

Boxing Gym Interior



Exit Door Moisture Damage



Partially Completed Kitchen



Existing Restroom Fixtures

Boxing Gym / Fitness Area | ~3,793 SF

The boxing gym and fitness area accommodates community fitness programming and is one of the regularly occupied spaces in the building. The boxing gym is accessed from the main interior corridor and is located adjacent to the weightlifting and yoga room. The interior of the boxing gym is serviceable and in functional condition, with typical wear associated with ongoing use. It includes equipment appropriate to its programming function. No major interior finish failures were noted.

Water damage was observed at the boxing gym ceiling, consistent with the documented roof deterioration above this area. Ponding water at the skylight location correlates directly to a confirmed interior leak in the boxing gym. Ceiling finishes and the roof framing above the boxing gym should be fully evaluated during the design phase, and damaged substrate replaced as part of the roof replacement scope.

The boxing gym exit doors are rusting and deteriorating, with corroded door skins and failing wood trim at multiple entry points. Single-pane windows throughout the boxing gym exhibit deteriorated frames and trim, with biogrowth accumulation at the base of frame assemblies. Window and door replacement for this area is part of the Phase 1 envelope scope. HVAC systems serving the boxing gym and weightlifting room are documented separately in this report

Kitchen | ~333 SF

The kitchen is located at the central portion of the building, adjacent to the Entry Lobby between the boy's & girl's restrooms and the gym, with the laundry room located immediately to the north. The kitchen was only partially completed prior to the current assessment, with new appliances remaining in shipping packaging at the time of the February 18, 2026 site assessment. This represents a significant functional gap for the building's programming mission.

Numerous code issues were identified during the assessment relating to the electrical, plumbing, and mechanical systems, as well as floor and wall finishes. The kitchen electrical panel is completely filled with no spare circuit capacity and lacks GFCI protection. Kitchen completion requires full MEP design and installation, a commercial grease hood and exhaust system, and compliance with MC Department of Health requirements. New fixtures, tables, and some cooking equipment have recently been installed; this work was not fully complete at the time of the site visit. All remaining work must be coordinated with the Department of Health prior to use.

Restrooms (Boy's and Girl's) | ~455 SF

The boy's and girl's restrooms are located at the central portion of the building, accessed from the Entry Lobby between the kitchen and the yoga room. Numerous code, accessibility, sanitary, and health-related deficiencies were observed, and both restrooms have a documented history of overflow events. Both the restrooms were identified as candidates for complete replacement during the February 18, 2026 site assessment and as a Phase 1 priority.

Future improvements should include a fully ADA-compliant redesign of both facil-



Gymnasium Egress



Stage View



Gym Entry Door Measurement

constraints would need to be evaluated as part of any expansion scope. The long-term community benefit of increased programming capacity, rental revenue potential, and equitable access to regulation athletic facilities for Marin City youth are factors MCCSD should weigh in establishing Phase 1 and Phase 2 capital improvement priorities.

The gymnasium has no functioning mechanical system; the roof-mounted package unit is rusted and ready for replacement, and the exposed ductwork above the stage requires replacement. There are no fire sprinklers in the building. There are no fire alarm horn-strobe devices. These are Phase 1 priorities.

Evidence of prior roof leaks was observed within the gymnasium, consistent with the confirmed roof deterioration documented by ZFA and MCA. The gymnasium floor condition should be fully evaluated during the design phase; floor replacement or refinishing may be required depending on the extent of moisture damage from accumulated roof intrusions over time. Ceiling finishes and the underside of the roof assembly should be field-verified for condition and hazardous material content during the design phase.

The stage occupies one end of the gymnasium and supports community performances, programming, and events. Primary access to the stage is provided from the gymnasium via a short stair, while a single wood bridge provides a secondary exit to the exterior. It has no accessible means of egress and no ADA lift, which is a significant accessibility and life-safety deficiency for a public assembly space. There is no data connectivity, no speaker connections, and no PA system at the stage.

A separate set of restroom facilities is located adjacent to the stage on the upper level, currently not in service.

A short exterior wood bridge, from the stage loading/exit doors, to the Senior Center parking area, serves as the egress from the stage, was observed to be structurally unsound, with visible movement under load, and was assessed as unsafe to use. The associated guardrail is failing and does not appear to meet current code requirements. This condition represents both a structural deficiency and an signinifant safety hazard. Replacement of the bridge and guardrail assembly is a Phase 1 priority.



Rec Center Lobby Area Entrance Overview



Lobby Trophy Display



Rec Center Lobby Area Overview



Single-Pane Window Assembly

5.3 Interior Program Areas

The following section documents observed conditions within each program area of the Manzanita Recreation Center. Technical findings related to building systems are documented above; this section cross-references those findings by room location rather than repeating the technical detail. All findings are based on limited visual observation; concealed conditions were not investigated.

Lobby / Administrative Areas | ~1,199 SF

The entry hall serves as the primary public entrance to the Manzanita Recreation Center, providing access from the exterior covered loggia into the main interior circulation corridor. The space connects directly to the gymnasium, the administrative office area, the teen center, boxing gym, kitchen, and restrooms. The entry hall functions as the primary orientation point for building users entering the Recreation Center and the threshold between the exterior courtyard and the primary program spaces.

