y	Y	Y	Y	Y	Y
APPRAISED BUILDING VALUE	0	10,000	38,198	384,054 (Log Pavilion)	0	0	1,059,564	617,536
APPRAISED LAND VALUE	172,800	421,200	396,750	320,250	89,438	147,000	5,745,564	257,400
TOTAL APPRAISAL	172,800	431,200	434,948	704,304	89,438	147,000	6,805,538	874,936
APPRAISAL YEAR	2021	2021	2021	2021	2021	2021	2021	2021
WETLAND CATEGORY								
WETLANDS BUFFER								
SEISMIC CLASSIFICATION	CLASS D-E	CLASS B	CLASS B	CLASS B	CLASS B	CLASS B	CLASS D-E	CLASS B
SLOPE DESIGNATION	0-5%	0-5%	0-5%	0-5%		0-5%	0-5%	>30%
LIQUEFACTION POTENTIAL	MODERATE	NA	NA	NA	NA	MODERATE	MODERATE	
STREAM BUFFER	150FT BUFFER	150FT BUFFER	150FT BUFFER	150FT BUFFER	150FT BUFFER	150FT BUFFER	150FT BUFFER	150FT BUFFER
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT	SLIGHT		SLIGHT	SEVERE	

Neighborhood Area	60	61	61	61	61	61	60	65
LANDUSE(COUNTY)	91 - Undeveloped - Land	76 - Recreational - Parks	46 - Transport - Auto	72 - Recreation - Parking	76 - Public	76 - Assembly	59 - Recreation - Other	32 - Commercial - Stone, Clay & Glass
TOWNSHIP	17	17	17	17	17	17	17	17
RANGE	09	09	09	09	09	09	09	09
SECTION	09	09	09	09	10	10	09	10
Shape_Area	48,668.124	160,772.5	27,242.60	38,879.90	11,526.55	18,285.56	565,712.46	377,974.49
LATITUDE	46.98	46.98	46.98	46.98	46.98	46.98	46.98	46.98
LONGITUDE	-123.80	-123.80	-123.80	-123.80	-123.80	-123.80	-123.80	-123.78 TO -123.80



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
MORRISON PARK, WATERFRONT TRAIL, AND LOG PAVILION



SITE INFORMATION							
ASSESSMENT DATE		12/31/2021		Overall Summary of Condition Assessment:			
ASSESSORS		Rock PM (AR)		The overall condition of the park is fair, the Rotary Log Pavilion condition is good, and the trail is poor. Notable items to be addressed include drinking fountains and water source for dogs, restrooms, hazardous conditions along the waterfront trail, the pier, and the old boat, ADA Accessibility, and parking. We recommend the City consider adding drinking fountains, including water source for dogs in the dog parks, removal of the boat, repaving the trail for full ADA accessibility compliance, and re-seal (clear coat) and repair chinking of the Log Pavilion. The trail has several safety concerns with walking surfaces and guardrails, but the worst of these conditions is not on property owned by the City. Park amenities like the boat also present numerous safety concerns for anyone who climbs on/in the boat. The pier is severely weathered, missing and broken cross bracing and the ramp (walkway >5% slope) handrails are not compliant with accessibility standards. The benches on the pier are beyond refurbishing and are recommended to be replaced. Park benches and picnic tables in the park are in need of refurbishment.			
ADDRESS		Valley St					
SITE AREA		47.81 Acres					
CURRENT USE		City Park					
YEAR CONSTRUCTED							
EFFECTIVE AGE							
SEISMIC CLASSIFICATION		CLASS B					
ZONING		RS					
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS		
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
1	SITE SURFACE: ASPHALT			X			Asphalt surfaces are cracked with low and high spots (settlement, load depressions)
2	PARKING LOT STALLS			X			Stalls need stripping
3	ADA PARKING			X			Recommend repainting ADA and designating 10% of each parking area for ADA accessibility to all the features of the park. The lot to the east of the Log Pavilion will require milling and pavement overlay for ADA accessibility compliance.
4	ADA RAMP				X		Not applicable; pathways within the park and to the pavilion are less than 5% slope (where >5% is the definition of a ramp)
5	WHEEL STOPS				X		None observed; parking has curbing; vehicles that pull or back all the way to the curb overhang and impede the sidewalks.
6	STORM DRAINS			X			There are high and low spots in the graded and landscaped area of the park; some water retention is present during rain events but drains and is absorbed into the soil quickly after an event.
7	TOPOGRAPHY				X		The park is primarily graded and turf, with patio on 3 sides of the Log Pavilion, and trees in various locations in the parking areas. There is also a playground, an old boat set on the ground, and a pier that extends over the river.
8	CURBS		X				
9	SIDEWALKS			X			Pathways are constructed primarily of asphalt pavement. Part of the E Aberdeen Waterfront Walkway is the former Sargent Blvd to the east. The Waterfront Walkway to the west of the park proper proceeds between the river and the shopping center to past Walmart. Due to the condition of the pavement, this walkway is no longer compliant with accessibility standards for ADA or general public.
10	UTILITIES				X		Electric, water, and sewer are on site and in service in the Log Pavilion and bathrooms.
11	LANDSCAPING - OVERALL			X			Landscaping consists of lawns, shrubs, and trees. Lawns are frequently covered in goose and seagull droppings.
12	SITE LIGHTING		X				Site lighting is limited and primarily around the Log Pavilion
13	TRAIL LIGHTING			X			There is no trail lighting

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
14	SITE SECURITY / GATES						Not applicable
15	FENCING						Not applicable
16	PARKING SIGNAGE			X			Limited signage in parking areas. No signage directing drivers to additional parking east of the Log Pavilion.
17	EVIDENCE OF PESTS	X		X			Structures are good, but lawns have a lot of bird droppings
18	GRAFFITI			X			Graffiti is in the bathrooms, on the pier, the boat, and picnic tables.
19	DEBRIS/DUMPING		X				Found needles/syringes in parking areas to the east of the Pavilion and around the portable toilets.
20	STREET SIGNAGE						Not applicable
21	PARK ENTRANCE SIGNAGE						
22	WAYFINDING SIGNAGE						None observed but there should be way-finding to drive and parking to the east of the Log Pavilion.
23	OTHER SIGNAGE			X			Pre-cast concrete sign mount across pathway from the pier is failing just above the foundation. Continued deterioration may result failure of the support columns and cause it to crash to the ground.
24	TURF - SPORTSFIELDS	X					Not applicable
25	TURF - MOWED AREAS	X					
26	TURF - NATURAL AREAS		X				Overgrowth along the Waterfront Walkway to the east has become shelter for individual homeless encampments (2 were observed during assessment).
27	TREE HAZARDS		X				
28	TREE PRUNING		X				
29	TREE ROOTS, TRIPPING HAZARDS			X			Root heave is contributing to the damages and uneven surfaces of the paved waterfront walkway
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS			X			The pier decking, guardrails, and structure cross bracing are severely deteriorated. Cross bracing should be repaired as soon as possible. Guardrails and benches are rotten and covered in bird droppings. The ramp access does not have compliant handrails.
33	DRINKING FOUNTAINS			X			The only drinking fountain is located inside the Log Pavilion. Drinking fountains in the parks are highly recommended.
34	TRAILS SURFACES			X			Pathways are constructed primarily of asphalt pavement. Part of the E Aberdeen Waterfront Walkway is the former Sargent Blvd to the east. The Waterfront Walkway to the west of the park proper proceeds between the river and the shopping center to past Walmart. Due to the condition of the pavement, this walkway is no longer compliant with accessibility standards for ADA or general public.
35	SITE DRAINAGE/STANDING WATER/SATURATION	X					Lawn areas are flat and gently sloped but were saturated during the rain event on the day of the assessment.
36	SITE ACCESSORIES - BIKE RACKS		X				No bike rack
37	SITE ACCESSORIES - PLAY EQUIPMENT		X				Playground equipment is aging. Parks has maintained the equipment well and should get another 5 years before it should be replaced.
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS		X				
39	SITE ACCESSORIES - BENCHES			X			Benches should be refurbish; a few are beyond refurbishment and should be replaced
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS			X			A few picnic tables have been refurbished. All other picnic tables should be refurbished.
41	SITE ACCESSORIES - BBQ AREAS	X					Pavilion patio has built-in BBQ but it was explained that they are not used.
42	SITE ACCESSORIES - OTHER						Not applicable

TASK / ITEM	CONDITION	COMMENTS/OBSERVATIONS										
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR						
No.	SITE CONDITIONS											
43	IRRIGATION SYSTEM					x	Not applicable					
44	TRAIL GUARDRAIL					x	The guardrail along the former Sargent Blvd east of the driveway circle is severely damaged and missing large sections where a person, or a child, can fall through to the rocks and/or river several feet below. One area that has received repairs does not prevent a person or child from falling through. The worst of these conditions is on the property owned by Lakeside Industries and is part of the Waterfront Trail. It is recommended to close the Waterfront Trail east of the first section of failed guardrail until repairs are made.					
45	OTHER						Not applicable					
46	OTHER						Not applicable					
TASK / ITEM												
BUILDING SYSTEMS (BUILDING <u>Rotary Log Pavilion</u>)												
47	INTERIORS	x										
48	ROOFING	x										
49	EXTERIOR FACADES		x				Exterior is due for cleaning and application of log seal [clear] coat and various chinking repairs.					
50	PLUMBING	x										
51	MECHANICAL	x										
52	ELECTRICAL	x										
53	STRUCTURE	x										
54	DOORS/FRAMES/HARDWARE	x										
55	SPECIALTY SYSTEMS: Commercial Kitchen	x										
56	EVIDENCE OF PESTS	x										
57	OTHER	x										
58	OTHER											
TASK / ITEM												
BUILDING SYSTEMS (BUILDING <u>Bathrooms</u>)												
59	INTERIORS		x				Interior of each restroom should be painted					
60	ROOFING		x									
61	EXTERIOR FACADES		x									
62	PLUMBING		x									
63	MECHANICAL		x				Not applicable					
64	ELECTRICAL		x									
65	STRUCTURE		x									
66	DOORS/FRAMES/HARDWARE		x				Doors and frames are in need of repair and painting					
67	SPECIALTY SYSTEMS		x									
68	EVIDENCE OF PESTS		x				Insects					
69	OTHER		x									
70	OTHER		x									



Rotary Log Pavilion at Morrison Park

NARRATIVE OF FINDINGS

The overall condition of the Log Pavilion, Morrison Park, and the Waterfront Trail is Fair. The overall condition of Morrison Park is fair. The Rotary Log Pavilion condition is good. The Waterfront Trail is poor and dangerous.

Notable items recommended to be addressed within the Park and Trail include the addition of drinking fountains and water source for dogs, bathrooms. Hazardous conditions were observed along the waterfront trail with poor pavement conditions with buckling pavement and potholes in many locations. The pier and the old boat are safety hazards.

We recommend the City consider adding drinking fountains, including water source for dogs in the dog parks, removal of the boat, and repaving the trail for full ADA accessibility compliance.

The trail has several safety concerns with walking surfaces and guardrails, but the worst of these conditions is not on property owned by the City.

Park amenities like the boat also present numerous safety concerns for anyone who climbs on/in the boat.



The pier is severely weathered, missing and broken cross bracing and the ramp (walkway >5% slope) handrails are not compliant with accessibility standards.

The benches on the pier are beyond refurbishing and are recommended to be replaced.

Park benches and picnic tables in the park need refurbishment.

Within the Log Pavilion, we suggest the City consider re-seal (clear coat) and repair chinking of the Log Pavilion. The Log Pavilion is in good shape, and selective improvements are minimal, and should be made with careful consideration of preserving the character of the facility.

As with all City Parks, this park is maintained to expected, reasonable standards, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. However, we do offer recommendations to establish multi-annual ongoing capital budget line items shared between the parks to replace park amenities when worn, an ongoing annual budget for reroofs, fencing replacements, paving and ADA upgrades.



Morrison Park – Aging Boat has become a safety hazard



Morrison Park – Trail Conditions



Morrison Park – Trail Conditions

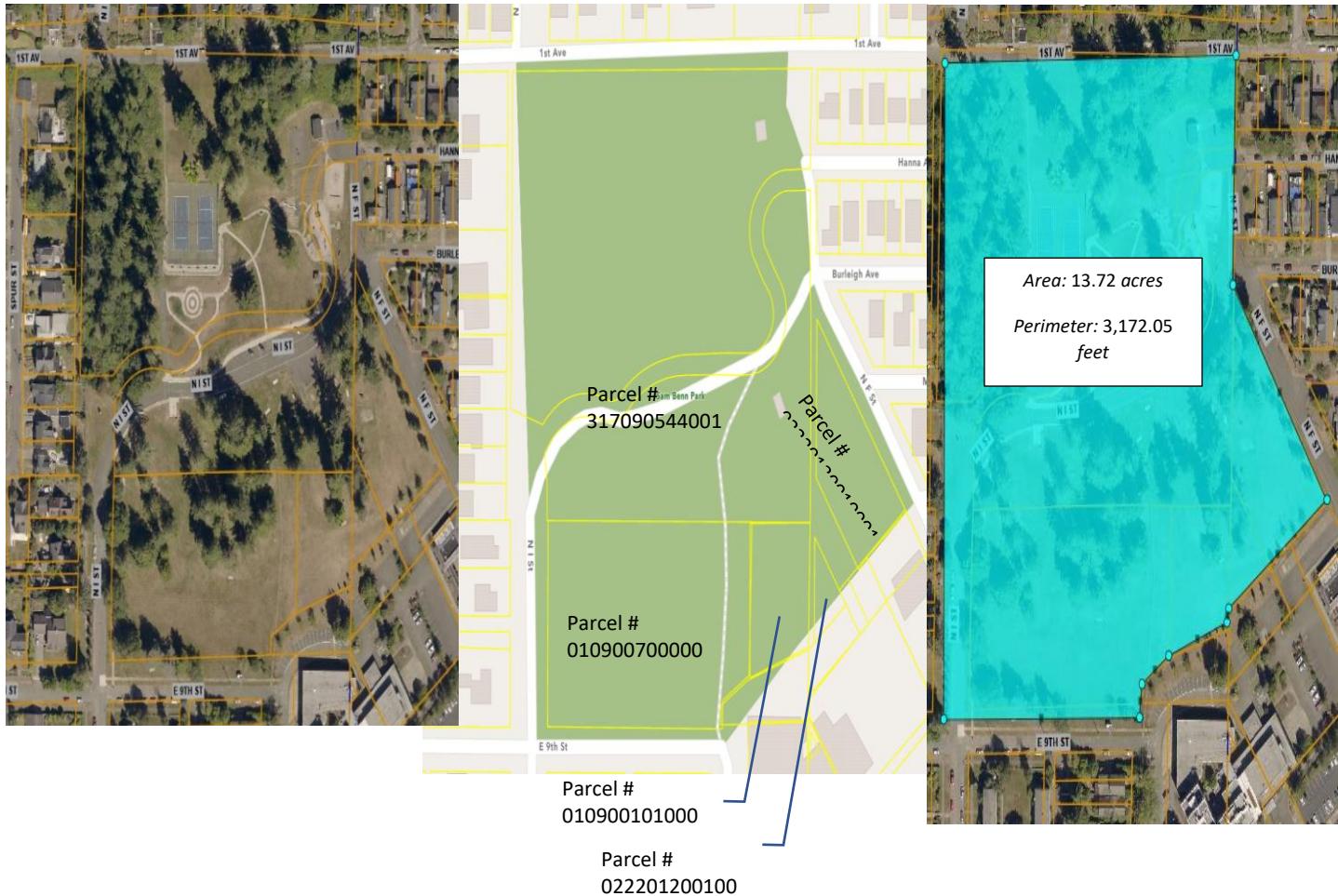


Morrison Park – Sign and Pier

Section 8.k.

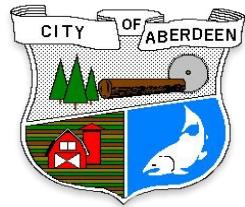
**Sam Benn Park,
Restroom Facility,
Tennis Courts,
&
Children's Play Area**

PROPERTY PROFILE SHEET - SAM BENN PARK



PARCEL NUMBER	317090544001	02220130010001	010900700000	010900101000	022201200100
LEGAL DESCRIPTION	AB AC TAX 4	PAC LAND COS LOTS 1-5 INC, N 1/2 OF LOT 6 & VACS BLK 13	BENN HOPKINS LOTS 1-10 & VACS BLK 7	BENN HOPKINS LOTS 10-13 INC LS TAX A TGW 1/2 VAC ST ADJ BLK 1	PAC LAND COS LOT 1 & VAC, N 1/2 OF LOT 2 & VAC BLK 12
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	PO BOX	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA	WA	WA
ZIPCODE	98520	98520	98520	98520	98520
PLAT NUMBER	3170	0222	0109	0109	0222
PLAT NAME		Pacific Land Companys	Benn Hopkins	Benn Hopkins	Pacific Land Companys
WARD NUMBER	3	3	3	3	3
CITY ZONING	RS	MI	RS	MI	MI

IN SPECIAL FLOOD HAZARD AREA	NO	NO	NO	NO	NO
FEMA FLOOD ZONE	X	X	X	X	X
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0902D	53027C0902D	53027C0902D	53027C0902D	53027C0902D
NFIP NUMBER	530058	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	NO	NO	NO	NO	NO
In Wetlands	N	N	N	N	N
In Geo Hazard Area	Y	Y	Y	Y	Y
Fish & Wildlife Sensitive Area	N	N	N	N	N
APPRaised BUILDING VALUE	483,471	0	0	0	0
APPRaised LAND VALUE	584,140	177,660	167,924	66,300	48,330
TOTAL APPRAISAL	1,067,611	177,660	167,924	66,300	48,330
APPRAISAL YEAR	2021	2021	2021	2021	2021
SEISMIC CLASSIFICATION	CLASS B				
SLOPE DESIGNATION	15-30%	15-30%	15-30%	15-30%	15-30%
LIQUEFACTION POTENTIAL	NA BEDROCK				
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT
Neighborhood Area	61	61	61	61	61
LANDUSE(COUNTY)	76 - Recreational - Parks				
TOWNSHIP	17	17	17	17	17
RANGE	09	09	09	09	09
SECTION	05	04	05	05	04
Shape_Area	362,303.25	31,026.85	119,905.01	24,203.29	4,991.10
LATITUDE	46.98	46.98	46.98	46.98	46.98
LONGITUDE	-123.82	-123.82	-123.82	-123.82	-123.82



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
SAM BENN PARK



SITE INFORMATION						
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:		
ASSESSORS		Rock PM (AR, LC, PW)		The overall condition of the park is good and there have been some improvements for accessibility made. Notable items to be addressed include refurbishment of the restrooms, refurbishment of the tennis court, improve accessibility to more park features and amenities, and upgrade playground equipment. In addition, it is noted that this park is a Tsunami Assembly Point for the City and Residents and as such consideration should be made regarding accommodating people who make their way to the park during a Tsunami event. We recommend the City consider adding at least 4 multi-use water fountains suitable for standing use, seated use (will need ADA accessible pathway to and pad under and to the side), and pet(dog) use, around the park, install permanent bike racks, improve ADA accessibility to more areas and amenities of the park, reconstruct the tennis courts and storm drainage system, and replace the pathway from 1st Ave to the tennis courts due to significant ground/root heave and to improve accessibility compliance (>5% slope is classified as a ramp and requires 36IN width, handrails on both sides, and landings depending on the running slope).		
ADDRESS		N 1 ST / BURLEIGH AVE				
SITE AREA (Includes N 1 St & Burleigh Ave)		13.75 Acres				
CURRENT USE		City Park				
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION		CLASS B				
ZONING		RS / MI				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	X				Overall good condition, with the only surface in need of repairs is the basketball court. Pathways indicate some settlement and/or heave but did not observe any ADA accessibility compliance issues. But pathways should be inspected at least annually to identify and correct issues prior to each summer season.
2	PARKING LOT STALLS	X				Recent projects have included adding parking stalls along Burleigh Ave (1 of 12 is ADA) and one ADA parking pad at N 1 St and Burleigh Ave. The existing 4 parking spaces by the restrooms need re-striping. However, with a total of 17 parking will be insufficient in the event of a Tsunami and people assembling at the park.
3	ADA PARKING		X			5 of 17 parking stalls are marked ADA. The individual parking pad at N 1 St and Burleigh Ave will need to be inspected at least every 6 months for ADA accessibility compliance. The slab sections are separating and vertical offset is developing. The current vertical shift appears between slabs where the vehicle will be parked. But observation of the current condition indicates that it is a matter of time before offset develops between all slab sections.
4	ADA RAMP			X		The majority of Pathways through the park are not accessible complaint (width, running and cross-slope, vertical displacement greater than 1/2IN).
5	WHEEL STOPS	X				Sufficient.
6	STORM DRAINS			X		The majority of the park had good drainage and storm drainage system. However the storm drains on the tennis courts is easily clogged and several sections of the grating are broken or missing. It appears that the storm drain pipe is insufficient in size. As a result the tennis court is damaged and needs to be reconstructed to correct drainage, stabilize the base and level the playing surface with a pavement base and surfacing.
7	TOPOGRAPHY		X			The park is very hilly and has significant contours. This makes accessibility a challenge to accommodate.
8	CURBS	X				

