

Facility Conditions Assessment

City of Oakland Park, FL

EXECUTIVE SUMMARY



2937 W. Cypress Creek Road, Suite 200
Fort Lauderdale, FL 33309
954.484.4000 www.acaiworld.com

Project Number: 18-001 G01

PROJECT DESCRIPTION

The purpose of this Facility Condition Assessment (FCA) was to conduct a survey of the facilities identified herein, to observe and document readily visible building systems defects that might significantly affect the value of the property and assess existing conditions including functionality that might have a significant impact on the continued operation of the facility for its current use.

Observations performed during the FCA were made without operational testing and/or removing or damaging components of the building and systems. Consequently, some system specific assumptions were made regarding existing conditions and operating performance of each system based on the observations, from input provided by and from previous reports provided by the City. The FCA does not confirm the presence or absence of asbestos or other hazardous or toxic materials on the properties. Also note that this report was prepared based on observations made during site visits completed at a certain time and is therefore time dependent.

SCOPE OF WORK

The FCA included visual observation of exterior walls and openings, roof systems, accessibility, Code deficiencies and current use of the interior and exterior spaces. Observations of the existing mechanical, electrical, fire protection, data and other systems assessments were completed by the engineers.

Issues related to functionality were provided by personnel from the City familiar with each facility present during the walkthrough. Colored photographs related to the building and components are included will be included to clarify the findings, recommendations and options identified in the report.

ASSESSMENT OF EXISTING CONDITIONS

The following assessment of existing conditions was ascertained through visual observations of the facilities and their readily visible building systems, review of permit records, previous reports, and input provided by City personnel, including functionality, which may have a significant impact on the continued operation of the facility for its current use.

As identified in the 2010 Facilities Master Plan and the Facilities Conditions Assessment the facilities can be characterized as having been extended beyond their useful life with only minimal renovation and routine maintenance over that time. Significant issues that were observed are noted as follows:

- **Life Safety Systems**

- Facilities Fire Protection Systems including no sprinkler system which is not compliant with National Fire Protection Association (NFPA) 3. including a wet pipe sprinkler system throughout the building including connection to street main, backflow devices, and flow and tamper switch monitoring by the existing fire alarm system.

- **Exterior Envelope Conditions**

- Roof Systems: Majority of facilities roof systems in poor condition due to age and insufficient slope not in compliance with current code resulting in ongoing leaks and repairs. Gutters and roof drains missing or inadequate causing damage to exterior walls and other building components. Metal roofing at City Hall rusted and deteriorated requiring replacement at a considerable cost.
- Storm Protection: Emergency Facilities do not meet current building requirements for survivability, as well as, other City/Community facilities required to support the Community after storm event.
- Windows and Doors: The exterior windows are non-impact. Current protection requires considerable staff mobilization to provide protection. The overhead Fire Station garage doors are not impact type nor is there is any storm bracing capabilities for these doors.

- **Mechanical, Electrical & Lighting Systems**

- Mechanical: The mechanical systems have exceeded their life expectancy and should be replaced. Replacement should include controllability to improve efficiency and reduce operational costs. Lack of outside air/air changes do not meet current Florida Building Code air quality standards.
- Electrical: Existing equipment in Pre-1980 facilities are obsolete and do not meet current code requirements.
- Lighting: Interior and exterior lighting inefficient and should be replaced with new LED type, including automatic switching.
- Plumbing: The conditions of the concealed piping and distribution systems in the walls and foundation of the facilities are unknown and may require extensive replacement and additional structural remediation. Fixtures were replaced with residential style equipment instead of commercial.

- **Structure**

- Damage to existing roof structure due to termite and roof leaks require replacement of entire structure at North Andrews Gardens.