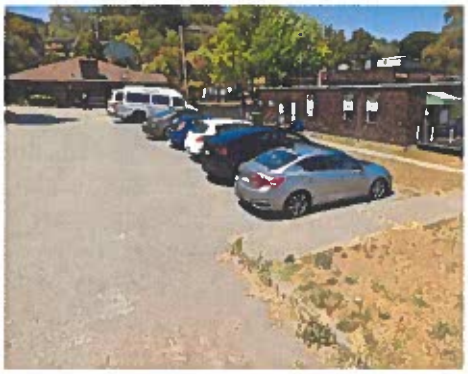
The existing trophy display cases reflect the Recreation Center's long history of community achievement but is at capacity and provides limited opportunity to accommodate future recognition. Modernized display cases should be considered to preserve and celebrate the facility's history while allowing space for future generations. Opportunities also exist to improve visitor orientation through dedicated community information and event display boards within the lobby.

Interior finishes within the lobby and administrative areas exhibit age-consistent wear. Floor finishes show significant wear from long-term use, and the existing floor mastic should be assumed to contain asbestos unless confirmed otherwise through hazardous materials testing. Wall finishes would benefit from repainting, and several ceiling tiles were observed to be damaged or missing and should be replaced as part of future interior improvements. Ceiling and wall finishes should also be field-verified for condition and potential hazardous material content prior to any Phase 1 work.

The lobby includes flanking single-pane window assemblies at the main entry, which are identified for replacement as part of the campus-wide window modernization scope documented above. Building-wide deficiencies including roofing, electrical, lighting, fire alarm, and life-safety systems documented in Section 5.4 also apply to this area. Because the lobby serves as the primary public entrance, careful coordination of temporary operations and phased occupancy will be essential during construction.



Wood Post Moisture Deterioration



Shared Parking and Campus Access



Former Wellness Center



View towards the Boxing Gym

to discharge adjacent to the building perimeter, contributing to localized moisture retention and biological growth. The observed conditions indicate that drainage, grading, and roof runoff management should be addressed as part of any comprehensive exterior rehabilitation effort.

Moisture-related deterioration was also observed at portions of the covered logia structure described, where prolonged exposure appears to have contributed to deterioration of wood posts and adjacent building components.

Per discussions during the May 20, 2026 meeting, the utility line located in front of the building is labeled as a water line on existing drawings but is reportedly a sewer line. Verification of utility records and existing utility infrastructure is recommended in coordination with BKF Civil Engineers.

5.2.6 Relationship to Adjacent Buildings and Shared Use Areas

The Manzanita Recreation Center and the Marguerita C. Johnson Senior Center occupy a shared campus parcel at 630/640 Drake Avenue and serve overlapping community populations. The two buildings share parking, site access, outdoor gathering spaces, and utility infrastructure, and together function as the primary community services campus for Marin City.

The absence of a code-compliant accessible pedestrian connection between the two buildings is a significant campus-level accessibility deficiency. Any future site improvement scope should evaluate the connection between the Recreation Center and Senior Center as part of the overall campus accessibility strategy.

The former Wellness Center occupies the western portion of the Recreation Center complex and is physically connected to the main building. The space has been vacated and is no longer in active use. Per ZFA Structural Engineers (May 27, 2026), this portion of the facility exhibits extensive water damage and differential settlement and is not considered economically feasible to rehabilitate. ZFA recommends demolition of the former Wellness Center. Demolition of this building section is included in the Phase 1 scope and has direct implications for future site planning, circulation, and programming opportunities on the western side of the campus.

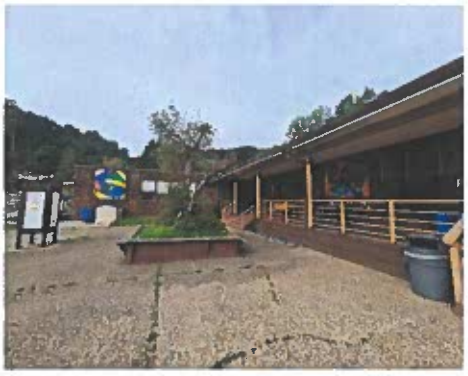
The relationship between the Recreation Center, Senior Center, parking areas, courtyards, and shared outdoor spaces should be considered during future planning and phased implementation efforts to ensure that circulation, accessibility, and site improvements are coordinated across the campus.



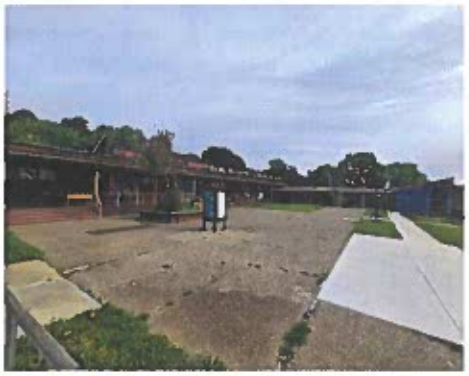
Rec Center Weathered Soffit Conditions



Concrete Settlement and Cracking



Memorial Tree and Main Entrance



Rec Center Main Courtyard

condition is consistent with drainage system failure or overflow contributing to the observed wood rot at post bases.