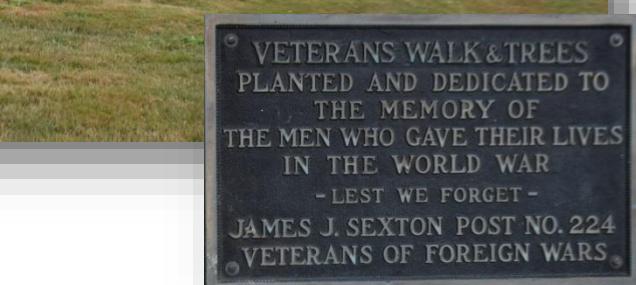
TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
9	SIDEWALKS		X		X		Sidewalks along the roadway (N 1 St and Burleigh Ave) are very good and several section were replaced and realigned with the construction of the parking stalls on Burleigh Ave. New pathways have been constructed in the area immediately south of the tennis courts. Pathways around and through the area of the playground restrooms, basketball court, and the entire lower section all need improvements.
10	UTILITIES	X					Water, sewer, storm drainage, and electrical are available onsite. And should be able to support installation of several drinking fountains around the park.
11	LANDSCAPING - OVERALL	X		X			The park has a very calming layout and maximizes nature and green space.
12	SITE LIGHTING			X			There is site lighting around and in the park, and there is lighting on the tennis courts. However, there are still several dark areas at night.
13	TRAIL LIGHTING			X			There is no "trail" lighting but the improved paved pathways are illuminated; more so north of Burleigh Ave than the southern half of the park.
14	SITE SECURITY / GATES			X			Not applicable, no security/gates
15	FENCING			X			Fencing around the tennis courts is
16	PARKING SIGNAGE			X			The only observed parking signage was properly designating ADA parking spaces. Signs on posts are in good condition, pavement markings should be repainted every 2 to 3 years, or more as needed.
17	EVIDENCE OF PESTS			X			Bird (goose, seagull, etc.) droppings numerous locations around the park, spiders, flies, etc. around the bathrooms.
18	GRAFFITI			X			Graffiti in the bathrooms
19	DEBRIS/DUMPING	X					Only area of concern is around and under the portable toilets which are located outside the restrooms.
20	STREET SIGNAGE	X					
21	PARK ENTRANCE SIGNAGE			X			
22	WAYFINDING SIGNAGE			X			Not applicable
23	OTHER SIGNAGE			X			
24	TURF - SPORTSFIELDS			X			
25	TURF - MOWED AREAS	X					
26	TURF - NATURAL AREAS	X					
27	TREE HAZARDS		X				There are many significant trees and there are areas of improved and unimproved pathways where the trees could present hazards. The only specific hazard area observed was the natural woodland along the NW quadrant of the park. This area is dense woodland.
28	TREE PRUNING		X				
29	TREE ROOTS, TRIPPING HAZARDS			X			There are many significant trees and there are areas of improved and unimproved pathways where ground heave from roots is evident and presents trip hazards. Pathways to/from the playground and down through the disk golf area have greater than 1/2 vertical displacement and even some roots evident at the ground surface.
30	HISTORIC MONUMENTS/FEATURES		X				Monuments and dedication plaques are weathered and aging. Recommend cleaning and maybe removing to have them restored.
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS					X	Recommend installation of several new multi-use (standing, seated, pet(dog), bottle fill, etc.) accessible fountains in the vicinity of each primary amenity (bathroom, tennis courts, disk golf, etc).
34	TRAILS SURFACES					X	Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS				
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR					
No.	SITE CONDITIONS									
35	SITE DRAINAGE/STANDING WATER/SATURATION	X	X	X	X	Tennis courts are the only area of observed standing water and drainage issues.				
36	SITE ACCESSORIES - BIKE RACKS					None provided. Recommend installation of bike racks near the primary park amenities.				
37	SITE ACCESSORIES - PLAY EQUIPMENT					Playground is aging and worn. It is recommended to paint playground equipment or replace/upgrade equipment.				
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS									
39	SITE ACCESSORIES - BENCHES									
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS					Several tables were observed to be in poor and deteriorated condition. It also appeared that Parks was in the process of removing the worst tables from service for refurbishment.				
41	SITE ACCESSORIES - BBQ AREAS					None provided. BBQ grills would be beneficial as a Tsunami Assembly Area.				
42	SITE ACCESSORIES - OTHER					Basketball hoops, nets, backboards and posts are weathered, rusting and in need of refurbishment.				
43	IRRIGATION SYSTEM					Not observed.				
44	OTHER					Not applicable				
45	OTHER					Not applicable				
46	OTHER					Not applicable				
TASK / ITEM										
BUILDING SYSTEMS (BUILDING RESTROOM #1 (men's)										
47	INTERIORS	X	X	X	X	Interior is in very poor condition; holes in walls, graffiti, damaged fixtures, rusting and deteriorating partitions, etc.				
48	ROOFING					The building needs a full roof, fascia, and eaves replacement.				
49	EXTERIOR FACADES					CMU Exterior is in fair condition should be planned for painting within the next 2 years. Typically the graffiti is on the door and in the entry area so this area should be cleaned and painted at the start of the spring/summer season.				
50	PLUMBING					Not observed. Bathrooms were not operational at the time of survey.				
51	MECHANICAL					Heating not operational.				
52	ELECTRICAL					New light fixtures have been installed but original light fixtures have been disconnected and left in place. Recommend removal and patching of ceiling at part of an interior renovation of the bathroom.				
53	STRUCTURE					Structurally sound				
54	DOORS/FRAMES/HARDWARE					Graffiti and minor dents; should be painted under annual recurring maintenance.				
55	SPECIALTY SYSTEMS					Not applicable.				
56	EVIDENCE OF PESTS					Spiders, flies, etc.				
57	OTHER					Not applicable				
58	OTHER					Not applicable				
TASK / ITEM										
BUILDING SYSTEMS (BUILDING RESTROOM #2 (women's)										
59	INTERIORS	X	X	X	X	Interior is in very poor condition; holes in walls, graffiti, damaged fixtures, rusting and deteriorating partitions, etc.				
60	ROOFING					The building needs a full roof, fascia, and eaves replacement.				
61	EXTERIOR FACADES					CMU Exterior is in fair condition should be planned for painting within the next 2 years. Typically the graffiti is on the door and in the entry area so this area should be cleaned and painted at the start of the spring/summer season.				
62	PLUMBING					Not observed. Bathrooms were not operational at the time of survey.				

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
63	MECHANICAL			X		X	Heating not operational.
64	ELECTRICAL			X		X	New light fixtures have been installed but original light fixtures have been disconnected and left in place. Recommend removal and patching of ceiling at part of an interior renovation of the bathroom.
65	STRUCTURE		X				Structurally sound
66	DOORS/FRAMES/HARDWARE			X			Graffiti and minor dents; should be painted under annual recurring maintenance.
67	SPECIALTY SYSTEMS						Not applicable.
68	EVIDENCE OF PESTS			X			Spiders, flies, etc.
69	OTHER						Not applicable
70	OTHER						Not applicable



Sam Benn Park – Fun for All Playground



NARRATIVE OF FINDINGS

The overall condition of Sam Ben Park is Good and the facilities within the Park are Poor.

There have been some improvements for accessibility made recently.

Notable items recommended to be addressed include:

1. Refurbishment of the restrooms.
2. Refurbishment of the tennis court.
3. Improve accessibility to more park features and amenities.
4. Upgrades playground equipment.

In addition, It is noted that this park is a Tsunami Assembly Point for the City and residents and as such consideration should be made regarding accommodating people who make their way to the park during a Tsunami event.

RPM recommends the City consider adding:



Sam Benn Park – Tables and Benches need replacement



Sam Benn Park – ADA Access recommended

1. At least 4 multi-use water fountains suitable for standing use, seated use (will need ADA accessible pathway to and pad under and to the side), and pet(dog) use, around the park.
2. Permanent bike racks
3. Improve ADA accessibility to more areas and amenities of the park.
4. Deconstruct the tennis courts and storm drainage system, and replace the pathway from 1st Ave to the tennis courts due to significant ground/root heave and to improve accessibility compliance (>5% slope is classified as a ramp and requires 36IN width, handrails on both sides, and landings depending on the running slope).

As with all City Parks, this park is maintained to expected, reasonable standards, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. However, we do offer recommendations to replace/refurbish the restroom, and to establish multi-annual ongoing capital budget line items shared between the parks to replace park amenities when worn, an ongoing annual budget for reroofs, fencing replacements, paving and ADA upgrades.



Sam Benn Park – Restrooms in poor shape.



Sam Benn Park – Roofing in bad shape



Sam Benn Park – Tennis Courts have ruts in pavement

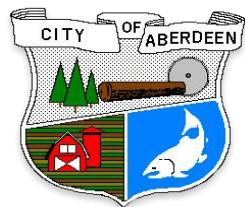
Section 8.l.
Stewart Park / Trail

PROPERTY PROFILE SHEETS - JAMES STEWART MEMORIAL PARK & TRAIL



PARCEL NUMBER	318093333001	010300500800	317090421001	018000100100	180933330020
PARCEL ADDRESS	STEWART PARK				
LEGAL DESCRIPTION	AB AC TAX 4	A J STEWARTS 3RD LOTS 5-8 INC BLK 5	AB AC TAX 3	HOPE 3RD LOTS 1-3 INC BLK 1	UNKNOWN ON ABERDEEN GIS
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	PER GHC GIS: MMR LAND LLC, C/O C GODWIN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	200 EAST MARKET ST	
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	
STATE	WA	WA	WA	WA	
ZIPCODE	98520	98520	98520	98520	
PLAT NUMBER	3180	0103	3170	0180	
WARD NUMBER	3	3	3	3	
CITY ZONING	RS	RS	RS	RS	
IN SPECIAL FLOOD HAZARD AREA	YES	YES	NO	NO	
FEMA FLOOD ZONE	A	X	X	X	
BASE FLOOD ELEVATION	None Determined		14'		
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	
FIRM PANEL NUMBER	53027C0902D		53027C0902D		
NFIP NUMBER	530058	530058	530058	530058	

IN FLOODWAY?	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	NO	NO	NO	NO
In Wetlands	N	N	N	N
In Geo Hazard Area	Y	Y	Y	Y
Fish & Wildlife Sensitive Area	Y	N	Y	N
APPRAISED BUILDING VALUE	0	84,134	14,425	0
APPRAISED LAND VALUE	171,900	117,612	99,317	30,000
TOTAL APPRAISAL	171,900	201,746	113,742	30,000
APPRAISAL YEAR	2021			
SEISMIC CLASSIFICATION	CLASS B	CLASS B	CLASS B	CLASS B
SLOPE DESIGNATION	>30%	>30%	>30%	
LIQUEFACTION POTENTIAL	NA BEDROCK	NA BEDROCK	NA BEDROCK	NA BEDROCK
STREAM BUFFER	100 ft Buffer		100 ft Buffer	
EROSION POTENTIAL	MODERATE	MODERATE	SLIGHT	SLIGHT
Neighborhood Area	50	61	60	51
LANDUSE(COUNTY)	91 - Undeveloped - Land	76 - Recreational - Parks	76 - Recreational - Parks	91 - Undeveloped - Land
TOWNSHIP	18	18	17	17
RANGE	09	09	09	09
SECTION	33	33	04	04
Shape_Area	1,817,952.96	80,140.25	37,105.68	33,882.47
LATITUDE	47.00	47.00	46.99	46.99
LONGITUDE	-123.82	-123.81	-123.81	-123.



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
JAMES STEWART MEMORIAL PARK & TRAIL



SITE INFORMATION							
ASSESSMENT DATE		12/31/2021		Overall Summary of Condition Assessment:			
ASSESSORS		Rock PM (AR)		The overall condition of the park is poor. Notable items to be addressed include drinking fountains and water source for dogs, and site lighting, the picnic pavilion, playground, ADA Accessibility, and parking. We recommend the City consider adding drinking fountains, including water source for dogs in the dog parks, and at least some site lighting. The trail has experienced landslides and deterioration of the raised (deck) pathway and is in need of stabilization before being reopened to the public. Handrails on raised (deck) pathways is missing, damaged, or never existed. Decking boards are slippery and hazardous. Even though the trail is marked closed, there is evidence that many people are going around the barricades and walking the trails and bridges. The existing picnic pavilion is in need of roofing (or at least a thorough cleaning) and repair of the concrete slab that has experienced significant root heave. Finally, the playground equipment is recommended to be replaced and within the next 5 years.			
ADDRESS		Valley St					
SITE AREA		47.81 Acres					
CURRENT USE		City Park					
YEAR CONSTRUCTED							
EFFECTIVE AGE							
SEISMIC CLASSIFICATION		CLASS B					
ZONING		RS					
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS		
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
1	SITE SURFACE: ASPHALT			X			Asphalt surfaces are cracked and breaking up; many uneven surfaces.
2	PARKING LOT STALLS			X			Parking is very limited and parking stalls are unmarked.
3	ADA PARKING				X		No designated ADA Parking
4	ADA RAMP				X		Not applicable; pathways within the park and to the pavilion are less than 5% slope (where >5% is the definition of a ramp)
5	WHEEL STOPS				X		None observed
6	STORM DRAINS				X		There are high and low spots in the graded and landscaped area of the park; some water retention is present during rain events but drains and is absorbed into the soil quickly after an event.
7	TOPOGRAPHY			X			The park is primarily undeveloped, less than 3 acres of the approximately 48 acres have been developed for entrance roads, parking, playground and picnic pavilion. 45 Acres has limited development for the approximately 1mi loop trail.
8	CURBS				X		Not applicable
9	SIDEWALKS				X		Pathways from parking area to the pavilion and the playground are non-compliant with ADA accessibility; pathways through the developed area are asphalt paved and have significant damages from tree roots and settlement.
10	UTILITIES				X		No utilities onsite, but are available in the immediate area.
11	LANDSCAPING - OVERALL				X		Landscaping consists of lawns, shrubs, natural trees, and playground mulch surfacing.
12	SITE LIGHTING				X		No site lighting, no nearby street lights.
13	TRAIL LIGHTING				X		There is no trail lighting
14	SITE SECURITY / GATES				X		Not applicable
15	FENCING				X		Not applicable
16	PARKING SIGNAGE				X		No signage observed, but should be present
17	EVIDENCE OF PESTS				X		No evidence of pests
18	GRAFFITI				X		Graffiti is on the pavilion structure (poles), on the pavilion concrete slab, and the stone work of the pavilion fireplace.

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
19	DEBRIS/DUMPING			X			Found needles/syringes in parking area; trash accumulation in the pavilion
20	STREET SIGNAGE	X					Not applicable
21	PARK ENTRANCE SIGNAGE		X				Not applicable
22	WAYFINDING SIGNAGE						Not applicable
23	OTHER SIGNAGE						Not applicable
24	TURF - SPORTSFIELDS	X					
25	TURF - MOWED AREAS	X					
26	TURF - NATURAL AREAS	X					
27	TREE HAZARDS			X			Along hiking trail
28	TREE PRUNING			X			Trees within the developed area of the mark need trimming to remove dead branches and remove top to improve tree health and promote healthy growth.
29	TREE ROOTS, TRIPPING HAZARDS			X			Significant root heave in the pavilion
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS			X			No drinking fountains observed. Recommend drinking water source in each dog park and a multi-use (standing, seated, pet) fountain in the vicinity of the playgrounds and picnic table. This will require extending water and sewer into the park.
34	TRAILS SURFACES			X			Landslides, slippery surfaces (decking), unstable, broken, and missing handrails/guardrails. Top rails on existing handrail/guardrails are not compliant with handrail standards and cannot be grasped to prevent a fall.
35	SITE DRAINAGE/STANDING WATER/SATURATION		X				All lawn areas were saturated and had standing water (but it was raining, period of heavy rain on the day of assessment).
36	SITE ACCESSORIES - BIKE RACKS			X			No bike rack
37	SITE ACCESSORIES - PLAY EQUIPMENT		X				Playground equipment is old and outdated. Parks has maintained the equipment well and should get a few more years before it should be replaced.
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS		X				
39	SITE ACCESSORIES - BENCHES		X				
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS		X		X		Significant concrete slab damages. At the very least the concrete at the significant tree should be removed along with the picnic table between the fireplace and the tree.
41	SITE ACCESSORIES - BBQ AREAS						Pavilion has a working wood fireplace but the trees crowd and overhang the pavilion. This can present a fire hazard during dry summer months.
42	SITE ACCESSORIES - OTHER						Not applicable
43	IRRIGATION SYSTEM						Not applicable
44	OTHER						Not applicable
45	OTHER						Not applicable
46	OTHER						Not applicable
TASK / ITEM							
BUILDING SYSTEMS (BUILDING _____)							
47	INTERIORS						Not applicable
48	ROOFING						Not applicable
49	EXTERIOR FACADES						Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
50	PLUMBING					Not applicable
51	MECHANICAL					Not applicable
52	ELECTRICAL					Not applicable
53	STRUCTURE					Not applicable
54	DOORS/FRAMES/HARDWARE					Not applicable
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS					Not applicable
57	OTHER					Not applicable
58	OTHER					Not applicable



Stewart Park Picnic Pavilion

NARRATIVE OF FINDINGS

The overall condition of James Stewart Memorial Park is Poor and the Trail is Poor and dangerous.

Notable items recommended to be addressed include:

1. Drinking fountains and water sources for dogs.
2. Site lighting.
3. Improvements to the picnic pavilion.
4. Improvements to the playground.
5. Providing ADA Accessibility.
6. Providing ample parking.

RPM recommends the City consider adding drinking fountains, including water source for dogs in the dog parks, and at least some site lighting. The trail has experienced landslides and deterioration of the raised (deck) pathway and needs stabilization before being reopened to the public.

Handrails on raised (deck) pathways are missing, damaged, and in some locations appear to never existed.

Decking boards are slippery and hazardous.

Even though the trail is marked closed, there is evidence that many people are going around the barricades and walking the trails and bridges. The existing picnic pavilion



Stewart Park Pavilion Chimney



Stewart Park Pavilion Roof



Stewart Park Pavilion Fireplace



Stewart Park Pavilion Slab Heaving



Stewart Park Play Area



Stewart Park Play Equipment in need of care



Stewart Park Trail in Poor Condition

needs new roofing (or at least a thorough cleaning). The concrete slab on grade has experienced significant root heave and needs replacement.

The playground equipment is recommended to be replaced within the next 5 years due to the deteriorating condition of the equipment.

This park could use some increased emphasis on improvements. The trail could benefit from a complete overhaul with safety rails and improved waling surfaces. The potential for this park is phenomenal with improved trail access and added capital investments, it is a great park for residents to enjoy the natural outdoor environment.



Stewart Park Trail is hazardous in many locations

Section 8.m.

