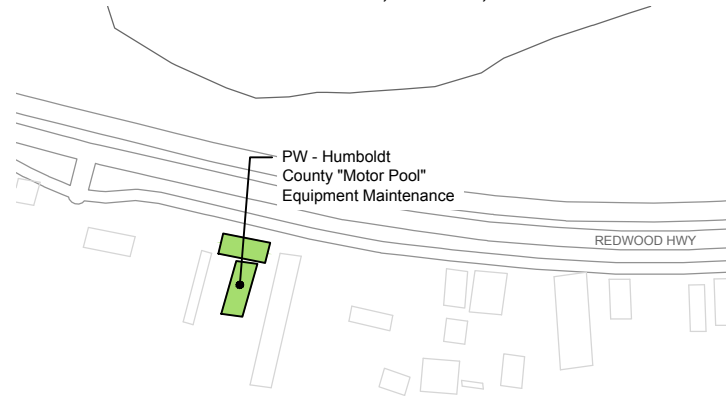


# HUMBOLDT COUNTY MOTOR POOL EQUIPMENT MAINTENANCE

Location: 3130 Jacobs Avenue, Eureka, CA 95501



Year Built: 1985

Asset No.: N/A

Area: N/A SF

Department(s):

Use: Motor Pool & Equipment Maintenance

Public Works

### Ownership

- County Owned
- Leased

### Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

### Planning Status

- Retain
- Renovate
- Dispose

### Building Description

The Humboldt County Motor Pool Equipment Maintenance Center is located on the North East edge of Eureka, CA, just south of Highway 101 in an industrial zone across from Woodley Island with views of Arcata Bay. This facility provides housing for operations required to maintain and repair vehicles and equipment owned by the county.

There are both interior and exterior service and storage areas throughout the site and facility. Interior spaces provided are mostly warehouse structures with steel framing, corrugated metal siding and roofing with occasional skylights, concrete floors and large roll-up doors. Offices, restrooms, smaller parts storage areas and employee break areas inside these structures are largely wood framed and standing independently inside of the main steel frames that compose the warehouses. Industrial grade lifts and cranes are placed throughout the main warehouse space. Various cords and air hoses for equipment maintenance are suspended from the warehouse ceiling adjacent to maintenance bays. Exposed air system ducting runs throughout the main warehouse, suspended from the ceiling.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures			✓			
1.03 Gates			✓			
1.04 Sidewalks/ Walkways						✓
1.05 Curbing					✓	
1.06 Parking Pavement				✓		
1.07 Patios			✓			
1.08 Ground Cover				✓		
1.09 Trees						✓
1.10 Exterior Lighting Fixtures			✓			
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias						✓
2.03 Windows				✓		
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing						✓
3.03 Leakage				✓		
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System					✓	
4.04 Walls				✓		
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors				✓		
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments					✓	
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				✓
7.02 Accessible Routes						✓
7.03 Toilet						✓
7.04 Building Elements						✓

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** Landscaping surrounding this facility is overgrown with mown ground cover patches and sprouting weeds in many places. Fences appear to be in acceptable condition but are covered in overgrown weeds especially at the back of the site. Some cracking and discoloration is evident on parking surfaces. Hoses and other equipment around the site has been improperly stored and/or concealed.

**Exterior Envelope:** Rusting is evident on some building cladding materials. Exterior man door hardware is corroded especially around the Tire Shop door.

**Roof:** Skylights have accumulated debris visible from below and are leaking in some places.

**Structure:** Bolted connections at steel column corners and some tension members show some surface rust and discoloration.

**Interior Elements:** Vinyl flooring in break room/kitchen area is showing accumulated grime and some separation at wall and threshold transitions. Stored items and furniture throughout the facility may be hindering accessible pathways.

**MEP:** Fire suppression sprinklers are outdated. Electrical system is not ideal for the functions performed in this facility. Fluorescent lighting throughout the building is inefficient.

### Summary of Recommendations

**Site:** Remediate weed growth as well as unhealthy and weedy ground cover. Repair cracks in asphalt if surface becomes uneven. Organize and store (or dispose of) equipment left out around the site.

**Exterior Envelope:** Replace rusted siding panels if rusting has compromised the structural integrity of the material. Replace frame and hardware at damaged man doors.

**Roof:** Clean debris from skylights to prevent further damage and repair or replace leaking skylights.

**Structure:** Further investigation is required to discern structural maintenance needs for this building.

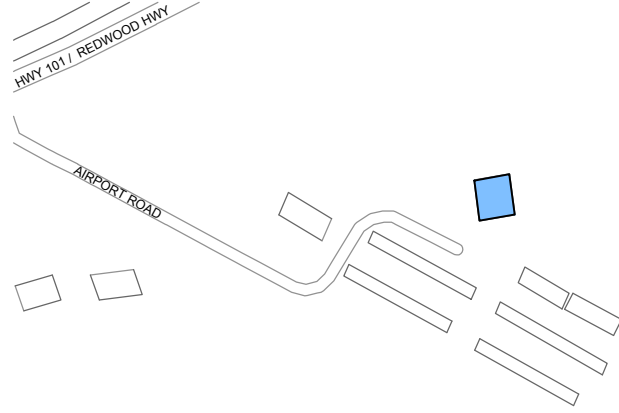
**Interior Elements:** Clean and possibly replace vinyl flooring before total separation occurs. Consider rearranging interior to maximize facility usage.

**MEP:** Upgrade fire suppression sprinkler system. Expand and/or update electrical system. Replace fluorescent lights with LED or similar fixtures.



# MURRAY FIELD TERMINAL

Location: 4100 Jacobs Ave, Eureka, CA 95501



Year Built: 1948

Asset No.: 204

Area: 11,610 SF

Department(s):

Use: Main Hanger, Restaurant, Shop

Murray Field Terminal

### Ownership

- County Owned
- Leased

### Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

### Planning Status

- Retain
- Renovate
- Dispose

### Building Description

The Murray Field Terminal is a regional general aviation facility owned and operated by Humboldt County. This site provides a base of operation for local pilots and serves as a point of air access to Humboldt County communities. In addition, it plays a critical role to nearby communities by providing services in the event of an emergency or natural disaster. The 11,610 square foot structure is located in the southwest quadrant of the Airport and houses Northern Air's business office, flight school, gift shop, corporate hangar, charter activities and previously housed a café.

The steel framed structure was built in 1948. The hangar's exterior consists of corrugated metal walls and a gable roof. The other exterior areas of the building have wood siding walls, a flat roof and casement windows. In the main hangar interior, the steel frame structure is exposed including rigid frame rafters and columns, girts and cable bracings. The main hangar has a metal gable roof. At the interior, the administration and gift shop areas are composed of gypsum board partitions, carpet and wood ceilings. The empty café area has gypsum board partitions and ceilings and vinyl floors.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures					✓	
1.03 Gates					✓	
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing					✓	
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover						✓
1.09 Trees						✓
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs/ Ramp						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface					✓	
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing					✓	
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls					✓	
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring						✓
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site					✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** Some cracking is visible in asphalt surrounding the building. Weeds are growing in asphalt cracks and near facility wall bases. Exterior light fixtures have accumulated mildew and are visibly aging. Panels and structure of the exterior phone booth are warped.

**Exterior Envelope:** Exterior paint finish is flaking off metal siding especially on the South side of the building. Single pane windows are inefficient and visibly aged. Exterior sliding doors have been reported to come off their tracks.

**Roof:** Some rusting is visible on the corrugated metal roof surface. Skylights have accumulated mildew and debris.

**Structure:** Rust is apparent on bolted corner connections of the steel structure. Paint over steel structure is peeling away due to rust in several areas. The structure is deteriorated at areas near the doors. There is some wood rot in the roof structure. Structure likely requires extensive renovation.

**Interior Elements:** Carpet in gift shop is stained in several places. Storage in hangars is a potential hazardous materials concern. Restaurant area is in fair condition with the exception of a dirty grease trap.

**MEP:** Fluorescent lighting throughout the facility is inefficient.

### Summary of Recommendations

**Site:** Remediate unwanted plant growth around the building. Replace compromised exterior light fixtures. Replace or remove deteriorating exterior phone booth.

**Exterior Envelope:** Repaint metal siding with suitably durable exterior paint. Replace inefficient windows as possible especially in heavily trafficked areas. Investigate exterior sliding door track issues, replace track hardware if possible and replace entire door panel as well if necessary.

**Roof:** Replace rusted roof panels and consider full roof replacement. Clean skylights to prevent damage.

**Structure:** Obtain cost estimates for structural renovation of metal and wood components.

**Interior Elements:** Clean and replace carpeting in gift shop. Organize and create proper storage for materials in the storage hangar. Clean and maintain grease trap in restaurant area prior to tenant moving in.

**MEP:** Update lighting throughout the facility.



Location: 2002 Harrison Ave, Eureka, CA 95501



Year Built: N/A

Asset No.: 10

Area: 25,650 SF

Department(s):

Use: Office

Probation Department,  
Regional Facility

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Humboldt County Probation Department is located on the East side of Eureka, CA off of Harrison Avenue. The building is two stories, with a ground level entrance to the second floor on the East side of the building, and additional access via a walkout lower level on the West side. This facility assists with the processing of probation issuance and rehabilitation of probation recipients.

The building exterior and some interior finishes are comprised of painted Concrete Masonry Units with some wooden siding on the exterior. Interior partitions are typical stud and gypsum board construction. Interior flooring is primarily vinyl tile with occasional carpeting. Ceilings are mostly suspended acoustic ceiling tile systems in public areas, with minimal ceiling and wall finishing in maintenance areas (exposed insulation, structure, etc). Some kitchen and lounging areas are provided although most space is dedicated to office and public reception uses.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures						✓
1.03 Gates						✓
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement				✓		
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees						✓
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface					✓	
3.02 Roof Equipment Curbing					✓	
3.03 Leakage					✓	
3.04 Ponding Water					✓	
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing						✓
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems						✓
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site					✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Weeds are growing between cracks in sidewalk, curbing and pavement. Primary ground cover plants are dying and there are weeds growing throughout grass and mulch areas.

**Exterior Envelope:** Exterior envelope appears to be in acceptable condition although some discoloration and potential damage was observed at roof eaves and the edges of roof flashing. Single pane windows in the facility are inefficient and have deteriorating seam materials. Paint is peeling and faded in areas.

**Roof:** The roof will be replaced as part of the Juvenile Hall project.

**Structure:** (not assessed)

**Interior Elements:** Flooring materials on carpeted interior stairs are discolored and worn down. Some discoloration is also apparent in vinyl flooring at reception counter area and around vending machine/kitchen areas. Insulation in mechanical room is tearing away from the ceiling especially around the roof access hatch. Some wall partitions in stair areas have peeling paint and very visible wear and tear. Wainscot in toilet area is ripped and torn especially in corners and around wall mounted accessory points of contact. Discoloration and added insulation around plumbing fixtures implies possible leakage.

**MEP:** Forced air units will be replaced as part of the Juvenile Hall project.

Summary of Recommendations

**Site:** Mediate unhealthy ground cover, update landscaping to drought resistant plants optional. Remove weeds growing in mulched and paved areas.

**Exterior Envelope:** Investigate and mediate discoloration at roof eaves and flashing. Replacement of windows is optional.

**Roof:** The roof will be replaced as part of the Juvenile Hall project.

**Structure:** N/A

**Interior Elements:** Replace carpet on stairs with more durable and slip resistant material. Clean and potentially replace damaged vinyl flooring tiles. Secure detaching insulation in mechanical room to the ceiling. Repaint deteriorated wall partition caps. Replace compromised restroom wall material. Investigate leaking plumbing and replace as necessary.

**MEP:** Forced air units will be replaced as part of the Juvenile Hall project.



**PARENT VISITATION**

Location: 2910 H St, 15D, Eureka, CA 95501



Year Built: N/A      Asset No.: 20  
 Area: 2,589 SF      Department(s):  
 Use: Office      Department of Public Health

**Ownership**  
 County Owned  
 Leased

**Planning Status**  
 Retain Facility, but Consider Alternative Locations for Program  
 Renovate  
 Dispose

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

**Building Description**

The Parent Visitation facility is located on the corner of H Street and Russ Street in Eureka. The 4,762 square foot building houses the Healthy Moms Program of the Department of Health and Human Services. As part of the County's alcohol and addiction treatment program, Healthy Moms is dedicated to assist women in treating their addictions and to support them to become healthy, productive women and mothers. The facility also provides child care on site for children under 6 years.

The Healthy Moms' Division is composed of two structures. Both consist of hip roof structures supported by wood frame walls over lower concrete foundation walls. Both building exteriors are composed of stucco walls, asphalt shingled hip roofs, bay and single hung windows and panel doors. H Street building interiors have gypsum board walls, vinyl floors and some ceilings are gypsum board others are ACT.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures			✓			
1.03 Gates					✓	
1.04 Sidewalks/ Walkways			✓			
1.05 Curbing					✓	
1.06 Parking Pavement					✓	
1.07 Patios			✓			
1.08 Ground Cover					✓	
1.09 Trees					✓	
1.10 Exterior Lighting Fixtures						✓
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias					✓	
2.03 Windows			✓			
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing						✓
3.03 Leakage			✓			
3.04 Ponding Water			✓			
3.05 Roof Drains			✓			
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls					✓	
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring			✓			
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition			✓			
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter			✓			
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems			✓			
6.05 Gas Distribution Systems			✓			
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Ground cover has dead patches and weeds growing in some places. Front lawn is dry. A small parking is located adjacent to the facility.

**Exterior Envelope:** Exterior finishes appear to be in functional condition with some seemingly cosmetic cracking and other manageable signs of wear and tear on envelope materials.

**Roof:** Roof surfaces and accessories on this building appear to be in functional condition. Downspouts are in good condition but gutters appear to be in poor condition and may be clogged.

**Structure:** Exposed foundation has slight cracking visible in some areas. Cracking on building exterior could be a cause of a deficient structure.

**Interior Elements:** Finishes appear to be in functional condition throughout the interior of this facility. Both basement and main levels are finished in VCT flooring. Kitchen area is not ADA compliant.

**MEP:** Mechanical, electric and plumbing systems for this building appear to be in good condition and adequate for the facility's needs.

**Summary of Recommendations**

**Site:** Remediate ground cover weeds and dead patches. Restripe parking lot.

**Exterior Envelope:** Further investigation is required to discern if visible cracking on exterior walls indicates any issues that are more serious than cosmetic.

**Roof:** Monitor and maintain roof finishes and accessories regularly and as needed. Maintain gutters accordingly or install new gutters if desired.

**Structure:** Further assess the structure to determine if exterior cracking is structural or cosmetic.

**Interior Elements:** Continue to monitor and maintain interior building finishes regularly and as needed. Consider ADA elements for high traffic areas.

**MEP:** Continue to monitor and maintain building systems regularly and as needed.



Location: 2944 D St, 15A, Eureka, CA 95501



Year Built: N/A

Asset No.: 23

Area: 2,471 SF

Department(s):

Use: Service

Department of Health and Human Services

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The parent visitation is located on D Street, between Grotto and Harris Streets. The 2,161 square foot building houses the Healthy Moms Program of the Department of Health and Human Services. As part of the County's alcohol and addiction treatment program, Healthy Moms is dedicated to assist women in treating their addictions and to support them to become healthy, productive women and mothers. The facility also provides child care on site for children under 6 years.

The building's structure consist of a hip roof supported by wood framed walls over a concrete foundation. The building's exterior is composed of stucco walls, asphalt shingles on the roof, panel doors and single hung and bay windows. In the interiors, the facility has gypsum board walls, vinyl floors and wood cabinets in the kitchen and restrooms. D Street building interiors have gypsum board walls and ceilings, and vinyl floors.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences		✓				
1.02 Walls/ Structures						✓
1.03 Gates					✓	
1.04 Sidewalks/ Walkways						✓
1.05 Curbing						✓
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains				✓		
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing					✓	
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls					✓	
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings		✓				
5.02 Flooring		✓				
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors				✓		
5.05 Toilet Condition			✓			
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter				✓		
5.10 Shower Compartments				✓		
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes					N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Fence hardware is rusted especially around latch. Ground cover has weeds and some dead patches. Asphalt parking areas and walkways show cracking with weeds growing in cracks. Exterior light fixtures are dirty and could be updated.

**Exterior Envelope:** Some cracking is present in exterior wall finish with heavy weathering apparent around windows that are missing trim on backside of the facility. Deterioration and accumulated mildew is present at roof fascia around gutters. Single pane windows are inefficient and show cracking and discoloration around some seams. Ground level venting is dented and shows heavy wear and signs of incomplete repair.

**Roof:** Roof surface appears to be in functional condition. Paint is peeling from metal gutters and downspouts in some places and some downspouts are cracked at their ground level outlet.

**Structure:** Exterior finish is cracked in many places which may be a sign of structural shifting. Foundation is also cracked and deteriorating at various rates in certain spots.

**Interior Elements:** Interior elements appear to be in acceptable condition with above average wear and tear evident in mirror at the bathroom vanity and on the floor in the mechanical room.

**MEP:** Water heater is potentially outdated and in need of repair or replacement.

Summary of Recommendations

**Site:** Replace exterior gate latch and other rusted hinge hardware as needed. Remediate weeds and dead patches in ground cover. Remove weeds from asphalt cracking, repair cracks where surfaces are uneven. Clean and potentially replace exterior light fixtures.

**Exterior Envelope:** Further investigation is required to discern extent cracking in exterior envelope is more than cosmetic; repaint and possibly repair weathered wall finish around windows. Clean and possibly repaint eave and fascia areas. Replace inefficient windows and broken trim. Fully replace compromised ground level vents.

**Roof:** Repaint or replace gutters with peeling finishes, replace cracked downspout parts.

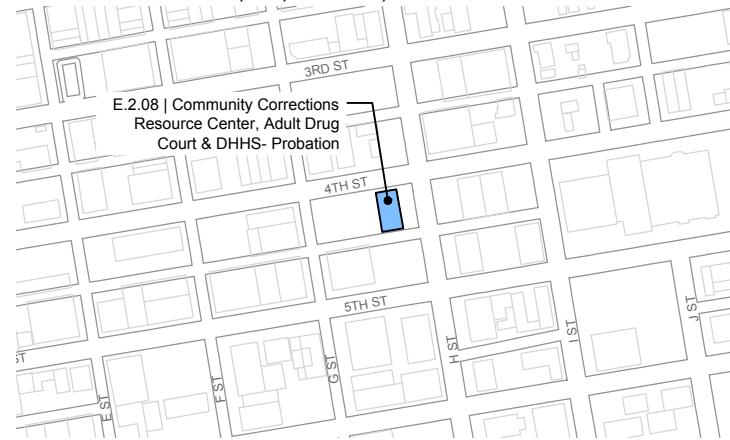
**Structure:** Further investigate structure to determine if any retrofit measures are necessary.

**Interior Elements:** Replace restroom mirror and consider accessibility improvements to kitchen and other areas.

**MEP:** Investigate functionality of facility systems, update or maintain as needed.



Location: 404 H St, 3F, Eureka, CA 95501



Year Built: N/A Asset No.: 27  
 Area: 7,334 SF Department(s):  
 Use: Correction Resource Probation & DHHS

- Ownership**
- County Owned
  - Leased
- Planning Status**
- Retain
  - Renovate
  - Dispose
- Average Building Condition:**
- Excellent/ Compliance
  - Good
  - Fair
  - Poor
  - Critical/ Non-Compliance

**Building Description**

The Community Corrections Resource Center is a 7,334 square foot facility located on the Eastern Edge of Eureka's Old Town district, at the corner of H Street and 4th Street. This facility accommodates programs to improve access to services to reduce an offender's likelihood of committing a new offense. Some of these programs include: correctional supervision, substance abuse and mental health assessment and treatment, vocational services and resources to connect a high-risk individuals to other community resources.