Exterior Soffit and Lighting Conditions

The underside of the logia roof assembly consists of painted soffit surfaces. Localized staining, discoloration, and weathering were observed at several ceiling and soffit locations. Multiple light fixtures mounted at the soffit appeared incomplete, damaged, or missing protective covers and lenses. Exposed bulbs and partially exposed fixture interiors were observed at several locations. Some fixtures appear significantly aged and may require full replacement. Linear recessed or surface-mounted lighting elements were also observed along portions of the beam assembly. Minor gaps and separations between adjacent materials were noted at some locations along the soffit edge condition.

Courtyard Flatwork

The courtyard and walkway paving consists primarily of exposed aggregate concrete slabs. Widespread cracking was observed throughout the exterior flatwork area. Several locations exhibited differential settlement and vertical displacement between adjacent concrete slab panels. Open joints, widened cracks, and uneven walking surfaces were observed in multiple areas. Vegetation growth was present within several concrete cracks and joints, indicating prolonged exposure and deferred maintenance. Displaced slab edges and uneven walking surfaces represent potential trip hazards and pedestrian safety concerns.

5.2.3 Memorial Tree and Courtyard Landscape Character

A mature landscape tree is located within the central courtyard, gifted to the center in memory of a community member. The tree is a significant feature of the courtyard space and holds cultural and community meaning for Marin City residents. As part of any Phase 1 or Phase 2 site improvement scope, its retention, health, and integration into the redesigned courtyard landscape should be a primary design consideration. If future site improvements affect the courtyard, consideration should be given to retaining the commemorative character of the space and engaging community stakeholders associated with the memorial designation.

Construction Type

The building is classified as Type V-B (wood-frame, non-rated construction). Per CBC 2022 Table 506.2, the maximum allowable area for Type V-B non-sprinklered construction is 6,000 SF for Groups A-3 and A-4, and 9,000 SF for Group B.

Mixed Occupancy

The building contains multiple occupancy groups and is therefore subject to the mixed occupancy provisions of CBC Section 508. Under the nonseparated occupancy method, the most restrictive allowable area applies to the building as a whole. For Type V-B non-sprinklered construction, the allowable area for Groups A-3 and A-4 is 6,000 SF. The existing first-floor area of approximately 15,412 SF exceeds this limitation.

Installation of a complete automatic fire sprinkler system, identified as a Phase 1 priority, would substantially increase the allowable building area. Under a fully sprinklered condition, the allowable area for Groups A-3 and A-4 increases to 24,000 SF, bringing the existing building within allowable area limits. Final mixed occupancy calculations, separation requirements, and any applicable frontage increases pursuant to CBC Section 506.3 should be verified during design development.

5.1.1 Space Program and Area Schedule

The following area schedule is based on available project documentation and the PPM as-built drawings.