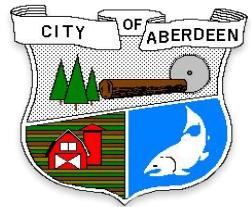
Zelasko Park

PROPERTY PROFILE SHEET - ZELASKO PARK



PARCEL NUMBER	01010900000	029901500100	029901500200
LEGAL DESCRIPTION	BENNS PLAT LOTS 1-8 INC BLK I	AB TIDELANDS LOT 1 & LOTS 3 & AB TIDELANDS LOT 2 TR 15 4 TR 15	
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	SKYLINE REAL ESTATE SERVICES LLC
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST	PO BOX 181333
CITY	ABERDEEN	ABERDEEN	CORONADO
STATE	WA	WA	CA
ZIPCODE	98520	98520	92178
PLAT NUMBER	0101	0299	0299
PLAT NAME	Benns Plat	Aberdeen Tidelands	Aberdeen Tidelands
WARD NUMBER	5	5	
CITY ZONING	WD	WD	WD
IN SPECIAL FLOOD HAZARD AREA	YES	YES	YES
FEMA FLOOD ZONE	AE	AE	AE

BASE FLOOD ELEVATION	13'		
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0906D	53027C0906D	53027C0906D
NFIP NUMBER	530058	530058	530058
IN FLOODWAY?	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES
In Wetlands	N	N	N
In Geo Hazard Area	N	N	N
Fish & Wildlife Sensitive Area	Y	Y	Y
APPRAISED BUILDING VALUE	10,000	0	0
APPRAISED LAND VALUE	513,338	17,460	2,400
TOTAL APPRAISAL	523,338	17,460	2,400
APPRAISAL YEAR	2021	2021	2021
PERMISSIVE USE NUMBER	#64-Overhead electrical lines		
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E	
SLOPE DESIGNATION	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH		MODERATE TO HIGH
STREAM BUFFER	150 ft Buffer	150 ft Buffer	150 ft Buffer
EROSION POTENTIAL	SLIGHT	SLIGHT	
Neighborhood Area	60	60	60
LANDUSE(COUNTY)	76 - Recreational - Parks	91 - Undeveloped - Land	91 - Undeveloped - Land
TOWNSHIP	17	17	17
RANGE	09	09	09
SECTION	09	09	09
Shape_Area	43,474.91	6,146.90	667.54
LATITUDE	46.98	46.98	46.98
LONGITUDE	-123.81	-123.81	-123.81



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
ZELASKO PARK



SITE INFORMATION						
ASSESSMENT DATE		12/13/2021		Overall Summary of Condition Assessment:		
ASSESSORS		Rock PM (Bernie)		The overall condition of the Park is Fair. During wet weather, the Park gets saturated with standing water and is largely unusable. The North Shore Levee Project should improve the usability of the Park if the levee barrier is constructed along the Wishkah River, along the east edge of the Park which should result in less water saturation of the turf areas, though some ground saturation would still be expected.		
ADDRESS		[1300 Block] W Huntley		The location of Zelasko Park is central to the west bound and east bound traffic crossing over the Wishkah River. Improvements to the park could be a key attraction to tourists driving through the area and an enjoyable place for an outdoor lunch along the river. The Gateway Center Project team is currently exploring possible design options to tie the Park open space into the programming of the Gateway Center Project located immediately north of the Park, across from E Wishkah Street. Weekend and summertime activities at Zelasko Park and activities at the Gateway Center, along with off-street RV parking and EV Charging Stations adjacent to both sites, could create a central hub for community gatherings and activities for local residents and visitors.		
SITE AREA		1.15 Acres				
CURRENT USE		Recreational - Park				
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION		CLASS D-E				
ZONING		WD				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
Very Good	Good	Fair	Poor	Very Poor		
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL					NA
2	PARKING LOT STALLS					NA - Street-side parking only
3	ADA PARKING					NA, although recent changes to street sidewalk crossings added ADA ramping at intersections.
4	ADA RAMP					NA
5	WHEEL STOPS					NA
6	STORM DRAINS					The park gets saturated in wet weather conditions
7	TOPOGRAPHY					The site is relatively flat, ramping up at the North and South ends where it abuts the two bridges
8	CURBS					NA
9	SIDEWALKS					Sidewalks on the West, North, and East edges are in reasonable shape. Consideration of paved walking areas through the park would increase usability of the park.
10	UTILITIES					NA
11	LANDSCAPING - OVERALL					The site lacks any large trees for shade. Landscape is limited to open lawn area
12	SITE LIGHTING					The site lighting is limited to adjacent street lighting
13	TRAIL LIGHTING					NA
14	SITE SECURITY / GATES					The park is open and unsecured. No fencing
15	FENCING					NA
16	PARKING SIGNAGE					There are several signs for interpretive learning about some of the Park's monuments
17	EVIDENCE OF PESTS					No evidence of pests
18	GRAFFITI					No graffiti observed at time of assessment
19	DEBRIS/DUMPING					None observed
20	STREET SIGNAGE					Not applicable
21	PARK ENTRANCE SIGNAGE					There is no "front" to the park and no official entrance.
22	WAYFINDING SIGNAGE					Not applicable
23	OTHER SIGNAGE					NA
24	TURF - SPORTSFIELDS					

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
25	TURF - MOWED AREAS		X			
26	TURF - NATURAL AREAS	X				There is a natural area buffer between the park and the river
27	TREE HAZARDS					NA
28	TREE PRUNING					NA
29	TREE ROOTS, TRIPPING HAZARDS					NA
30	HISTORIC MONUMENTS/FEATURES					The WWI Monument and other monuments add to the character of the Park and are well maintained
31	WATER FEATURES					NA - there is one water drinking fountain along F-Street, not operable at the time of review
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS		X			One, not operable at time of review.
34	TRAILS SURFACES		X			No trails - a paved pathway through the site to access the monuments, and ADA accessible would be an added improvement.
35	SITE DRAINAGE/STANDING WATER/SATURATION			X		The site has a serious water saturation issue during weather events making the Park unusable.
36	SITE ACCESSORIES - BIKE RACKS					There are only two bench/tables in the Park, no other site accessories/features
37	SITE ACCESSORIES - PLAY EQUIPMENT					NA
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS					NA
39	SITE ACCESSORIES - BENCHES					NA
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS			X		There are only two bench/tables in the Park, no other site accessories/features, no shelters
41	SITE ACCESSORIES - BBQ AREAS					NA
42	SITE ACCESSORIES - OTHER					NA
43	IRRIGATION SYSTEM					NA
TASK / ITEM						
BUILDING SYSTEMS (NA)						
43	OTHER					There are no facilities associated with this Park



Zelasko Park - Looking South

NARRATIVE OF FINDINGS

The overall condition of Zelasko Park is Fair. During wet weather, the Park gets saturated with standing water and becomes a favorite place for geese. The Park is home to a WWI Doughboy statue plus other monuments, wood carvings, two picnic tables/benches and a flag pole.

The North Shore Levee Project should improve the usability of the Park if the levee barrier is constructed along the Wishkah River, along the east edge of the Park which should result in less water saturation of the turf areas, though some ground saturation would still be expected.

The location of Zelasko Park is central to the west bound and east bound traffic crossing over the Wishkah River. Improvements to the park could be a key attraction to tourists driving through the area and an enjoyable place for an outdoor lunch along the river. The Gateway Center Project team is currently exploring possible design options to tie the Park open space into the programming of the Gateway Center Project located immediately north of the Park, across from E Wishkah Street. With the future Gateway Center that includes a conference center, café/coffee shop, and a gift shop on the first floor and the upper floor as home to nonprofit organizations focused on business and job creation, this portion of the downtown core is expected to become more active. Weekend and summertime activities at Zelasko Park and activities at the Gateway Center, along with off-street RV parking and EV Charging Stations adjacent to both sites, could create a central hub for community gatherings and activities for local residents and visitors.



Zelasko Park - Possible Connection to future Gateway Center Project Activities to the North of the Park



Zelasko Park - Looking North

Recommendations.

As with all City Parks, this park is maintained to expected, reasonable standards, and RPM staff have no specific recommendations for increasing maintenance staff, increasing maintenance activities, or maintenance budgets, based on our findings. However, we do offer recommendations to establish multi-annual ongoing capital budget line items shared between the parks to replace park amenities when worn, an ongoing annual budget for reroofs, fencing replacements, paving and ADA upgrades.

The park has no designated parking area other than street-side parking along South F-Street. Assigning parking for Zelasko Park and the future Gateway Center should be considered at the EV Parking Lot adjacent to both sites.

The Park would benefit from added topsoil and berms that create a bit more protection for park users, away from the busy West and Eastbound traffic abutting the Park.

Because the Park can become saturated with water many times of the year, a paved pathway and plaza areas elevated, would be an improvement that would likely result in more use of the Park.

Improvements to the Park should consider coordination opportunities with the North Shore Levee project, the Gateway Center project, and longer-term, improvements to both nearby bridges.



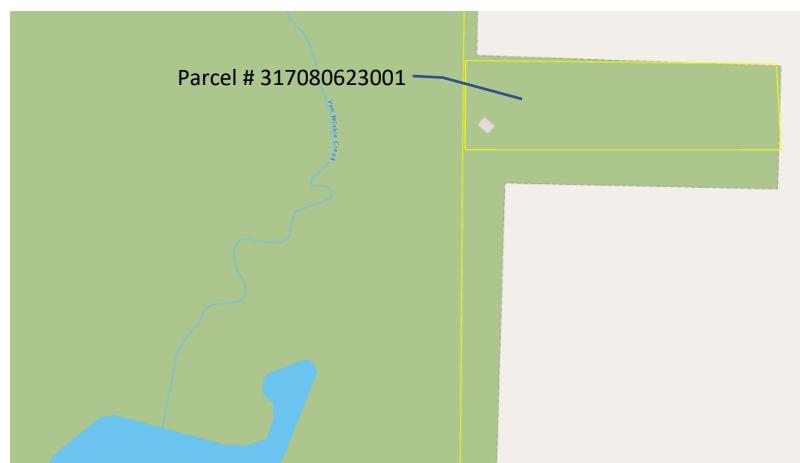
Zelasko Park - View Looking NE from South F-Street

POLICE GUN RANGE

PROPERTY PROFILE SHEET

SECTION 9.1

PROPERTY PROFILE SHEET - LAKE ABERDEEN PARK & POLICE GUN RANGE



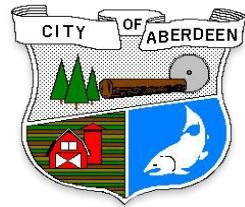
PARCEL NUMBER	317090110000	019800003301	317091211000	317080623001
LEGAL DESCRIPTION	AB AC N 1/2; N 1/2 OF SW; TAX 1; SE 1/4 & 34 LS LS GAME DEPT TR	LEWISDALE TRS 33	AB AC NE OF NE	AB AC S 1/2 OF N 1/2 SW NW & S 1/2 OF NW SE NW
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 E MARKET ST	200 E MARKET ST	200 E MARKET ST	200 E MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA	WA
ZIPCODE	98520	98520	98520	98520
PLAT NUMBER	3170	0198	3170	
PLAT NAME				
WARD NUMBER	3	3	3	
CITY ZONING				
SPECIAL FLOOD HAZARD AREA	NO	NO	NO	NO
FEMA FLOOD ZONE	X	X	X	X
BASE FLOOD ELEVATION				
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C096D	53027C0908D	53027C0908D	53027C096D
NFIP NUMBER	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?				
In Wetlands				
In Geo Hazard Area				
Fish & Wildlife Sensitive Area				
APPRaised BUILDING VALUE	148,803	0	0	0
APPRaised LAND VALUE	1,902,150	65,250	80,000	17,500
TOTAL APPRAISAL	2,050,953	65,250	80,000	17,500
APPRAISAL YEAR	2021	2021	2021	2021
WETLAND CATEGORY				
SEISMIC CLASSIFICATION				
SLOPE DESIGNATION		0-5%		
LIQUEFACTION POTENTIAL			MODERATE TO HIGH	
EROSION POTENTIAL			SLIGHT	
Neighborhood Area		50		

LANDUSE(COUNTY)	76 - Recreational - Parks	91 - Undeveloped - Land	91 - Undeveloped - Land	91 - Undeveloped - Land
TOWNSHIP	17	17	17	
RANGE	09	09	09	
SECTION	01	12	12	
Shape_Area	26,047,034.75	1,358,901.27	1,798,959.46	398,656.68
LATITUDE	46.99	46.98	46.98	46.99
LONGITUDE	-123.75	-123.74	-123.74	-123.73

POLICE GUN RANGE

CONDITION ASSESSMENT CHECKLIST

SECTION 9.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
POLICE GUN RANGE



SITE INFORMATION							
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:			
ASSESSORS		Rock PM (AR, RC, LC)		The overall condition of the gun range site is poor. RPM recommends the gun range and facilities be upgraded. Site fencing and vegetation is overgrown. The soils are contaminated. Signage is poor. The decking and back wall are weathered, and rot damage is evident. The main structure appears solid, but stair access is failing and in need of repair. The City owns the property as part of the Water Department Lake Aberdeen area. Abandonment of the site is not recommended because of contamination of soils over years of use as a gun range without catch and containment of the lead, copper, and steel used for bullets and shot. The construction of proper backdrop and shooting lanes for 25YD and 100YD target with proper containment on this site can start with soils testing and abatement (removal) of contamination before construction; as opposed to construction of a new site and the abatement of the current site.			
ADDRESS		within Lake Aberdeen					
SITE AREA		approx. 0.5ac					
CURRENT USE		Police Fire Arms Range					
YEAR CONSTRUCTED							
EFFECTIVE AGE							
SEISMIC CLASSIFICATION							
ZONING							
TASK / ITEM		CONDITION		COMMENTS/OBSERVATIONS			
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR		
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL			X		Access road is compacted gravel if fair condition; minor rutting and potholes just require annual maintenance to repair after each rainy season; Range surface is asphalt pavement.	
2	PARKING LOT STALLS				X	There is no designated parking. It is possible to drive up onto the range but there are only a few spots to park and not be within the shooting lanes.	
3	ADA PARKING				X	Not compliant with accessibility; feasibility study needs to determine level of accessibility in consideration of temporary disabilities, and the ability to hire disabled range staff (i.e. range safety officer and/or instructor) who are disabled.	
4	ADA RAMP				X	Not compliant with accessibility; feasibility study needs to determine level of accessibility in consideration of temporary disabilities, and the ability to hire disabled range staff (i.e. range safety officer and/or instructor) who are disabled.	
5	WHEEL STOPS				X	Not applicable	
6	STORM DRAINS				X	No storm drains; semi-improved site provides for surface runoff to the surrounding area	
7	TOPOGRAPHY			X		The site is semi-improved with 2 buildings on the site; the site is on higher ground and has been leveled off for the primary qualification range distance of 25YDS. There is a 100YD shooting lane along the roadway which is seldom used due to safety concerns.	
8	CURBS				X	Not applicable	
9	SIDEWALKS				X	There are no sidewalks or designated pathways on the site. There is a stair up from the roadway to allow access when the range is hot (in use) but there is no pathway but the road and the open site above.	
10	UTILITIES			X		Electric and water on site; there is no sewer.	
11	LANDSCAPING - OVERALL				X	Not applicable; natural vegetation outside the perimeter of the cleared site. Vegetation is taking over the stair between the range and the road.	
12	SITE LIGHTING				X	There are light fixtures on the compound and mounted on the structures but we did not have access to turn on the lights to determine operability.	
13	TRAIL LIGHTING					Not applicable	

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
14	SITE SECURITY / GATES		X			X	Security gate is located just above the developed Lake Aberdeen park and is controlled by Public Works Water Dept. There was no range safety notifications at the security gate serving as notification that the range is in use.
15	FENCING			X			Fencing on site is in poor state of repair and areas are completely collapsed and hastily pulled and piled out of the way.
16	PARKING SIGNAGE			X			Signage is very limited and what was seen on the fencing is faded and illegible.
17	EVIDENCE OF PESTS			X			Site is open to wildlife and anyone who walks up past the controlled access gate.
18	GRAFFITI				X		No graffiti observed at time of assessment
19	DEBRIS/DUMPING			X			The site is unkept and has deteriorated furniture and range materials litter around the site. There is trash and other debris around the site.
20	STREET SIGNAGE		X				Not applicable
21	PARK ENTRANCE SIGNAGE				X		Lake Aberdeen Park signage is a good condition. There is no signage indicating the range is within the property or at the security gate controlling vehicle traffic.
22	WAYFINDING SIGNAGE			X			There is no wayfinding signage directing visiting police officers (i.e. county sheriff, state patrol, other local police departments) to the range.
23	OTHER SIGNAGE			X			Normal range safety signage is not posted anywhere on the site.
24	TURF - SPORTSFIELDS				X		Not applicable
25	TURF - MOWED AREAS				X		Not applicable
26	TURF - NATURAL AREAS				X		Not applicable
27	TREE HAZARDS				X		Trees and vegetation is taking over the back side of structures on the site and causing damage to the structures
28	TREE PRUNING			X			Trees and vegetation is taking over the back side of structures on the site and causing damage to the structures
29	TREE ROOTS, TRIPPING HAZARDS					X	None observed
30	HISTORIC MONUMENTS/FEATURES					X	Not applicable
31	WATER FEATURES					X	Not applicable
32	PIERS, OVER-WATER WALKWAYS					X	Not applicable
33	DRINKING FOUNTAINS					X	There were no drinking fountains observed on site. Recommend bottled water in consideration of the remote location but need to provide recycling receptacles and dispose of when full.
34	TRAILS SURFACES					X	Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION					X	Paved
36	SITE ACCESSORIES - BIKE RACKS					X	Not applicable
37	SITE ACCESSORIES - PLAY EQUIPMENT					X	Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS					X	Not applicable
39	SITE ACCESSORIES - BENCHES					X	Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS					X	Not applicable
41	SITE ACCESSORIES - BBQ AREAS					X	Not applicable
42	SITE ACCESSORIES - OTHER					X	Not applicable
43	IRRIGATION SYSTEM					X	Not applicable
44	OTHER					X	Not applicable
45	OTHER					X	Not applicable
46	OTHER					X	Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS	
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
No.	SITE CONDITIONS						
	TASK / ITEM						
	BUDING SYSTEMS (BUILDING South PEB and Shed)						
47	INTERIORS					Not observed	
48	ROOFING					Vegetation on the backside of the building is growing into the roof eve	
49	EXTERIOR FACADES		X	X		There are numerous dents in the building exterior; appear to have been struck by equipment and/or vehicles. There is rot damage, moss and mold growth on the attached shed.	
50	PLUMBING			X		Observed hose bib with hose connected but water was turned off. Unknown if water is still available on site.	
51	MECHANICAL				X	No apparent mechanical systems supporting this building	
52	ELECTRICAL					Not applicable	
53	STRUCTURE					Not applicable	
54	DOORS/FRAMES/HARDWARE			X		There is rot damage, moss and mold growth on doors and frames; both roll-up and personnel doors.	
55	SPECIALTY SYSTEMS				X	There are remnants of a PA system, but the exterior component of the system have been removed and only	
56	EVIDENCE OF PESTS					Not observed, did not have access to interior space	
57	OTHER					Not applicable	
58	OTHER					Not applicable	
	TASK / ITEM						
	BUDING SYSTMES (BUILDING _____)						
59	INTERIORS					Not observed	
60	ROOFING					Vegetation on the backside of the building is growing into the roof eve	
61	EXTERIOR FACADES		X	X		There are numerous dents in the building exterior; appear to have been struck by equipment and/or vehicles. There is rot damage, moss and mold growth on the attached shed.	
62	PLUMBING			X		Observed hose bib with hose connected but water was turned off. Unknown if water is still available on site.	
63	MECHANICAL				X	No apparent mechanical systems supporting this building	
64	ELECTRICAL					Not applicable	
65	STRUCTURE					Not applicable	
66	DOORS/FRAMES/HARDWARE			X		There is rot damage, moss and mold growth on doors and frames; both roll-up and personnel doors.	
67	SPECIALTY SYSTEMS				X	There are remnants of a PA system, but the exterior component of the system have been removed and only wiring remains, some hanging down to the ground.	
68	EVIDENCE OF PESTS					Not observed, did not have access to interior space	
69	OTHER						
70	OTHER						
	TASK / ITEM						
	BUDING SYSTMES (BUILDING Lean-to)						
71	INTERIORS				X	Decking and back wall are aging, weathered, and rot damage	
72	ROOFING						
73	EXTERIOR FACADES		X	X		Weathered, rot damage	
74	PLUMBING					Not applicable	
75	MECHANICAL					Not applicable	
76	ELECTRICAL					Not applicable	

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
77	STRUCTURE			X			Weathered, rot damage, improper guardrail across front (more than 4ft from grade). Main structure appears strong but stair access is failing.
78	DOORS/FRAMES/HARDWARE						Not applicable
79	SPECIALTY SYSTEMS						Not applicable
80	EVIDENCE OF PESTS			X			Evidence of birds nesting
81	OTHER						
82	OTHER						

POLICE GUN RANGE

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 9.3



Police – Gun Range Site

NARRATIVE OF FINDINGS

The overall condition of the Gun Range is Poor.

Site fencing and vegetation is overgrown. The soils are contaminated. Signage is poor. The decking and back wall are weathered, and rot damage is evident. The main structure appears solid, but stair access is failing and in need of repair.