The building is single story with a flat roof and exposed glulam beam structure. Exterior finishes are largely glazing and brick veneer while overhanging roof eaves around the building are supported by painted, exposed wooden beams. Interior finishes include mostly vinyl flooring, painted CMU and standard gypsum walls with ceiling mounted fluorescent light fixtures throughout. The interior of the building houses offices as well as open group meeting spaces. Some storage, as well as materials for group presentations and meal preparation are present inside this facility.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates						✓
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement			✓			
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias			✓			
2.03 Windows				✓		
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water				✓		
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts						✓
<b>4 Structure</b>						
4.01 Foundation/ Footing						✓
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring		✓				
5.03 Interior Walls/ Partitions		✓				
5.04 Interior Doors				✓		
5.05 Toilet Condition				✓		
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions				✓		
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter				✓		
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems						✓
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems						✓
6.05 Gas Distribution Systems						
6.06 Fire Suppression Systems						
<b>7 ADA Compliance *</b>						
7.01 Site	Yes					N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Freestanding exterior walls around the facility have accumulated debris and grime and are deteriorating in some places with weeds growing at wall bases. Some cracking and accumulated debris is present on sidewalks and walkways. Weeds are growing and curb to asphalt connections around the facility. Exterior lighting fixtures are outdated and have accumulated mildew on lenses, hindering their lighting ability.

**Exterior Envelope:** Single pane exterior windows in place on this building are inefficient and are showing deterioration at their edges.

**Roof:** Discoloration on the roof surface suggests ponding water is present. Roofing material seams have been patched.

**Structure:** (not assessed)

**Interior Elements:** Interior flooring finishes are a mixture of vinyl tile and carpet. Interior paint is in good condition. Different ceiling types are present including acoustical ceiling tiles and portions with exposed wood.

**MEP:** Building systems were not assessed in depth for this report, although freestanding fans placed inside the building suggest HVAC systems may not be adequate. Fluorescent lighting fixtures throughout the facility are inefficient

**Summary of Recommendations**

**Site:** Clear debris and weeds from exterior walls to assess extent of repair needed (if any, once plant matter is removed). Clear debris and weeds from walkways around the site, repair cracking if cracks are causing the surface to be uneven. Replace exterior lighting fixtures.

**Exterior Envelope:** Replace single pane glazing systems with more efficient options on the facility exterior.

**Roof:** Further investigation is required to discern if replacement of roof materials and/or roof drainage systems is necessary to prevent leakage inside the building.

**Structure:** (not assessed)

**Interior Elements:** Continue to monitor and maintain interior building finishes regularly and as needed.

**MEP:** Further investigation is required to investigate effectiveness of this facility's mechanical, electrical and plumbing systems. Replace fluorescent lighting with LED or similar energy efficient alternative fixtures.



Location: 720 Wood St; 6, Eureka, CA 95501



Year Built: N/A      Asset No.: 43  
 Area: 27,240 SF      Department(s):  
 Use: Clark Complex      Clark Complex, CSU, SV, Med Support

**Ownership**  
 County Owned  
 Leased

**Planning Status**  
 Retain  
 Renovate  
 Dispose

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

**Building Description**

The Mental Health Main Office - Clark Complex facility is located on Wood Street between H and I Streets. The original facility was built around 1916 as a hospital, in 1950 the Clark addition was added. The hospital moved out in the late 1970s. The facility now houses the following divisions of the Humboldt County Department of Health and Human Services: Crisis Stabilization Unit (CSU), Sempervirens (SV) and Medical Support.

The 3-story with basement building includes 23,600 square feet. The building's structure is composed of wood framed walls, a flat roof and a concrete slab on grade foundation. The original concrete construction with storefront windows on the first floor and stucco walls on the upper levels can be observed on the north façade as well as the main entry steel canopy. Later renovations to the south and west facades consist of wood siding, single hung windows and single glass panel doors. Typically the building's interior consists of vinyl floors, gypsum board partitions and acoustical ceiling tiles.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures					✓	
1.03 Gates						✓
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing				✓		
1.06 Parking Pavement				✓		
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees				✓		
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish						✓
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface						✓
3.02 Roof Equipment Curbing					✓	
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System				✓		
4.04 Walls					✓	
4.05 Covered Walkway/Canopy					✓	
<b>5 Interior Elements</b>						
5.01 Ceilings						✓
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition						
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems						✓
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Sidewalks and pathways surrounding this building have some cracking and discoloration. Ground cover is in poor condition with most of the grass being dead and weeds growing throughout. Paint is fading on steps and curbing.

**Exterior Envelope:** Single pane windows have excessive debris build up and a few have broken sliders; faculty reports water intrusion through windows in winter months. Canopy over hospital entrance is rusted. Some exterior windows have had their frames removed. Exterior door frame has deteriorated framing at threshold. Some siding boards have flaking paint and accumulated grime/mildew.

**Roof:** Leaking observed below outdoor mechanical equipment area. Asbestos materials are in use on the roof, some of which are showing bubbling. Accessible roof areas do not have safety railings in place.

**Structure:** The structure was evaluated after the 2010 Eureka earthquake.

**Interior Elements:** Ceiling tiles especially in some hallway and other transition areas are uneven, stained and cracked. Lobby carpeting is visibly aged with staining and some material separation. Paint is faded from walls. Protruding wall corners throughout the facility are dented and chipped. Offices are cramped. Kitchen operators have trouble packing in food with patient activity. Laundry facilities are too small for current hospital operations and in constant use. Showers are too small and there are only three total

**Summary of Recommendations**

**Site:** Replace components of concrete walkway when cracks become a tripping hazard or grind to flush (temporary solution). Revitalize lawn care maintenance or replace grassy areas with more durable and drought-tolerant ground covering. Clean and repaint faded curbs.

**Exterior Envelope:** Replace windows with efficient models or clean existing windows and replace broken components; install proper exterior trim/frames on windows. Replacement of entrance canopy will need to happen eventually. Remove deteriorated frame and threshold pieces from exterior doors, replace with more durable material. Clean and repaint siding if necessary and preferably paint all siding to prevent patchy appearance.

**Roof:** Investigate roof leakage and proceed with fixes as needed. Investigate extent of Asbestos deterioration and application, safely remove and replace with nontoxic roofing materials.

**Structure:** N/A

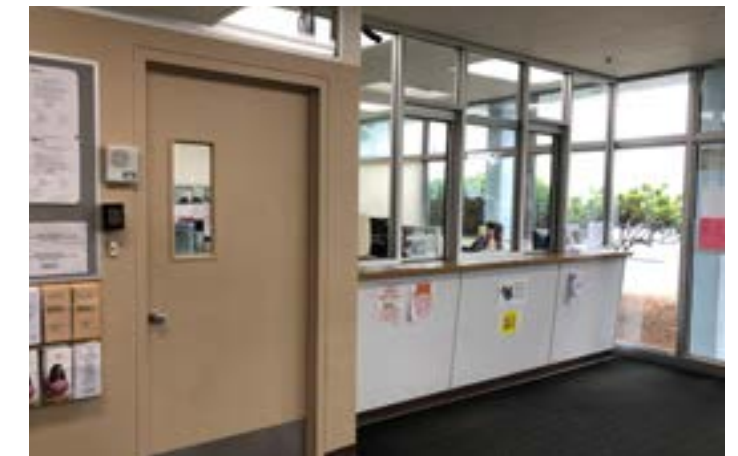
**Interior Elements:** At minimum, replace damaged and stained ceiling tiles. Ideally replace ceiling cover support and cladding system. Clean and repaint damaged wall corners and consider placing bumpers over wall corners. Reconfigure office spaces so they are not so packed. Remodel kitchen area and provide different means of food delivery possibly with direct access to a secured delivery area. Provide appropriately sized laundry facility and showers.

showers for patients to use.

**MEP:** Fire suppression system has some rusty sprinkler heads and detection systems are inadequate. A new boiler was installed in 2017 but tubing was not. Chrysler Air Temperature Unit is out of service, as is a McDonnell unit, although systems work well for the age of the building. One shower is constantly leaking with valves mixing. Fire alarm system requires replacement.



**MEP:** Further investigation of fire detection and suppression system is needed to determine proper course of action. In the meantime, replace rusted sprinkler heads. Service out-of-commission systems and replace as needed. Replace fire alarm system wiring and alarm units.



Location: 730 Harris St, 7H, Eureka, CA 95503



Year Built: N/A      Asset No.: 44  
 Area: 1,410 SF      Department(s): Mental Health  
 Use: Office

Ownership:  County Owned,  Leased  
 Average Building Condition:  Excellent/ Compliance,  Good,  Fair,  Poor,  Critical/ Non-Compliance  
 Planning Status:  Retain,  Renovate,  Dispose

**Building Description**

The Department of Health and Human Services - Mental Health Office Facility is located on Harris Street, between I Street and H Street. The building houses the Sempervirens Psychiatric Health Division and offers treatment for clients who have serious and persistent mental illness that need acute psychiatric care.

The building is composed of a wood framed structure with a flat roof. The building facades consist of stucco walls, fixed and slider windows and a flat attached canopy. The building interiors consist of gypsum board walls and ceilings with both VCT flooring and carpeting. This facility is located across the street from the Clark Complex and the Mental Health Hospital.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures						✓
1.03 Gates						✓
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement			✓			
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures			✓			
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish		✓				
2.02 Eaves and Fascias				✓		
2.03 Windows			✓			
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures	✓					
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage			✓			
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts						✓
<b>4 Structure</b>						
4.01 Foundation/ Footing			✓			
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls				✓		
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring			✓			
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition			✓			
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures			✓			
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems			✓			
6.03 Voice and Data Systems			✓			
6.04 Plumbing Systems			✓			
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				✓
7.02 Accessible Routes						✓
7.03 Toilet						✓
7.04 Building Elements						✓

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Sidewalks and pathways around the facility have some cracking with weeds growing in cracks and at curbing seams. Ground cover is overgrown around landscaping bushes and is spilling over curbs. Weeds, dead patches and debris are scattered throughout the ground cover as well.

**Exterior Envelope:** Flashing material at the top of exterior walls is visibly warped and discolored in several spaces. Mounted light fixtures have been recently replaced.

**Roof:** Parapet caps are in poor condition. Roof access was not provided.

**Structure:** There is slight cracking at exterior wall finish which may be a sign of structural shifting.

**Interior Elements:** Interior finishes consist of vinyl and linoleum tile flooring and plaster ceilings. Door frames are chipping paint at their bases. No lighted exit signage.

**MEP:** Floor vents are dirty in places. No MEP complaints were reported or other deficiencies observed.

**Summary of Recommendations**

**Site:** Remediate weeds and overgrown ground cover around the site. Repair sidewalk cracks if they are causing the pathway surface to be uneven.

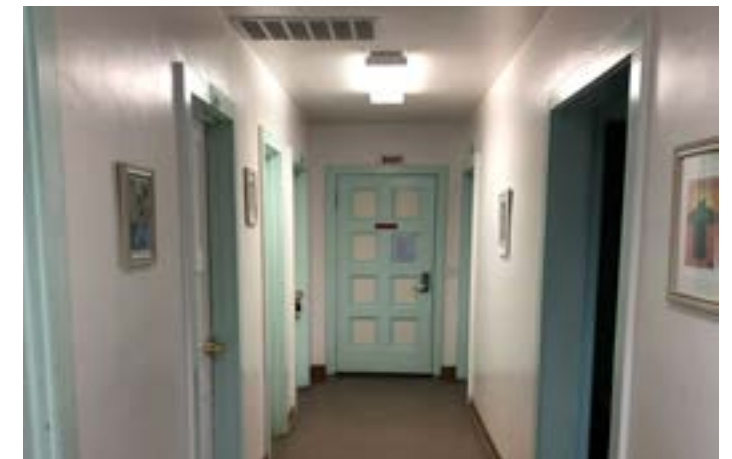
**Exterior Envelope:** Investigate flashing warping, replace and reseal if necessary.

**Roof:** Replace parapet caps with new. Maintain roof properly by assessing the roof and taking care of any roof deficiencies related to ponding water, leakage and drainage.

**Structure:** Further evaluate the structure accordingly.

**Interior Elements:** Paint door frames and consider replacement of break room flooring.

**MEP:** Clean floor vents and maintain MEP systems accordingly.





Location: 734 Russ St, 7B, Eureka, CA 95501



Year Built: N/A      Asset No.: 45  
 Area: 1,750 SF      Department(s):  
 Use: Administration      Public Health Branch - AOD

**Ownership**  
 County Owned  
 Leased

**Planning Status**  
 Retain  
 Renovate  
 Dispose

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

**Building Description**

The Alcohol and Other Drugs Administration (AOD) facility is located at 734 Russ Street in Eureka, California. The 1,220 square foot building houses Alcohol and Other Drugs Administration Division for the Department of Health and Human Services. AOD Prevention Program works to prevent harm caused by alcohol and other drugs in Humboldt County. They work with the community to promote social norms and environments that support healthy choices.

The structure is composed of a gable roof supported by wood framed walls. The building facades are composed of stucco walls, single hung windows, panel doors and asphalt shingle roofing. The interiors consist of gypsum board walls and ceilings with vinyl and carpet floors.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures						✓
1.03 Gates						✓
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing					✓	
1.06 Parking Pavement					✓	
1.07 Patios					✓	
1.08 Ground Cover					✓	
1.09 Trees					✓	
1.10 Exterior Lighting Fixtures		✓				
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias						✓
2.03 Windows					✓	
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts						✓
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System				✓		
4.04 Walls					✓	
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors				✓		
5.05 Toilet Condition				✓		
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter					✓	
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Accumulated plant debris and weeds are present around the site especially near asphalt to concrete transitions and cracks in the asphalt. Ground cover is overgrown in some areas and patchy in others with dead spots and weeds throughout. Wooden outdoor picnic table and benches are showing a high level of weathering and accumulated mildew.

**Exterior Envelope:** Paint on fascia around the building is peeling, with material underneath paint showing deterioration as well. Single pane windows are inefficient. Rear porch railing is very rusted with rust residue on the building exterior. Eaves are in poor condition with paint peeling and other signs of deterioration.

**Roof:** Roofing material appears to be in acceptable condition. Gutters are in poor condition with plants growing in them and downspouts are very dirty with some draining directly to the asphalt.

**Structure:** Some exterior walls are showing cracking at their bases, indicating possible structural movement or separation from foundation.

**Interior Elements:** Multiple flooring materials have been used throughout the building including carpeting and vinyl flooring. Break room counter top surfaces are covered with items that could be properly stored.

**MEP:** Central heater is located in hallway. Electrical systems could be upgraded. Fluorescent light fixtures throughout the facility are inefficient.

**Summary of Recommendations**

**Site:** Clear debris around the site, remove weeds from paved areas. Remediate ground cover. Refinish or replace wooden outdoor furniture.

**Exterior Envelope:** Repaint fascia or replace fascia material and then repaint. Consider replacement of single pane windows to more efficient double pane windows. Paint eaves.

**Roof:** Continue to monitor and maintain roofing surface materials regularly and as needed. Install new gutters and downspouts.

**Structure:** Further investigation is required to discern if the structure of this building needs maintenance.

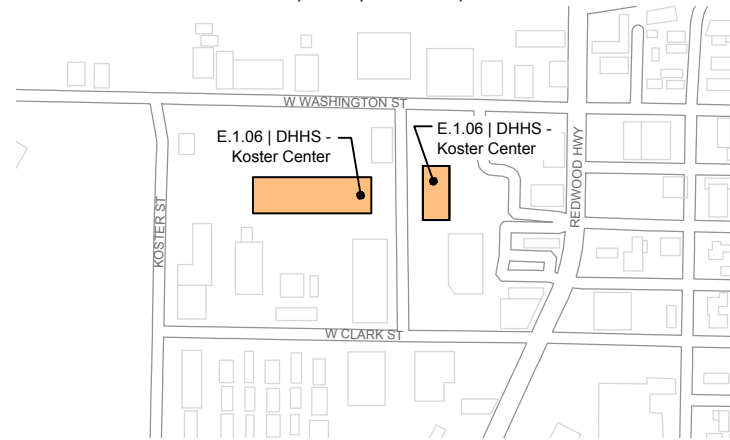
**Interior Elements:** Maintain flooring elements accordingly and replace when necessary/. Remove items from counter tops and properly store.

**MEP:** Further investigation is required to determine if electrical system upgrade is needed. Replace fluorescent fixtures with efficient LED fixtures or similar. Maintain heater accordingly and replace if necessary.



# KOSTER CENTER\_BLDG. A

Location: 929 Koster St, 10A, Eureka, CA 95501



Year Built: N/A      Asset No.: 51  
 Area: 83,704 SF      Department(s):  
 Use: Office & Training      Department of Health and Human Services

Ownership:  County Owned      Average Building Condition:  Excellent/ Compliance  
 Leased       Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

Planning Status:  Retain  
 Renovate  
 Dispose

### Building Description

The Koster Center included a group of County of Humboldt leased facilities located at 529 Koster Street in the Northwest corner of Eureka, CA. This complex is comprised of five lots and five buildings identified as Buildings A, B, C, D, and F. The primary function of Building A is the operation of benefits distribution and processing. Building A and other buildings also serve as County DHHS storage. Building F is leased on a month-to-month basis.

All the buildings in Koster Center are single story. Building A has a board-formed concrete tilt-up structure with concrete serving as the main exterior envelope siding. Building D is composed of several pre-manufactured structures with wooden trim and fiberboard siding. Building F has a wooden structure with exposed wooden trusses on the interior and corrugated metal panel cladding. All the buildings have drywall interior wall finishes with carpeting and/or vinyl flooring. Suspended acoustic ceiling tile systems are the primary ceiling finish.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures				✓		
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement				✓		
1.07 Patios					✓	
1.08 Ground Cover				✓		
1.09 Trees					✓	
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture				✓		
1.12 Exterior Stairs				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish		✓				
2.02 Eaves and Fascias			✓			
2.03 Windows			✓	✓		
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing					✓	
3.03 Leakage					✓	
3.04 Ponding Water					✓	
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing		✓				
4.02 Columns		✓				
4.03 Framing System		✓				
4.04 Walls		✓				
4.05 Covered Walkway/Canopy		✓				
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring			✓			
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments					✓	
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems					✓	
<b>7 ADA Compliance *</b>						
7.01 Site	Yes				✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** Fences around Building B have rusted through in several places exposing jagged edges. Paint is peeling from wooden handrails. Parking striping and paint on curbs is very faded especially around Building A. Weeds are growing between cracks in sidewalk, curbing and pavement. Ground cover is dying and peppered with weeds especially around Buildings D and A. Bench bases outside Building D are quite rusted.

**Exterior Envelope:** Exterior doors throughout the complex are rusting especially around the hinges and handles. Single pane windows throughout the complex are inefficient. Metal siding on Building F is dented and showing some corrosion at the ground connection. Exterior light fixtures are showing above average signs of wear and tear.

**Roof:** No issues reported, roof appears to be in acceptable condition aside from some rusting gutter attachments.

**Structure:** Concrete structures appear to be in good condition.

**Interior Elements:** Building A ceiling tiles are uneven especially at wall to ceiling connection.

**MEP:** Most systems were replaced eight years ago and continue to function as intended other than the electrical system which is undersized.

### Summary of Recommendations

**Site:** Replace deteriorated Fences and handrails around Building B and repaint wooden handrails. Restripe parking areas and repaint faded curbs. Restore and maintain ground cover, update landscaping to drought resistant plants optional. Mediate weeds growing in paved areas. Replace rusted bench base connections.