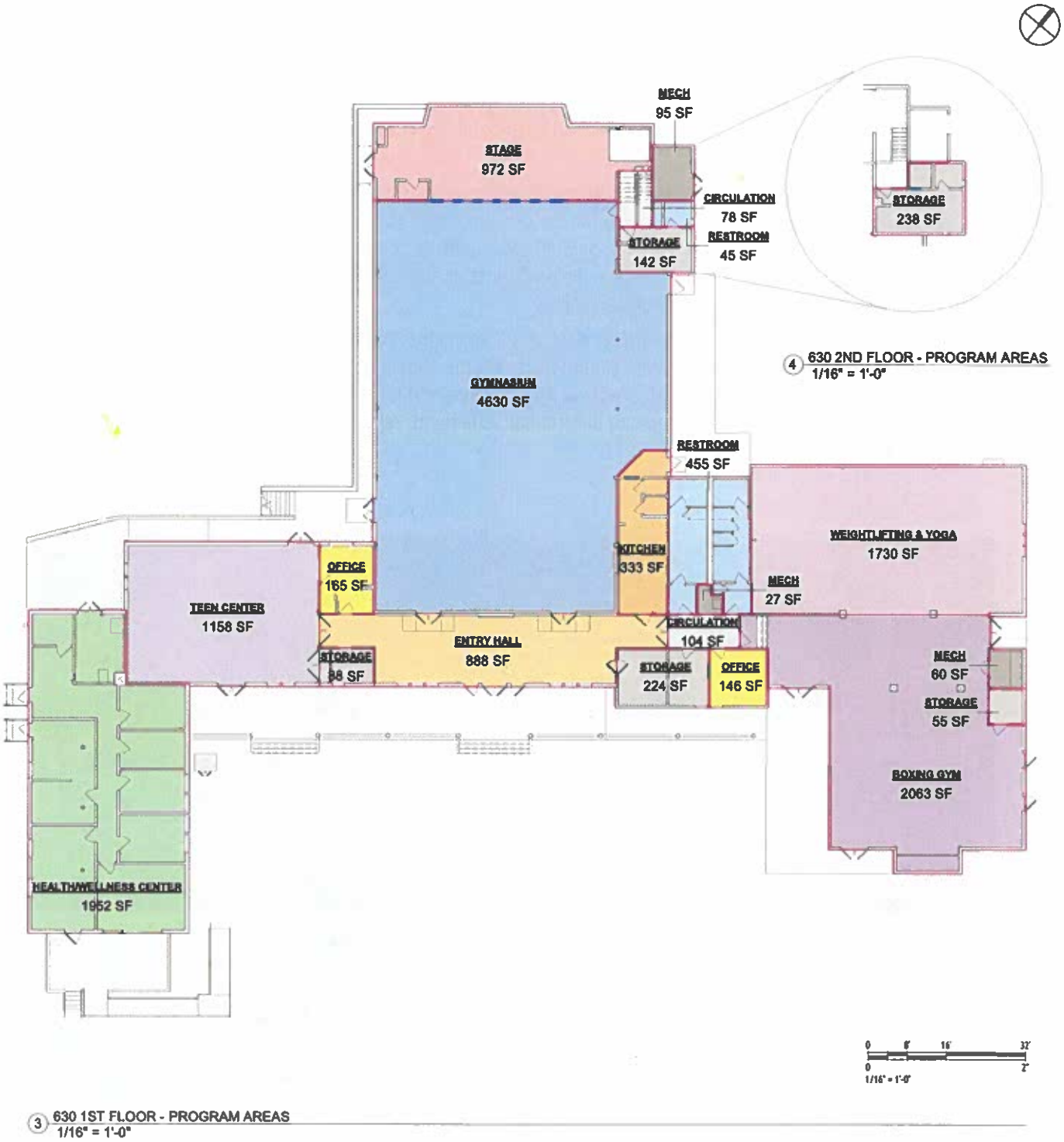


Figure 5-1. Existing Manzanita Recreation Center floor plan showing program areas and square footage.

4.3 Existing Buildings Summary

Building	GSF	Year Built	Construction	Occupancy / Notes
Marguerita C. Johnson Senior Center (MJSC)	4,618 SF	Opened 1988, 1990s interior remodel (new kitchen/meetings)	Single-story wood frame	Senior programs, meals, wellness, computer lab, multipurpose room.
Manzanita Recreation Center (Main Building)	15,413 SF	1958	Wood frame	Gymnasium, boxing, teen center, recreation, community events.
Southern Marin county Services Annex (formerly known as the Health & Wellness Center)	1,740 SF	Likely associated with the existing Manzanita Recreation Center complex. 2024–25 TI: new ADA bathrooms, ramps, lighting	Single-story wood frame	2024 report notes extensive wood rot, required structural repairs; previously no sprinklers or full ADA access.
CSD Offices (Harriet Tubman, 650 Drake)	2,567 SF	1920	Presumed wood frame	Historic house repurposed as offices.
Manzanita Children's Center (Early Childhood)	2,700 SF (2 x 1,350)	Likely 1970s–2000s portable units	Modular classrooms	Early childhood education.
Campus Total (existing)	27,038 SF	Various	Various	Totals vary slightly between MCCSD documents.

4.4 Applicable Codes and Standards

- 2025 California Building Code (CBC)
- 2025 California Fire Code (CFC)
- 2025 California Energy Code (Title 24, Part 6)
- 2025 California Plumbing Code (CPC)
- 2025 California Mechanical Code (CMC)
- 2025 California Electrical Code (CEC / NFPA 70)
- Americans with Disabilities Act (ADA) / CBC Chapter 11B
- Marin County Local Amendments

4.5 Property Ownership / Title Information

(Picture) To be provided by MCCSD

4.2 Parcel Data

Parcel Number	052-113-07
Site Address	630 and 640 Drake Avenue, Marin City, CA 94965
Jurisdiction	Unincorporated Marin County
Zoning	PF — Public Facilities
Land Use / Use Code	80 — Tax Exempt
Supervisor District	District 3 — Stephanie Moulton-Peters
Community Plan	Richardson Bay
Parcel Area	approx. 179,618 SF (4.12 acres)
Average Slope	14.8%
Flood Zone	X — outside 1% annual chance floodplain
Insurance Required	Flood insurance not required
Wildland Urban Interface (WUI)	Yes
Fire Service	County Fire (CSA 31)
Stream Conservation Area	No
Alquist-Priolo Zone	No
Elementary School	Sausalito Marin City School District
High School	Tamalpais Union High School District
Community College	Marin Community College District
Mosquito and Vector Control	Marin/Sonoma Mosquito and Vector Control District (Joint, Area 21, 49)
Bridge, Highway and Transportation	Golden Gate Bridge, Highway and Transportation District (Joint, Counties 08, 21, 23, 28, 38)
Air Quality Management	Bay Area Air Quality Management District (Joint, Counties 1, 7, 21, 28, 38, 41, 43, 48, 49)
Flood Control	Marin County Flood Control and Water Conservation District, Zone 3 (Richardson Bay)
Hospital / Healthcare	Marin Healthcare District
Regional Park / Open Space	Marin County Open Space District
Sanitary	Sausalito-Marin City Sanitary District
Community Services	Marin City Community Services District
Transit	Marin County Transit District
Municipal Water	Marin Municipal Water District
County Service Area	County Service Area No. 31 (Fire)