Recommendations. Construction of a new site for a gun range along Charlie Creek off SR-105 has been evaluated (see separate section of the facilities plan for assessment). RPM recommends that the City consider updating the existing gun range, rather than constructing a new gun range. The existing gun range site has contaminated soil from years of use as a gun range without catch and containment of lead, copper, and steel used for bullets and shot. The City currently owns the existing gun range site, and abandonment or disposal of the property would require addressing the soils contamination.

Renovation of the gun range should begin with construction of a proper backdrop and shooting lanes for 25YD and 100YD targets with proper containment on the site. Soils testing and abatement (removal) of contamination should be completed as the first phase of the project, followed by site improvements, security upgrades, and facilities renovations.



Police – Gun Range Site – Access is unsafe

As an interim effort, RPM recommends the site be better secured, debris be removed, fencing repaired, and planning be started for renovation of the existing gun range.

Future improvements should consider running water and septic system, and ADA access.



Police – Gun Range Site – Storage Facility



Police – Gun Range Site – "Lean-To" Structure



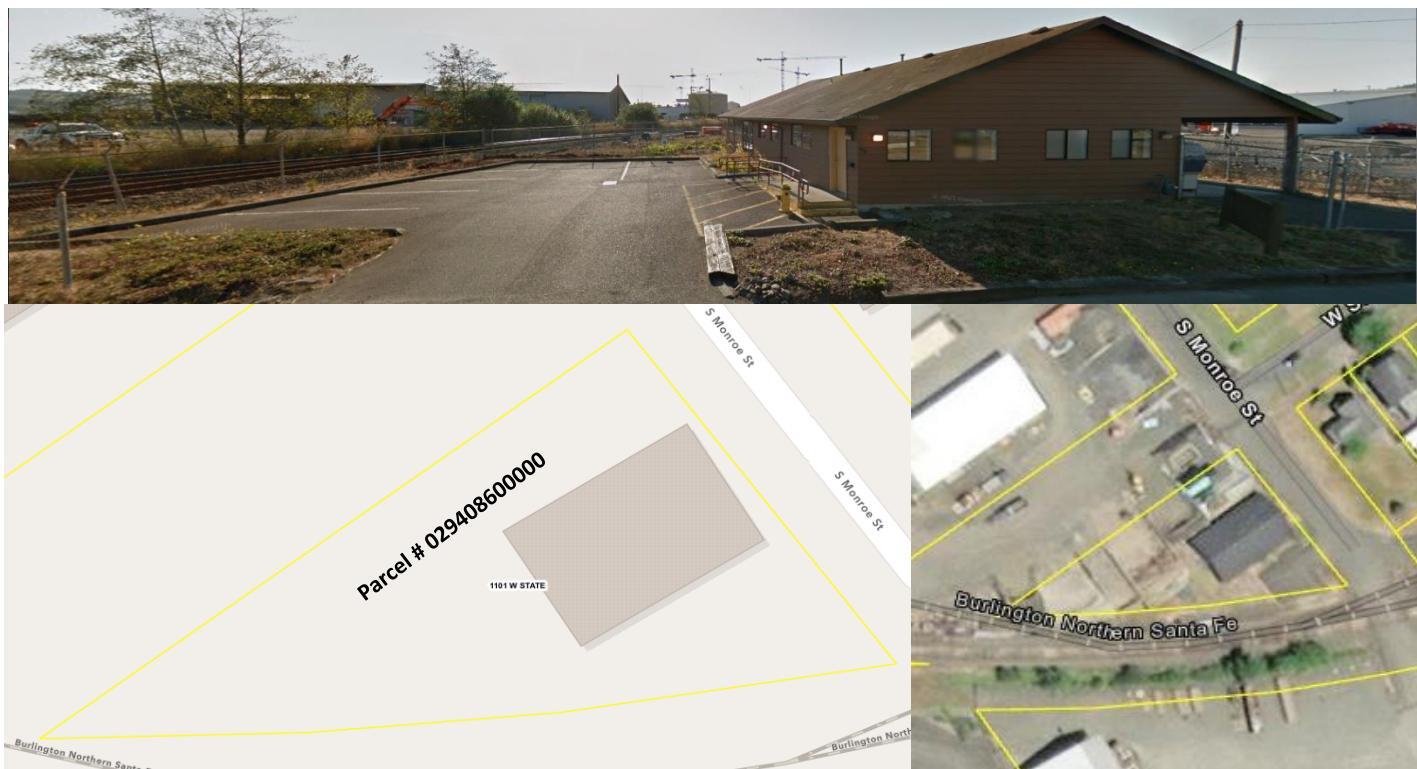
Police – Gun Range Site – Fencing has collapsed, the site has considerable debris, and is not secured.

ABERDEEN ANIMAL CONTROL FACILITY

PROPERTY PROFILE SHEET

SECTION 10.1

PROPERTY PROFILE SHEET - ABERDEEN PUBLIC SAFETY ANIMAL CONTROL FACILITY



PARCEL NUMBER	029408600000	Fish & Wildlife Sensitive Area	N
PARCEL ADDRESS	1101 W STATE	APPRaised BUILDING VALUE	169,217
LEGAL DESCRIPTION	WAX & BENNS 2ND BLK R NELY OF NP R/W	APPRaised LAND VALUE	85,887
OWNER	CITY OF ABERDEEN	TOTAL APPRAISAL	255,104
OWNER'S ADDRESS	200 EAST MARKET ST	APPRAISAL YEAR	2021
CITY	ABERDEEN	SEISMIC CLASSIFICATION	CLASS D-E
STATE	WA	SLOPE DESIGNATION	0-5%
ZIPCODE	98520	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
PLAT NUMBER	0294	EROSION POTENTIAL	SLIGHT
PLAT NAME	Wax & Benns 2nd	Neighborhood Area	60
WARD NUMBER	5	LANDUSE(COUNTY)	67 - Services - Governmental
CITY ZONING	I	TOWNSHIP	17
IN SPECIAL FLOOD HAZARD AREA	YES	RANGE	09
FEMA FLOOD ZONE	AE	SECTION	08
BASE FLOOD ELEVATION	13'	Shape Area	18,573.59
FIRM INDEX DATE	9/18/2020	LATITUDE	46.97
FIRM PANEL NUMBER	53027C0904D	LONGITUDE	-123.83
NFIP NUMBER	530058		
IN FLOODWAY?	NO		
IN TSUNAMI HAZARD ZONE?	YES		
In Wetlands	N		
In Geo Hazard Area	N		

ABERDEEN ANIMAL CONTROL FACILITY

CONDITION ASSESSMENT CHECKLIST

SECTION 10.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
POLICE - ANIMAL CONTROL FACILITY



SITE INFORMATION						
ASSESSMENT DATE		11/5/2021		Overall Summary of Condition Assessment:		
ASSESSORS		Rock PM (AR & RC)		The overall condition of the facility is fair. The facility is only occupied when caring for animals and by appointment to claim animals. Animals are only held a minimum time in this facility then transferred to other shelters for care and adoption if unclaimed. There is one resident cat that remains at the facility.		
ADDRESS		409 S Monroe St				
SITE AREA		0.43 Acres				
CURRENT USE		Animal Control		The overall condition of the facility is good. Notable items to be addressed include accessibility, site lighting and security, parking, staff areas, expansion of the dog exercise yard. The only space that is for staff only is the front desk/counter and the staff bathroom. The breakroom has become a multi-use space with small animal kennels sharing the space. Because the facility is not a full-time staff position, the redesignation of the breakroom to a space for animals and animal care may be acceptable. However, if the hours of operation increase an appropriate and separate breakroom will be needed for the staff.		
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION		CLASS D-E				
ZONING		1				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
Very Good	Good	Fair	Poor	Very Poor		
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT		X			
2	PARKING LOT STALLS		X	X	The location of the ADA parking stall renders at least 2 spaces not usable due to the lack of turn radius; recommend changing the layout of the parking lot.	
3	ADA PARKING	X				
4	ADA RAMP			X	Ramp to building entrance is cracked and concrete is failing where the handrail is embedded in the concrete ramp.	
5	WHEEL STOPS			X	No wheel stops; concrete curbing is continuous around parking area.	
6	STORM DRAINS	X				
7	TOPOGRAPHY	X				
8	CURBS	X			Site is graded to drain from pavement into a nearby storm drainage ditch, building, lawn and gravel yards	
9	SIDEWALKS	X			Island divider between parking lot and street; island has 2 ADA accessible turn-downs.	
10	UTILITIES	X				
11	LANDSCAPING - OVERALL	X			There is no sidewalk along S Monroe St.	
12	SITE LIGHTING		X		Existing lighting is insufficient; recommend adding an additional light to illuminate the parking lot and the yard to the SW of the building.	
13	TRAIL LIGHTING			X	Not applicable, no trails	
14	SITE SECURITY / GATES			X	No security/gates	
15	FENCING			X	Fence does not encompass the full facility. Continuing the fencing around the site and installation of gates at the parking lot entrance is recommended to improve security. It is also recommended to fence the property off the SW corner of the building and create a larger exercise yard for the dogs.	
16	PARKING SIGNAGE			X	There is no restriction posted on parking and no towing signage	
17	EVIDENCE OF PESTS	X				
18	GRAFFITI	X				
19	DEBRIS/DUMPING	X			None observed	

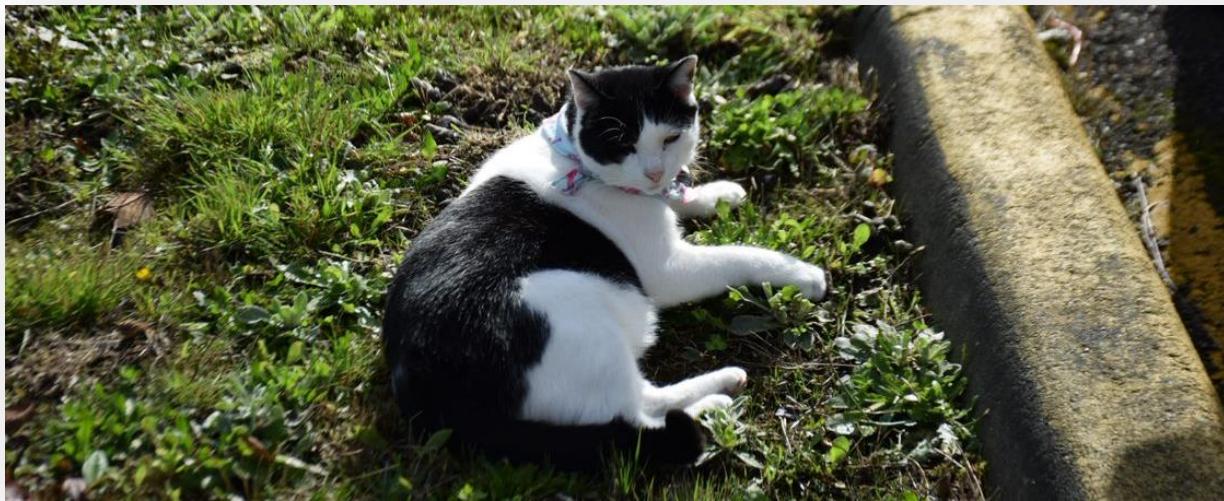
TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
20	STREET SIGNAGE		X				Not applicable
21	PARK ENTRANCE SIGNAGE		X				Not applicable
22	WAYFINDING SIGNAGE		X				Not applicable
23	OTHER SIGNAGE		X				Not applicable
24	TURF - SPORTSFIELDS		X				Not applicable
25	TURF - MOWED AREAS		X				Not applicable
26	TURF - NATURAL AREAS		X				Not applicable
27	TREE HAZARDS		X				Not applicable
28	TREE PRUNING		X				Not applicable
29	TREE ROOTS, TRIPPING HAZARDS		X				Not applicable
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS					X	None provided. Recommend installation of one multi-use ADA accessible fountain at each end of the park near parking and park entrances.
34	TRAILS SURFACES						Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION		X				Site is well graded for drainage
36	SITE ACCESSORIES - BIKE RACKS						Not applicable
37	SITE ACCESSORIES - PLAY EQUIPMENT						Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS						Not applicable
39	SITE ACCESSORIES - BENCHES						Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS						Not applicable
41	SITE ACCESSORIES - BBQ AREAS						Not applicable
42	SITE ACCESSORIES - OTHER						Not applicable
43	IRRIGATION SYSTEM						No installed irrigation system; natural rain water or use of hose for the limited turf areas.
44	OTHER						Not applicable
45	OTHER						Not applicable
46	OTHER						Not applicable
TASK / ITEM							
BUILDING SYSTEMS (Animal Control)							
47	INTERIORS - Drywall, CMU		X				Cove base in the visitor (entry) needs repair or replacement
48	ROOFING, GUTTERS & DOWNSPOUTS		X				Roofing is newer and in good condition; gutters are aging and damaged and should be replacement; fascia board behind the gutters has water damage and shows signs of rotting. Fascia boards should be replaced.
49	EXTERIOR FACADES			X			Exterior has minor wholes and other minor damages; recommend painting the entire exterior of the building.
50	PLUMBING		X				The tub/shower enclosure has an oversized, jagged edge hole at the mixing valve and is a safety hazard.
51	MECHANICAL		X				Missing grilles on a few supply diffusers and return grilles
52	ELECTRICAL		X				
53	STRUCTURE		X				
54	DOORS/FRAMES/HARDWARE			X			

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS							
55	SPECIALTY SYSTEMS		X				
56	EVIDENCE OF PESTS		X				
57	STORAGE SPACE				X		Space is limited for both storage and small animals. The staff breakroom is now used to house small animals in kennels. Counter and sink are used for food preparation for the animals as well as clean-up. Staff should have a dedicated breakroom and kitchen/sink separate of animal service and support.
58	OTHER						
TASK / ITEM							
EMERGENCY RESPONSE							
59	FIRE HYDRANTS		X				
60	EAD AND EMERGENCY EQUIPMENT		X				
61	ALARMS		X				
62	EMERGENCY PHONE		X				
63	EXIT LIGHTS ABOVE DOORS		X				
64	OTHER						
65	OTHER						
66	OTHER						
67	OTHER						
68	OTHER						
69	OTHER						
70	OTHER						

ABERDEEN ANIMAL CONTROL FACILITY

NARRATIVE OF FINDINGS AND PHOTOGRAPHS

SECTION 10.3



Police – Animal Control Facility “You are under arrest for cat napping”

NARRATIVE OF FINDINGS

The overall conditions of the Police – Animal Control Facility is Fair. Notable items to be addressed include accessibility, site lighting and security, parking, staff areas, and expansion of the dog exercise yard.

The only space that is for staff only is the front desk/counter and the staff restroom. The breakroom has become a multi-use space with small animal kennels sharing the space. Because the facility is not occupied by a full-time staff position, the redesignation of the breakroom to a space for animals and animal care may be acceptable. However, if the hours of operation increases, additional space will be needed.

Fencing does not encompass the full site. Continuing the fencing around the site and installation of gates at the parking lot entrance is recommended to improve security. It is also recommended to fence the property off the SW corner of the building and create a larger exercise yard for the dogs.

Roofing is newer and in good condition; gutters are aging and damaged and should be replacement; the facia board behind the gutters has water damage and shows signs of rotting. Facia boards should be replaced.



Police – Animal Control Facility Larger Outdoor Kennels



Police – Animal Control Facility Pet Food Supplies

FUTURE SITE - FIRE STATION No 1

PROPERTY PROFILE SHEET

SECTION 11.1

PROPERTY PROFILE SHEET - ABERDEEN FIRE STATION #1 & ADMIN – FUTURE SITE OPTIONS



PROPERTY PROFILE SHEET - ABERDEEN FIRE STATION #1 & ADMIN – FUTURE SITE OPTIONS

OPTION #1:



PARCEL NUMBER	014800100100	014800101100	014800200500	014800200100	014800200700
PARCEL ADDRESS	1319 SIMPSON			1305 ABERDEEN AVE	1312 PACIFIC AVE
LEGAL DESCRIPTION	FORSELLS SUB-DIV LOTS 1-9 INC LS PARK ST EXIT & LOT 10 BLK 1	FORSELLS SUB-DIV LOTS 11-20 INC LS PARK ST EXIT BLK 1	FORSELLS SUB-DIV LOTS 5 & 6 TGW S 10' VAC ST ADJ & 1/2 VAC ALLEY ADJ BLK 2	FORSELLS SUB-DIV LOTS 1-4 INC TGW S 10' VAC ST ADJ & 1/2 VAC ALLEY ADJ BLK 2	FORSELLS SUB-DIV LOTS 7-20 INC TGW 10' VAC ST ADJ & 1/2 VAC ALLEY ADJ BLK 2
OWNER	SWANSON MARK C SWANSON ABERDEEN LLC	SWANSON BROTHERS LLC	SWANSON BROTHERS LLC	SWANSON BROTHERS LLC	SWANSON BROTHERS LLC
OWNER'S ADDRESS	PO BOX 674	3403 STEAMBOAT ISLAND RD NW PM*	3403 STEAMBOAT ISLAND RD NW PM*	3403 STEAMBOAT ISLAND RD NW PM*	3403 STEAMBOAT ISLAND RD NW PM*
CITY	ABERDEEN	OLYMPIA	OLYMPIA	OLYMPIA	OLYMPIA
STATE	WA	WA	WA	WA	WA
ZIPCODE	98520	98502	98502	98502	98502
PLAT NUMBER	0148	0148	0148	0148	0148
PLAT NAME	Forsells Sub-Division	Forsells Sub-Division	Forsells Sub-Division	Forsells Sub-Division	Forsells Sub-Division
WARD NUMBER	4	4	5	5	5
CITY ZONING	CG	CG	CG	CG	CG
IN SPECIAL FLOOD HAZARD AREA	YES	YES	YES	YES	YES
FEMA FLOOD ZONE	AE	AE	AE	AE	AE
BASE FLOOD ELEVATION	13'	13'	13'	13'	13'
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0902D	53027C0902D	53027C0902D	53027C0902D	53027C0902D
NFIP NUMBER	530058	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO	NO

IN TSUNAMI HAZARD ZONE?	YES	YES	YES	YES	YES
In Wetlands	N	N	N	N	N
In Geo Hazard Area	N	N	N	N	N
Fish & Wildlife Sensitive Area	N	N	N	N	N
APPRAISED BUILDING VALUE	0	43,900	0	0	0
APPRAISED LAND VALUE	119,520	210,362	41,895	81,774	295,005
TOTAL APPRAISAL	119,520	254,262	41,895	81,774	295,005
APPRAISAL YEAR	2021	2021	2021	2021	2021
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E	CLASS D-E	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	0-5%	0-5%	0-5%	0-5%	0-5%
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT	SLIGHT	SLIGHT	SLIGHT
Neighborhood Area	60	60	60	60	60
LANDUSE(COUNTY)	91 - Undeveloped - Land	46 - Transportation - Auto Parking	91 - Undeveloped - Land	91 - Undeveloped - Land	91 - Undeveloped - Land
TOWNSHIP	17	17	17	17	17
RANGE	09	09	09	09	09
SECTION	08	08	08	08	08
Shape_Area	21,836.90	29,542.37	6,579.10	12,997.85	46,949.13
LATITUDE	46.97	46.97	46.97	46.97	46.97
LONGITUDE	-123.83	-123.83	-123.83	-123.83	-123.83

ABERDEEN FIRE STATION #1 & ADMIN – FUTURE SITE OPTIONS

OPTION #2: (CURRENT USE: FRANKLIN FIELD AND STORM FLOOD RESERVOIR)



PARCEL NUMBER	029405400000	In Geo Hazard Area	N
LEGAL DESCRIPTION	WAX & BENNS 2ND LOTS 1-12 INC TGW ALL VAC ALLEYS ADJ BLK 54	Fish & Wildlife Sensitive Area	N
OWNER	CITY OF ABERDEEN	APPRAISED BUILDING VALUE	40,747
OWNER'S ADDRESS	200 EAST MARKET ST	APPRAISED LAND VALUE	680,400
CITY	ABERDEEN	TOTAL APPRAISAL	721,147
STATE	WA	APPRAISAL YEAR	2021
ZIPCODE	98502	PERMISSIVE USE NUMBER	2018-1696(Bus Stop)
PLAT NUMBER	0294	SEISMIC CLASSIFICATION	CLASS D-E
PLAT NAME	Wax & Benns 2nd	SLOPE DESIGNATION	0-5%
WARD NUMBER	5	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
CITY ZONING	CG	EROSION POTENTIAL	SLIGHT
IN SPECIAL FLOOD HAZARD AREA	YES	Neighborhood Area	50
FEMA FLOOD ZONE	AE	LANDUSE(COUNTY)	49 - Transportation - Other
BASE FLOOD ELEVATION	13'	TOWNSHIP	17
FIRM INDEX DATE	9/18/2020	RANGE	09
FIRM PANEL NUMBER	53027C0902D	SECTION	08
NFIP NUMBER	530058	Shape_Area	84,486.43
IN FLOODWAY?	NO	LATITUDE	46.97
IN TSUNAMI HAZARD ZONE?	YES	LONGITUDE	-123.82
In Wetlands	N	Fish & Wildlife Sensitive Area	N