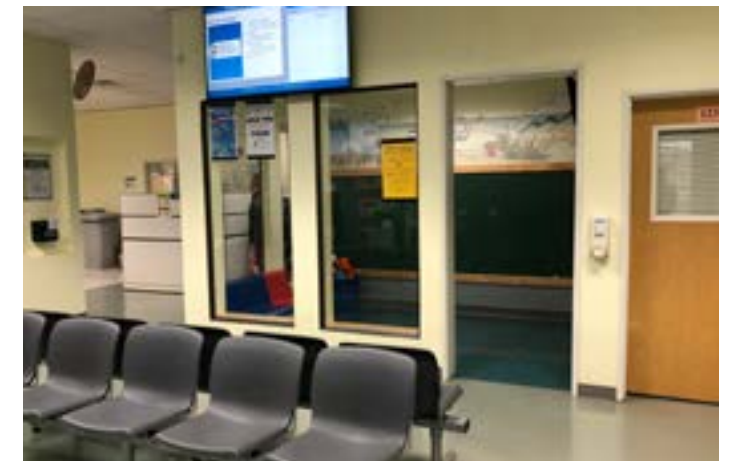
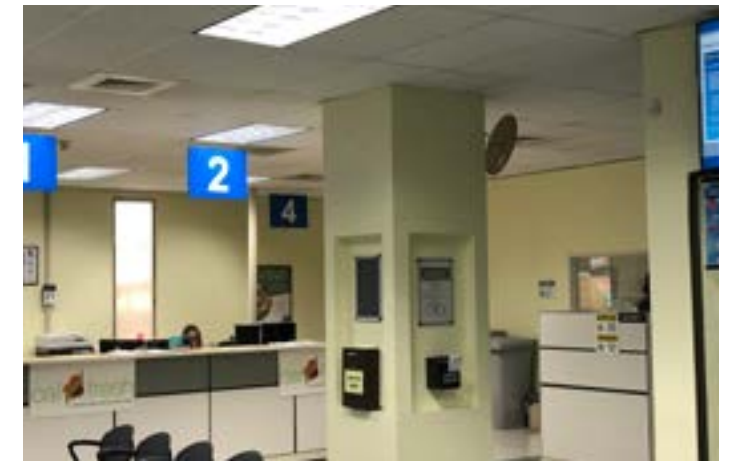
**Exterior Envelope:** Replace corroded door hardware throughout the complex. Replacement of single pane windows with efficient counterparts is optional. Replacement of dented metal siding is optional. Replacement of exterior light fixtures is optional.

**Roof:** Replace corroded elements of gutter and downspout systems.

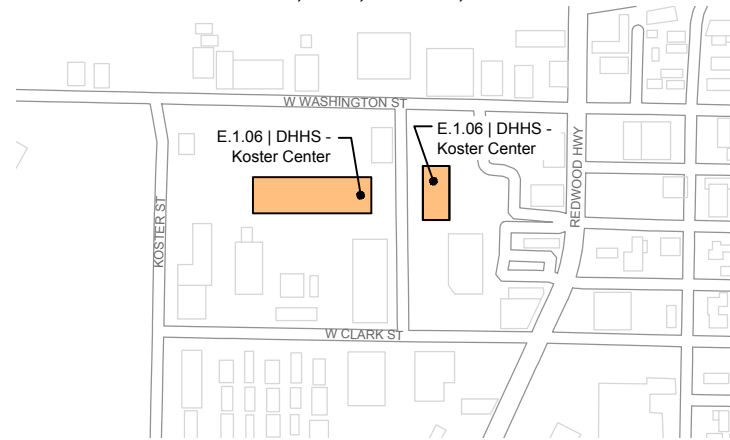
**Structure:** Further inspect foundations of portable structures for rot and other deterioration.

**Interior Elements:** Adjust and potentially replace compromised ceiling tiles.

**MEP:** Assess electrical needs of facilities and update/replace electrical system if necessary.



Location: 929 Koster St, 10A, Eureka, CA 95501



Year Built: N/A

Asset No.: 51

Area: 83,704 SF

Department(s):

Use: Office & Training

Department of Health and Human Services

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Koster Center included a group of County of Humboldt leased facilities located at 529 Koster Street in the Northwest corner of Eureka, CA. This complex is comprised of five lots and five buildings identified as Buildings A, B, C, D, and F. The primary function of Building A is the operation of benefits distribution and processing. Building A and other buildings also serve as County DHHS storage. Building F is leased on a month-to-month basis.

All the buildings in Koster Center are single story. Building A has a board-formed concrete tilt-up structure with concrete serving as the main exterior envelope siding. Building D is composed of several pre-manufactured structures with wooden trim and fiberboard siding. Building F has a wooden structure with exposed wooden trusses on the interior and corrugated metal panel cladding. All the buildings have drywall interior wall finishes with carpeting and/or vinyl flooring. Suspended acoustic ceiling tile systems are the primary ceiling finish.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees						✓
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System				✓		
4.04 Walls				✓		
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems						✓
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Fences around Building B have rusted through in several places exposing jagged edges. Paint is peeling from wooden handrails. Parking striping and paint on curbs is very faded especially around Building A. Weeds are growing between cracks in sidewalk, curbing and pavement. Ground cover is dying and peppered with weeds especially around Buildings D and A. Bench bases outside Building D are quite rusted.

**Exterior Envelope:** Exterior doors throughout the complex are rusting especially around the hinges and handles. Single pane windows throughout the complex are inefficient. Metal siding on Building F is dented and showing some corrosion at the ground connection. Exterior light fixtures are showing above average signs of wear and tear.

**Roof:** No issues reported, roof appears to be in acceptable condition aside from some rusting gutter attachments.

**Structure:** Concrete structures appear to be in good condition.

**Interior Elements:** Building A ceiling tiles are uneven especially at wall to ceiling connection.

**MEP:** Most systems were replaced eight years ago and continue to function as intended other than the electrical system which is undersized.

Summary of Recommendations

**Site:** Replace deteriorated Fences and handrails around Building B and repaint wooden handrails. Restripe parking areas and repaint faded curbs. Restore and maintain ground cover, update landscaping to drought resistant plants optional. Mediate weeds growing in paved areas. Replace rusted bench base connections.

**Exterior Envelope:** Replace corroded door hardware throughout the complex. Replacement of single pane windows with efficient counterparts is optional. Replacement of dented metal siding is optional. Replacement of exterior light fixtures is optional.

**Roof:** Replace corroded elements of gutter and downspout systems.

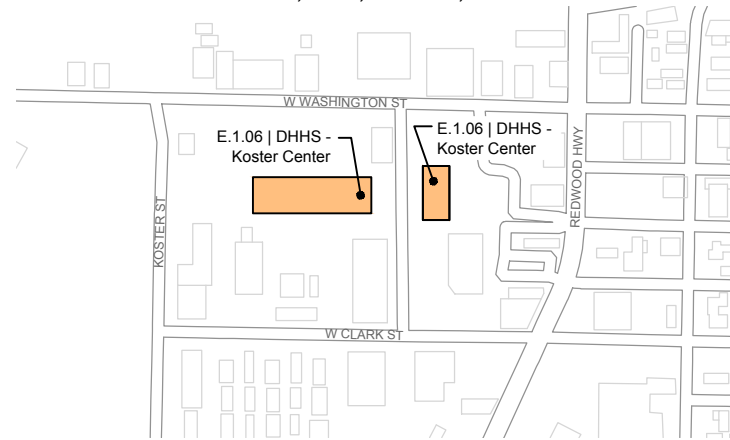
**Structure:** Further inspect foundations of portable structures for rot and other deterioration.

**Interior Elements:** Adjust and potentially replace compromised ceiling tiles.

**MEP:** Assess electrical needs of facilities and update/replace electrical system if necessary.



Location: 929 Koster St, 10A, Eureka, CA 95501



Year Built: N/A      Asset No.: 51  
 Area: 83,704 SF      Department(s):  
 Use: Office & Training      Department of Health and Human Services

**Ownership**  
 County Owned  
 Leased

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

**Planning Status**  
 Retain  
 Renovate  
 Dispose

**Building Description**

The Koster Center included a group of County of Humboldt leased facilities located at 529 Koster Street in the Northwest corner of Eureka, CA. This complex is comprised of five lots and five buildings identified as Buildings A, B, C, D, and F. The primary function of Building A is the operation of benefits distribution and processing. Building A and other buildings also serve as County DHHS storage. Building F is leased on a month-to-month basis.

All the buildings in Koster Center are single story. Building A has a board-formed concrete tilt-up structure with concrete serving as the main exterior envelope siding. Building D is composed of several pre-manufactured structures with wooden trim and fiberboard siding. Building F has a wooden structure with exposed wooden trusses on the interior and corrugated metal panel cladding. All the buildings have drywall interior wall finishes with carpeting and/or vinyl flooring. Suspended acoustic ceiling tile systems are the primary ceiling finish.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees						✓
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias				✓		
2.03 Windows					✓	
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing			✓			
4.02 Columns			✓			
4.03 Framing System			✓			
4.04 Walls			✓			
4.05 Covered Walkway/Canopy			✓			
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors				✓		
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems						✓
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes				✓		
7.03 Toilet				✓		
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Fences around Building B have rusted through in several places exposing jagged edges. Paint is peeling from wooden handrails. Parking striping and paint on curbs is very faded especially around Building A. Weeds are growing between cracks in sidewalk, curbing and pavement. Ground cover is dying and peppered with weeds especially around Buildings D and A. Bench bases outside Building D are quite rusted.

**Exterior Envelope:** Exterior doors throughout the complex are rusting especially around the hinges and handles. Single pane windows throughout the complex are inefficient. Metal siding on Building F is dented and showing some corrosion at the ground connection. Exterior light fixtures are showing above average signs of wear and tear.

**Roof:** No issues reported, roof appears to be in acceptable condition aside from some rusting gutter attachments.

**Structure:** Concrete structures appear to be in good condition.

**Interior Elements:** Building A ceiling tiles are uneven especially at wall to ceiling connection.

**MEP:** Most systems were replaced eight years ago and continue to function as intended other than the electrical system which is undersized.

**Summary of Recommendations**

**Site:** Replace deteriorated Fences and handrails around Building B and repaint wooden handrails. Restripe parking areas and repaint faded curbs. Restore and maintain ground cover, update landscaping to drought resistant plants optional. Mediate weeds growing in paved areas. Replace rusted bench base connections.

**Exterior Envelope:** Replace corroded door hardware throughout the complex. Replacement of single pane windows with efficient counterparts is optional. Replacement of dented metal siding is optional. Replacement of exterior light fixtures is optional.

**Roof:** Replace corroded elements of gutter and downspout systems.

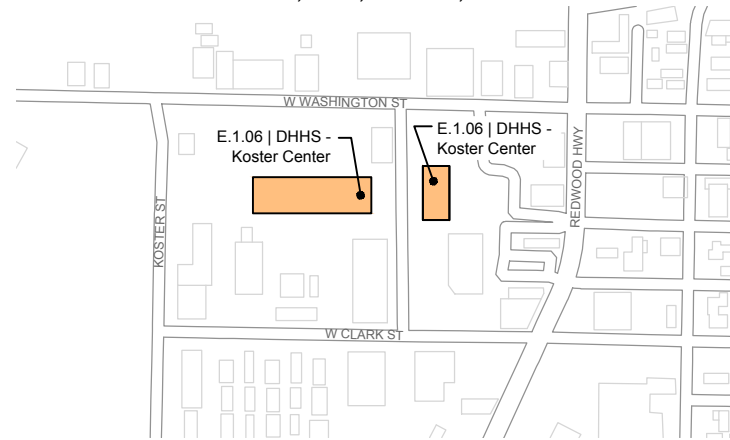
**Structure:** Further inspect foundations of portable structures for rot and other deterioration.

**Interior Elements:** Adjust and potentially replace compromised ceiling tiles.

**MEP:** Assess electrical needs of facilities and update/replace electrical system if necessary.



Location: 929 Koster St, 10A, Eureka, CA 95501



Year Built: N/A

Asset No.: 51

Area: 83,704 SF

Department(s):

Use: Office & Training

Department of Health and Human Services

**Ownership**

- County Owned
- Leased

**Average Building Condition:**

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

**Planning Status**

- Retain
- Renovate
- Dispose

**Building Description**

The Koster Center included a group of County of Humboldt leased facilities located at 529 Koster Street in the Northwest corner of Eureka, CA. This complex is comprised of five lots and five buildings identified as Buildings A, B, C, D, and F. The primary function of Building A is the operation of benefits distribution and processing. Building A and other buildings also serve as County DHHS storage. Building F is leased on a month-to-month basis.

All the buildings in Koster Center are single story. Building A has a board-formed concrete tilt-up structure with concrete serving as the main exterior envelope siding. Building D is composed of several pre-manufactured structures with wooden trim and fiberboard siding. Building F has a wooden structure with exposed wooden trusses on the interior and corrugated metal panel cladding. All the buildings have drywall interior wall finishes with carpeting and/or vinyl flooring. Suspended acoustic ceiling tile systems are the primary ceiling finish.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees						✓
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System				✓		
4.04 Walls				✓		
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems						✓
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Fences around Building B have rusted through in several places exposing jagged edges. Paint is peeling from wooden handrails. Parking striping and paint on curbs is very faded especially around Building A. Weeds are growing between cracks in sidewalk, curbing and pavement. Ground cover is dying and peppered with weeds especially around Buildings D and A. Bench bases outside Building D are quite rusted.

**Exterior Envelope:** Exterior doors throughout the complex are rusting especially around the hinges and handles. Single pane windows throughout the complex are inefficient. Metal siding on Building F is dented and showing some corrosion at the ground connection. Exterior light fixtures are showing above average signs of wear and tear.

**Roof:** No issues reported, roof appears to be in acceptable condition aside from some rusting gutter attachments.

**Structure:** Concrete structures appear to be in good condition.

**Interior Elements:** Building A ceiling tiles are uneven especially at wall to ceiling connection.

**MEP:** Most systems were replaced eight years ago and continue to function as intended other than the electrical system which is undersized.

**Summary of Recommendations**

**Site:** Replace deteriorated Fences and handrails around Building B and repaint wooden handrails. Restripe parking areas and repaint faded curbs. Restore and maintain ground cover, update landscaping to drought resistant plants optional. Mediate weeds growing in paved areas. Replace rusted bench base connections.

**Exterior Envelope:** Replace corroded door hardware throughout the complex. Replacement of single pane windows with efficient counterparts is optional. Replacement of dented metal siding is optional. Replacement of exterior light fixtures is optional.

**Roof:** Replace corroded elements of gutter and downspout systems.

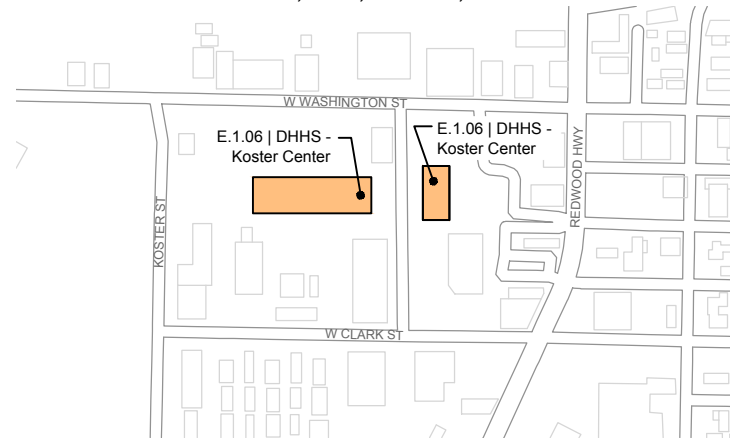
**Structure:** Further inspect foundations of portable structures for rot and other deterioration.

**Interior Elements:** Adjust and potentially replace compromised ceiling tiles.

**MEP:** Assess electrical needs of facilities and update/replace electrical system if necessary.



Location: 929 Koster St, 10A, Eureka, CA 95501



Year Built: N/A      Asset No.: 51  
 Area: 83,704 SF      Department(s):  
 Use: Office & Training      Department of Health and Human Services

Ownership  
 County Owned  
 Leased

Average Building Condition:  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

Planning Status  
 Retain  
 Renovate  
 Dispose

**Building Description**

The Koster Center included a group of County of Humboldt leased facilities located at 529 Koster Street in the Northwest corner of Eureka, CA. This complex is comprised of five lots and five buildings identified as Buildings A, B, C, D, and F. The primary function of Building A is the operation of benefits distribution and processing. Building A and other buildings also serve as County DHHS storage. Building F is leased on a month-to-month basis.

All the buildings in Koster Center are single story. Building A has a board-formed concrete tilt-up structure with concrete serving as the main exterior envelope siding. Building D is composed of several pre-manufactured structures with wooden trim and fiberboard siding. Building F has a wooden structure with exposed wooden trusses on the interior and corrugated metal panel cladding. All the buildings have drywall interior wall finishes with carpeting and/or vinyl flooring. Suspended acoustic ceiling tile systems are the primary ceiling finish.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees						✓
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System				✓		
4.04 Walls				✓		
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors				✓		
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems						✓
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes				✓		
7.03 Toilet				✓		
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Fences around Building B have rusted through in several places exposing jagged edges. Paint is peeling from wooden handrails. Parking striping and paint on curbs is very faded especially around Building A. Weeds are growing between cracks in sidewalk, curbing and pavement. Ground cover is dying and peppered with weeds especially around Buildings D and A. Bench bases outside Building D are quite rusted.

**Exterior Envelope:** Exterior doors throughout the complex are rusting especially around the hinges and handles. Single pane windows throughout the complex are inefficient. Metal siding on Building F is dented and showing some corrosion at the ground connection. Exterior light fixtures are showing above average signs of wear and tear.

**Roof:** No issues reported, roof appears to be in acceptable condition aside from some rusting gutter attachments.

**Structure:** Concrete structures appear to be in good condition.

**Interior Elements:** Building A ceiling tiles are uneven especially at wall to ceiling connection.

**MEP:** Most systems were replaced eight years ago and continue to function as intended other than the electrical system which is undersized.

**Summary of Recommendations**

**Site:** Replace deteriorated Fences and handrails around Building B and repaint wooden handrails. Restripe parking areas and repaint faded curbs. Restore and maintain ground cover, update landscaping to drought resistant plants optional. Mediate weeds growing in paved areas. Replace rusted bench base connections.

**Exterior Envelope:** Replace corroded door hardware throughout the complex. Replacement of single pane windows with efficient counterparts is optional. Replacement of dented metal siding is optional. Replacement of exterior light fixtures is optional.

**Roof:** Replace corroded elements of gutter and downspout systems.

**Structure:** Further inspect foundations of portable structures for rot and other deterioration.

**Interior Elements:** Adjust and potentially replace compromised ceiling tiles.

**MEP:** Assess electrical needs of facilities and update/replace electrical system if necessary.



# HOPE CENTER MODULAR

Location: 2933 H St, Eureka, CA 95503



Year Built: 1935

Asset No.: 21, 72, 178

Area: 1520+2,160 SF

Department(s):

Use: Clark Complex

HOPE Center Modular, CCT

### Ownership

- County Owned
- Leased

### Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

### Planning Status

- Retain
- Renovate
- Dispose

### Building Description

The Hope Center is a modular building located on the corner of H and Wood Streets. The Hope Center Division of the Department of Health and Human Services serves the community by providing people a safe and positive environment to learn to live the best life possible (personally, socially, mentally, and emotionally). A storage shed is shared with the Case Management building.

The structure is a typical pre-fabricated building. The facades are composed of wood siding walls, sliding and single hung windows, panel doors and a metal roof. To access the building stairs and a ramp are provided. The interior walls have wood panels or plank finishes, the ceilings contain acoustical ceiling tile and the flooring is carpet. There are multiple rooms in the Hope Center including community rooms.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates						✓
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing				✓		
1.06 Parking Pavement				✓		
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias						✓
2.03 Windows			✓			
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage				✓		
3.04 Ponding Water				✓		
3.05 Roof Drains				✓		
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing						✓
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors				✓		
5.05 Toilet Condition			✓			
5.06 Toilet Accessories			✓			
5.07 Toilet Partitions			✓			
5.08 Toilet Plumbing Fixtures			✓			
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** Pathways and sidewalks around the facility are cracked and uneven, with weeds growing between cracks and tile transitions. Paint is peeling off the handrails of exterior stairs and ramp. Metal handrail attached to building is starting to rust. Planter boxes are discolored and deteriorating in some places. Ground cover is weedy and has some dead patches. Informational and directional signage is generally lacking.

**Exterior Envelope:** One mounted light fixture is not working. Some discoloration is visible on various areas of exterior especially around wall to ground connections. Ground vents are corroded with rust.

**Roof:** Gutters are deteriorated at their outlets and do not drain adequately away from the building.

**Structure:** Structure was not exposed or directly observed.

**Interior Elements:** In some areas, a gap was observed between the ceiling and interior partitions. Clear pathways are blocked by poor/crowded layout. Various ADA violations are present throughout the facility.

**MEP:** Wall mounted AC units at exterior have moderate corrosion.

### Summary of Recommendations

**Site:** Repair sidewalk cracks where surface has become uneven. Remediate weed growth in paving and ground cover areas. Remove paint that is peeling off and repaint handrails. Increase signage. Replace stairs and refinish front porch. Remediate ground cover/landscaping, consider re landscaping with drought-resistant options.