The MCCSD campus is located within unincorporated Marin County, under the jurisdiction of the Marin County Community Development Agency (CDA). The site is zoned PF (Public Facilities), consistent with its civic and recreational use. Permitted uses include recreation, education, and public assembly. Indoor sports facilities, outdoor public assembly, government offices, and health and wellness facilities are permitted subject to a conditional use permit and Design Review approval.

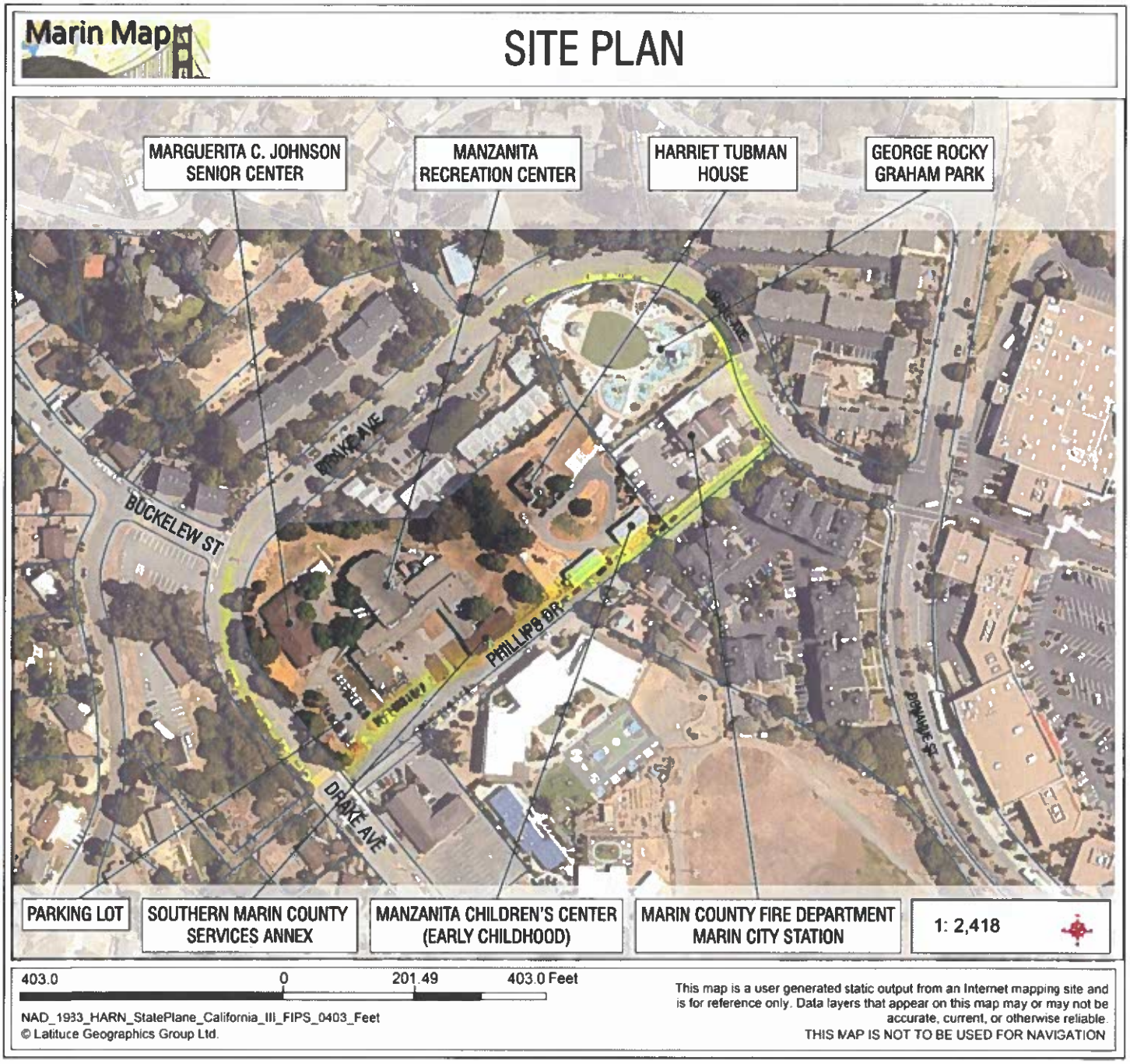


Figure 4-1-4. Overall site plan showing the Senior Center, Manzanita Recreation Center, Harriet Tubman House, parking areas, and adjacent community facilities.