FUTURE SITE - FIRE STATION No 1

CONDITION ASSESSMENT CHECKLIST

SECTION 11.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FUTURE FIRE STATION #1 & ADMIN SITES



SITE INFORMATION									
ASSESSMENT DATE		11/1/2021		Overall Summary of Condition Assessment:					
ASSESSORS		Rock PM (AR, RC)		<p>The overall condition of the proposed sites are very good for the proposed use. The property off Simpson Ave at N Park Street (identified as Site 1) is not currently owned by the City and either a land lease or purchase will be required. The alternate site (Site 2) is currently used for flood control and a playfield. Site (2) will need to be carefully considered current uses before selecting this site. Notable items to be addressed include identifying the access to City streets in consideration of roads designated one way travel, location of existing traffic control [lights], and residential areas around each site. We recommend the City consider the restriction of one way traffic on Simpson Ave and N Park St. Both sites have similar residential profiles and are about the same as the current Station #1.</p>					
ADDRESS									
SITE AREA		(1) 3.11AC; (2) 1.86AC							
CURRENT USE		Vacant Property							
YEAR CONSTRUCTED									
EFFECTIVE AGE									
SEISMIC CLASSIFICATION		CLASS D-E							
ZONING		CG							
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS				
No.	SITE CONDITIONS	Number represents the Site; Site 1 or Site 2							
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	1, 2	1, 2		Both sites are located on developed roads but neither are located near traffic lights control adjacent intersections. Both sites can be developed for ease of access to go in any direction when responding to a call.				
2	PARKING LOT STALLS				To be developed				
3	ADA PARKING				To be developed				
4	ADA RAMP				To be developed				
5	WHEEL STOPS				To be developed				
6	STORM DRAINS		2	1	Site 1 has a paved parking area and undeveloped land. All parcels are flat and there is no existing storm drainage developed. Site 2 has excellent storm drainage due to the developed use for the City's flood control.				
7	TOPOGRAPHY		1	2	Site 1 is flat, level property and one of 5 parcels paved for parking. There are very few trees and development should not require removal of trees. Site 2 has been excavated to below street elevation. This could be beneficial for building as the new pile foundation will not require excavation, but the site will require a significant amount of fill to bring it up to finish elevation.				
8	CURBS		2	1	Site (1) has curb and sidewalk along N Williams St, Pacific Ave, and Simpson Ave - N Park St. There is extensive vegetation growth along curbing in roadway and sidewalk not associated with a mow strip. Site (2) curb along N Jefferson St, W Market St, N M St, and W 1st St.				
9	SIDEWALKS		1, 2	2	Site (1) has sidewalk along N Williams St, Pacific Ave, and Simpson Ave - N Park St. Site (2) sidewalk around the entire city block. Both sites have extensive cracking in the sidewalks, uneven surfaces and vegetation growth.				
10	UTILITIES				Utilities are available at street				
11	LANDSCAPING - OVERALL				To be developed				
12	SITE LIGHTING				To be developed				
13	TRAIL LIGHTING				Not applicable				
14	SITE SECURITY / GATES				To be developed as needed				

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS	Number represents the Site; Site 1 or Site 2				
15	FENCING					To be developed
16	PARKING SIGNAGE					To be developed
17	EVIDENCE OF PESTS					Not applicable
18	GRAFFITI					Not applicable
19	DEBRIS/DUMPING					Site has been used for unauthorized dumping
20	STREET SIGNAGE		2	1		Not applicable
21	PARK ENTRANCE SIGNAGE					Not applicable
22	WAYFINDING SIGNAGE					Not applicable
23	OTHER SIGNAGE					Not applicable
24	TURF - SPORTSFIELDS					Not applicable
25	TURF - MOWED AREAS					Not applicable
26	TURF - NATURAL AREAS					Not applicable
27	TREE HAZARDS					Not applicable
28	TREE PRUNING					Not applicable
29	TREE ROOTS, TRIPPING HAZARDS					Not applicable
30	HISTORIC MONUMENTS/FEATURES					Not applicable
31	WATER FEATURES					Not applicable
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS					Not applicable
34	TRAILS SURFACES					Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION					Not applicable
36	SITE ACCESSORIES - BIKE RACKS					Not applicable
37	SITE ACCESSORIES - PLAY EQUIPMENT					Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS					Not applicable
39	SITE ACCESSORIES - BENCHES					Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS					Not applicable
41	SITE ACCESSORIES - BBQ AREAS					Not applicable
42	SITE ACCESSORIES - OTHER					Not applicable
43	IRRIGATION SYSTEM					Not applicable
44	OTHER					Not applicable
45	OTHER					Not applicable
46	OTHER					Not applicable
TASK / ITEM						
BUILDING SYSTEMS (BUILDING _____)						
47	INTERIORS					Not applicable
48	ROOFING					Not applicable
49	EXTERIOR FACADES					Not applicable
50	PLUMBING					Not applicable
51	MECHANICAL					Not applicable
52	ELECTRICAL					Not applicable
53	STRUCTURE					Not applicable
54	DOORS/FRAMES/HARDWARE					Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS	Number represents the Site; Site 1 or Site 2				
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS					Not applicable
57	OTHER					Not applicable
58	OTHER					Not applicable

FUTURE SITE - FIRE STATIONS No 2

PROPERTY PROFILE SHEET

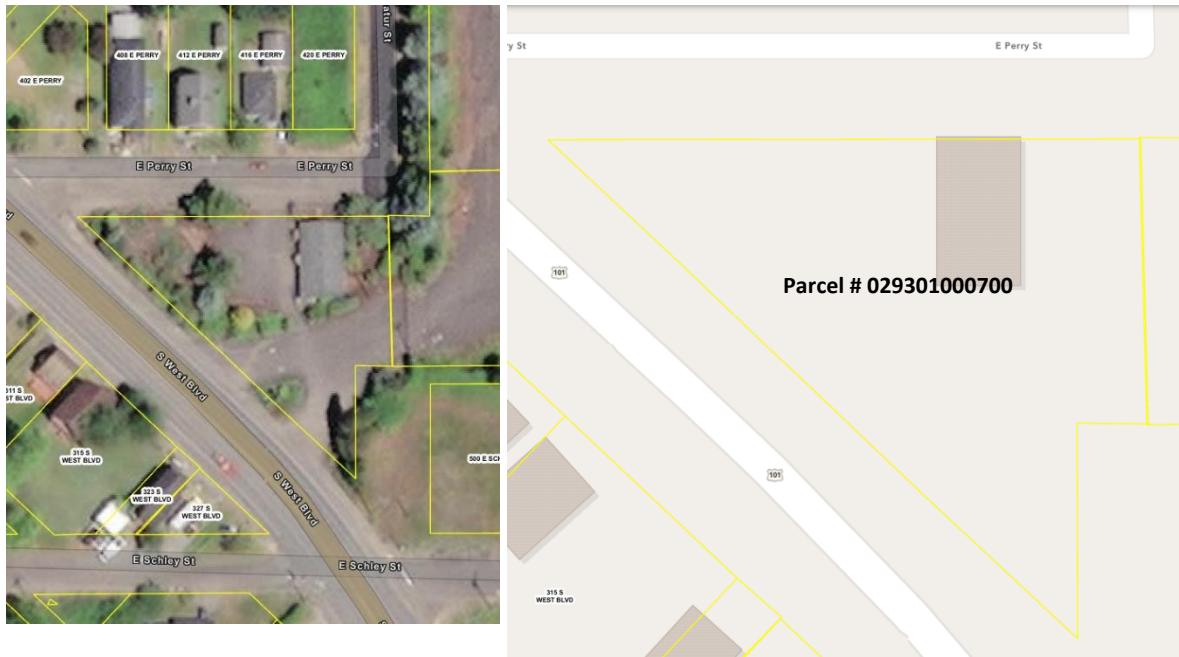
SECTION 11.3

PROPERTY PROFILE SHEET - ABERDEEN FIRE STATION #2 – FUTURE SITE OPTIONS



PROPERTY PROFILE SHEET - ABERDEEN FIRE STATION #2 – FUTURE SITE OPTIONS

OPTION #1:



PARCEL NUMBER	021801200100	APPRAISAL YEAR	2021
LEGAL DESCRIPTION	N PACIFIC LOTS 1-8 INC TGW 1/2 VAC ST ADJ BLK 12	SEISMIC CLASSIFICATION	CLASS D-E
OWNER	WEYERHAEUSER NR CO	SLOPE DESIGNATION	0-5%
OWNER'S ADDRESS	220 OCCIDENTAL AVE S	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
CITY	SEATTLE	EROSION POTENTIAL	SLIGHT
STATE	WA	Neighborhood Area	64
ZIPCODE	98104	LANDUSE(COUNTY)	91 - Undeveloped - Land
PLAT NUMBER	0218	TOWNSHIP	17
PLAT NAME	Northern Pacific	RANGE	09
WARD NUMBER	1	SECTION	10
CITY ZONING	1	Shape_Area	27,028.87
IN SPECIAL FLOOD HAZARD AREA	NO	LATITUDE	46.97
FEMA FLOOD ZONE	X-LEVEE	LONGITUDE	-123.79
BASE FLOOD ELEVATION	Protected by Levee		
FIRM INDEX DATE	9/18/2020		
FIRM PANEL NUMBER	53027C0908D		
NFIP NUMBER	530058		
IN FLOODWAY?	NO		
IN TSUNAMI HAZARD ZONE?	YES		
In Wetlands	N		
In Geo Hazard Area	N		
Fish & Wildlife Sensitive Area	N		
APPRAISED BUILDING VALUE	0		
APPRAISED LAND VALUE	71,100		
TOTAL APPRAISAL	71,100		

PROPERTY PROFILE SHEET - ABERDEEN FIRE STATION #2 – FUTURE SITE OPTIONS

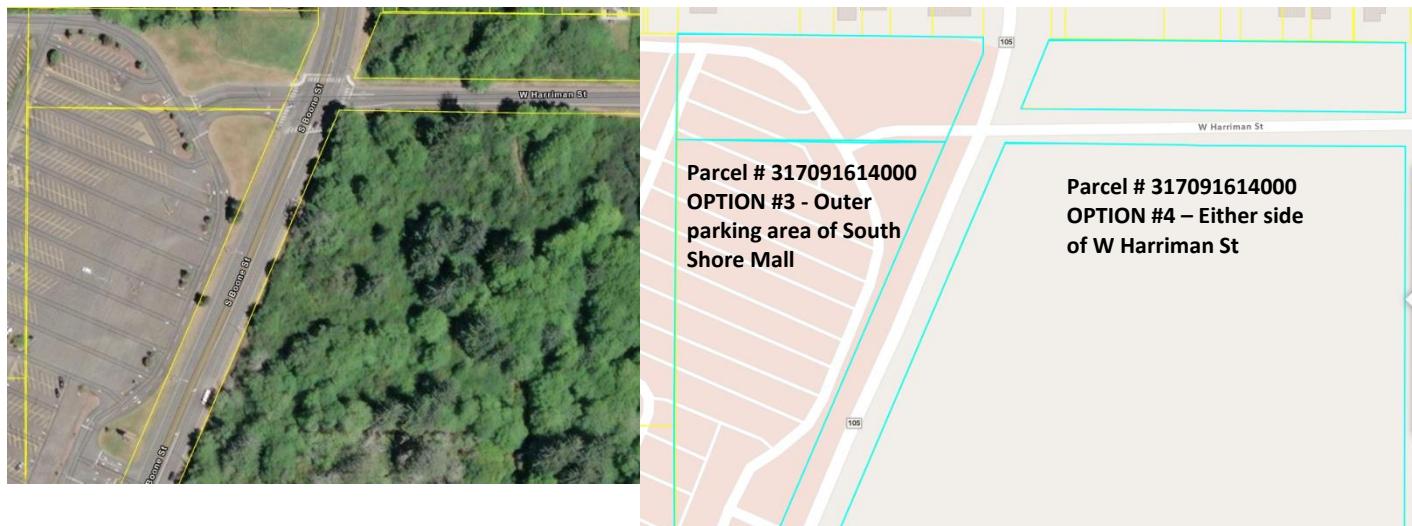
OPTION #2:



PARCEL NUMBER	021804500101		
LEGAL DESCRIPTION	N PACIFIC LOTS 1-10 INC BLK 45		
OWNER	CITY OF ABERDEEN		
OWNER'S ADDRESS	200 E MARKET ST		
CITY	ABERDEEN		
STATE	WA	Neighborhood Area	50
ZIPCODE	98502	LANDUSE(COUNTY)	91 - Undeveloped - Land
PLAT NUMBER	0218	TOWNSHIP	17
PLAT NAME	Northern Pacific	RANGE	09
WARD NUMBER	1	SECTION	10
CITY ZONING	RS	Shape_Area	27,221.42
IN SPECIAL FLOOD HAZARD AREA	NO	LATITUDE	46.97
FEMA FLOOD ZONE	X-LEVEE	LONGITUDE	-123.80
BASE FLOOD ELEVATION	Protected by Levee		
FIRM INDEX DATE	9/18/2020		
FIRM PANEL NUMBER	53027C0908D		
NFIP NUMBER	530058		
IN FLOODWAY?	NO		
IN TSUNAMI HAZARD ZONE?	YES		
In Wetlands	Y		
In Geo Hazard Area	N		
Fish & Wildlife Sensitive Area	N		
APPRAISED BUILDING VALUE	0		
APPRAISED LAND VALUE	31,800		
TOTAL APPRAISAL	31,800		
APPRAISAL YEAR	2021		
WETLAND CATEGORY	CATEGORY III WETLAND		
SEISMIC CLASSIFICATION	CLASS D-E		
SLOPE DESIGNATION	0-5%		
LIQUEFACTION POTENTIAL	MODERATE TO HIGH		
EROSION POTENTIAL	SLIGHT		

PROPERTY PROFILE SHEET - ABERDEEN FIRE STATION #2 – FUTURE SITE OPTIONS

OPTIONS #3 & #4:



PARCEL NUMBER	317091614000	APPRaisal YEAR	2021
LEGAL DESCRIPTION	AB AC SE NE LS ST HWY LS HARRIMAN ST; N 1/2 SE LYING WLY OF ST HWY	WETLAND CATEGORY	CATEGORY III WETLAND
OWNER	STATE OF WASHINGTON	SEISMIC CLASSIFICATION	CLASS D-E
CITY	OLYMPIA	SLOPE DESIGNATION	0-5%
STATE	WA	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
ZIPCODE	9850104	STREAM BUFFER	100ft Buffer
PLAT NUMBER	3170	EROSION POTENTIAL	SLIGHT
WARD NUMBER	1	Neighborhood Area	60
CITY ZONING	CG	LANDUSE(COUNTY)	46 - Transportation - Auto Parking
IN SPECIAL FLOOD HAZARD AREA	NO	TOWNSHIP	17
FEMA FLOOD ZONE	X	RANGE	09
BASE FLOOD ELEVATION	Protected by Levee	SECTION	16
FIRM INDEX DATE	9/18/2020	Shape_Area	1,526,156.44
FIRM PANEL NUMBER	53027C0908D	LATITUDE	46.97
NFIP NUMBER	530058	LONGITUDE	-123.80
IN FLOODWAY?	NO		
IN TSUNAMI HAZARD ZONE?	YES		
In Wetlands	Y		
In Geo Hazard Area	N		
Fish & Wildlife Sensitive Area	Y		
APPRAISED BUILDING VALUE	326,805		
APPRAISED LAND VALUE	1,264,500		
TOTAL APPRAISAL	1,591,305		

FUTURE SITE - FIRE STATION No 2

CONDITION ASSESSMENT CHECKLIST

SECTION 1.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FUTURE FIRE STATION #2 SITES



SITE INFORMATION						
ASSESSMENT DATE		11/1/2021		Overall Summary of Condition Assessment:		
ASSESSORS		Rock PM (AR, RC)		The overall condition of the proposed sites are good for the proposed use. The properties are Site (1) is owned by Weyerhaeuser NR Co. and has a building and utilities on site. This site also has two driveway entrances. Site (2) is owned by the City and has utilities at the street. There is a walking/running/cycling path through the site that will require re-alignment to along the east property line. This site also has City ROW for second access road. Woodland around the site will aid with noise abatement in this residential area. This site is closest to the current South Aberdeen station but is in a more residential area. Site (3) is owned by the State and has been developed as parking lot for the shopping mall (mostly closed now). This site is located at a traffic controlled intersection. Site (4) is owned by the State and is current undeveloped woodland. Development of an area off W Harriman St (to the north or south) will also be located at the traffic controlled intersection. The property to the north of Harriman could be developed with the adjacent property to the north (on Fordney St) owned by the City. The City lots are not listed as Category III Wetlands.		
ADDRESS		[4 Proposed Sites]				
SITE AREA						
CURRENT USE		(1) developed; (2) & (4) vacant; (3) paved				
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION		CLASS D-E				
ZONING		(1) 1; (2) RS; (3)&(4) CG				
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
Very Good	Good	Fair	Poor	Very Poor		
No.	SITE CONDITIONS	Number represents the Site; Site 1 or Site 2				
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	1, 2	3	1	2, 4	Both sites are located on developed roads but only sites (3) and (4) are located at a traffic controlled intersection.
2	PARKING LOT STALLS	2	1	1	2, 4	Site (1) has a small parking area, but this will have to be redeveloped; Site (3) is a developed parking lot and the future use or redevelopment of the mall will need to be considered; Sites (2) & (4) are undeveloped woodland.
3	ADA PARKING	1	2	1	2, 4	To be developed
4	ADA RAMP	3	1	1	2, 4	To be developed
5	WHEEL STOPS	2	2	1	2, 4	To be developed
6	STORM DRAINS	1	2	1	2, 4	Site (1) and (3) are served by developed storm drainage systems; Site (2) & (4) are undeveloped and retain water and/or have storm runoff through the property.
7	TOPOGRAPHY	1	2	1	2, 4	Site (1) and (3) are flat, developed properties. Site (1) has a structure that will require removal and overgrown landscape planting beds, and paved parking. Site (3) has lawn area and paved parking lot that could be developed for the fire station. Sites (2) and (4) are undeveloped woodland that may require wetland mitigation to permit development.
8	CURBS	3	2	1	2, 4	Sites (1) & (3) are the only proposed sites with curbing. Site (3) is in good condition; Site (1) does not have curb along S West Blvd, along the driveway to Weyerhaeuser property and E Perry St.
9	SIDEWALKS	2	2	1	2, 4	Site (2) is the only proposed site with a sidewalk. At Site 2, there is a sidewalk along W Cushing St and there is a bike/walk/run asphalt pathway through the site. The asphalt pathway can easily be realigned to the east property line (adjacent to 423 W Cushing St) where it would tie-in to the existing sidewalk along the roadway.
10	UTILITIES	1	2	1	2, 4	Site (1) is the only site with utilities on the property and metered only for the property. However, all sites have utilities available nearby in the street.