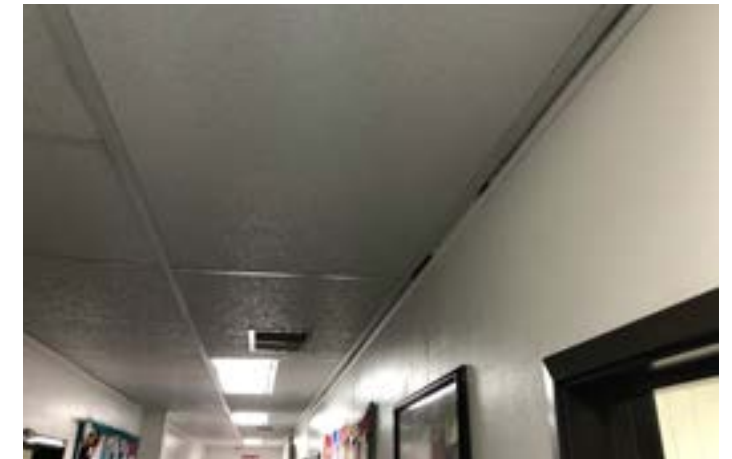
**Exterior Envelope:** Replace mounted light fixture that is not working. Repaint modular building. Replace rusted handrail. Replace compromised vents.

**Roof:** Extend downspouts or provide drainage to berm area.

**Structure:** Provide full structural analysis due to possible water intension.

**Interior Elements:** Provide required connections between ceiling and interior partitions then repair damage. Consider new building layout to maximize facility use. Renovate kitchen counter to meet ADA requirements.

**MEP:** Remediate corrosion of AC units to avoid further damage or replace with new.



Location: 1001 4th St, Eureka, CA 95501



Year Built: 1983      Asset No.: 180  
 Area: 8,400 SF      Department(s):  
 Use: Office      Public Defender Offices

- Ownership**
- County Owned
  - Leased
- Planning Status**
- Retain
  - Renovate
  - Dispose
- Average Building Condition:**
- Excellent/ Compliance
  - Good
  - Fair
  - Poor
  - Critical/ Non-Compliance

**Building Description**

The Public Defender's Office is located on the corner of Redwood Way and K Street in Downtown Eureka. The 8,400 square-foot facility was built in 1983. The Public Defender Division serves as the primary provider of court-appointed legal services to persons in need facing criminal charges or other potential deprivation of civil rights.

The two-story structure is composed of a flat roof and wood framed walls over a concrete foundation wall. The exterior facades consist of wood sided shingled walls, slider windows and glass doors. In the building's interior, the reception area has gypsum board walls and ceilings and flooring is carpet. The break room has gypsum board partitions and ceilings and vinyl tile flooring. There are skylights that add a small amount of natural light to the interior. The exterior contains a roll-up metal door for loading and unloading.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures					✓	
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing					✓	
1.06 Parking Pavement					✓	
1.07 Patios					✓	
1.08 Ground Cover					✓	
1.09 Trees					✓	
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias					✓	
2.03 Windows				✓		
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing				✓		
3.03 Leakage				✓		
3.04 Ponding Water				✓		
3.05 Roof Drains				✓		
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors				✓		
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems						✓
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site					✓	
7.02 Accessible Routes					✓	
7.03 Toilet			✓			
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Parking and curb markings are faded and grass is dry. Landscaping is dry grass and small shrubby. There is a rusting metal accent placed on top of the curbing adjacent to the sidewalk on the Highway 101 side.

**Exterior Envelope:** Wood siding shingles are extremely deteriorated and falling apart. Roll-up door and vents are deteriorated with rust. Windows are dirty and exterior wall mounted light fixtures are outdated. Exterior signage is in disarray due to various seasons. Vents on exterior envelope are covered in rust.

**Roof:** Access to the roof was not provided. No gutters or downspouts were observed.

**Structure:** Structural systems were covered and were not observed.

**Interior Elements:** Interior finishes are in fair condition but are outdated. Break room cabinets are broken.

**MEP:** Exterior electrical panel board is extremely corroded which creates a safety hazard.

**Summary of Recommendations**

**Site:** Restripe and repave parking area. Relandscape site accordingly. Remove metal accent from curbing as this may be a hazard.

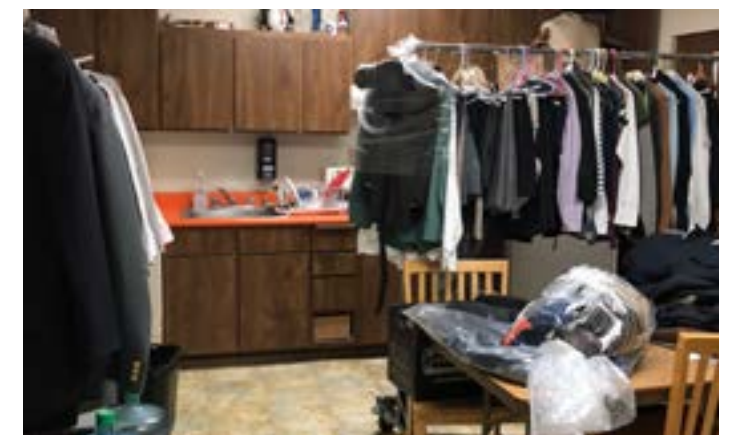
**Exterior Envelope:** Renovate building façade and provide new wall finishes. Replace wall mounted light fixtures, roll-up door and vents. Clean windows and replace signage. Replace vents on exterior envelope.

**Roof:** Access to the roof was not provided. Further study roof drainage systems and provide gutters and downspouts if drainage issues are present.

**Structure:** Structural systems were covered and were not observed. A full seismic analysis should be completed due to the deteriorated nature of the building.

**Interior Elements:** Renovate building interiors and replace cabinets. Provide ADA complaint service center. Remove excess items from building interior including clothing from break room.

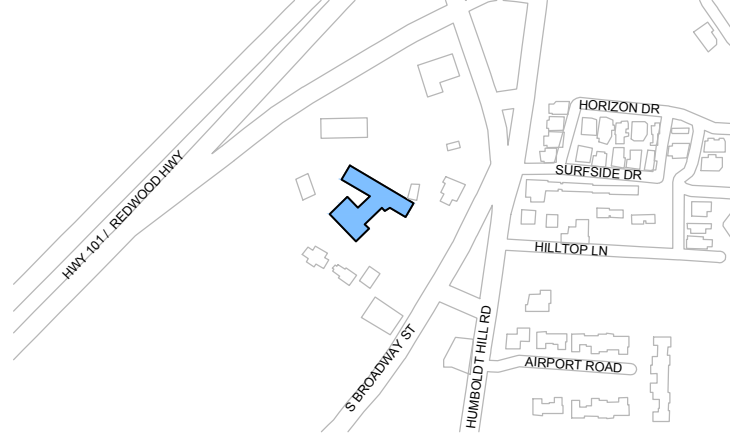
**MEP:** Replace electrical panel board and conduits. Replace wiring if necessary.





# AGRICULTURE BUILDING

Location: 5630 S. Broadway, Eureka, CA 95501



Year Built: 1972, 1980 Asset No.: 211, 212

Area: 2,129 SF [16,200SF] Department(s):

Use: Commissioner, University  
Agricultural Commissioner/  
University of California  
Cooperative Extension

Ownership  
 County Owned  
 Leased  
 Average Building Condition:  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

Planning Status  
 Retain  
 Renovate  
 Dispose

### Building Description

The Agriculture Building houses Humboldt County Agricultural Commissioner Department and the University of California Cooperative Extension (UCCE). The Agricultural Commissioner provides environmental protection through agricultural pest exclusion, detection, pesticide use enforcement and support of the USDA animal damage control program. UCCE is dedicated to improving the quality of life of Californians by developing and delivering research-based information in agriculture and natural resources, and by supporting healthy families and communities.

The 1,356 square feet facility was built in 1972 consist of a wood gable roof supported by wood framed walls over concrete foundation walls. The main entry exterior walls have brick veneers and in general the building facades are embedded with horizontal wood siding in the lower areas and vertical wood siding in the higher areas. There are various stucco details, fixed glass windows and glass doors. In the interior main spaces the ceiling showcases exposed roof wood beams and planks, typical acoustical tiles are used in other ceilings areas such as corridors and administration rooms. Interior partitions have various wood finishes and floors have vinyl tile.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures						✓
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement				✓		
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures						✓
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias			✓			
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage				✓		
3.04 Ponding Water				✓		
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing			✓			
4.02 Columns						✓
4.03 Framing System				✓		
4.04 Walls				✓		
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors				✓		
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter				✓		
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems				✓		
6.06 Fire Suppression Systems				✓		
<b>7 ADA Compliance *</b>						
7.01 Site					✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** Some curbs are missing required paint. Asphalt of secondary parking area has cracks and is deteriorated. Metal fence is corroded. Site drainage requires improvement including parking lot.

**Exterior Envelope:** The wood-sided building has been painted recently but paint is chipping. There are both single-pane and double-pane windows present. Entry doors are deteriorated in places and do not have panic hardware. Gutters are often clogged.

**Roof:** The roof is composed of asphalt shingles and is covered with a rubberized waterproofing material. Roof has perpetual leaking and waterproofing material has helped lessen the number of leaks occurring.

**Structure:** Exposed roof frame is in fair condition. The building has a concrete foundation with a wood frame. No visible structural deficiencies were observed, and no past problems related to structure were report.

**Interior Elements:** Flooring is with scuffs, scratches and is peeling. Bathrooms are outdated. The accessible restroom does not have an exhaust fan. Ceiling tiles are stained or discolored. Interior acoustics require improvement for demonstrations. No lighted EXIT signage.

**MEP:** MEP systems to the building are mostly original. Water heater is original and well past its useful service life. Items are located in front of electrical panels. No fire suppression system. Data systems are outdated. Some vents are corroded.

### Summary of Recommendations

**Site:** Provide required handrails to exterior ramp and stairs. Paint curbing accordingly. Repair deteriorated asphalt pavements and provide required striping to meet ADA parking stall requirements is present. Refinish or replace corroded metal fence.

**Exterior Envelope:** Refinish entry doors and provide hardware. Paint building and cover with weatherproof sealant to prevent additional chipping.

**Roof:** Maintain waterproofing at roof surface accordingly to prevent further leakage problem.

**Structure:** Provide full structural analysis for a complete knowledge of building structure.

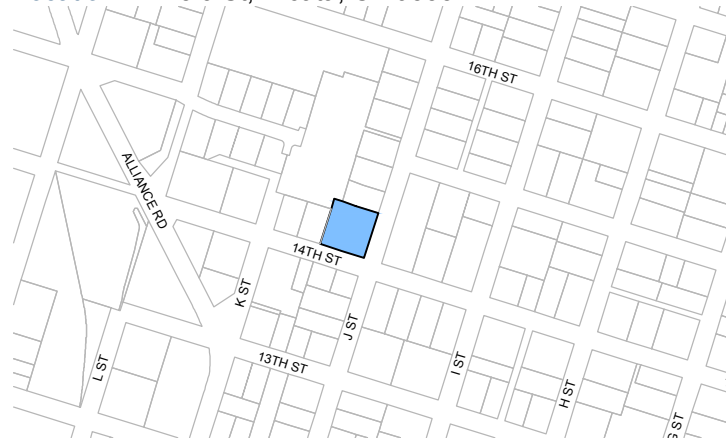
**Interior Elements:** Repair or replace deteriorated interior finishes. Maintain wood accordingly by species. Replace drinking fountain to meet ADA requirements. Fix numerous ADA violations. Renovate kitchen to be used as demonstration more effectively. Consider repurposing section of interior for additional laboratory space.

**MEP:** Replace corroded ceiling vents and repair damage cause to ceilings. Replace water heater and update data system.



# ARCATA VETERAN'S MEMORIAL & STORAGE BUILDING

Location: 1425 J St, Arcata, CA 95551



Year Built: 1930 & 1960    Asset No.: 215, 216  
 Area: 11,426 SF    Department(s):  
 Use: Event Venue    Arcata Veterans Building

- Ownership**
- County Owned
  - Leased
- Planning Status**
- Retain
  - Renovate
  - Dispose
- Average Building Condition:**
- Excellent/ Compliance
  - Good
  - Fair
  - Poor
  - Critical/ Non-Compliance

### Building Description

The Arcata Veterans Hall is located at 1425 J St., Arcata, California at the corner of J St and 14th St. The building is home to both American Legion Post 274 and VFW Post 2542. Various veteran's events and other meetings for entities such as Girl Scouts of America and Boy Scouts of America are hosted in this facility. The Arcata Veterans Hall is a beautiful, useful and a historic landmark for the community. The building structure is composed of light-frame wood construction. The building exterior consists of wood siding on walls and asphalt shingles on the gable roof. In the interior, cambered wood trusses are exposed on the Great Hall, which is a spacious and open room surrounded with old-growth redwood. The large windows allow for amazing amounts of natural lighting during the day. The meeting room on the north side of the building has carpet floors and large windows. In addition, the building has a commercial kitchen with 24 burners, 4 ovens, a commercial sink and a sanitizer.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures				✓		
1.03 Gates						✓
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing					✓	
1.06 Parking Pavement						✓
1.07 Patios						✓
1.08 Ground Cover		✓				
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures			✓			
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramps					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias		✓				
2.03 Windows		✓				
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing			✓			
3.03 Leakage			✓			
3.04 Ponding Water			✓			
3.05 Roof Drains			✓			
3.06 Gutters/ Downspouts			✓			
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy					✓	
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring			✓			
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems						✓
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>	Yes	No				N/A
7.01 Site					✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** Sidewalks have major cracks with weeds growing between cracks and material transitions. Miscellaneous overgrown vegetation is present on fences and exterior wood stairs. Wood stairs are structurally compromised by deteriorated. Stair handrail connection to exterior column is deteriorated.

**Exterior Envelope:** In lower areas wood siding shows signs of deterioration caused by weather exposure. In some siding sections, panels of wood are missing.

**Roof:** The roof was not observed as access to building interior was not provided.

**Structure:** No access to building interior was provided. Exterior pergolas are missing proper connections to walls.

**Interior Elements:** Access to the building interior was not provided.

**MEP:** Observed exterior mounted lighting fixtures are in good condition. Access to the building interior was not provided.

### Summary of Recommendations

**Site:** Repair sidewalks where cracking has made the pathway uneven. Clear debris and plant growth from fencing. Replace compromised wooden stairs. All exterior handrails need to be replaced to meet ADA requirements. Fix damage to column caused by handrail connection.

**Exterior Envelope:** Replace deteriorated siding.

**Roof:** The roof was not observed as access to building interior was not provided.

**Structure:** Provide required connections at pergola's beams.

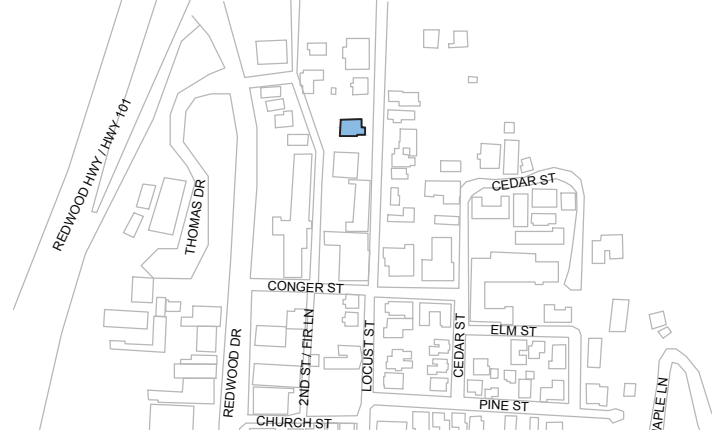
**Interior Elements:** Access to building interior was not provided.

**MEP:** Maintain MEP systems accordingly. Access to the building interior was not provided.



# GARBERVILLE SHERIFF'S SUBSTATION

Location: 648 Locust St, Garberville, CA 95542



Year Built: 1953      Asset No.: 367  
 Area: 1,728 SF      Department(s):  
 Use: Sheriff Sub Station      Sheriff's Office

**Ownership**  
 County Owned  
 Leased

**Planning Status**  
 Retain  
 Renovate  
 Dispose, but Stay Temporarily

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

### Building Description

The Humboldt County Sheriff's Substation in Garberville is located towards the north end of Garberville on Locust Street. The facility is accessed via the south side with fenced in exterior storage occupying west and north sides of the building.

The Garberville Sheriff's Substation a single-story building built in 1953. Primary exterior cladding is comprised of concrete masonry units with metal trim and flashing, extruding metal canopies cover both south entrances. Much of the exterior space at this site is paved with intent to be used as parking, storage or pedestrian pathways.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures					✓	
1.03 Gates					✓	
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing						✓
1.06 Parking Pavement					✓	
1.07 Patios					✓	
1.08 Ground Cover					✓	
1.09 Trees					✓	
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface					✓	
3.02 Roof Equipment Curbing					✓	
3.03 Leakage					✓	
3.04 Ponding Water					✓	
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing					✓	
4.02 Columns					✓	
4.03 Framing System					✓	
4.04 Walls					✓	
4.05 Covered Walkway/Canopy					✓	
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments					✓	
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems				✓		
6.06 Fire Suppression Systems					✓	
<b>7 ADA Compliance</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

### Summary of Findings

**Site:** Exterior fences are in acceptable condition although they are surrounded by overgrown trees and grasses. Hardware for the gate is rusty and has accumulated mildew especially at wheels. Material stored leaning against the gate may be hindering gate function. Asphalt parking areas around the building are cracked and crumbling, with parking striping faded and disintegrated with the asphalt. Wooden parking stops are very deteriorated. Concrete pathways have accumulated debris and are eroding from below with the bottom edge of some of the pathways visible from above, likely the result of drainage issue. Ground cover is overgrown with weeds being the dominating plant life on the site, especially on the north and east sides of the building.

**Exterior Envelope:** Some paint is peeling from upper portion of exterior wall. Some signs of deterioration and separation of materials at canopy eaves and overhang. Lights under the exterior canopy appear to be indoor-style and are visibly aged. Some cracks/ chipping visible on main entrance threshold.

**Roof:** Not observed from top, although tarps attached to the building imply some sort of leakage problem. Drains appear to be in good condition. Flashing at the top of walls appears uneven

**Structure:** (not assessed)

**Interior Elements:** (not assessed)

**MEP:** (not assessed)

### Summary of Recommendations

**Site:** Trim shrubbery and trees infringing on fences around the site. Pull and or spray weeds growing in asphalt cracks and other places around the building. Restripe parking spaces, remove deteriorated wheel stops and install new ones. Concrete pathways and create better drainage paths from concrete edges, possible infill of spaces below concrete walkway.

**Exterior Envelope:** Resurface exterior walls and then repaint. Replace canopy lights with exterior grade fixtures. Replace main entrance threshold.

**Roof:** Further investigate cause of tarping on the building, implement fixes necessary to remove tarps where possible.

**Structure:** N/A

**Interior Elements:** N/A

**MEP:** N/A



# HUMBOLDT COUNTY BUILDING MAINTENANCE DEPARTMENT

Location: 901 2nd St., Eureka, CA 95501



Year Built: N/A

Asset No.: N/A

Area: N/A SF

Department(s):

Use: Building Facility Services

Public Work - Facility Management

### Ownership

- County Owned
- Leased

### Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

### Planning Status

- Retain
- Renovate
- Dispose

### Building Description

Facility Maintenance provides a variety of building services, which include heating, ventilation and air conditioning (HVAC); plumbing; electrical; carpentry remodeling; landscape maintenance; and custodial services for numerous County owned or leased facilities. Many County facilities operate 24 hours per day, seven days a week, while other facilities are typical five days per week operations. Facilities are located throughout the County in Eureka, Arcata, Fortuna, Garberville, and Willow Creek as well as other outlying areas. Funding reductions, retirements and turnover in the maintenance and custodial staff have challenged the Division's ability to provide sufficient service to the County's facilities

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences		✓				
1.02 Walls/ Structures					✓	
1.03 Gates			✓			
1.04 Sidewalks/ Walkways			✓			
1.05 Curbing			✓			
1.06 Parking Pavement					✓	
1.07 Patios					✓	
1.08 Ground Cover					✓	
1.09 Trees					✓	
1.10 Exterior Lighting Fixtures			✓			
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias					✓	
2.03 Windows			✓			
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface					✓	
3.02 Roof Equipment Curbing					✓	
3.03 Leakage					✓	
3.04 Ponding Water					✓	
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing					✓	
4.02 Columns					✓	
4.03 Framing System			✓			
4.04 Walls			✓			
4.05 Covered Walkway/Canopy					✓	
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments					✓	
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems					✓	
<b>7 ADA Compliance *</b>						
7.01 Site	Yes				✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** The fenced-in site is shared with the Materials Lab with parking in the rear. Shrubbery surrounds this lot. The brick sidewalk that runs along 2nd Street continues along past the front of the Maintenance Department. No accessible parking spaces.