Site elevations vary significantly across the campus. Drake Avenue above the Senior Center sits at approximately elevation 65 feet. The southern intersection of Drake Avenue and Phillips Drive is at approximately elevation 37 feet, draining northerly to the northern intersection at approximately elevation 16 feet. The main building entry plaza is at approximately elevation 27 feet. The Harriet Tubman building main floor is at approximately elevation 39 feet, situated approximately 8 feet above the driveway loop off Phillips Drive.

4. Site, Building & Code Overview

4.1 Site Location

The MCCSD campus is located at 630 Drake Avenue, Marin City, California 94965, within unincorporated Marin County. The site fronts Phillips Drive and is situated adjacent to Bayside MLK Academy, Rocky Graham Park, Cornerstone Church, and the Marin County Public Safety Building. The campus is subject to Marin County Community Development Agency (CDA) building and planning regulations and the 2022 California Building Code (CBC).

The site slopes gently upward at the rear of the property. Based on the 2005 geotechnical report by Miller Pacific Engineering Group, the site is underlain by four to ten feet of stiff sandy clay at the northwest end, with six to twenty feet of loose to medium-stiff artificial fill and natural soil to the south, overlying weathered bedrock. Groundwater was observed at 6.5 to 15 feet below grade. The site is classified as Seismic Design Category D (Site Class D) and is located approximately 18 km from the San Andreas Fault.

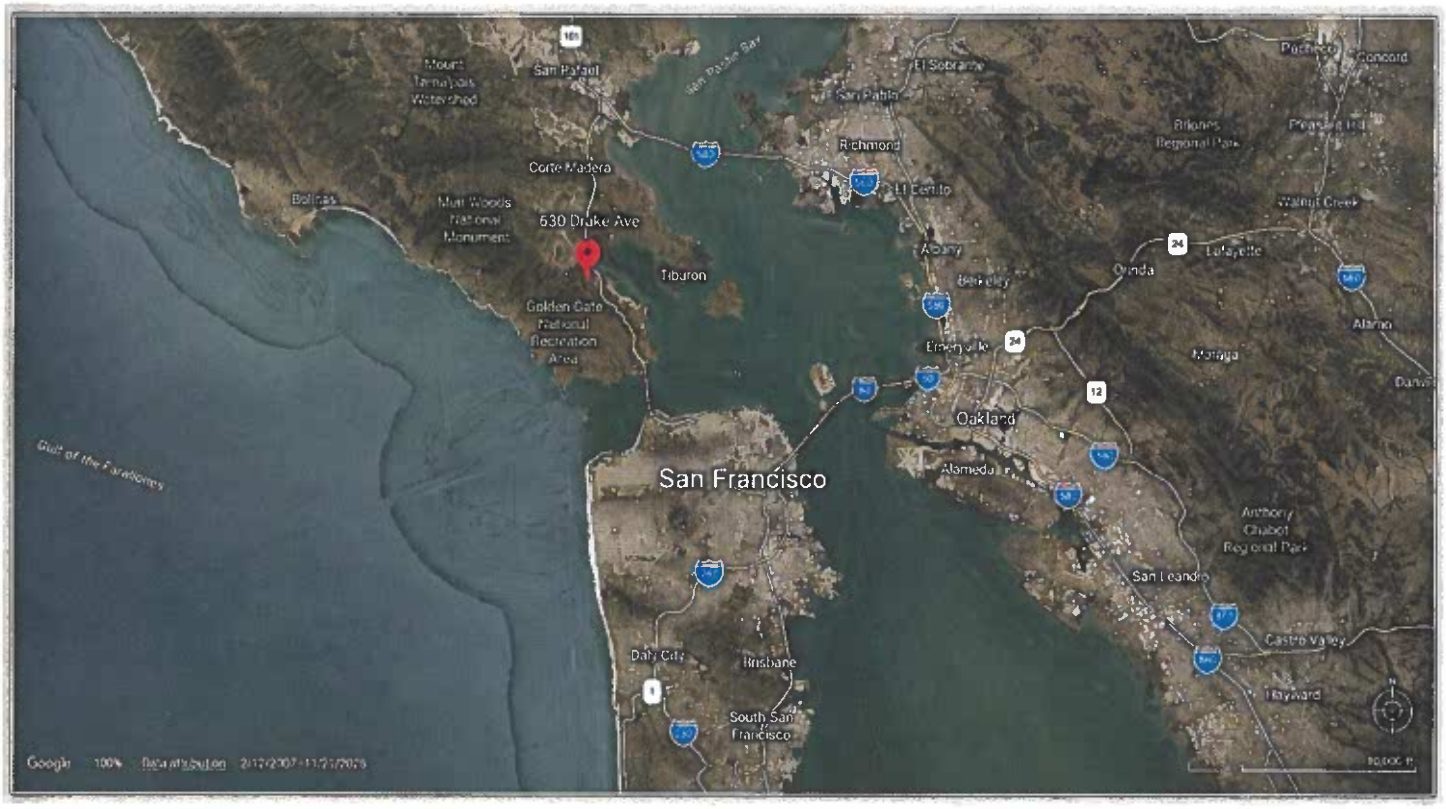


Figure 4-1-1. Project location map identifying the Manzanita Recreation Center campus within southern Marin County and its regional relationship to San Francisco, Oakland, and the greater Bay Area. Source: Google Earth.

soils requiring mitigation through proper site preparation.