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS	Number represents the Site; Site 1 or Site 2				
11	LANDSCAPING - OVERALL	all	1			Site (1) is the only site with existing landscaping. Some of the plantings may be able to remain because of the shape of the lot making the front corner at S West Blvd and E Perry St unsuited for development as driveway or parking. In addition, the planting beds on this property along S West Blvd are sloped for storm runoff.
12	SITE LIGHTING					Not applicable
13	TRAIL LIGHTING					Not applicable
14	SITE SECURITY / GATES					To be developed as needed
15	FENCING					To be developed
16	PARKING SIGNAGE					To be developed
17	EVIDENCE OF PESTS					Not applicable
18	GRAFFITI					Not applicable
19	DEBRIS/DUMPING					No observation of dumping or in general trash and debris
20	STREET SIGNAGE					Not applicable
21	PARK ENTRANCE SIGNAGE					Not applicable
22	WAYFINDING SIGNAGE					Not applicable
23	OTHER SIGNAGE					Not applicable
24	TURF - SPORTSFIELDS					Not applicable
25	TURF - MOWED AREAS					Not applicable
26	TURF - NATURAL AREAS					Not applicable
27	TREE HAZARDS					Not applicable
28	TREE PRUNING					Not applicable
29	TREE ROOTS, TRIPPING HAZARDS					Not applicable
30	HISTORIC MONUMENTS/FEATURES					Not applicable
31	WATER FEATURES					Not applicable
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS					Not applicable
34	TRAILS SURFACES					Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION					Not applicable
36	SITE ACCESSORIES - BIKE RACKS					Not applicable
37	SITE ACCESSORIES - PLAY EQUIPMENT					Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS					Not applicable
39	SITE ACCESSORIES - BENCHES					Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS					Not applicable
41	SITE ACCESSORIES - BBQ AREAS					Not applicable
42	SITE ACCESSORIES - OTHER					Not applicable
43	IRRIGATION SYSTEM					Not applicable
44	OTHER					Not applicable
45	OTHER					Not applicable

TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS	Number represents the Site; Site 1 or Site 2				
46	OTHER					Not applicable
	TASK / ITEM					
	BUIDING SYSTEMS (BUILDING)					
47	INTERIORS					Not applicable
48	ROOFING					Not applicable
49	EXTERIOR FACADES					Not applicable
50	PLUMBING					Not applicable
51	MECHANICAL					Not applicable
52	ELECTRICAL					Not applicable
53	STRUCTURE					Not applicable
54	DOORS/FRAMES/HARDWARE					Not applicable
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS					Not applicable
57	OTHER					Not applicable
58	OTHER					Not applicable

FUTURE SITE

POLICE, JAIL, & JUSTICE CENTER

SECTION 12

PROPERTY PROFILE SHEET - FUTURE SITE OPTIONS
ABERDEEN JUDICIAL CENTER [POLICE, JAIL, MUNICIPAL COURT]

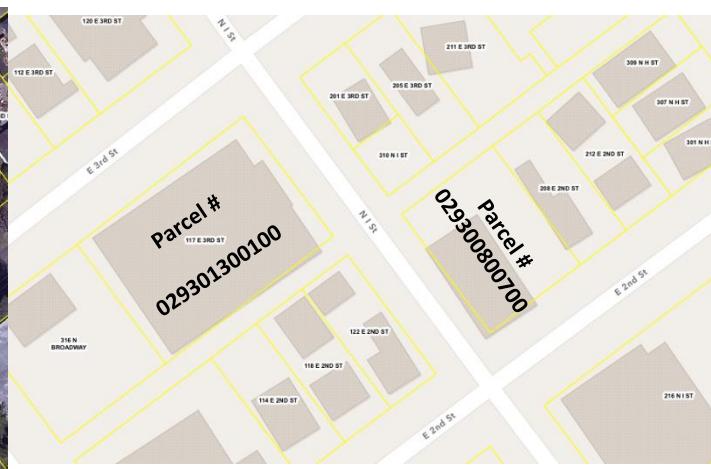
OPTION 1: Site will accommodate a full Judicial Center [Police Dept, Jail, and Municipal Court]



PARCEL NUMBER	029300600000	SEISMIC CLASSIFICATION	CLASS D-E
PARCEL ADDRESS	510 N 1ST	SLOPE DESIGNATION	15-30%
LEGAL DESCRIPTION	WAX & BENNS LOTS 1-12 INC TGW VAC ALLEY & 1/2 VAC 4TH ST ADJ BLK 6	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
OWNER	ABERDEEN SCHOOL DISTRICT #5	EROSION POTENTIAL	SLIGHT
OWNER'S ADDRESS	216 NORTH G ST	Neighborhood Area	60
CITY	ABERDEEN	LANDUSE(COUNTY)	68 - Services - Educational
STATE	WA	TOWNSHIP	17
ZIPCODE	98520	RANGE	09
PLAT NUMBER	0293	SECTION	09
PLAT NAME	Wax & Benns	Shape_Area	82,817.97
WARD NUMBER	3	LATITUDE	46.98
CITY ZONING	MI	LONGITUDE	-123.82
IN SPECIAL FLOOD HAZARD AREA	NO		
FEMA FLOOD ZONE	X		
BASE FLOOD ELEVATION			
FIRM INDEX DATE	9/18/2020		
FIRM PANEL NUMBER	53027C0902D		
NFIP NUMBER	530058		
IN FLOODWAY?	NO		
IN TSUNAMI HAZARD ZONE?	NO		
In Wetlands	N		
In Geo Hazard Area	N		
Fish & Wildlife Sensitive Area	N		
APPRAISED BUILDING VALUE	12,100		
APPRAISED LAND VALUE	279,000		
TOTAL APPRAISAL	291,100		
APPRAISAL YEAR	2021		

ABERDEEN PUBLIC SAFETY [POLICE, JAIL, MUNICIPAL COURT] – FUTURE SITE OPTIONS

OPTION 2: Two parcels can only accommodate the Police Department and Jail



PARCEL NUMBER	029301300100	029300800700
PARCEL ADDRESS	117 E 3RD ST	
LEGAL DESCRIPTION	WAX & BENNS LOTS 1-3 INC & NELY 35' OF LOT 4 BLK 13	WAX & BENNS LOTS 7 & 8 BLK 8
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN
STATE	WA	WA
ZIPCODE	98520	98520
PLAT NUMBER	0293	0293
PLAT NAME	Wax & Benns	Wax & Benns
WARD NUMBER	3	3
CITY ZONING	RP	RM
IN SPECIAL FLOOD HAZARD AREA	NO	NO
FEMA FLOOD ZONE	X	X
FIRM INDEX DATE	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0902D	53027C0902D
NFIP NUMBER	530058	530058
IN FLOODWAY?	NO	NO
IN TSUNAMI HAZARD ZONE?	NO	NO
In Wetlands	N	N
In Geo Hazard Area	Y	N
Fish & Wildlife Sensitive Area	N	N
APPRAISED BUILDING VALUE	0	107,222
APPRAISED LAND VALUE	151,515	39,000
TOTAL APPRAISAL	151,515	146,222
APPRAISAL YEAR	2021	2021
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E
SLOPE DESIGNATION	15-30%	0-5%

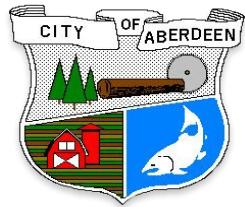
LIQUEFACTION POTENTIAL	MODERATE TO HIGH	MODERATE TO HIGH
EROSION POTENTIAL	SLIGHT	SLIGHT
Neighborhood Area	60	60
LANDUSE(COUNTY)	79 - Recreational - Other Recreational	69 - Services - Misc
TOWNSHIP	17	17
RANGE	09	09
SECTION	09	09
Shape_Area	24,475.58	13,088.15
LATITUDE	46.98	46.98
LONGITUDE	-123.82	-123.82

ABERDEEN FIRE STATION #1 & ADMIN – FUTURE SITE OPTIONS

OPTION #2: (CURRENT USE: FRANKLIN FIELD AND STORM FLOOD RESERVOIR)



PARCEL NUMBER	029405400000	In Geo Hazard Area	N
LEGAL DESCRIPTION	WAX & BENNS 2ND LOTS 1-12 INC TGW ALL VAC ALLEYS ADJ BLK 54	Fish & Wildlife Sensitive Area	N
OWNER	CITY OF ABERDEEN	APPRAISED BUILDING VALUE	40,747
OWNER'S ADDRESS	200 EAST MARKET ST	APPRAISED LAND VALUE	680,400
CITY	ABERDEEN	TOTAL APPRAISAL	721,147
STATE	WA	APPRAISAL YEAR	2021
ZIPCODE	98502	PERMISSIVE USE NUMBER	2018-1696(Bus Stop)
PLAT NUMBER	0294	SEISMIC CLASSIFICATION	CLASS D-E
PLAT NAME	Wax & Benns 2nd	SLOPE DESIGNATION	0-5%
WARD NUMBER	5	LIQUEFACTION POTENTIAL	MODERATE TO HIGH
CITY ZONING	CG	EROSION POTENTIAL	SLIGHT
IN SPECIAL FLOOD HAZARD AREA	YES	Neighborhood Area	50
FEMA FLOOD ZONE	AE	LANDUSE(COUNTY)	49 - Transportation - Other
BASE FLOOD ELEVATION	13'	TOWNSHIP	17
FIRM INDEX DATE	9/18/2020	RANGE	09
FIRM PANEL NUMBER	53027C0902D	SECTION	08
NFIP NUMBER	530058	Shape_Area	84,486.43
IN FLOODWAY?	NO	LATITUDE	46.97
IN TSUNAMI HAZARD ZONE?	YES	LONGITUDE	-123.82
In Wetlands	N	Fish & Wildlife Sensitive Area	N



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FUTURE JUDICIAL CENTER (COURT, POLICE, JAIL) SITES



SITE INFORMATION							
ASSESSMENT DATE		11/1/2021		Overall Summary of Condition Assessment:			
ASSESSORS		Rock PM (AR, RC)		The overall conditions of the proposed sites are good for the proposed use. Proposed Site (1) is not currently owned by the Aberdeen School District #5 and is located across from St. Mary's school and adjacent to a residential area. Site (2) fronts 2 streets and has an alley on the 3rd. It is located in the near several churches and residential properties. The parcel with the former food bank building could be re-purposed for police parking for both personal and official vehicles. Notable items to be addressed include acquisition of property, proximity to residential properties and schools, building height restrictions, and availability of utilities. We recommend the City consider the development for Police, Jail, and Municipal Court as a Judicial Center, or Construction of a new Police Department and Jail with renovation of the existing court facility and jail only for docket cases each day. The right design will accommodate a Judicial Center on either site, but parking needed for the Municipal court could be constructed on Site (1) but space is insufficient for a public parking lot at Site (2).			
ADDRESS							
SITE AREA		(1) 1.9AC; (2) 0.86AC					
CURRENT USE		(1) Vacant; (2) Developed					
YEAR CONSTRUCTED							
EFFECTIVE AGE							
SEISMIC CLASSIFICATION		CLASS D-E					
ZONING		(1) MI; (2) RP&RM					
TASK / ITEM		CONDITION		COMMENTS/OBSERVATIONS			
No.		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.		SITE CONDITIONS		Number represents the Site; Site 1 or Site 2			
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL	1, 2	2	1	Both sites have good city streets around at least two sides of the property. To be developed To be developed To be developed To be developed Both sites are located on higher ground with established storm drainage around each. Site (1) is a large open field that does hold water briefly during rain events. Site (2) is comprised of 2 parcels, both with established drainage and no water retention issues. Both sites are located on higher ground with established storm drainage around each, and both are above the both flood and tsunami inundation zone. Site (1) is a large open field that is mostly level and only has trees and shrubs at the along the perimeter at E 5th St and the high school parking lot. Site (2) is comprised of 2 parcels, one has been cleared of the previous armory building and the other still has the old food bank building on the property. The parcel at N 1 St and E 2nd St has concrete retaining walls and is completely filled to create a level site and is fully paved. Site (1) has curb and sidewalk along N Williams St, Pacific Ave, and Simpson Ave - N Park St. There is extensive have vegetation growth along curbing in roadway and sidewalk not associated with a mow strip. Site (2) curb along N Jefferson St, W Market St, N M St, and W 1st St. Existing sidewalks around each site are in a state of disrepair and should be Utilities are available at street Site (1) is large enough to include landscaping around the facility and parking lot. Site (2) does not have the space to plan for landscaping. To be developed Not applicable To be developed as needed		
2	PARKING LOT STALLS						
3	ADA PARKING						
4	ADA RAMP						
5	WHEEL STOPS						
6	STORM DRAINS						
7	TOPOGRAPHY						
8	CURBS		1, 2	2			
9	SIDEWALKS						
10	UTILITIES						
11	LANDSCAPING - OVERALL	1, 2	1, 2				
12	SITE LIGHTING						
13	TRAIL LIGHTING						
14	SITE SECURITY / GATES						

TASK / ITEM		CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS	Number represents the Site; Site 1 or Site 2					
15	FENCING	X					To be developed as needed
16	PARKING SIGNAGE						To be developed
17	EVIDENCE OF PESTS						Not applicable
18	GRAFFITI						Not applicable
19	DEBRIS/DUMPING						No debris/dumping observed
20	STREET SIGNAGE						To be developed as needed
21	ENTRANCE SIGNAGE						To be developed as needed
22	WAYFINDING SIGNAGE						Not applicable
23	OTHER SIGNAGE						To be developed as needed
24	TURF - SPORTSFIELDS						Not applicable
25	TURF - MOWED AREAS						To be developed as needed
26	TURF - NATURAL AREAS						Not applicable
27	TREE HAZARDS						Not applicable
28	TREE PRUNING						Not applicable
29	TREE ROOTS, TRIPPING HAZARDS						Not applicable
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS						Not applicable
34	TRAILS SURFACES						Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION						To be developed as needed
36	SITE ACCESSORIES - BIKE RACKS						Not applicable
37	SITE ACCESSORIES - PLAY EQUIPMENT						Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS						To be developed as needed
39	SITE ACCESSORIES - BENCHES						To be developed as needed
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS						Not applicable
41	SITE ACCESSORIES - BBQ AREAS						Not applicable
42	SITE ACCESSORIES - OTHER						Not applicable
43	IRRIGATION SYSTEM						To be developed as needed
44	OTHER						Not applicable
45	OTHER						Not applicable
46	OTHER						Not applicable
TASK / ITEM							
BUILDING SYSTEMS (BUILDING SITE (2) OLD FOOD BANK)							
47	INTERIORS	X					Unfinished but suitable for vehicle parking; recommend replacement of interior pavement/floor
48	ROOFING		X				If building to remain, a new roof will be required
49	EXTERIOR FACADES		X				Extensive façade repairs will be required
50	PLUMBING		X				Water and sewer are available at the street
51	MECHANICAL		X				None existing
52	ELECTRICAL		X				Electrical is old and requires upgrade as appropriate for new use
53	STRUCTURE		X				Structural assessment is highly recommended; original building is a brick structure, the building is timber framed and sided with T-111

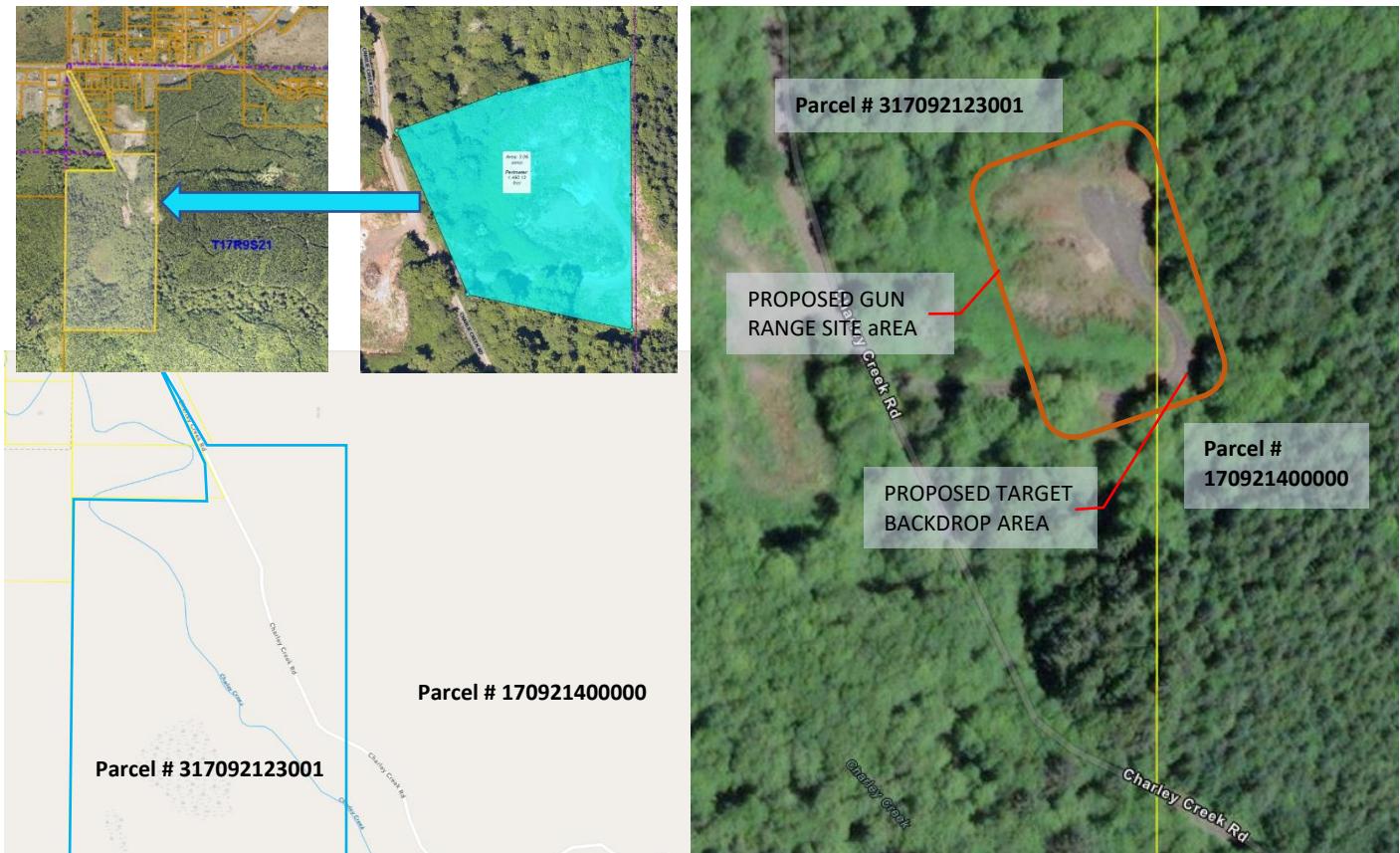
TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					Number represents the Site; Site 1 or Site 2
54	DOORS/FRAMES/HARDWARE					No observed
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS				X	Building is open with evidence of nesting birds and other animals
57	OTHER					Not applicable
58	OTHER					Not applicable

FUTURE SITE - GUN RANGE

PROPERTY PROFILE SHEET

SECTION 13.1

PROPERTY PROFILE SHEET - ABERDEEN FUTURE SITE PUBLIC SAFETY GUN RANGE FACILITY



PARCEL NUMBER	317092123001	170921400000
PARCEL ADDRESS	2624 CHARLIE CREEK RD	
LEGAL DESCRIPTION	AB AC TAX 1 (RD) & SW NW LS TAX 2 & NW SW	S 420' N 1/2 OF NE; S 1/2 NE; E 1/2 NW LS CO PIT LS HY LS N 60' E OF HY LS 348' OF W 500'; NE SW; S 1/2 SW; SE
OWNER	CITY OF ABERDEEN	WEYERHAEUSER TIMBER HOLDINGS, INC
OWNER'S ADDRESS	200 EAST MARKET ST	220 OCCIDENTAL AVE S
CITY	ABERDEEN	SEATTLE
STATE	WA	WA
ZIPCODE	98520	98104
WARD NUMBER	1	
CITY ZONING	I	
IN SPECIAL FLOOD HAZARD AREA	YES	
FEMA FLOOD ZONE	A, AE	
FIRM INDEX DATE	9/18/2020	
FIRM PANEL NUMBER	53027C0904D	
NFIP NUMBER	530058	
IN FLOODWAY?	NO	
IN TSUNAMI HAZARD ZONE?	YES	
In Wetlands	Y	
In Geo Hazard Area	Y	
Fish & Wildlife Sensitive Area	N	
APPRAISED BUILDING VALUE	0	0

APPRAISED LAND VALUE	117,225	57,549
TOTAL APPRAISAL	117,225	57,549
APPRAISAL YEAR	2021	2022
WETLAND CATEGORY	CATEGORY III WETLAND	
SEISMIC CLASSIFICATION	CLASS D-E	
SLOPE DESIGNATION	>30%	
EROSION POTENTIAL	SLIGHT	
Neighborhood Area	30	
LANDUSE(COUNTY)	91 - Undeveloped - Land	88 - Resource - Designated Forrest Land
TOWNSHIP	17	
RANGE	09	
SECTION	20	
Shape Area	3,402,090.35	459.64 (ACRES)
LATITUDE	46.94	
LONGITUDE	-123.82	

Proposed 25YD Range:



Proposed 100YD Range:



FUTURE SITE - GUN RANGE

CONDITION ASSESSMENT CHECKLIST

SECTION 13.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FUTURE POLICE GUN RANGE