**Exterior Envelope:** The metal building is dirty with accumulated grime and some panels are warped. Some windows are replaced but most appear to be single pane original to the building construction.

**Roof:** The building's roof is in poor condition. Gutters and downspouts are clogged in areas. Skylights appear to be in good condition but wood rot is apparent at skylight framing.

**Structure:** The wood framing appears to be in fair condition. No cracking was observed.

**Interior Elements:** The interior is generally arranged as a shop with tools and storage throughout. Offices on the west side of the building provide space for operations and department workers. Concrete shop flooring is in fair condition as are interior doors and walls. Paint is peeling in some areas of the shop interior.

**MEP:** Lighting tubes have been recently upgraded to LED. Roll-up door allowing vehicle entry into shop appears to be in good condition. Some conduit requires painting.

### Summary of Recommendations

**Site:** Consider paving rear lot if desired. Maintain shrubbery accordingly. Provide accessible parking spaces.

**Exterior Envelope:** Power wash entire structure. Replace original windows with better insulating double pane units.

**Roof:** Re-roof structure and clean gutters and downspouts. Replace rotten wood and improve waterproofing at skylights.

**Structure:** None. Future analysis to the structure is recommended.

**Interior Elements:** Maintenance Department may benefit from some interior reorganization. Paint building interior.

**MEP:** Maintain interior lighting levels or increase levels with additional LED fixtures if desired. Maintain roll-up door accordingly and paint conduit.



Location: 931 2nd St, Eureka, CA 95501



Year Built: 1960

Asset No.: 203

Area: 2,880 SF

Department(s):

Use: Laboratory

Public Works - Engineering

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Humboldt County Materials Lab Building is located on 2nd Street, between I and L Streets in Old Downtown Eureka. The 2,880 square foot structure was built in 1960 and currently hosts three Public Works Department's Materials Testing Laboratory. It contains front offices for the operation of the building as well as two-room testing laboratory.

The building has its worn parking lot and has an elevated concrete foundation. The lightweight wood framed building has a flat roof. At the exterior, walls have horizontal wood siding with single hung and slider windows and panel doors. The building interior consists concrete floors, gypsum board partitions and ceilings. In addition, the building has some acoustical ceiling tiles and contains exposed ductwork. Much testing equipment and material samples are found throughout the Material Testing Laboratory.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures				✓		
1.03 Gates				✓		
1.04 Sidewalks/ Walkways		✓				
1.05 Curbing				✓		
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias						✓
2.03 Windows				✓		
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing			✓			
3.03 Leakage					✓	
3.04 Ponding Water					✓	
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing			✓			
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls			✓			
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition				✓		
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions				✓		
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter					✓	
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems			✓			
6.03 Voice and Data Systems			✓			
6.04 Plumbing Systems			✓			
6.05 Gas Distribution Systems			✓			
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes					N/A
7.02 Accessible Routes				✓		
7.03 Toilet						✓
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Fences and gates are deteriorated with rust and are not appealing with barbed wire chain link. Wood bollards are past their useful service life. Masonry landscaping walls are in fair shape but should be reconditioned. Cobblestones on sidewalks are extremely dirty, curbs are deteriorated, asphalt pavement has multiple cracks and the parking lot needs to be restriped. Dry and sparse grass surrounds the site.

**Exterior Envelope:** Windowsills and frames are deteriorated. Windows in approximately one third of the shop area are only single pane. Exterior siding is faded and rotting at the base in areas. Downspouts are rusted.

**Roof:** The roof was not observed as access to the roof was not provided.

**Structure:** Interior studs are being used to incorrectly support other structures as visible in part of the building interior. This is likely to be a structural and safety hazard.

**Interior Elements:** Multiple moisture stains were observed on acoustical ceiling tiles and drywall areas, indicating a water leakage problem. Paint of concrete floor is peeling off and is cracked in areas with signs of more than normal wear and tear. Interior furniture lacks appropriate support. Gypsum board is missing in some partitions or has inadequate installation. Toilet stalls require a step to access.

**MEP:** Fire suppression systems, fire alarms and lighted exit signs are not provided.

Summary of Recommendations

**Site:** Replace fences, gates and wood bollards. Clean sidewalks and recondition landscaping walls. Provide new grass or other landscaping. Repair site walls, curbs and asphalt pavement. Restripe parking lot.

**Exterior Envelope:** Paint window sills and replace deteriorated window elements. Replace single pane windows with double pane windows. Replace deteriorated siding elements and downspouts.

**Roof:** Further investigate water leaks and make the appropriate repairs.

**Structure:** Remove additional structures supported by wood studs and further investigate structural systems for deficiencies.

**Interior Elements:** Replace damaged acoustical tiles. Repair concrete floors. Replace shelving system. Repair damaged gypsum board partitions. Increase waterproofing measures.

**MEP:** Provide a fire suppression system, fire alarm system and lighted exit signs.



**PUBLIC WORKS DEPARTMENT**

Location: 1106 2nd St, Eureka, CA 95501



Year Built: 1955, 1965      Asset No.: 159-161

Area: 5,129+338+600 SF      Department(s):

Use: Office      Public Work

**Ownership**

- County Owned
- Leased

**Planning Status**

- Retain
- Renovate
- Dispose

**Average Building Condition:**

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

**Building Description**

The Public Works Department facility is located on the corner of 2nd Street and L Street in Downtown Eureka. The facility houses the following divisions of the Humboldt County Public Works Department: Natural Resources, Water Management, Aviation, General Services/Business, Engineering, Environmental Services, Land Use, Road and Equipment Maintenance and Facility Management.

The site contains three structures. There is a permanent shed-like structure, a prefabricated container, and a 5,192 square-foot two-story building that acts as the main facility on site. The main facility was built in 1965 and is composed of gable roofs supported by wood-framed walls over an elevated concrete foundation. The building's exterior consists of wood siding walls with fixed and single hung windows. All three facilities are painted blue. The facility has a typical office floor plan layout. The building's interior consists of vinyl floors, gypsum board partitions and acoustical ceiling tiles. Wood finishes are used extensively throughout the interior of the main facilities including the ceiling at the second level.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures					✓	
1.03 Gates						✓
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2</b>						
2.01 Exterior Wall Finish						✓
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface						✓
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System				✓		
4.04 Walls				✓		
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition						✓
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems						✓
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>	Yes	No				N/A
7.01 Site					✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** The white picket fencing has broken slats. Cobblestone sidewalk is dirty surrounding the building. Parking paving is deteriorated along with striping. Landscaping includes grass, bushes and trees.

**Exterior Envelope:** Paint is peeling from most of the exterior siding and completely gone in places. Wood frames of windows have termites and show signs of moisture damage. Eaves are in poor condition with peeling paint and signs of possible animal intrusion.

**Roof:** The roof is in very poor condition and should be replaced. Downspouts drain directly to the parking lot.

**Structure:** Structural systems are covered and were not visible and further investigation is needed. Visibly, the structure appears to be in fair condition.

**Interior Elements:** Restrooms do not meet ADA turning space requirement. An unobstructed path of travel is not provided inside the facility. Wood wall baseboards are deteriorated, vinyl floors show signs of more than normal wear and tear and wood ceilings have stains. Carpeting is in fair condition.

**MEP:** Telephone cables are exposed. Plumbing fixtures are outdated. Exterior electrical boxes are placed in path of water on building siding. No lighted exit signage.

**Summary of Recommendations**

**Site:** Replace fencing and clean sidewalks. Repair and stripe asphalt pavement and replace stairs and handrails to meet ADA requirements. Maintain landscaping accordingly.

**Exterior Envelope:** Repaint all three structures at site. Increase waterproofing measures. Relocate downspouts for better drainage. Mediate termite infestation and replace damaged elements of windows.

**Roof:** The roof should be replaced with new.

**Structure:** Further investigate the building structure.

**Interior Elements:** Renovate restrooms and provide an unobstructed path of travel inside the building to meet ADA requirements. Renovate building interiors including polishing wood and replacement of acoustic ceiling tile on lower level.

**MEP:** Renovate restrooms to provide adequate installation of exposed phone cables. Provide waterproof box for exterior electrical or relocate to area with less water intrusion.



Location: 839 4th Street, Eureka, CA 95501



Year Built: N/A

Asset No.: N/A

Area: 6,560 SF

Department(s):

Use: Service Office

COA Information Technology & Communications

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Humboldt County IT Department Building is located on the corner of 4th Street and J Street in Old Town Eureka. The facility hosts the Information Technology & Communications Divisions of the County Administration Office. Information Technology is responsible for the operation and integrity of the County's information and data infrastructure. Customer service is a primary focus for the staff at Information Technology. All County staff can call the customer service help desk for assistance with a request, question or problem.

The building's structure is composed of masonry concrete bearing walls with a flat roof. At the exterior, walls are composed of exposed concrete blocks and wood siding. The floor layout is a typical office space composition with offices, cubicles, workstations and storage areas. The interior consists of wood-framed and gypsum board partitions, vinyl floor tiles and acoustical ceiling tiles. Some offices are enclosed with floor to ceiling glass partitions and/ or gypsum board partitions.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures						✓
1.03 Gates						✓
1.04 Sidewalks/ Walkways			✓			
1.05 Curbing			✓			
1.06 Parking Pavement						✓
1.07 Patios						✓
1.08 Ground Cover						✓
1.09 Trees						✓
1.10 Exterior Lighting Fixtures						✓
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish						✓
2.02 Eaves and Fascias						✓
2.03 Windows			✓			
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface						✓
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts						✓
<b>4 Structure</b>						
4.01 Foundation/ Footing						✓
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls			✓			
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings						✓
5.02 Flooring						✓
5.03 Interior Walls/ Partitions						✓
5.04 Interior Doors						✓
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems						✓
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems						✓
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site						✓
7.02 Accessible Routes						✓
7.03 Toilet						✓
7.04 Building Elements						✓

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** The site has minimal landscaping with grass and small shrubbery surrounding the building. There is a small parking lot in the rear of the building.

**Exterior Envelope:** Masonry veneer is deteriorated in some areas. Painting is peeling-off at some areas of the exterior. Roof parapets are dirty and grime is accumulating on exterior.

**Roof:** New roof will be provided within the next five years. Water stains were observed on the ceiling indicating roof leaks.

**Structure:** No visible issues were found.

**Interior Elements:** Multiple moisture stains were observed on acoustical ceiling tiles indicating water leakage problems. In some areas, acoustical ceiling tiles are deteriorated, stained, broken or missing. Gypsum board partitions and vinyl floor show more than normal wear and tear. Work room capacity is maxed-out and storage space needs are not met. Restroom finishes are outdated, counters are deteriorated and lavatories do not meet ADA requirements.

**MEP:** Some light fixtures are not working. Two main chillers for the server room, one of which has been off-line for eight years. Needs new electrical main service and backup generator system that is separate from the Courthouse.

Summary of Recommendations

**Site:** Improve landscaping if desired. Provide the appropriate number of accessible spaces in the rear lot or provide other accessible parking.

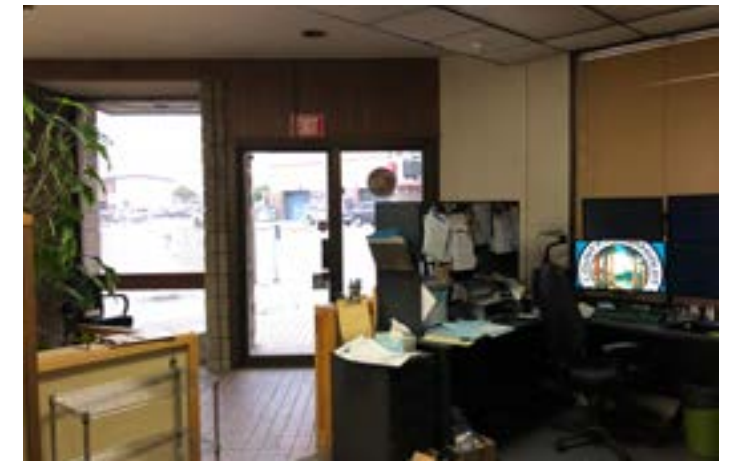
**Exterior Envelope:** Replace deteriorated masonry veneer and repaint building exterior. Clean roof parapets and remove grime.

**Roof:** Further investigate water leakage and repair accordingly. Provide new roof within 5 year time frame.

**Structure:** None. Further analysis to the structure in future years is recommended.

**Interior Elements:** Replace damaged acoustical tiles and paint ceilings. Replace deteriorated vinyl flooring. Repair and paint partitions. Replace fabric wall material with more modern wall finish. Provide additional storage space and rearrange furniture to clear additional space. Renovate restrooms and provide required fixtures to meet ADA requirements.

**MEP:** Replace light fixtures that are not working. Replace or remove chiller that is offline. Install new generator system that is separate from Courthouse.



Location: 901 5th Street, Eureka, CA 95501



Year Built: 1995      Asset No.: 21  
 Area: 149,182 SF      Department(s):  
 Use: Jail      N/A

**Ownership**  
 County Owned  
 Leased

**Planning Status**  
 Retain  
 Renovate  
 Dispose

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

**Building Description**

The Humboldt County Correctional Facility is located in downtown Eureka adjacent to the County Courthouse. The 150,000 square foot facility was built in 1996 and has 6 floors with a board-rated capacity of 417 beds. The majority of the inmate population is classified and assigned to dormitory style housing units. Those inmates who require separation or segregation are housed in single or double-celled housing units. Correctional Officers are posted inside the housing units to supervise the inmates 24 hours per day, 7 days a week. The facility's kitchen serves over 40,000 meals per year and the commercial size laundry operates 24 hours per day. The facility contains a short-term care medical housing unit. The correctional facility has 119 full-time employees, including 104 Correctional Officers.

The building design consists of typical correctional or hold facility components. The structural system is composed of concrete columns and beams with concrete floor slabs. The interiors have concrete walls, sealed concrete floors and steel stairs and rails. The ductwork and fire sprinkler pipes are exposed. The exterior walls are concrete and the building has small fixed windows.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates				✓		
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing					✓	
1.06 Parking Pavement				✓		
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees				✓		
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias				✓		
2.03 Windows				✓		
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing					✓	
3.03 Leakage					✓	
3.04 Ponding Water					✓	
3.05 Roof Drains				✓		
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System				✓		
4.04 Walls				✓		
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition				✓		
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments					✓	
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems					✓	
<b>7 ADA Compliance *</b>						
7.01 Site	Yes					✓
7.02 Accessible Routes						✓
7.03 Toilet						✓
7.04 Building Elements						✓

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Surrounding site is mostly pavement and sidewalks of downtown Eureka with grass and trees around the parking lot. Curbing is deteriorating at the entrance to this adjacent lot. Surface of parking lot is rough and loose. Stairs to admin in severe need of replacement. Garage has low hanging piping racks that are often hit by large vehicles.

**Exterior Envelope:** Accumulated grime and discoloration underneath exterior apertures. Peeling paint and discoloration is visible at exterior gate and roll up door. Exterior metal contains surface rusting.

**Roof:** Exterior parapet caps corroded at top and separating at edges in some places. Roof top equipment is rusting at curbing and horizontal surfaces. Mounted A/C units have deteriorating grates. Several leaks exist and roof surface is deteriorated.

**Structure:** Visibly the structure is in fair condition without cracking or evidence of structural shift. No further analysis was performed.

**Interior Elements:** Paint peeling from walls and doors in many areas. Floor finishes showing more than normal wear and tear, with cracking and discoloration prevalent especially in maintenance areas. Concrete floors in reception area are stained and scratched. Lighting fixtures are outdated and troublesome. Some cell doors have rusting issues. Metal mesh for recreation yards are rusting with chipping paint.

**Summary of Recommendations**

**Site:** Maintain landscaping around correctional facility and consider upgrading parking lot surface with paved asphalt. Reconfigure garage piping to avoid contact with vehicles. Replace stairs leading to administration area.

**Exterior Envelope:** Clean exterior walls where grime accumulation has occurred. Paint surfaces where required. Repair and repaint rusted exterior surfaces.

**Roof:** Replace corroded wall caps. Replace rusted equipment parts with new components and install appropriate weatherproofing or rain cover. Roof needs replacement.

**Structure:** Further structural analysis should be performed.

**Interior Elements:** Clean and repaint interior elements throughout the facility. Refinish discolored concrete flooring throughout if desired. Provide new modern lighting fixtures with LED lighting. Remove rust and refinish or replace rusting cell doors with new. Repaint metal mesh for recreation yards.

**MEP:** Discoloration at various places on ductwork and piping suggest leaks in basement mechanical room. Mechanical spaces may contain hazardous materials on duct work insulation and other areas. Ducts in exterior areas have panels that have completely rusted through. Coils on Carrier Air handler are deteriorated. Fire protection/water room has malodorous air and ponding water on the floor. Condenser drainage leaks. Elevator shaft bearings and other items are in poor condition. Water heater was installed in 2010. Piping insulation requires abatement. MetaSys is due for an upgrade. Economizers require replacement. Lots of butterfly valves exist in the plumbing systems and cause problems for maintenance.



**MEP:** Remove rusted duct components and replace with weather-resistant components. Replace rotten Air handler coils with new ones. Investigate leak sources in rooftop mechanical rooms and mediate. A full investigation of mechanical equipment and remaining service life of units should be performed. Remove abandoned torpedoes from old boiler system. Provide maintenance to elevator shaft bearings and other modernizations. Abate piping insulation where required. Upgrade MetaSys. Replace economizers. Replace butterfly valves with ball valves.





Location: 529 I St, 15, Eureka, CA 95501



Year Built: 2003

Asset No.: 36, 202

Area: 12,638 SF

Department(s):

Use: Office, Lab and Clinic

Dept. of Health & Human Services

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Public Health Main Office Facility is located on the corner of I Street and 6th Street in downtown Eureka. The 12,638 square foot structure houses the Administration Division and Biohazard Lab of the Department of Health and Human Services. In addition, the building serves the community as a Public Health Clinic offering a variety of outpatient services including adult, travel, child immunizations, tuberculosis testing and screening, and nursing and Nurse-Family Partnership (NFP) programs.

The building's structure consists of wood frame walls and a flat roof. In the lab area, the building was retrofitted with steel beams and posts. The building exterior has plaster walls, single hung windows and panel doors. At the interior, floors are typically carpet or vinyl tile, walls are finished with plaster and the ceilings have acoustical tile.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates			✓			
1.04 Sidewalks/ Walkways			✓			
1.05 Curbing			✓			
1.06 Parking Pavement			✓			
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees				✓		
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias						✓
2.03 Windows						✓
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing				✓		
3.03 Leakage						✓
3.04 Ponding Water				✓		
3.05 Roof Drains				✓		
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System			✓			
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring						✓
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors				✓		
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions				✓		
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems				✓		
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes				✓		
7.03 Toilet				✓		
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Parking paving is in fair condition with some maintenance required. Berm areas are small but landscaped appropriately. Fenced in housing for A/C unit is deteriorated. Handrails are non-ADA compliant.

**Exterior Envelope:** Security bars over windows are rusting. Windows are single pane leaded glass and are original to the building. Some chipping paint on the exterior. Lots of dirt and grime has accumulated on window sills and other building aspects. Front and rear entrances require steps.

**Roof:** Some past issues with roofing reported in lab area.

**Structure:** Exposed wood beams are in good condition. Exposed steel frame in step-down break area is part of a past retrofit.