An updated geotechnical report will be required as part of any future construction permitting. Given changes to CBC seismic design parameters since 2005, the existing report should not be used as the sole basis for foundation design on Phase 1.

Cultural Resources Survey — Tom Origer & Associates, August 10, 2005 (updated March 3, 2008)

The survey concluded that no prehistoric or significant historical-period resources exist on the site. A 2008 update affirmed this finding. An update to this study is unlikely to be required for future design phases.

Conceptual Stormwater Pollution Control Plan — F.E. Jordan Associates, Inc., August 25, 2009

The major site constraints identified were relatively impermeable soils and steep slopes at the northern portion of the site. The study proposed bioretention facilities, planted grass areas, catch basins, and site retaining walls to manage stormwater and reduce slope-related runoff. These constraints are consistent with currently observed site drainage patterns, including intermittent ponding at lower portions of the campus. The 2009 study will need to be reviewed and updated in response to current local and state stormwater best practices and code requirements.

3.2.2 2016–2017 - Predesign and Master Plan Application

In December 2014, a comprehensive community visioning process produced the Marin City Community Center Master Plan Executive Summary, which documented community priorities and established a long-term vision for improvements to the campus.

In Fall 2016, the MCCSD contracted with Group 4 Architecture, Research + Planning, Inc. to conduct Predesign Services, CEQA coordination, and Community and Stakeholder Engagement. A public outreach process followed, including two community meetings (October and November 2016) in open-house and town-hall formats, two Community Advisory Committee (CAC) meetings with key stakeholder representatives, two MCCSD Board Study Sessions, and focused stakeholder group meetings with the Recreation Department, Health & Wellness, Community Action Marin, Marin Horizon School, the Boys & Girls Club of Marin, and the YMCA.

The result of this process was a Master Plan Application submitted to Marin County on February 2, 2017, which defined a full Vision Plan for a new Center for Community Life (CFCL) campus. The Vision Plan proposed renovating or replacing all campus buildings across approximately 59,959 SF, compared to an existing campus total of 24,667 SF at an estimated cost of $56.7M (updated cost estimates reached approximately $104M in 2024). The plan centered on six community principles: supporting families, preparing young people for success, enhancing health and wellness, promoting economic well-being, enriching the lives of all ages, and celebrating culture and diversity.

The recommended project delivery method was Construction Manager at Risk (CMAR) with a Guaranteed Maximum Price (GMP) and was selected over Design-Bid-Build and Design-Build approaches for its ability to compress the schedule and accommodate community engagement throughout design.

3.2.3 2017 - Group 4 Architecture's Schematic Design Report

Following the Master Plan submission, Group 4 Architecture produced a Schematic Design Report in June 2017, which examined multiple phasing options ranging in cost from approximately $14.5M (reduced Phase 1) to $35.5M (full SD submittal including three kitchens and all FF&E and AV). The cost model and SD documents repeatedly identify scope related to gymnasium

Year	Event
2012	Community outreach begins for new Community Center master planning (MCCSD-led; community workshops).
2017	"Center for Community Life" plan (new facility) approved; estimated cost ~$56.7M.
2021	Planning amid COVID-19: outreach and design work continue virtually; economic review underway.
2024	Strategic shift: after updated cost estimates reached approximately $104M, and projected construction escalation through a likely 2028 delivery timeline indicated substantially higher replacement costs, MCCSD pivoted toward phased renovation and modernization of the existing campus buildings.
2026	Following the strategic shift toward preservation and phased modernization, MCCSD engaged 450 Architects to conduct a Conditions Assessment and develop Phase 1 improvement strategies for the existing campus facilities.

3. Community History & Context

3.1 Marin City History

Marin City's history is inseparable from the community campus at 630 and 640 Drake Avenue. For generations, these facilities have served as places for recreation, gathering, learning, and community building. Understanding how Marin City was established, how its residents built institutions under challenging circumstances, and how these spaces have evolved over time provides important context for both the existing conditions documented in this report and the vision for the campus's future.

Historical and Socio-Cultural Context



Marinship shipyard during WWII. Source: Marin City Community Services District.

Marin City's history is rooted in the extraordinary World War II shipbuilding effort that helped support the nation during a pivotal moment in history. In 1942, the U.S. Maritime Commission and Bechtel Co. established the Marinship yard on the Sausalito waterfront in southern Marin County, adjacent to the Golden Gate Bridge. To support the rapidly expanding workforce, housing for approximately 6,000 workers and their families was constructed in nearby Waldo Valley, laying the foundation for what would become Marin City. As one of the nation's wartime shipbuilding communities, Marinship produced 93 vessels (including 15 Liberty ships and 78 tankers) in less than three years. The workforce drew laborers from across the country, including women and African Americans who entered Bay Area industry in unprecedented numbers. The shipyard and its workers made a lasting contribution to both the war effort and the development of Marin City, fundamentally shaping the social and cultural landscape of southern Marin County.