SITE INFORMATION		Overall Summary of Condition Assessment:				
ASSESSMENT DATE	11/1/2021 <th data-cs="5" data-kind="parent">The overall condition of the land is considered fair for the proposed use. The proposed area for the range within the property owned by the City is adjacent to 459 Acres owned by Weyerhaeuser Timber Holdings Inc. that is Designated Forest Land. Notable items to be addressed include identifying the locations for targets (25YD and 100YD ranges) and shooting position(s) that will not result in disturbing property not owned by the City. We recommend the City consider development of lower parking area and stair access to the range site. This is due to the 100YD range crossing the current access road to the clearing. Any development, such as parking area, range office/supply building, etc., directly off Charlie Creek will need to be elevated above Charlie Road due to periodic flooding of Charlie Road. In addition, utilities, at least power, will have to be brought to the site from closest location on SR105.</th> <th data-kind="ghost"></th> <th data-kind="ghost"></th> <th data-kind="ghost"></th> <th data-kind="ghost"></th>	The overall condition of the land is considered fair for the proposed use. The proposed area for the range within the property owned by the City is adjacent to 459 Acres owned by Weyerhaeuser Timber Holdings Inc. that is Designated Forest Land. Notable items to be addressed include identifying the locations for targets (25YD and 100YD ranges) and shooting position(s) that will not result in disturbing property not owned by the City. We recommend the City consider development of lower parking area and stair access to the range site. This is due to the 100YD range crossing the current access road to the clearing. Any development, such as parking area, range office/supply building, etc., directly off Charlie Creek will need to be elevated above Charlie Road due to periodic flooding of Charlie Road. In addition, utilities, at least power, will have to be brought to the site from closest location on SR105.				
ASSESSORS	Rock PM (AR, RC)					
ADDRESS						
SITE AREA	3.06 of 78.1 Acres					
CURRENT USE	Vacant Property					
YEAR CONSTRUCTED						
EFFECTIVE AGE						
SEISMIC CLASSIFICATION	CLASS D-E					
ZONING	CG					
TASK / ITEM		CONDITION			COMMENTS/OBSERVATIONS	
Very Good	Good	Fair	Poor	Very Poor		
No.	SITE CONDITIONS					
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL		X			Gravel road is subject to flooding at several locations between SR105 and the turn up to the clearing. The gravel road will require improvements to enable construction vehicles to access the site to construct suitable back-stops for the ranges.
2	PARKING LOT STALLS					To be developed
3	ADA PARKING					To be developed
4	ADA RAMP					To be developed
5	WHEEL STOPS					To be developed
6	STORM DRAINS					To be developed
7	TOPOGRAPHY		X			Existing clearing area within the forested property is elevated approximately 50ft above Charley Creek Rd. The area suitable for development is approximately 3.06 Acres of the Cities 78.1 Acres.
8	CURBS					To be developed
9	SIDEWALKS					To be developed
10	UTILITIES					To be developed
11	LANDSCAPING - OVERALL					To be developed
12	SITE LIGHTING					To be developed
13	TRAIL LIGHTING					Not applicable
14	SITE SECURITY / GATES		X			Security gates (2) along gravel road - 1st is at entrance off SR105. Due to Charlie Road being the only access to property beyond the proposed site, a gate on the road up to the proposed range will be required to restrict access and unauthorized dumping. This gate will also serve as an element of range safety when the range is hot [in use].
15	FENCING					To be developed
16	PARKING SIGNAGE					To be developed
17	EVIDENCE OF PESTS					Not applicable
18	GRAFFITI					Not applicable
19	DEBRIS/DUMPING		X			Site has been used for unauthorized dumping

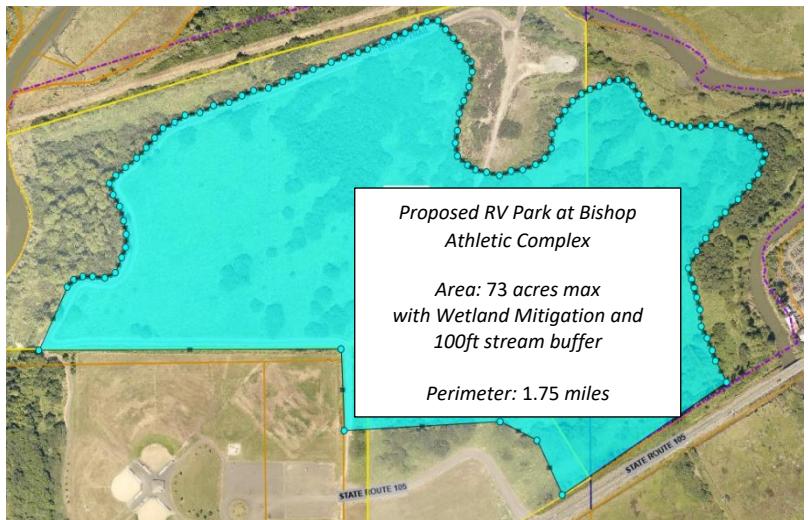
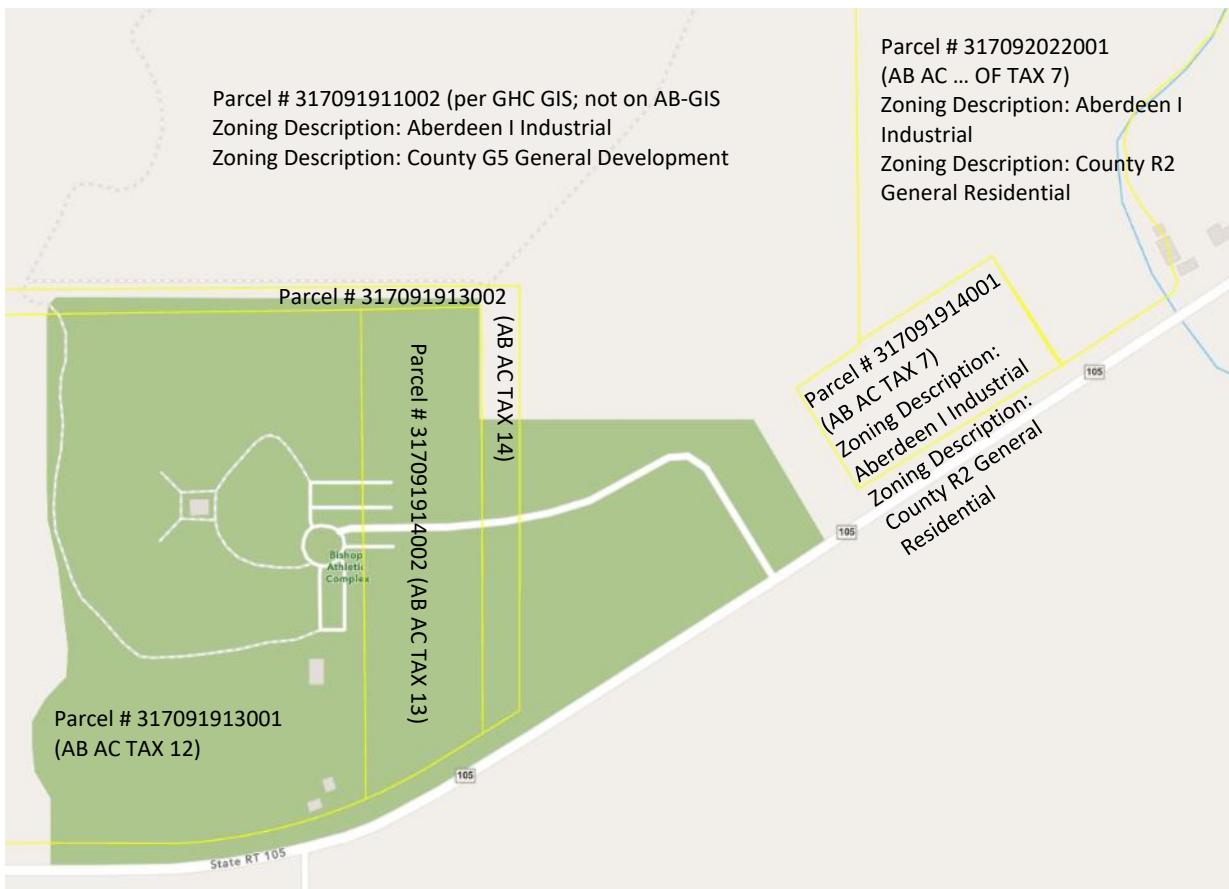
TASK / ITEM	CONDITION					COMMENTS/OBSERVATIONS
	VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
No.	SITE CONDITIONS					
20	STREET SIGNAGE					Not applicable
21	PARK ENTRANCE SIGNAGE					Not applicable
22	WAYFINDING SIGNAGE					Not applicable
23	OTHER SIGNAGE					Not applicable
24	TURF - SPORTSFIELDS					Not applicable
25	TURF - MOWED AREAS					Not applicable
26	TURF - NATURAL AREAS					Not applicable
27	TREE HAZARDS					Not applicable
28	TREE PRUNING					Not applicable
29	TREE ROOTS, TRIPPING HAZARDS					Not applicable
30	HISTORIC MONUMENTS/FEATURES					Not applicable
31	WATER FEATURES					Not applicable
32	PIERS, OVER-WATER WALKWAYS					Not applicable
33	DRINKING FOUNTAINS					Not applicable
34	TRAILS SURFACES					Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION					Not applicable
36	SITE ACCESSORIES - BIKE RACKS					Not applicable
37	SITE ACCESSORIES - PLAY EQUIPMENT					Not applicable
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS					Not applicable
39	SITE ACCESSORIES - BENCHES					Not applicable
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS					Not applicable
41	SITE ACCESSORIES - BBQ AREAS					Not applicable
42	SITE ACCESSORIES - OTHER					Not applicable
43	IRRIGATION SYSTEM					Not applicable
44	OTHER					Not applicable
45	OTHER					Not applicable
46	OTHER					Not applicable
TASK / ITEM						
BUILDING SYSTEMS (BUILDING _____)						
47	INTERIORS					Not applicable
48	ROOFING					Not applicable
49	EXTERIOR FACADES					Not applicable
50	PLUMBING					Not applicable
51	MECHANICAL					Not applicable
52	ELECTRICAL					Not applicable
53	STRUCTURE					Not applicable
54	DOORS/FRAMES/HARDWARE					Not applicable
55	SPECIALTY SYSTEMS					Not applicable
56	EVIDENCE OF PESTS					Not applicable
57	OTHER					Not applicable
58	OTHER					Not applicable

FUTURE SITE - RV PARK

PROPERTY PROFILE SHEET

SECTION 14.1

PROPERTY PROFILE SHEET - BISHOP ATHLETIC COMPLEX – FUTURE RV PARK



PARCEL NUMBER	317091913001 2	31709191300 1	31709191400 1	317091914002	317091911002	317092022001
LEGAL DESCRIPTION	AB AC TAX 12	AB AC TAX 14	AB AC TAX 7	AB AC TAX 13	AB AC PTN OF SEC N OF HY E OF RIV S OF RR LS PTN TAX 7 LS PTN NELY OF CRK LS TAX 12,13,14	AB AC W 1/2 NW LY W OF CRK & N OF ST HWY LS PTN OF TAX 7
OWNER	CITY OF ABERDEEN	CITY OF ABERDEEN				
OWNER'S ADDRESS	200 EAST MARKET ST	200 EAST MARKET	200 EAST MARKET	200 EAST MARKET	200 EAST MARKET	200 EAST MARKET ST
CITY	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN	ABERDEEN
STATE	WA	WA	WA	WA	WA	WA
ZIPCODE	98520	98520	98520	98520	98520	98520
PLAT NUMBER	3170	3170	1709	3170		0109
PLAT NAME						BENN HOPKINS
WARD NUMBER	1		1	1		1
CITY ZONING	RS	RS	RS	RS		RS
IN SPECIAL FLOOD HAZARD AREA	NO	YES	NO	NO		NO
FEMA FLOOD ZONE	X	AE	X	X	X	X
FIRM INDEX DATE	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020	9/18/2020
FIRM PANEL NUMBER	53027C0903D		53027C0904D	53027C0903D	53027C0904D	53027C0904D
NFIP NUMBER	530058	530058	530058	530058	530058	530058
IN FLOODWAY?	NO	NO	NO	NO	NO	NO
IN TSUNAMI HAZARD ZONE?	YES	YES	YES	YES	YES	YES
In Wetlands	Y	Y	N	N	Y	Y
In Geo Hazard Area	N	N	N	N	N	N
Fish & Wildlife Sensitive Area	N	N	N	N	N	N
APPRaised BUILDING VALUE	4,127,200	0	0	0	0	0
APPRaised LAND VALUE	1,290,000	78,000	121,250	285,000	2,172,750	635,000
TOTAL APPRAISAL	5,417,200	78,000	121,250	285,000	2,172,750	635,000
APPRAISAL YEAR	2021	2021	2021	2021	2022	2021
WETLAND CATEGORY	CATEGORY III WETLAND	CATEGORY III WETLAND				
SEISMIC CLASSIFICATION	CLASS D-E	CLASS D-E		CLASS D-E		
SLOPE DESIGNATION	0-5%	0-5%	0-5%	0-5%		0-5%
LIQUEFACTION POTENTIAL	Moderate to High	Moderate to High	Moderate to High	Moderate to High	Moderate to High	Moderate to High

STREAM BUFFER					100'	100'
EROSION POTENTIAL					SLIGHT	SLIGHT
Neighborhood Area	60	60	0	60	0	0
LANDUSE(COUNTY)	76 - Recreational - Parks	76 - Recreational - Parks	91 - Undeveloped - Land	76 - Recreational - Parks	91 - Undeveloped - Land	91 - Undeveloped - Land
TOWNSHIP	17	17	17	17		17
RANGE	09	09	09	09		09
SECTION	19	19	19	19		20
Shape_Area	1,883,326.31	222,738.93	210,365.45	387,461.56	86.91 ACRES	1,136,205.35
LATITUDE	46.95	46.95	46.95	46.95	46.95	46.95
LONGITUDE	-123.85	-123.85	-123.85	-123.85	-123.85	-123.85

FUTURE SITE - RV PARK

CONDITION ASSESSMENT CHECKLIST

SECTION 14.2



CITY OF ABERDEEN
PUBLIC FACILITIES CONDITION ASSESSMENT CHECKLIST
FUTURE RV PARK SITE



SITE INFORMATION								
ASSESSMENT DATE		11/1/2021		Overall Summary of Condition Assessment:				
ASSESSORS		Rock PM (AR, RC)			<p>The overall condition of the existing property is good and is reasonably suitable for development of a RV park. Notable items to be addressed include mitigating designated wetlands and seasonal wetlands, creating a stream buffer, and developing additions to existing utilities. We recommend the City consider including the following amenities within the RV Park: fenced dog park, utilities (water, sewer, electric), site lighting, security, seasonal or year-round use, public restrooms with showers, and develop non-vehicular pathway(s) to the athletic fields for walking, running, and non-motorized bicycles, and a playground.</p>			
ADDRESS								
SITE AREA		73 Acres (maximum)						
CURRENT USE		Undeveloped						
YEAR CONSTRUCTED								
EFFECTIVE AGE								
SEISMIC CLASSIFICATION		CLASS D-E						
ZONING		RS						
TASK / ITEM		CONDITION		COMMENTS/OBSERVATIONS				
No.	SITE CONDITIONS	VERY GOOD	GOOD	FAIR	POOR	VERY POOR		
Number represents the Site; Site 1 or Site 2								
1	SITE SURFACE: ASPHALT, CONCRETE & GRAVEL			X		To be developed; recommend limiting asphalt to main RV loop road(s). This will reduce road maintenance associated with gravel roads by promoting runoff and not absorption. Gravel roads will be susceptible to potholing when roads during rain events.		
2	PARKING LOT STALLS				X	To be developed as needed		
3	ADA PARKING				X	To be developed; typical ADA accessible RV sites are flat (not more than 1% slope) concrete pads with paved pathways to bath house (if there is a bath house).		
4	ADA RAMP			X		To be developed; recommended that all developed pathways (non-vehicular) be developed per accessibility standards (slopes less than 5% are not classified as a "ramp" and do not need accessibility features such as hand rails).		
5	WHEEL STOPS				X	To be developed; recommended at each RV site to prevent RV backing too deep on each site.		
6	STORM DRAINS				X	Storm drainage will be a critical design and construction element and should include storm water filtration prior to discharge to streams or river.		
7	TOPOGRAPHY			X		The site was previously cleared and used as livestock grazing. The site has been allowed to naturally restore vegetation and is now a combination of open land (approximately 25%), woodland (approximately 60%), and saturated wetlands (approximately 15%).		
8	CURBS					To be developed as needed		
9	SIDEWALKS					To be developed as needed		

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS		Number represents the Site; Site 1 or Site 2					
10	UTILITIES			E		W and SS	The property has commercial power available at the street and the Athletic Complex. Water and sewer are local to the Athletic Complex and are not city water and sewer. Requirements for water quality for well water in an RV park will need to be weighed against the cost of extending commercial water to the site. In addition, it is recommended to review data from Port of Grays Harbor Friends Landing facility before installing a septic tank sewer system on the property. The 2021 annual report identified pumping sewer for disposal was the single most expensive operational cost. Camping could be developed for "Electric only" and "self-contained water and sewer" with no sewer dump onsite. But it is recommended to consider constructing a force main sewer service down SR105.
11	LANDSCAPING - OVERALL					X	To be developed as appropriate
12	SITE LIGHTING						To be developed as needed
13	TRAIL LIGHTING						To be developed as needed
14	SITE SECURITY / GATES						To be developed as needed
15	FENCING						To be developed as needed
16	PARKING SIGNAGE						To be developed as needed
17	EVIDENCE OF PESTS						Not applicable
18	GRAFFITI						Not applicable
19	DEBRIS/DUMPING						No observation of dumping or in general trash and debris
20	STREET SIGNAGE						To be developed as needed
21	PARK ENTRANCE SIGNAGE						To be developed as needed
22	WAYFINDING SIGNAGE						To be developed as needed
23	OTHER SIGNAGE						To be developed as needed
24	TURF - SPORTSFIELDS						Not applicable
25	TURF - MOWED AREAS						Not applicable
26	TURF - NATURAL AREAS						To be developed as needed
27	TREE HAZARDS						Not applicable
28	TREE PRUNING						Not applicable
29	TREE ROOTS, TRIPPING HAZARDS						Not applicable
30	HISTORIC MONUMENTS/FEATURES						Not applicable
31	WATER FEATURES						Not applicable
32	PIERS, OVER-WATER WALKWAYS						Not applicable
33	DRINKING FOUNTAINS						Not applicable
34	TRAILS SURFACES						Not applicable
35	SITE DRAINAGE/STANDING WATER/SATURATION						To be developed
36	SITE ACCESSORIES - BIKE RACKS						To be developed; recommended to be installed at the athletic fields as part of the RV Park development
37	SITE ACCESSORIES - PLAY EQUIPMENT						To be developed; recommended to support families staying in the RV park
38	SITE ACCESSORIES - GARBAGE CANS/DUMPSTERS						To be developed
39	SITE ACCESSORIES - BENCHES						To be developed
40	SITE ACCESSORIES - PICNIC TABLES/SHELTERS						To be developed
41	SITE ACCESSORIES - BBQ AREAS						To be developed as needed
42	SITE ACCESSORIES - OTHER						Not applicable

TASK / ITEM	No.	CONDITION					COMMENTS/OBSERVATIONS
		VERY GOOD	GOOD	FAIR	POOR	VERY POOR	
SITE CONDITIONS		Number represents the Site; Site 1 or Site 2					
43	IRRIGATION SYSTEM						Not applicable
44	OTHER						Not applicable
45	OTHER						Not applicable
46	OTHER						Not applicable
TASK / ITEM							
BUIDING SYSTEMS (BUILDING)							
47	INTERIORS						Not applicable
48	ROOFING						Not applicable
49	EXTERIOR FACADES						Not applicable
50	PLUMBING						Not applicable
51	MECHANICAL						Not applicable
52	ELECTRICAL						Not applicable
53	STRUCTURE						Not applicable
54	DOORS/FRAMES/HARDWARE						Not applicable
55	SPECIALTY SYSTEMS						Not applicable
56	EVIDENCE OF PESTS						Not applicable
57	OTHER						Not applicable
58	OTHER						Not applicable

SUMMARY DISCUSSION OF THE 6-YEAR FACILITIES CAPITAL IMPROVEMENT WORK PLAN

The following City of Aberdeen 6-Year Facilities Capital Improvement Work Plan (CIP) is intended to address all recommended capital improvement projects as a result of RPM's assessments and information we have learned from the City and individual departments with ongoing capital plans.