**Interior Elements:** Drywall ceilings are present throughout. Knob door hardware is common and there are some cracked light fixtures. Leaded glass skylights are leaking and there is lead paint throughout. Basement area is unoccupied and contains various hazards. Biohazard lab was not accessible for an assessment. Restrooms outdated and ADA violations present. Carpeting is dirty and worn in high traffic areas. No lighted exit signage is present.

**MEP:** Local furnaces replaced a boiler system in 2014. Fire strobes are present but not sprinklers. Exposed ductwork and piping is generally in poor condition.

Summary of Recommendations

**Site:** Restripe parking lot accordingly. Consider increased site landscaping or filling in berm areas more. Repair pad at exterior A/C location. Replace handrails with those that are ADA compliant.

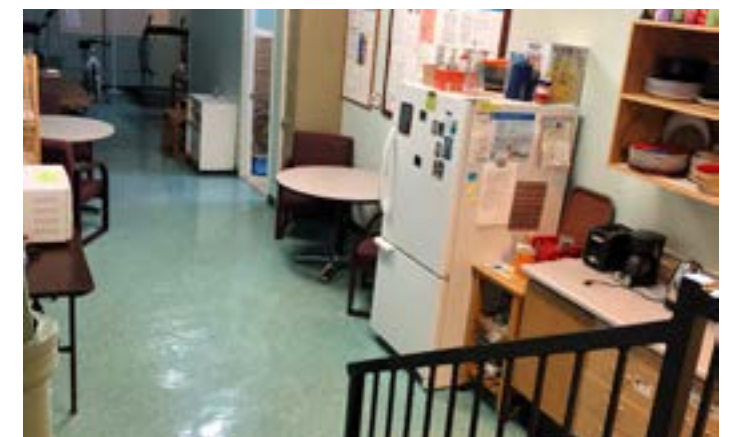
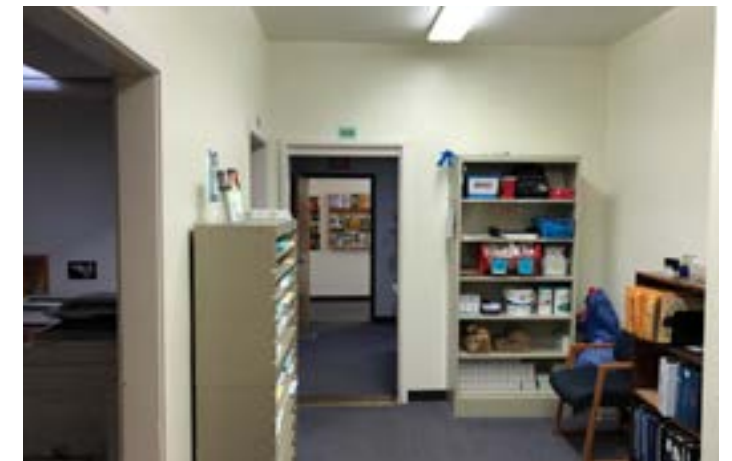
**Exterior Envelope:** Repaint building exterior including window bars. Remove rust where possible. Replace windows for double-paned. Provide accessible building entrance.

**Roof:** Periodically check roof for leaks and rusting. Mediate accordingly.

**Structure:** Further investigate structural systems. The building's age suggests that the structure was not designed to support added forces including the lab area. Additional retrofit may be necessary.

**Interior Elements:** Remove lead paint and repaint entire interior. Decide on use for basement and refinish accordingly. Replace door hardware and toilet room items with modern fixtures. Replace carpeting throughout. Add lighted exit signage.

**MEP:** Install fire sprinklers and renovate piping and ductwork accordingly.



# HUMBOLDT COUNTY MAIN LIBRARY

Location: 1313 3rd Street, Eureka, CA 95501



Year Built: 1995      Asset No.: 151  
 Area: 64,800 SF      Department(s):  
 Use: Library Services      Library Owned by County

- Ownership**
- County Owned
  - Leased
- Planning Status**
- Retain
  - Renovate
  - Dispose
- Average Building Condition:**
- Excellent/ Compliance
  - Good
  - Fair
  - Poor
  - Critical/ Non-Compliance

## Building Description

The Humboldt County Main Library is located in downtown Eureka and serves hundreds of people on a daily basis. The library is home to community programs and houses offices county employees for the library department. The building is constructed of concrete columns and wood glulam beams and contains a single level of underground parking for employee use as well as a large parking lot consisting of 93 regular stalls and four accessible stalls. Exterior finishes include wood with copper gutters and flashing as well as slate tile roofing. Interior finishes include exposed glulam beams with an extensive use of polished wood along with many skylights. Acoustic ceiling tile is used in office areas throughout the building. Flooring material is mostly carpeting with VCT flooring in hallways and other areas. The building contains a rooftop garden on the second story that overlooks the bay and Carson Mansion. Most MEP equipment is located in enclosed rooms located on the rooftop with some MEP equipment in a small outdoor area at the rear of the building.

## Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures		✓				
1.03 Gates			✓			
1.04 Sidewalks/ Walkways		✓				
1.05 Curbing			✓			
1.06 Parking Pavement		✓				
1.07 Patios			✓			
1.08 Ground Cover				✓		
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture			✓			
1.12 Exterior Stairs/ Ramp		✓				
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias			✓			
2.03 Windows			✓			
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface		✓				
3.02 Roof Equipment Curbing			✓			
3.03 Leakage			✓			
3.04 Ponding Water			✓			
3.05 Roof Drains			✓			
3.06 Gutters/ Downspouts		✓				
<b>4 Structure</b>						
4.01 Foundation/ Footing		✓				
4.02 Columns		✓				
4.03 Framing System		✓				
4.04 Walls			✓			
4.05 Covered Walkway/Canopy		✓				
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring			✓			
5.03 Interior Walls/ Partitions		✓				
5.04 Interior Doors		✓				
5.05 Toilet Condition		✓				
5.06 Toilet Accessories		✓				
5.07 Toilet Partitions			✓			
5.08 Toilet Plumbing Fixtures		✓				
5.09 Counter			✓			
5.10 Shower Compartments					✓	
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems		✓				
6.03 Voice and Data Systems		✓				
6.04 Plumbing Systems		✓				
6.05 Gas Distribution Systems		✓				
6.06 Fire Suppression Systems			✓			
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes			✓			
7.03 Toilet		✓				
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

## Summary of Findings

**Site:** Parking lot paving is in good condition but striping is faded. There is adequate landscaping in the front of the building but the rear area could be improved. There are no truncated domes in the parking lot.

**Exterior Envelope:** Copper fascia trim contains a patina. The wood siding of the building is in good condition with some signs of discoloration or deterioration. Exterior mounted lights are dirty. Most exterior windows are in good condition but cobwebs are present at some windows. Structural bolt covers are missing on some exterior awnings and there is some wood missing from the exterior lattice structure. The bottoms of exterior doors do not contain seals.

**Roof:** The roof surface is bubbling and there are pigeons on the roof.

**Structure:** Structural cracks in drywall from previous seismic event.

**Interior Elements:** The carpet is past its useful service life. There are generally a lot of scuffs on walls and there is some peeling wallpaper in the administration area. Interior lighting is outdated. Humboldt Room is well-maintained with expensive finishes.

**MEP:** HVAC system is pneumatic but there have not been many reported problems. Exterior MEP equipment and boiler are original to the building. Floor ventilation is found throughout the building. Backup generator replacement due.

**ADA Compliance:** The parking lot requires truncated domes in various locations. There is a non-compliant threshold into the loading zone. Non compliant shower in men's restroom and the kitchen in the upper level the administration area doesn't comply.

## Summary of Recommendations

**Site:** Restripe the parking lot and install truncated domes at accessible pathway. Improve landscaping at rear of building.

**Exterior Envelope:** Apply sealant/protection to exterior envelope. Replace mounted light fixtures that are excessively yellowed or faded and clean the remainder of fixtures. Apply weatherproofing seals to the bottoms of exterior doors. Replace missing components from exterior envelope including structural bolt covers.

**Roof:** Remediate pigeon infestation and repair builtup roof.

**Structure:** Structure should be assessed by a structural engineer to determine the extent of the damage that is visible in interior drywall cracking.

**Interior Elements:** Replace flooring throughout the building with new carpeting and VCT. Refinish scuffed walls and reapply peeling wallpaper. Interior wood should be maintained accordingly.

**MEP:** Replace rusting ducting and consider replacement of major MEP equipment as the end of useful service life is approaching for various components. New backup generator.

**ADA Compliance:** Provide the necessary accessibility improvements to make the building compliant with ADA.



Location: 2933 H St, Eureka, CA 95503



Year Built: 1935

Asset No.: 21

Area: 2,160 SF

Department(s):

Use: Clark Complex

Department of Health and Human Service

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Case Management Building is located on H Street, between Wood and Russ Streets. As part of the HumWORKs Services, the Case Management Division of the Department of Health and Human Services provides to those in need of linkages to community resources and other services.

The 1,483 square foot structure was built in 1935. The one-story building is composed of wood framed walls with gable and valley roofs. The building's exterior consists of stucco walls with fixed glass windows and wood panel doors. A ramp to access the building is provided at the rear while access is provided by a stair and porch on the street side. The building's interior consists of gypsum board partitions and ceilings with dark vinyl floors. There are many makeshift cubicle offices in the Case Management building. The kitchen area is used as break area and other rooms are reconfigured for office-style use.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences		✓				
1.02 Walls/ Structures				✓		
1.03 Gates			✓			
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing				✓		
1.06 Parking Pavement			✓			
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees				✓		
1.10 Exterior Lighting Fixtures						✓
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias				✓		
2.03 Windows				✓		
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures						✓
<b>3 Roof</b>						
3.01 Roof Surface						✓
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts						✓
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings		✓				
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition					✓	
5.06 Toilet Accessories			✓			
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter					✓	
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems			✓			
6.02 Electrical Systems			✓			
6.03 Voice and Data Systems			✓			
6.04 Plumbing Systems			✓			
6.05 Gas Distribution Systems			✓			
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Sidewalk leading to front porch and rear and rear ramp is uneven cracked and contains growth. Ramp is chipping paint, getting overgrown by plants and contains an unfinished plywood base. Lawn in front and rear is dried out and most green comes from various weeds. A storage shed is located on the site with a similar paint scheme.

**Exterior Envelope:** Vents and window frames are deteriorated. Stucco has minor cracks and in some areas wood siding walls are not painted. Porch and stairs are fully carpeted including exposed area of stairs. Paint on exterior is discolored or chipping in various locations. Windows are single pane.

**Roof:** Access to roof was not provided. Downspouts are deteriorated at the base due to rust. Asphalt rolled roofing.

**Structure:** Wood-framed construction. Foundation of storage shed appears deteriorated.

**Interior Elements:** No lighted exit signage or adequate escape path in the event of a fire. Various ADA violations throughout. Flooring includes both carpet and vinyl sheet. Copy/IT room requires paint.

**MEP:** No major MEP issues observed or discussed. Local smoke detection but no fire suppression.

Summary of Recommendations

**Site:** Repaint lawn after removing weeds front and rear. Replace sidewalk between Case Management building and Hope Center. Repaint ramp, remove overgrowth and make ADA compliant. Repaint storage shed.

**Exterior Envelope:** Repair or replace deteriorated vents and windows. Paint building exterior and repair stucco. Remove carpeting from porch. Replace windows with double-paned windows.

**Roof:** Check roof surface for leakage and replace downspouts.

**Structure:** Further inspect building structure including storage shed foundation.

**Interior Elements:** Provide lighted exit signage. Maintain vinyl flooring and replace carpeting. Paint copy room. Provide pathway for exit in an emergency.

**MEP:** Consider installation of fire suppression system and test other alarms consistently.



Location: 3033 H Street, Eureka, CA 95501



Year Built: 1949

Asset No.: 176

Area: N/A

Department(s):

Use: Office

Public Work - Land Development Projects

**Ownership**

- County Owned
- Leased

**Average Building Condition:**

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

**Planning Status**

- Retain
- Renovate
- Dispose

**Building Description**

The Humboldt County Planning & Building Department and Public Works Land Use Division are co-located in South East Eureka in the Clark Complex, with their main shared entrance near the Wood Street and H Street intersection. This facility houses operations for review, administration and inspection of improvements and new projects on county owned property as well as permit issuance for activities utilizing public roads and space. The County Surveyor's office is located within this facility.

The Public Works Department's Land Use Division Office is a split-level building adjacent to the three-story Mental Health building. The building's structure is composed of a flat roof supported by wood framed walls over concrete walls and a slab on grade foundation. Much of the second-floor wall space is taken up by windows, while the lower level has very sparse fenestration. Typically, the building's interior consists of vinyl floors, gypsum board partitions, and acoustical ceiling tiles.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures					✓	
1.03 Gates						✓
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing					✓	
1.06 Parking Pavement				✓		
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees					✓	
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish						✓
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures				✓		
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing						✓
3.03 Leakage				✓		
3.04 Ponding Water				✓		
3.05 Roof Drains				✓		
3.06 Gutters/ Downspouts						✓
<b>4 Structure</b>						
4.01 Foundation/ Footing					✓	
4.02 Columns					✓	
4.03 Framing System				✓		
4.04 Walls					✓	
4.05 Covered Walkway/Canopy					✓	
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors					✓	
5.05 Toilet Condition					✓	
5.06 Toilet Accessories					✓	
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures					✓	
5.09 Counter				✓		
5.10 Shower Compartments					✓	
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems			✓			
<b>7 ADA Compliance *</b>						
7.01 Site	Yes				✓	
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Exterior retaining walls for have large cracks, chipping surfaces and paint, and accumulated grime especially on horizontal surfaces. Ground cover surround the building is riddled with weeds and large bushes/trees have been planted too close to the building such that they are now leaning against exterior walls. Entry Ramp at the north end of the building is heavily weathered, with railings and support posts showing signs of deterioration and moisture damage.

**Exterior Envelope:** Siding panels have accumulated mildew in multiple places especially at wall bases and patio edges where moss clumps are growing, and paint is peeling off the panels. Single pane windows are inefficient and have severely peeling paint on their trim pieces. Some lower level windows have plywood in place of missing glass panes.

**Roof:** Roof is in generally good condition but there is evidence of patching.

**Structure:** The structure of this building was not assessed at this time, appears to be in functioning condition aside from exterior added on-elements like the entry ramp mentioned under 'site'.

**Interior Elements:** Some acoustic ceiling tiles inside this building are discolored and many have deterioration visible at their edges. Interior carpet flooring is peeling away from wall connection in some places. Lower level spaces

**Summary of Recommendations**

**Site:** Replace compromised retaining walls. Mediate ground cover, update to drought resistant landscaping if possible. Trim, remove or replace shrubbery/trees that are in contact with building walls. Replace ramp entrance walkway structure at North end of building, update design to provide ADA compatible, more weatherproof structure.

**Exterior Envelope:** Clean and repaint exterior siding panels. Clean and repaint exterior window and door trim. Optional update of inefficient windows. Replace plywood in windows with compatible glass panes.

**Roof:** Maintain regular maintenance for rooftop.

**Structure:** Replace ramp structure as mentioned above.

**Interior Elements:** Remove corroded ceiling tiles, clean support system and install clean tiles. Properly affix peeling carpeting to surfaces it is pulling away from, option to remove compromised carpet and replace with properly installed alternative flooring. Rearrange storage areas and dispose of unnecessary items, option to re organize layout of storage and office space to ensure accessible pathways. Remodel bathrooms to comply with ADA requirements and provide appropriate toilet room accessories and fixtures.

**MEP:** Contain exposed wiring and reseal frayed ductwork connections. Update air distribution systems if necessary (further investigation required).

in this building are primarily used for storage but are reaching capacity, with some areas no longer accessible due to overflowing stored items. Toilet facilities are in poor condition with deteriorated flooring, stall hardware that is out-of-plumb, dangerous floor heaters and are generally outdated. There is an endless hot water heater installed which serves hot water needs well. Toilet paper is stored on top of the toilet which is unsanitary.

**MEP:** Some systems throughout the building are outdated and fixtures in the mechanical room have exposed wiring and cracking seals at their ductwork.



Location: 3012 I St, Eureka, CA



Year Built: N/A

Asset No.: 170

Area: 19,800 SF

Department(s):

Use: Office

Sheriff's Office - Coroner/Public Administrator

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Coroner's Office facility is located on the corner of I and Harris Streets and is part of the Clark Complex. The original facility was built around 1916 as a hospital, and in 1950 the addition containing the Coroner's Office was added. The facility houses the Public Administrator in addition to the Coroner, both of which are divisions of the Sheriff's Office.

The Coroner's Office is on the ground level floor and is adjacent to the three-story Mental Health building. The building's structure is composed of a flat roof supported by wood framed walls over concrete walls and a slab-on-grade foundation. The original concrete construction on the first floor and stucco walls with fixed windows on the upper levels can be observed on the building facades. Typically, the building's interior consists of vinyl floors, gypsum board partitions and acoustical ceiling tiles.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures					✓	
1.03 Gates						✓
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing				✓		
1.06 Parking Pavement				✓		
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees				✓		
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing					✓	
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing						
4.02 Columns						
4.03 Framing System						
4.04 Walls						
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings					✓	
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors					✓	
5.05 Toilet Condition					✓	
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter					✓	
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems					✓	
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Ground cover is sparse with many weeds growing in mulch areas and at curbing and pathway seams. Some cracking and discoloration is apparent in concrete paving. Exterior ramp covering of sally port is aged, discolored and beginning to deteriorate.

**Exterior Envelope:** Exterior wall finishes are showing signs of above average wear and tear with accumulated mildew, discolored patches and chipping/scraped paint at wall to ground connections. Roof eaves at the I Street entrance have excessive accumulated grime and signs of deterioration via discoloration patches. Vent on the northwest corner of the building appears corroded. Asbestos materials are in use on the roof, some of which is showing bubbling. Accessible roof areas do not have safety railings in place.

**Roof:** Some sealant around rooftop equipment is cracking. Faculty reports roof leakage.

**Structure:** Visibly the structure appears to be in fair condition.

**Interior Elements:** Although largely straight and intact, some ceiling tiles are stained. Toilet fixtures have broken tiles and mildew accumulation around their mounting hardware. Other restrooms and fixtures are not ADA compliant and cloth towel underneath orange restroom sink implies leakage. Wall finishes throughout the facility have some marks and dents but are largely intact. Storage space is reaching full capacity and some stored items are infringing on accessible paths and work surfaces throughout.

**MEP:** Various MEP equipment below the Coroner's Office is reaching the end of its useful service life. Supporting structure for air unit on roof is very rusty. Inefficient fluorescent light fixtures throughout. No fire suppression system is installed in the Coroner's Office.

Summary of Recommendations

**Site:** Remediate weed accumulation around the site. Grind sidewalk cracking to level or replace when cracks become a tripping hazard.

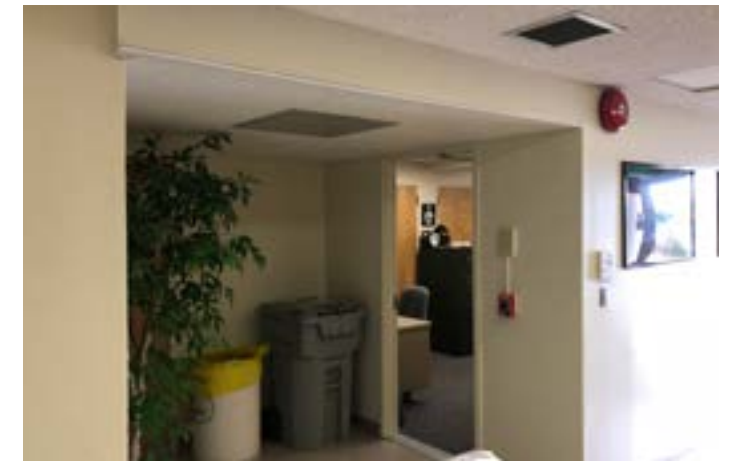
**Exterior Envelope:** Clean exterior walls and eaves, repair material degradation. Replace corroded wall vent. Paint exterior including sally port.

**Roof:** Remove cracked equipment sealant, properly install new seal material. Investigate roof leakage extent and proceed with fixes per updated findings.