- The conditions of concealed roof structure system are unknown and may require extensive replacement and additional structural remediation at other City Facilities.
- Damage at existing floor slab and foundation due to ground settlement.
- **Telecommunications and Data Systems**
 - Security risk of data and telecommunication systems due to comingling components with other uses in non-secured areas due to limited space.
- **Functionality**
 - Medical Supplies and Equipment: Lack of access to and comingling of Medical supplies and Equipment with other uses and building systems, such as the water heater, icemaker and electrical panels.
 - Safety: Lack of safety equipment in decontamination areas, and No Single Point Entry for safety and security
 - Overcrowding: Staffing exceeding capacity levels resulting in overcrowded facilities impacting staff production. Facilities overcrowded with equipment and storage boxes compromising functional work areas and violation of life safety codes.
 - Restrooms: Lack of adequate restrooms/showers for Child Care licensing and Fire Staff operations.
 - Sleeping Quarters: Existing sleeping facilities using temporary dividers in areas originally designed for other functions.
 - Child Care Licensing: Community Centers do not meet current child care licensing standards.
- **American with Disabilities Act (ADA)**: Facilities do not meet current ADA requirements, including but not limited to: (*upgrades to Facilities may require additional ADA improvements*)
 - Parking
 - Accessible Routes
 - Restrooms
 - Work Areas & Public Spaces
 - Commission Chambers

In summary, ACAI is in concurrence with the 2010 Facility Master Plan. The condition of the facilities are substandard and do not meet current code requirements. All municipal facilities should be designed and constructed to meet the needs of the Community. This includes ensuring continuity of operations after a storm event, public safety and emergency response, coordinated disaster recovery, and service to the Community. The facilities have been extended beyond their useful life expectancy with only minimal renovation and routine maintenance with the potential of safety and security risks.

PRELIMINARY RECOMMENDATIONS

- I. Replacements.** In concurrence with the 2010 Facility Master Plan, and based on the recent assessment, due the age, condition, functionality, lack of compliance with current codes and standards, and in furtherance of City Goals the following facilities are being recommended for replacement:

1. Parks & Leisure Facilities

- Collins Community Center
- Library
- North Andrews Gardens

2. Fire Rescue Facilities

- Fire Station 20
- Fire Station 9

3. City Hall

- Consolidation of City services through the construction of a new City Hall

- II. Renovations:** Based on the recent assessment, due to the age and current condition, the following facilities are being recommended for renovations.

1. Parks & Leisure Facilities

- Park Place

2. Fire Rescue Facilities

- Fire Station 87

- III. Consolidation in Lieu of Replacement:** Due to the age and condition of the building we would recommend that it be replaced. This would have an impact to other existing amenities on the site to accommodate minimum facility standards for child care. As an alternative, this facility may be consolidated in a Community Center or other City facility.

1. Parks & Leisure Facilities

- Spihher Recreation Center

IV. Parking Facilities

As identified in the 2010 Facility Master Plan there is a need for additional parking. A parking structure or surface parking lot may be constructed at the

Park Place Building at Jaco to support future development including the redevelopment of downtown and a future train station.

OPINION OF COST

The below costs have been established based on current known conditions and programming.

Observation performed during the Assessment were made without operational testing and/or removing or damaging components of the building and systems. Consequently, some system specific assumptions were made regarding existing conditions and operating performance of each system based on the observations, from input provided by and from previous reports provided by the City. The below costs do not confirm the presence or absence of asbestos or other hazardous or toxic materials on the properties. Also note that the opinion of cost was prepared based on observations made during site visits completed at a certain time and is therefore time dependent.

Due to the level of assessment and uncertainty of unseen and unknown conditions additional improvements exceeding code levels for renovation may result in additional costs being incurred.

It is recommended that a programming analysis be conducted prior to design development to establish a specific size and detailed project cost for each facility.

Preliminary Estimated Per Foot Cost

New Construction: (order of magnitude) *

Fire Station	\$ 450 - \$ 550 S.F.
Other City Facilities	\$ 360 - \$ 468 S.F.

Renovation: (order of magnitude) *

Fire Station	\$ 225 - \$ 300 S.F.
Other City Facilities	\$ 225 - \$ 300 S.F.

**Price per square foot based on 2018 pricing includes programming, design, survey, permitting, and construction management. The above does not include site amenities such as playgrounds, site furniture, specialty equipment and telecommunications, etc.*