The purpose of the CIP is to preserve and enhance public facilities assets and to ensure that the facilities meet their intended design purpose, meet the operational needs of the City and employees, and that the facilities, and operations within the facilities, efficiently serve the needs of the residents.

The CIP is tailored based on the City's facilities assets, asset conditions, and best practices. The list is prioritized based on asset improvement needs and urgency, and then balanced with likely available funds, and/or constraints of available funds. The CIP Work Plan includes funding sources when known or likely to be available. The estimated costs are opinions of probable costs and should only be construed as preliminary, order of magnitude, as most CIP projects do not have a fully developed program or design developed for detailed estimating purposes. Actual costs will vary based on design, quality of materials, property conditions, and other factors that influence costs.

The 6-Year CIP is a workplan of potential projects the City should consider on an annual basis for planning, designing, and constructing. The CIP workplan is a management tool to be utilized for planning and prioritizing projects for near-term, 1-6 years, and updated and reprioritized annually, always forecasting future CIP projects six years in advance.

The CIP Work Plan attempts to capture all known CIP projects in addition to the recommended projects. It does not capture all transportation and utility projects though known projects are listed along with funding sources.

The 6-Year CIP Workplan serves as a management tool for City decision makers on prioritizing capital improvement projects and understanding the bigger picture, volume of work, and investments needed on an annual basis, and long term, to preserve and enhance public facilities to best serve the residents of the City of Aberdeen.

The 6-Year CIP Workplan is organized into the following types of Projects as follows:

- 1. Facilities Plan - Directly Related Capital Projects**
 - a.** Immediate action projects prioritizing based on assessments
 - b.** Early projects to get facilities to standard of care for regular maintenance
 - c.** New projects related to specific programs
- 2. Facilities and Related Infrastructure Preservation**
 - a.** Improvements to existing facilities to be code-compliant, safe
 - b.** Building Shell Improvements
 - c.** Interior Systems Improvements
 - d.** Specific Facilities, Infrastructure, and Site Related Improvements
 - e.** City Parks, and Facilities, Equipment, and Site Related Improvements
- 3. Energy Conservation and MEP Efficiencies**
 - a.** Upgrades to building systems to ensure energy efficient facilities

- b.** Sustainability Design Projects
- c.** Technology-based Projects

4. Program Operational Changes

- a.** New Projects to meet new City programs
- b.** Projects related to operational needs
- c.** Tenant Improvement Projects
- d.** Moves-Adds-Changes

5. Public Works Transportation and Utilities Infrastructure Improvements

- a.** Annual Transportation Improvement Projects
- b.** Annual Utilities and Infrastructure Projects
- c.** Specific Major Capital Projects
- d.** Annual Emerging Public Works Projects

Following the list of CIP Projects, by project type, RPM has assembled best-known funding sources that may be applicable to offset City expenses. 14 specific funding sources are identified, and are not a comprehensive list of all funding sources available to the City, and do not capture all of the various funding sources the City may utilize, such as Developer-assessed Impact Fees, short-term or long term loans or municipal bonds, and local tax assessments. Identified funding sources are by no means guaranteed, simply potential funding sources for the City to consider, to help offset the capital expenditures.

CITY OF ABERDEEN 6-YEAR FACILITIES CAPITAL IMPROVEMENT ANNUAL WORKPLAN

2022-2027 Facilities Capital Projects Workplan March 2022

	PROJECT PHASES			6-YEAR CAPITAL IMPROVEMENT ANNUAL WORKPLAN						Estimated 6-Year Total Expenditures	Average Annual Expenditures over 6 Years	
	Planning	Design	Construct Start	2022	2023	2024	2025	2026	2027			
01. FACILITIES PLAN - DIRECTLY RELATED CAPITAL PROJECTS												
01	Immediate Priorities Action Projects from Condition Assessments	2022	2022	2022	\$ 50,000.00	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 16,666.67	
02	Deferred Maintenance Capital Improvements Plan	2022	2023	2024	\$ 50,000.00	\$ 110,000	\$ 110,000	\$ -	\$ -	\$ 270,000.00	\$ 45,000.00	
03	Long Term Property Purchases	2023	NA	NA	\$ -	\$ 45,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,045,000.00	\$ 340,833.33	
04	Security Program Plan	2023	2024	2024	\$ -	\$ 90,000	\$ 90,000	\$ 45,000	\$ -	\$ 225,000.00	\$ 37,500.00	
05	Emergency Operations Program Plan	2023	2024	2025	\$ -	\$ 90,000	\$ 120,000	\$ 80,000	\$ 20,000	\$ 330,000.00	\$ 55,000.00	
01. SUBTOTAL FACILITIES PLAN - DIRECTLY RELATED CAPITAL IMPROVEMENTS					\$ 100,000.00	\$ 385,000	\$ 820,000	\$ 625,000	\$ 520,000	\$ 2,970,000.00	\$ 495,000.00	
02. FACILITIES AND RELATED INFRASTRUCTURE PRESERVATION												
Safety Modifications (Multi-Year Annual Budget)												
01	Parks and Recreation Department Safety Improvements	2023	2024	2025	\$ -	\$ 25,000	\$ 25,000	\$ 85,000	\$ 50,000	\$ 235,000.00	\$ 39,166.67	
02	Police Dept. Safety and Security Enhancements Project	2023	2024	2025	\$ -	\$ 25,000	\$ 75,000	\$ 150,000	\$ -	\$ 250,000.00	\$ 41,666.67	
03	Lead/Asbestos/Haz Mat Abatement Projects	2022	2022	Annual	\$ 120,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 470,000	\$ 78,333.33	
04	Life Safety Systems Improvements	2022	2022	Annual	\$ 120,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 495,000	\$ 82,500.00	
05	ADA Upgrades	2023	2023	Annual	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 125,000	\$ 20,833.33	
Building Improvements (Multi-Year Annual Budget)												
01	Roof Replacements	2022	2022	Annual	\$ 85,000	\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,035,000	\$ 172,500.00	
02	Historic Preservation/Restoration	2022	2022	Annual	\$ 20,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 145,000	\$ 24,166.67	
03	Building Enclosure Systems Upgrades	2023	2024	Annual	\$ -	\$ 25,000	\$ 80,000	\$ 150,000	\$ 150,000	\$ 555,000	\$ 92,500.00	
Office Furniture & Equipment (Multi-Year Annual Budget)												
01	Workstations & Furnishings Upgrades	2023	2023	Annual	\$ -	\$ 20,000	\$ 30,000	\$ 40,000	\$ 40,000	\$ 170,000	\$ 28,333.33	
02	Offices/Common Spaces Upgrades	2023	2023	Annual	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	\$ 29,166.67	
Specific Facilities/Infrastructure Capital Projects												
01	City Hall/Admin Building Efficiencies/Improvements Project	2024	2025	2025		\$ 260,000	\$ 2,350,000	\$ 1,200,000	\$ 750,000	\$ 4,560,000	\$ 760,000.00	
02	Police Department, Jail, Court Building and Property	2022	2023	2025	\$ 150,000	\$ 250,000	\$ 500,000	\$ 13,500,000	\$ 13,500,000	\$ 28,150,000	\$ 4,691,666.67	
03	Fire Station No. 1 - Headquarters (Note 10 for funding)	2022	2023	2023	\$ 250,000	\$ 10,967,506	\$ 20,112,145	\$ 250,000		\$ 31,579,651	\$ 5,263,275.17	
04	Fire Station No. 2 - South Aberdeen Replacement (Note 10 for funding)	2022	2024	2024	\$ 150,000	\$ 150,000	\$ 4,433,875	\$ 8,380,583	\$ 250,000	\$ 13,364,458	\$ 2,227,409.67	
05	Public Library Improvements (Note 3 for funding)	2022	2022	2023	\$ 50,000	\$ 1,500,000	\$ 1,250,000	\$ -	\$ -	\$ 2,800,000	\$ 466,666.67	
06	Museum and Office (Old Salvation Army Bldg.) (See Note 2)	2022	2022	2023	\$ 250,000	\$ 1,350,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 2,750,000	\$ 458,333.33	
07	Public Works Shops Improvements	2024	2025	2026	\$ -	\$ -	\$ 15,000	\$ 160,000	\$ 325,000	\$ 500,000	\$ 83,333.33	
08	Wastewater Lab/Admin/Staff Bldgs. Replacement	2024	2025	2025	\$ -	\$ -	\$ 75,000	\$ 250,000	\$ 50,000	\$ 375,000	\$ 62,500.00	
09	Police Gun Range Site Development	2023	2024	2025	\$ 250,000	\$ 500,000	\$ 3,500,000	\$ 3,000,000	\$ 750,000	\$ 8,750,000	\$ 1,458,333.33	
10	RV Park Project	2023	2023	2024	\$ -	\$ 250,000	\$ 5,250,000	\$ 350,000	\$ 25,000	\$ 5,900,000	\$ 983,333.33	
11	Gateway Center Project (See Note 1 for Funding)	2022	2023	2023	\$ 250,000	\$ 6,500,000	\$ 7,500,000	\$ 370,000		\$ 14,620,000	\$ 2,436,666.67	
City Parks and Recreational Sites and Related Facilities Improvements												
01	Pioneer Park Improvements (restrooms addition)	2022	2022	2022	\$ 45,000					\$ 45,000	\$ 7,500.00	
02	Pioneer Park Maintenance Yard/Bldgs Improvements	2023	2024	2024		\$ 15,000	\$ 50,000			\$ 65,000	\$ 10,833.33	
03	Pioneer Park Indoor Batting Cage PEMB (across from park)	2023	2024	2025		\$ 5,000	\$ 35,000			\$ 40,000	\$ 6,666.67	
04	Bishop Athletic Complex Sports Fields Improvements, Concession Renov.	2023	2024	2025		\$ 10,000	\$ 30,000	\$ 150,000		\$ 190,000	\$ 31,666.67	
05	Finch Playfield Restroom Upgrades, Basketball Court Improvements	2023	2024	2025		\$ 10,000	\$ 25,000	\$ 95,000		\$ 130,000	\$ 21,666.67	
06	Franklin Field Amenities (after levee install)	2025	2026	2026			\$ 10,000	\$ 75,000		\$ 85,000	\$ 14,166.67	
07	Kurt Cobain Park Path and Signage Improvements	2025	2025	2025			\$ 7,500	\$ 7,500		\$ 15,000	\$ 2,500.00	
08	Morrison Park Waterfront Trail Pavement and Safety Improvements	2022	2023	2023	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000		\$ 340,000	\$ 56,666.67	
09	North Aberdeen Playfield Amenities Upgrades	2024	2025	2025		\$ 15,000	\$ 35,000	\$ 35,000		\$ 85,000	\$ 14,166.67	
10	Peterson Playfield Field Improvements, Water Source Addition	2025	2026	2026			\$ 10,000	\$ 25,000	\$ 25,000	\$ 60,000	\$ 10,000.00	
11	Sam Benn Park - Tennis Courts and Repairs	2022	2022	2023	\$ 15,000	\$ 50,000				\$ 65,000	\$ 10,833.33	
12	Stewart Park Trail Improvements, Picnic Pavilion, Play Equipment	2022	2023	2023	\$ 15,000	\$ 35,000	\$ 35,000	\$ 50,000	\$ 50,000	\$ 185,000	\$ 30,833.33	
13	Zelasko Park Hardscapes and Beautification Project	2023	2024	2024		\$ 10,000	\$ 50,000	\$ 285,000		\$ 345,000	\$ 57,500.00	
14	Parks and Recreation Emerging Projects (Multi-Year Annual Budget)	NA	NA	Annual	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 150,000	\$ 25,000.00	
02. SUBTOTAL FACILITIES AND RELATED INFRASTRUCTURE PRESERVATION					\$ 1,795,000	\$ 22,167,506	\$ 44,173,520	\$ 30,498,083	\$ 17,395,000	\$ 2,775,000	\$ 118,804,109	\$ 19,800,684.83

Project Phases			6-Year Capital Improvement Annual Workplan								Estimated 6-Year Total Expenditures	Average Annual Expenditures over 6 Years		
Planning	Design	Construct Start	2022	2023	2024	2025	2026	2027						
03. ENERGY CONSERVATION AND MECH/ELECT/PLUMB EFFICIENCIES														
01 Public Buildings - Energy Efficiencies Upgrades 02 Parks, Open Space, Common Exterior Spaces Lighting Upgrades 03 EV Charging Stations Installation 04 PV Installations Project 05 Emergency Generator/Backup Power System Enhancements	2025	2025	2025	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000	\$ 150,000	\$ 320,000	\$ 53,333.33			
	2024	2024	2025	\$ -	\$ -	\$ 25,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 310,000	\$ 51,666.67			
	2025	2025	2025	\$ -	\$ -	\$ -	\$ 30,000	\$ 100,000	\$ 250,000	\$ 380,000	\$ 63,333.33			
	2025	2025	2026	\$ -	\$ -	\$ -	\$ 30,000	\$ 150,000	\$ 250,000	\$ 430,000	\$ 71,666.67			
	2025	2025	2025	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 250,000	\$ 350,000	\$ 58,333.33			
03. SUBTOTAL ENERGY CONSERVATION AND MECH/ELECT/PLUMBING EFFICIENCIES				\$ -	\$ -	\$ 25,000	\$ 290,000	\$ 480,000	\$ 995,000	\$ 1,790,000	\$ 298,333.33			
04. PROGRAM OPERATIONAL CHANGES														
01 Public Facilities Utilities Infrastructure Improvements 02 Public Facilities Site/Civil/Grounds/Parking Improvements 03 Public Facilities Fisheries/Environmental Enhancements 04 Public Facilities Emerging Projects (Multi-Year Annual Budget)	NA	NA	Annual	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,500,000	\$ 250,000.00			
	NA	NA	Annual	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ 1,350,000	\$ 225,000.00			
	NA	NA	Annual	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000	\$ 100,000.00			
	NA	NA	Annual	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000	\$ 100,000.00			
	04. SUBTOTAL PROGRAM OPERATIONAL CHANGES			\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 675,000	\$ 4,050,000	\$ 675,000.00			
TOTALS:				\$ 2,570,000	\$ 23,227,506	\$ 45,693,520	\$ 32,088,083	\$ 19,070,000	\$ 4,965,000	\$ 127,614,109	\$ 21,269,018			
05. PUBLIC WORKS TRANSPORT. & UTILITIES INFRASTRUCTURE IMPROVEMENTS - NOTE THIS IS NOT A COMPREHENSIVE LIST OF ALL TRANSPORTATION AND UTILITIES PROJECTS UNDER SEPARATE PLANS (SHOWN HERE FOR REFERENCE ONLY)														
01 Annual Paving Overlay Projects 02 Annual Pavement Striping 03 Annual ADA/Sidewalks Improvements 04 Water System Infrastructure Projects 05 Sanitary Sewer Piping Projects 06 Storm Drain Systems Projects 07 Treatment Plant and Pump Stations Improvements Projects 08 North Shore Levee Project Fry Creek Pump Station 09 North Shore Levee Project Phase 1 Levee East of Port (Aberdeen's Portion) 10 North Shore Levee Project Phase 2 Levee West of Port (Aberdeen's Portion) 11 North Shore Levee Stormwater Improvements 12 Aberdeen US 12 Highway-Rail Separation Project 13 North Aberdeen Bridge Replacement Project 14 Public Works Emerging Projects (Multi-Year Annual Budget)	NA	NA	Annual	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 6,000,000	\$ 1,000,000.00			
	NA	NA	Annual	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 900,000	\$ 150,000.00			
	NA	NA	Annual	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 900,000	\$ 150,000.00			
	NA	NA	Annual	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 900,000	\$ 150,000.00			
	NA	NA	Annual	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 900,000	\$ 150,000.00			
	NA	NA	Annual	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 900,000	\$ 150,000.00			
	NA	NA	Annual	\$ 450,000	\$ 450,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,500,000	\$ 250,000.00			
	2021	2022	2023	\$ 4,000,000	\$ 4,000,000					\$ 8,000,000	\$ 1,333,333.33			
	2021	2022	2024		\$ 500,000	\$ 20,000,000				\$ 20,500,000	\$ 3,416,666.67			
	2021	2022	2025		\$ 475,000		\$ 20,000,000			\$ 20,475,000	\$ 3,412,500.00			
	2021	2022	2025				\$ 250,000	\$ 250,000	\$ 250,000	\$ 750,000	\$ 125,000.00			
	2021	2021	2023		\$ 2,540,000	\$ 10,240,000	\$ 39,040,000	\$ 180,000		\$ 52,000,000	\$ 8,666,666.67			
	2024	2025	2025			\$ 500,000	\$ 2,977,000	\$ 17,507,700		\$ 20,984,700	\$ 3,497,450.00			
	NA	NA	Annual	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 900,000	\$ 150,000.00			
04. SUBTOTAL PROGRAM OPERATIONAL CHANGES				\$ 6,350,000	\$ 9,865,000	\$ 32,790,000	\$ 64,317,000	\$ 19,987,700	\$ 2,300,000	\$ 135,609,700	\$ 22,601,616.67			
TOTALS:				\$ 8,920,000	\$ 33,092,506	\$ 78,483,520	\$ 96,405,083	\$ 39,057,700	\$ 7,265,000	\$ 263,223,809	\$ 43,870,634.83			
POTENTIAL FUNDING SOURCES - NOTE THIS IS NOT A COMPREHENSIVE LIST, REPRESENTS POTENTIAL SOURCES OF REVENUE TO OFFSET CAPITAL EXPENDITURES														
Note 1	Insurance Settlement Funding for Gateway (\$7m), RISE (\$750K), USDA (\$3.5M), Murray CDS (\$6M)					\$ (250,000)	\$ (6,500,000)	\$ (7,500,000)	\$ (370,000)	\$ -	\$ -	\$ (14,620,000)	\$ (2,436,666.67)	
Note 2	Museum Funds (2022-2023 = RPM Est. for basic improvements, 2025-27 are unknown funds/improvements.)					\$ (250,000)	\$ (1,350,000)	\$ (300,000)	\$ (300,000)	\$ (300,000)	\$ (250,000)	\$ (2,750,000)	\$ (458,333.33)	
Note 3	Private Library Funding Sources (this is fund-neutral to City, if project is more \$\$, private funds need to offset)					\$ (250,000)	\$ (1,350,000)	\$ (300,000)	\$ -	\$ -	\$ -	\$ (1,900,000)	\$ (316,666.67)	
Note 4	Funding from ARPA (currently utilized for public safety salaries, not available funds for capital projects)					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Note 5	Funding from CERB (assumes max of \$900K awarded annually)					\$ -	\$ (900,000)	\$ (900,000)	\$ (900,000)	\$ (900,000)	\$ (900,000)	\$ (4,500,000)	\$ (750,000.00)	
Note 6	Funding from US EDA					\$ -	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (5,000,000)	\$ (833,333.33)	
Note 7	Funding from USDA Set Aside					\$ -	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (500,000)	\$ (2,500,000)	\$ (416,666.67)	
Note 8	Funding from State Capital Budget (RPM believes more may be available than stated annually)					\$ -	\$ (2,500,000)	\$ (2,500,000)	\$ (2,500,000)	\$ (1,000,000)	\$ (1,000,000)	\$ (9,500,000)	\$ (1,583,333.33)	
Note 9	Funding from County Tourism					\$ -	\$ (250,000)	\$ (250,000)	\$ (250,000)	\$ (250,000)	\$ (250,000)	\$ (1,250,000)	\$ (208,333.33)	
Note 10	Funding from RFA Bond/Levy and RFA Taxes (assumes bond passes in 2024 for funds in 2025)					\$ -	\$ -	\$ -	\$ (3,250,000)	\$ (800,000)	\$ (750,000)	\$ (4,800,000)	\$ (800,000.00)	
Note 11	Local Funds (any assessed impact fees or special use taxes, loans, other sources can be added here)													
Note 12	State Funds					\$ (4,000,000)	\$ (12,000,000)	\$ (45,000,000)	\$ (40,000,000)	\$ (20,000,000)	\$ (1,500,000)	\$ (122,500,000)	\$ (20,416,666.67)	
Note 13	Federal Funds					\$ (2,450,000)	\$ (6,000,000)	\$ (18,000,000)	\$ (45,000,000)	\$ (13,500,000)	\$ (1,000,000)	\$ (85,950,000)	\$ (14,325,000.00)	
Note 14	Funding from other identified sources (or shortfall)					\$ (1,720,000)	\$ (742,506)	\$ (2,233,520)	\$					