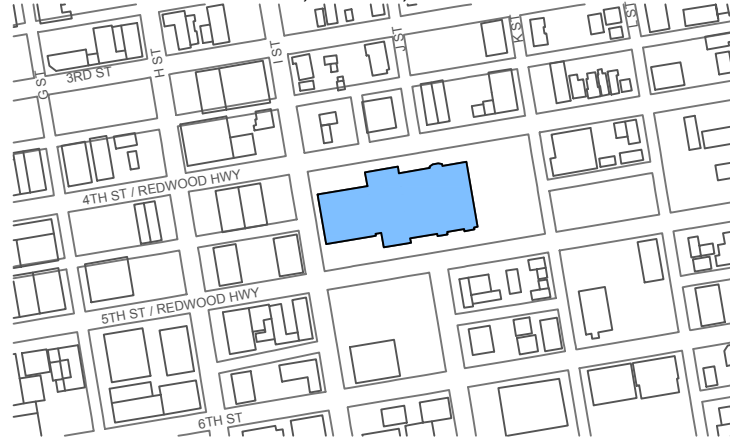
**Structure:** Further analysis to the structure is recommended.

**Interior Elements:** Remove and investigate cause of discolored ceiling tiles and consider replacement. Clean and repair material surrounding toilet fixtures. Implement changes to one restroom to meet ADA standards. Reorganize storage and work flow layouts to clear accessible pathways.

**MEP:** Replace structure underneath rooftop air system. Light fixture updates are optional. Install fire suppression system in this portion of the building.



Location: 825 5th Street, Eureka, CA 95501



Year Built: 1958

Asset No.: 46, 49

Area: 207,230 SF

Department(s):

Use: Office

Various- HR, CAO, Assessor, Probation, District Attorney, Sheriff's Office

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Humboldt County Courthouse is located on 5th Street in Downtown Eureka. The seven-story building is home to the Superior Court of California and various Humboldt County Departments including Assessor, Probation, District Attorney, Clerk/Recorder, County Administrative Office, Auditor, Assessment Appeals Board & Board of Supervisors, Treasurer and others. The 210,800 square foot facility was built in 1958. The mission of Superior Court of California, County of Humboldt is to provide for the resolution of disputes and enforcement of laws in a manner appropriate to the needs of the community and society.

The concrete building is composed of a concrete column and beam structural system. The building contains composed of fixed and awning-transom windows. In the interiors, floors are typical vinyl tile or carpet and ceilings are acoustical tile. Wood paneling and terrazzo flooring is used at some locations including throughout the lobby level.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates						✓
1.04 Sidewalks/ Walkways				✓		
1.05 Curbing				✓		
1.06 Parking Pavement			✓			
1.07 Patios				✓		
1.08 Ground Cover					✓	
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures				✓		
1.11 Exterior Site Furniture				✓		
1.12 Exterior Stairs/ Ramp				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias						✓
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface						✓
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water					✓	
3.05 Roof Drains					✓	
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns				✓		
4.03 Framing System				✓		
4.04 Walls				✓		
4.05 Covered Walkway/Canopy				✓		
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions				✓		
5.04 Interior Doors					✓	
5.05 Toilet Condition				✓		
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions				✓		
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter				✓		
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems				✓		
6.06 Fire Suppression Systems				✓		
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Landscaping at corner of Southbound 101 and I Street has been compromised by excessive travel through grass. Some unwanted plant growth at base of building near main entrance and in mulched areas. Sidewalks are cracking especially near roadside curbs.

**Exterior Envelope:** Inefficient single ply glazing has been used in most windows throughout the building. Rusty louvers at vents into the mechanical room are detaching from their housing but some have been rigged to allow airflow. Some broken windows exist.

**Roof:** Roof drainage is rusty with lips on drain overflow being too high as evidenced by ponding water discoloration. Hydro-stop applied in many places throughout roof implying patched leakage. MEP systems housed on the roof rusted in many places. Rooftop equipment curbing is cracked and rusted. Pigeons nesting under roof eaves which are also rusting. Safety railing missing from accessible roof areas. Domed section is in severe need of replacement.

**Structure:** No visible structural deficiencies were observed.

**Interior Elements:** Vinyl flooring is warping and dented in some areas, especially where heavy items have been stored on top of floor and in some high traffic areas. Carpeting is loose especially in the District Attorney's office. Drywall is cracking in stairwell areas. Insulation is exposed and torn in mechanical rooms. Discoloration of some ceiling tiles was observed in family court. Ineffective sound

Summary of Recommendations

**Site:** Mulch new path or replace grass that has been worn down. Pull weeds at base of building and other plant-free areas. Observe sidewalks crack and repair when cracks become a tripping hazard.

**Exterior Envelope:** Install energy efficient windows to replace single ply windows where necessary. Remove compromised louvers and replace with alternative weather-resistant venting. Repair broken windows including those in library.

**Roof:** Remove patched materials, reseal and replace with proper coverings. Clear out older/cracked sealing, replace with new seals, consider protective enclosure over rooftop equipment. Clear out nesting pigeons from roof eaves and install anti-bird hardware. Install safety railing at accessible roof ledges. Install safety railings to roof areas able to be occupied adjacent to hazardous edge conditions. Replace domed section of roof. Roof may require extensive renovations.

**Structure:** Further analysis of concrete structure as appropriate is recommended.

**Interior Elements:** Remove compromised flooring elements, replace backing and floor finish material before tripping hazards are created. Add sound insulation and sound deadening materials where necessary. Replace torn

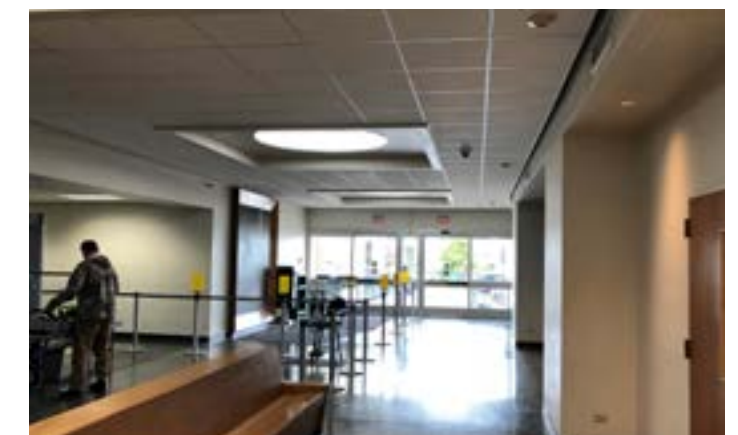
insulation is a distraction and a potential privacy concern. Interior doors and frames are dented and scuffed.

**MEP:** Electrical transformers and distribution panel replacements are planned and funded. Ducting in mechanical areas is rusted through in several areas, especially at corners and areas directly exposed to the outside. Plumbing pipes exposed in the third floor mechanical room are not laterally braced. Catch pans and deflectors are in place to catch moisture from sweaty pipes. Mechanical systems housed on the roof all have some level of rusted components, ductwork, and/or mounting hardware. Elevator machinery reportedly is broken down often.



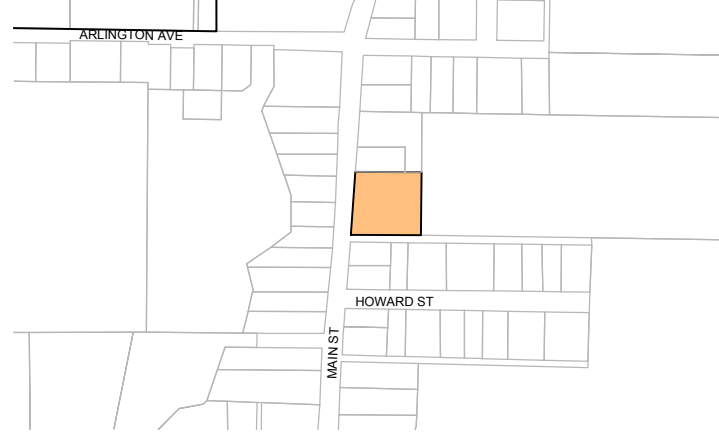
and exposed insulation over ducting in mechanical room. Clean and repaint doors and frames where possible and replace with new materials where needed.

**MEP:** Investigate leaks and seal or replace compromised components. Remove rusted components where possible, replace units and ductwork where necessary. Install new elevator machinery if alternative ADA access not available. Continue with plan to replace transformers and distribution panels with new. Repair insulation in mechanical rooms.



# FERNDALE VETERANS HALL

Location: 1100 Main St, Ferndale, CA 95536



Year Built: 1955      Asset No.: 73  
 Area: 6,096 SF      Department(s):  
 Use: Office      Veterans Services

**Ownership**  
 County Owned  
 Leased

**Planning Status**  
 Retain  
 Renovate  
 Dispose

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

### Building Description

The Ferndale Veterans Memorial Hall is located on Main Street between Arlington and Howard Streets just South of the Ferndale Fairgrounds in Ferndale, California. This 6,096 square-foot structure was built in 1953 and houses Veterans' events and meetings as well as general community events.

The building's structure consists of wood-framed gable and valley roofs supported by wood-framed walls over a slab-on-grade concrete foundation. The facility facades are composed of wood siding walls, and casement windows, with asphalt shingles on the roof as well as a brick masonry chimney. Storefront windows and doors form the building main entry which is elevated slightly from street level and accessed by masonry steps. The building garage ceiling consists of corrugated fiberglass over a structural grid of wood planks. In addition, the garage has wood siding walls and concrete floors. The main hall room finishes consist of gypsum board partitions, wood floors and acoustic ceiling tiles. The secondary meeting room finishes are composed of gypsum board walls and ceiling with vinyl floors. In addition, the facility features a bar area and storage spaces.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures		✓				
1.03 Gates						✓
1.04 Sidewalks/ Walkways			✓			
1.05 Curbing			✓			
1.06 Parking Pavement				✓		
1.07 Patios			✓			
1.08 Ground Cover			✓			
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures						✓
1.11 Exterior Site Furniture		✓				
1.12 Exterior Stairs/ Ramps				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish				✓		
2.02 Eaves and Fascias					✓	
2.03 Windows			✓			
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware				✓		
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface				✓		
3.02 Roof Equipment Curbing						✓
3.03 Leakage				✓		
3.04 Ponding Water				✓		
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing			✓			
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition				✓		
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions					✓	
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems				✓		
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>	Yes	No				N/A
7.01 Site				✓		
7.02 Accessible Routes				✓		
7.03 Toilet				✓		
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** The entrance sign's structure is corroded and deteriorated. Handrails of exterior stairs do not meet ADA extension requirements. In addition, an elevated concrete pad is obstructing the stair landing.

**Exterior Envelope:** Paint is peeling from exterior walls, eaves, trims and window frames. Exit doors do not have panic hardware. Entry ceiling-mounted light fixture is broken.

**Roof:** Access to the roof was not provided.

**Structure:** The building's structure was covered and not observed. Plaster ceiling have side to side cracks indicating possible structural deficiencies. Foundation appears to be in fair condition.

**Interior Elements:** In the garage, corrugated fiberglass ceiling is dirty and some wood planks are missing from the walls. In main hall, wood floors and acoustical ceiling tiles show signs of more than normal wear and tear. Restroom sink does not meet ADA grasping requirements and toilet room does not have required clearances and accessories. Urinals are mounted too close to each other and do not meet ADA clear space requirements. Walls of mechanical room are deteriorated. Service counter does not meet ADA height and knee space requirements.

**MEP:** In the storage room extension cords were hanging from doors and ceilings creating a safety hazard. Some light fixtures are not working.

### Summary of Recommendations

**Site:** Replace building entrance sign. Renovate stair landing and provide required handrails to meet ADA requirements.

**Exterior Envelope:** Remove paint peeling off from building exterior and re-paint building facades. Provide required panic hardware for exit doors. Replace broken light fixture.

**Roof:** Access to the roof was not provided.

**Structure:** Further investigate to determine the cause of ceiling cracks.

**Interior Elements:** In garage, clean fiberglass roof and repair wood partitions. Polish and stain wood floors and paint or replace acoustical ceiling tiles in the main hall. Renovate restrooms to provide required clearance and replace non-compliant plumbing fixtures and accessories. Provide required clearance between urinals. Provide ADA service counter. Paint interior walls of MEP room.

**MEP:** Replace light fixtures that are not working and remove extension cords that create a safety hazard.



Location: 1426 Main St, Fortuna, CA 95540



Year Built: 1948 & 1960    Asset No.: 75, 76  
 Area: 11,236 SF    Department(s):  
 Use: Office & Storage    Veterans Services

- Ownership**
- County Owned
  - Leased
- Planning Status**
- Retain
  - Renovate
  - Dispose
- Average Building Condition:**
- Excellent/ Compliance
  - Good
  - Fair
  - Poor
  - Critical/ Non-Compliance

**Building Description**

The Fortuna Veterans Memorial Building is located at 1426 Main Street in Fortuna, California at the corner of Main Street and 16th Street. The 10,976 square-foot building is home to both the American Legion Walter Bailey Post 205 and the Veterans of Foreign Wars Post 2207

The 1948 structure is composed of hip and valley roofs supported by wood-framed walls over a raised wood floor with concrete foundation. The building facades are composed of wood siding walls with single hung windows and asphalt shingles on the roof. The facility's main entry design features a double height porch supported by columns covered on stucco and monumental stairs. In addition, a ramp is provided to access the building. The entry vestibule consists of gypsum board over decorative wood panel walls, gypsum board ceilings with decorative wood beams and vinyl floors. The main hall is double height room composed of gypsum board over decorative dark wood panel walls, exposed wood ceiling that feature the roof wood trusses and wood floors. The facility has a public restrooms and a commercial kitchen with a service counter to the secondary room. There is an onsite storage building.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences						✓
1.02 Walls/ Structures				✓		
1.03 Gates						✓
1.04 Sidewalks/ Walkways		✓				
1.05 Curbing			✓			
1.06 Parking Pavement		✓				
1.07 Patios			✓			
1.08 Ground Cover		✓				
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures			✓			
1.11 Exterior Site Furniture				✓		
1.12 Exterior Stairs/ Ramps				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias		✓				
2.03 Windows			✓			
2.04 Louvers and Vents			✓			
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface		✓				
3.02 Roof Equipment Curbing						✓
3.03 Leakage				✓		
3.04 Ponding Water						✓
3.05 Roof Drains				✓		
3.06 Gutters/ Downspouts			✓			
<b>4 Structure</b>						
4.01 Foundation/ Footing			✓			
4.02 Columns			✓			
4.03 Framing System			✓			
4.04 Walls			✓			
4.05 Covered Walkway/Canopy			✓			
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions		✓				
5.04 Interior Doors			✓			
5.05 Toilet Condition				✓		
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions				✓		
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter			✓			
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems				✓		
6.02 Electrical Systems				✓		
6.03 Voice and Data Systems						✓
6.04 Plumbing Systems				✓		
6.05 Gas Distribution Systems				✓		
6.06 Fire Suppression Systems				✓		
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes				✓		
7.03 Toilet				✓		
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** Trees and parking asphalt are in good condition. The flag pole and the USPS mailbox are corroded. The concrete furniture on the patio is extremely dirty. The handrails of the ramp behind the building do not meet ADA extension requirements. The non-compliant wood stairs at the rear side do not have an appropriate landing and the concrete pad is cracked and uneven. The storage shed is extremely deteriorated with roof shingles in critical condition and exterior paint is peeling. Wood planks are attached to the eaves of the shed which is creating a safety hazard. Minimal site lighting.

**Exterior Envelope:** In some areas, the paint of the wood siding wall is peeling off. Some wood planks are deteriorated and/or detaching from the wall. Some window's frames are deteriorated. Vegetation is growing where the HVAC exhaust pipe meets the building façade.

**Roof:** The asphalt shingle roof appears to be in fair condition. Gutters and downspouts are also in fair condition but gutters require cleaning.

**Structure:** No issues were found.

**Interior Elements:** Interior wall wood finishes are deteriorated. Wood flooring is scratched and scuffed.

**Summary of Recommendations**

**Site:** Maintain trees and parking pavement accordingly. Remove corrosion and repaint flag pole and mailbox. Clean site furniture. Replace ramp and stair handrails to meet ADA requirements. Fix stair landing concrete pad. Reroof and paint storage shed. Remove wood planks attached to storage shed.

**Exterior Envelope:** Fix wood planks detaching from building and paint building exterior. Replace deteriorated windows. Remove vegetation close to HVAC exhaust pipe.

**Roof:** Clean gutters and downspouts.

**Structure:** Further structural analysis should be performed.

**Interior Elements:** Renovate restroom and small meeting room. Fix damaged partitions and ceilings. Replace deteriorated vinyl and wood flooring. Provide new kitchen service counter and handrails for the stage's stairs to meet ADA requirements.

**MEP:** Replace kitchen light fixtures and install lighted exit signage.

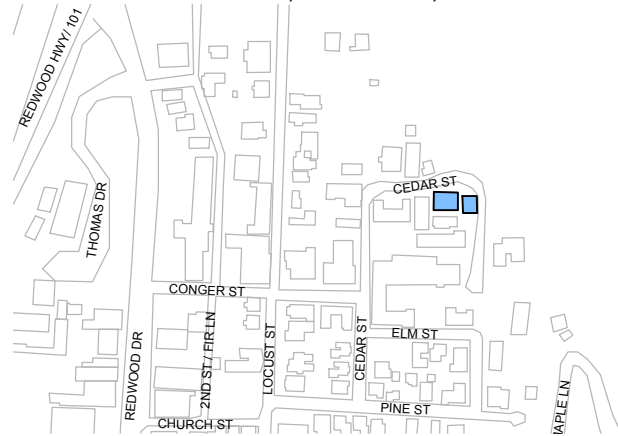
Restroom floors and toilet partitions are in poor condition. Toilet paper dispensers do not meet ADA height requirements. Vinyl floors show signs of more than normal wear and tear. Kitchen service counter does not meet ADA height requirement. Some walls are not painted in the kitchen. Stairs to access stage are missing one handrail and existing handrail does not meet ADA extension requirements. In some areas of the ceiling, gypsum board is missing. The wood floors and other finishes in the small meeting room have been removed.

**MEP:** Light fixtures at kitchen ceiling are very old, bent and dirty. There are no lighted exit signs.





Location: 713 Cedar St, Garberville, CA 95542



Year Built: 1954      Asset No.: 218  
 Area: N/A SF      Department(s):  
 Use: Office      N/A

**Ownership**  
 County Owned  
 Leased

**Planning Status**  
 Retain  
 Renovate  
 Dispose

**Average Building Condition:**  
 Excellent/ Compliance  
 Good  
 Fair  
 Poor  
 Critical/ Non-Compliance

**Building Description**

The Garberville Board of Supervisors Office is located at 713 Cedar Street in Garberville, CA just behind the Garberville Library. This facility houses the office of Estelle Fennell, the 2nd District Supervisor and Vice Chairperson of the Board of Supervisors. The site is shared with the rear of the Garberville Library but is not accessible by the general public. The building resembles a cabin in its construction with a wood foundation and wood log siding. A ramp leads up to the building. There are exterior mounted air conditioning units and electrical meters. The rear of the building is painted brick red while the front is the exposed wood log. There is a perimeter fence around the entire structure including the rear, which blocks access to a highly vegetated and steeply sloped hill. Exterior doors have an exposed wood finish.

**Condition Checklist**

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences		✓				
1.02 Walls/ Structures						✓
1.03 Gates		✓				
1.04 Sidewalks/ Walkways						✓
1.05 Curbing						✓
1.06 Parking Pavement						✓
1.07 Patios						✓
1.08 Ground Cover						✓
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures						✓
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias						✓
2.03 Windows					✓	
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware						✓
2.06 Mounted Light Fixtures						✓
<b>3 Roof</b>						
3.01 Roof Surface			✓			
3.02 Roof Equipment Curbing						✓
3.03 Leakage					✓	
3.04 Ponding Water			✓			
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts						✓
<b>4 Structure</b>						
4.01 Foundation/ Footing						✓
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy						✓
<b>5 Interior Elements</b>						
5.01 Ceilings						✓
5.02 Flooring						✓
5.03 Interior Walls/ Partitions						✓
5.04 Interior Doors						✓
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems						✓
6.02 Electrical Systems						✓
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems						✓
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes					
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

**Summary of Findings**

**Site:** The front of the building includes roughly paved asphalt. The rear of the building has lots of vegetation and a couple of large trees surrounding. A telephone pole is adjacent to the building with wires overhead.

**Exterior Envelope:** The exterior exposed wood is in poor to fair condition but the wood deck and ramp is in critical condition. Mounted light fixtures to not contain coverings. Windows are single pane.

**Roof:** Roof appears to have been replaced somewhat recently with asphalt shingles that are in good condition. The rear of the building contains gutters and downspouts but the front does not.

**Structure:** Foundation wood appears to be rotted and compromised in places.

**Interior Elements:** Access to the interior was not provided. Through the window a large open and underutilized room was observed.

**MEP:** MEP components were not studied in detail as interior access was not provided. Surface mounted air conditioning units are rusted.

**Summary of Recommendations**

**Site:** Pave the area in front of the building and consider parking for building users. Install site lighting if desired. Maintain trees accordingly and prune or remove overgrown plants.

**Exterior Envelope:** Replace rotten wood and install double pane windows. Install new mounted light fixtures with coverings.

**Roof:** Maintain roof surface accordingly. Install gutters and downspouts where missing and replace existing gutters and downspouts with new.

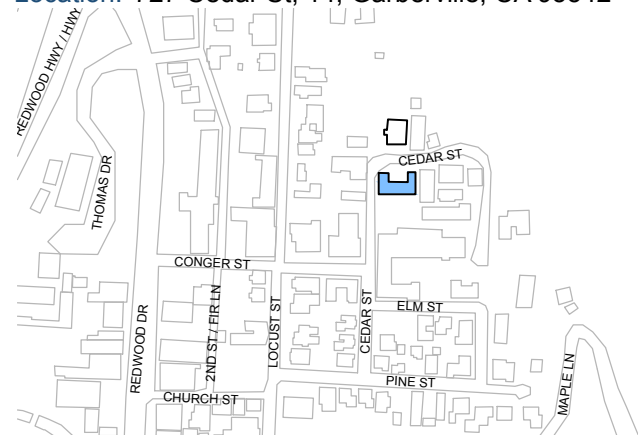
**Structure:** Further evaluate the structure including status of wood and foundation.

**Interior Elements:** Renovate interior to allow County to better use the available space.

**MEP:** Replace surface mounted air conditioning units with new.



Location: 727 Cedar St, 14, Garberville, CA 95542



Year Built: N/A

Asset No.: 55, 164

Area: 2,890 SF

Department(s):

Use: Public, Social, Mental Service

Department of Health and Human Services

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose

Building Description

The Garberville Health and Human Services building is located at 727 Cedar Street across from the Garberville Library. This facility serves the public with Mental Health, Public Health and Social Services departments. The facility is divided into two separate wings with a central lobby. This lobby has service windows for patrons with restrooms close to and easily accessible from the lobby. The public health wing includes doctors offices and a small break room. A side entrance to the mental health wing is sometimes used for those with disabilities but is mostly used as a staff entrance. The site surrounding the building has a fair number of trees and dirt parking surrounding. There is an ADA parking stall.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures					✓	
1.03 Gates					✓	
1.04 Sidewalks/ Walkways						✓
1.05 Curbing						✓
1.06 Parking Pavement						✓
1.07 Patios						✓
1.08 Ground Cover					✓	
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures					✓	
1.11 Exterior Site Furniture					✓	
1.12 Exterior Stairs/ Ramp					✓	
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish					✓	
2.02 Eaves and Fascias					✓	
2.03 Windows					✓	
2.04 Louvers and Vents					✓	
2.05 Exterior Doors & Hardware					✓	
2.06 Mounted Light Fixtures					✓	
<b>3 Roof</b>						
3.01 Roof Surface					✓	
3.02 Roof Equipment Curbing						✓
3.03 Leakage					✓	
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts					✓	
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System					✓	
4.04 Walls					✓	
4.05 Covered Walkway/Canopy					✓	
<b>5 Interior Elements</b>						
5.01 Ceilings				✓		
5.02 Flooring					✓	
5.03 Interior Walls/ Partitions					✓	
5.04 Interior Doors					✓	
5.05 Toilet Condition				✓		
5.06 Toilet Accessories				✓		
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures				✓		
5.09 Counter				✓		
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems					✓	
6.02 Electrical Systems					✓	
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems					✓	
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes					N/A
7.02 Accessible Routes					✓	
7.03 Toilet					✓	
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** The site includes both roughly paved and dirt parking areas adjacent to the main entrance. These areas accommodate approximately four cars each. There are a fair number of trees surrounding the building. Evidence of ponding water at paved lot. Signage is tattered.

**Exterior Envelope:** The painted wood siding is in fair condition with lots of general scuff marks especially around dumpster storage. Mounted light fixtures are dirty. Windows are single pane and show signs of forced entry. Vents are in fair condition. Front door is too heavy for many patrons.

**Roof:** Access to the roof was not provided. Moss is growing on roof shingles as visible from the ground. Roof waterproofing appears to be in serviceable condition and no leakage has been reported by building staff. Pieces of downspouts are not connected and some drain to asphalt.

**Structure:** Visible structural elements are in fair condition. No cracking was observed at exposed portions of the foundation. Further analysis of support to wall between building and adjacent lot is recommended.

**Interior Elements:** Plaster ceilings are present throughout. Carpeting is in good condition in offices but is in poor condition in high traffic areas. Restrooms were recently remodeled with new flooring and complaint fixtures. Service windows slam loudly which can scare certain patrons. Some chipping paint.

**MEP:** New heater and HVAC unit have been recently installed.

Summary of Recommendations

**Site:** Pave parking lot and make proper modifications to accessible parking stall. Provide new site signage and consider site lighting. Fix damaged retaining wall on side.

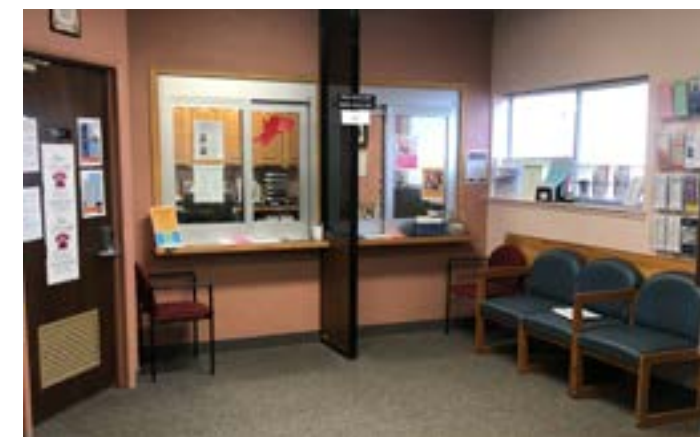
**Exterior Envelope:** Paint wood siding and take care not to contact building with dumpsters in the future. Install double pane windows and new frames where forced entry occurred.

**Roof:** Consider a new building roof in the next five years. Maintain waterproofing accordingly. Fix disconnected downspouts and change drainage path at downspouts that drain directly to asphalt.

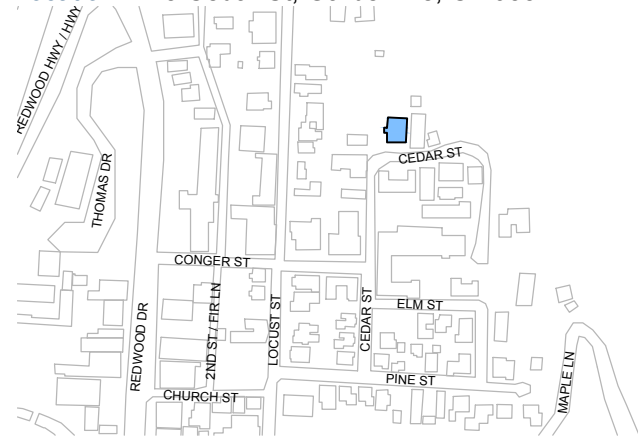
**Structure:** Further investigate condition state of adjacent wall and associated connections to the building.

**Interior Elements:** Patch building interior where paint is chipping. Install new carpeting throughout to match existing new carpeting in rear mental health office. Install changing table in men's restroom. Provide changes to service windows so they do not slam shut.

**MEP:** Maintain new heater and HVAC units accordingly. Consider full LED lighting in the future.



Location: 715 Cedar St, Garberville, CA 95542



Year Built: 1960

Asset No.: 152

Area: 2,160 SF

Department(s):

Use: Library

Library

Ownership

- County Owned
- Leased

Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

Planning Status

- Retain
- Renovate
- Dispose, but Stay Temporarily

Building Description

The Garberville county library is located at 715 Cedar Street in the Northwest corner of Garberville, CA. The library offers an assortment of written and digital media materials for checkout by the local community. This facility provides group and individual reading spaces, with WiFi and some computer access available to guests as well.

This single-level building is elevated about three feet above site grade and is accessed via a wooden ramp on the South and West sides of the building or wooden steps on the West side. Exterior cladding is primarily painted plywood with wooden trim. The facility has a flat roof bordered by a shingled 'faux roof' that overhangs the exterior walls and is about three feet in height. Interior flooring is primarily carpet with vinyl flooring in restroom and office areas. A suspended acoustic ceiling tile system is in place throughout the entire interior. Various wooden and metal shelves provide primary media storage, with some carts and plastic bins providing additional storage. Permanent seating and tables are mostly wooden with some stackable metal chairs in the storage room.

Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences					✓	
1.02 Walls/ Structures					✓	
1.03 Gates			✓			
1.04 Sidewalks/ Walkways					✓	
1.05 Curbing				✓		
1.06 Parking Pavement					✓	
1.07 Patios						✓
1.08 Ground Cover				✓		
1.09 Trees			✓			
1.10 Exterior Lighting Fixtures			✓			
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp				✓		
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish			✓			
2.02 Eaves and Fascias				✓		
2.03 Windows			✓			
2.04 Louvers and Vents				✓		
2.05 Exterior Doors & Hardware			✓			
2.06 Mounted Light Fixtures			✓			
<b>3 Roof</b>						
3.01 Roof Surface						✓
3.02 Roof Equipment Curbing						✓
3.03 Leakage						✓
3.04 Ponding Water						✓
3.05 Roof Drains						✓
3.06 Gutters/ Downspouts				✓		
<b>4 Structure</b>						
4.01 Foundation/ Footing				✓		
4.02 Columns						✓
4.03 Framing System						✓
4.04 Walls						✓
4.05 Covered Walkway/Canopy			✓			
<b>5 Interior Elements</b>						
5.01 Ceilings			✓			
5.02 Flooring				✓		
5.03 Interior Walls/ Partitions			✓			
5.04 Interior Doors			✓			
5.05 Toilet Condition						✓
5.06 Toilet Accessories						✓
5.07 Toilet Partitions						✓
5.08 Toilet Plumbing Fixtures						✓
5.09 Counter						✓
5.10 Shower Compartments						✓
<b>6 MEP</b>						
6.01 Mechanical Systems		✓				
6.02 Electrical Systems			✓			
6.03 Voice and Data Systems				✓		
6.04 Plumbing Systems			✓			
6.05 Gas Distribution Systems						✓
6.06 Fire Suppression Systems						✓
<b>7 ADA Compliance *</b>						
7.01 Site	Yes	No				N/A
7.02 Accessible Routes				✓		
7.03 Toilet				✓		
7.04 Building Elements				✓		

\* To be part of ADA Projects and Transition Plan

Summary of Findings

**Site:** Fences around and adjacent are crowded with overgrown grass, shrubs and trees. Asphalt parking areas are riddled with cracks and lot is crumbling with faded striping. Weeds are growing in asphalt cracks and at building seams. Wood structure of walkways, stairs, and handrails leading to building are corroded, with chipping finishes and signs of moisture damage. Porch off of alternative exit door is quite corroded especially at the base connections.

**Exterior Envelope:** Exterior finishes are in overall good condition although siding seams are separating in a few places and base connections, especially surrounding the ramp walkway, have mildew/grime accumulation and are showing signs of deterioration and animal penetration. Some venting mesh at the base of the building has been punctured or otherwise compromised.

**Roof:** Access to the roof was not provided. Parapet caps are bent in places and roof shingles appear to be in fair condition.

**Structure:** Visibly the structure appears to be in fair condition. Wood is warped in some areas.

**Interior Elements:** Interior finishes throughout the library are largely intact although some pathways through the space are too narrow or blocked by misplaced items, making them inaccessible.

**MEP:** Voice and Data connection wires are tangled and exposed near the young adult section. No fire suppression system is installed in this building.

Summary of Recommendations

**Site:** Shrubbery and grasses surrounding the library should be trimmed. Pull and/or spray weedy areas in asphalt cracks and at building base. Clean and repaint parking stripes, or repave lot to repair cracking. Clean and repaint railing components on ramp, stairway and alternative exit; further investigate structural integrity of stair, ramp and alternative exit porch structures, possible need to remove and replace entire exterior walkway system.

**Exterior Envelope:** Re-attach siding seams that are pulled away from their backing. Clean ground-level siding to prevent breakdown of paint and siding material. Replace siding panel material compromised by animal penetration with material intended to keep out rodents. Replace damaged mesh over foundation vents with more durable metal mesh.

**Roof:** Replace parapet caps and consider new shingles.

**Structure:** Further evaluate the structure.

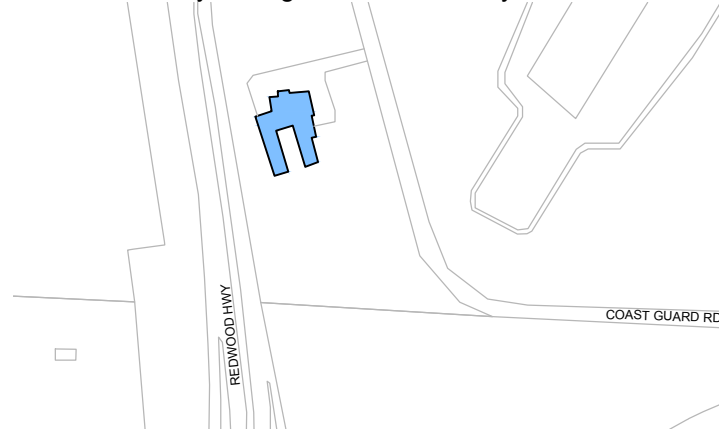
**Interior Elements:** To free up space, the library should consider an updated layout or placing some of their available items in an alternative space.

**MEP:** Wiring for voice and data services provided by the library should be set up in a more organized fashion and/or concealed from public view. Install a fire suppression system, at minimum add appropriately placed fire extinguishers throughout the space.



# HUMBOLDT COUNTY ANIMAL SHELTER

Location: 980 Lycoming Avenue, McKinleyville, CA 95519



Year Built: 2003

Asset No.: 85

Area: 21,131 SF

Department(s):

Use: Animal Services + Office

Sheriff's Office

### Ownership

- County Owned
- Leased

### Planning Status

- Retain
- Renovate
- Dispose

### Average Building Condition:

- Excellent/ Compliance
- Good
- Fair
- Poor
- Critical/ Non-Compliance

### Building Description

The Humboldt County Animal Shelter is located North of the town of McKinleyville between the Redwood Highway (Hwy 101) and the California Redwood Coast/ Humboldt County Airport. The facility provides accommodations for lost and/or abandoned pets as well as licensing and veterinary services for resident and local animals. Although this facility faces a higher level of wear and tear because of its proximity to the coastline, interior and exterior finishes are largely in acceptable to good condition. The animal shelter occupies 10 employees and has the capacity to house 50 dogs as well as 90 cats. Animal accommodations include indoor and outdoor areas in addition to socialization areas for potential owners to meet shelter inhabitants. The office and reception areas are appointed nicely and continue to function as designed. Service areas throughout this facility could be updated.

### Condition Checklist

Condition	5	4	3	2	1	N/A
<b>1 Site</b>						
1.01 Fences		✓				
1.02 Walls/ Structures		✓				
1.03 Gates		✓				
1.04 Sidewalks/ Walkways		✓				
1.05 Curbing		✓				
1.06 Parking Pavement		✓				
1.07 Patios						✓
1.08 Ground Cover			✓			
1.09 Trees		✓				
1.10 Exterior Lighting Fixtures		✓				
1.11 Exterior Site Furniture						✓
1.12 Exterior Stairs/ Ramp						✓
<b>2 Exterior Envelope</b>						
2.01 Exterior Wall Finish		✓				
2.02 Eaves and Fascias		✓				
2.03 Windows		✓				
2.04 Louvers and Vents						✓
2.05 Exterior Doors & Hardware		✓				
2.06 Mounted Light Fixtures		✓				
<b>3 Roof</b>						
3.01 Roof Surface		✓				
3.02 Roof Equipment Curbing			✓			
3.03 Leakage			✓			
3.04 Ponding Water			✓			
3.05 Roof Drains			✓			
3.06 Gutters/ Downspouts		✓				
<b>4 Structure</b>						
4.01 Foundation/ Footing		✓				
4.02 Columns			✓			
4.03 Framing System		✓				
4.04 Walls		✓				
4.05 Covered Walkway/Canopy		✓				
<b>5 Interior Elements</b>						
5.01 Ceilings		✓				
5.02 Flooring		✓				
5.03 Interior Walls/ Partitions		✓				
5.04 Interior Doors		✓				
5.05 Toilet Condition		✓				
5.06 Toilet Accessories		✓				
5.07 Toilet Partitions		✓				
5.08 Toilet Plumbing Fixtures		✓				
5.09 Counter					✓	
5.10 Shower Compartments		✓				
<b>6 MEP</b>						
6.01 Mechanical Systems		✓				
6.02 Electrical Systems		✓				
6.03 Voice and Data Systems					✓	
6.04 Plumbing Systems		✓				
6.05 Gas Distribution Systems					✓	
6.06 Fire Suppression Systems					✓	
<b>7 ADA Compliance *</b>						
7.01 Site					✓	
7.02 Accessible Routes					✓	
7.03 Toilet		✓				
7.04 Building Elements					✓	

\* To be part of ADA Projects and Transition Plan

### Summary of Findings

**Site:** Landscaping is minimal but hardy. Dog run lawn is slightly patchy and is missing accessible pathways throughout. Unwanted vegetation growing in cracks and seams in parking area and walkways especially at curbs.

**Exterior Envelope:** Some cosmetic weathering is present in siding and MEP systems housed on the exterior of the building. Weeds and other miscellaneous vegetation are growing at bases of exterior walls. Surface rust is showing at exterior vents. Yellowing/faded light fixtures are functional but unsightly.

**Roof:** The roofing surfaces are in good condition overall, with wear appearing at seams and material transitions especially at the mechanical platform on the roof.

**Structure:** Visibly, no structural issues were observed.

**Interior Elements:** Vinyl flooring in high traffic areas is separating at seams and showing minor fading. Staining and heavy wear on floor is apparent in maintenance areas. Patchy discoloration is present on some ceiling tiles.

**MEP:** There are some leaky plumbing points in the toilet and veterinary service areas. The water heater adapter is sticking. Much of the facility is lit with fluorescent bulb fixtures. Storage of supplies in mechanical areas blocking access to heating units on ground floor.

**ADA Compliance:** Truncated domes are missing from the parking area and building entrance walkway.

### Summary of Recommendations

**Site:** Add accessible walkways through exterior dog walk areas. Remove weeds/grass from sidewalk and parking lot cracks and seams. Reseed or re-soil patchy grass areas.

**Exterior Envelope:** Removal of debris and unwanted vegetation from edges and seams of building envelope to prevent build up and cracking. Clean exterior vents, if rust is structurally compromising after cleaning, replace vents. Replace exterior light fixtures to provide sufficient lighting.

**Roof:** Clean and reseal edge conditions where deterioration is occurring around MEP items.

**Structure:** Future analysis to the structure should be performed.

**Interior Elements:** Replace vinyl flooring before separating seams become a tripping hazard. Install a more durable flooring surface in mechanical/service areas. Remove stained ceiling tiles, investigate leak source and replace with clean tiles.

**MEP:** Locate and replace leaking plumbing pipes. Service water heater, fix or replace sticking valve. Fluorescent lighting fixtures to be replaced with LED lighting fixtures. Relocate items stored near heating units to clear access.

**ADA Compliance:** Install truncated domes at grade changes at exterior parking lot and entrance walkway.