Children in Marin City's postwar housing community, circa 1960. Source: Marin County Free Library Historical Collections.

After the war, Marin City's demographic shifted dramatically. Many of the white workers moved to suburbs, but most of the African-American families (many having migrated from the Deep South for good jobs) remained. In fact, racially restrictive housing covenants kept the Black community largely concentrated in Marin City until they were outlawed in 1948. This segregation was a hardship, but in response Marin City's residents built a remarkably self-reliant community. By the late 1940s Marin City had its own schools, churches, grocery store, recreation facilities, and social networks, reflecting the residents' resilience and mutual support.

This legacy of community leadership and self-determination has carried forward through generations. Marin City residents have a long history of organizing to improve local services, create opportunities, and advocate for investments that benefit future generations. The community's commitment to civic engagement has helped shape schools, parks, public facilities, and neighborhood programs throughout its history. Today's modernization effort builds upon that same spirit, investing in the campus so that it may continue to serve as a place for recreation, connection, learning, and community life for generations to come.

630 Drake Avenue - Manzanita Recreation Center - Former Health Center				
104931	04.15.2005	Marin City Clinic (Tenant Improvement)	O.E. Peck Brennan, Architect	
111940	09.22.2006	Marin City Clinic, ADA Ramp	O.E. Peck Brennan, Architect	●
130460	05.23.2011	Marin City Clinic Dental Office (Tenant Improvement)	Donald P. Olsen, Architect	●
130461	05.23.2011	Marin City Clinic Dental Office (Tenant Improvement)	Donald P. Olsen, Architect	●
640 Drake Avenue - Marguerita C. Johnson Senior Center				
37589	11.10.1987	Re-Roof Only		
Illegible	02.04.1987	Remodel	Treffinger, Walz & Macleod	●
Illegible	05.18.1987	Remodel	Treffinger, Walz & Macleod	●

The permit history summarized above was compiled from records available through the Marin County Community Development Agency (CDA) Permit Portal with the assistance of CDA staff. The permit records presented in this report should not be considered a complete building permit history. Additional permits, revisions, deferred submittals, and historical records may exist that were not available through the initial search.

A comprehensive permit records search is recommended prior to preparation of Construction Documents (CDs) to identify all applicable permits, historical modifications, and previously approved work that may affect the proposed improvements. Original plan sets should be obtained and reviewed for the permit numbers identified in the Plans column where archived drawings are known to be available. These documents may provide valuable information regarding existing construction, previous renovations, and concealed building conditions.

Several known improvements (including accessibility upgrades, site lighting, electrical modifications, and other repair work observed during the assessment) were not identified within the permit records obtained. The absence of these items indicates that the available permit history is incomplete. Numerous maintenance activities and minor repairs have also occurred over the life of the campus without corresponding permit records available for review. Existing building conditions should therefore be verified through field investigation during design.

2.3 Assessment Approach

The conditions assessment was conducted through a combination of visual observation, document review, consultation with MCCSD staff, and review of available consultant reports. Site investigations included interior and exterior building walkthroughs, roof inspections, attic and crawlspace observations where accessible, LiDAR scanning and existing conditions documentation, limited field measurements, and sewer lateral camera scoping. Additional discipline-specific investigations were performed by specialty consultants. The assessment was limited to observable and accessible conditions at the time of the site visits. No destructive investigation, materials testing, or concealed condition analysis was performed unless specifically noted.

Subconsultants conducted independent assessments in structural engineering, building enclosure, mechanical/electrical/plumbing systems, civil engineering, and landscape architecture. Findings and recommendations from these assessments have been incorporated into this report and the appendix where applicable.

The assessment process was informed not only by field observations and technical investigations, but also by the knowledge and experience of MCCSD staff, Board members, community leaders, program partners, and stakeholders. The project team gratefully acknowledges all participants who contributed their time through interviews, meetings, workshops, site visits, and community events. Their perspectives provided valuable insight into facility operations, community priorities, and the campus's role within Marin City.

2.4 Assessment Framework

In addition to documenting existing conditions, this assessment considers how the MCCSD campus may continue to serve future generations through thoughtful modernization and reinvestment. To support this broader perspective, the project team referenced principles outlined in the General Services Administration's (GSA) Whole Building Design Guide (WBDG), which encourages evaluation of facilities as integrated systems rather than isolated building components. For a campus as historically layered and community-dependent as MCCSD's, this integrated perspective is especially relevant: the buildings, site, and programs are inseparable from the community they serve.

The WBDG framework promotes a holistic understanding of building performance, considering factors such as safety, security, accessibility, functionality, sustainability, historic significance, aesthetics, productivity, and long-term value. This approach aligns with MCCSD's goal of preserving important community assets while identifying opportunities to improve facility performance and user experience.

Throughout this report, observations and recommendations are therefore framed not only around what needs to be fixed, but around what this campus can become: a safer, more accessible, and more resilient home for the programs and people that have defined Marin City for generations.

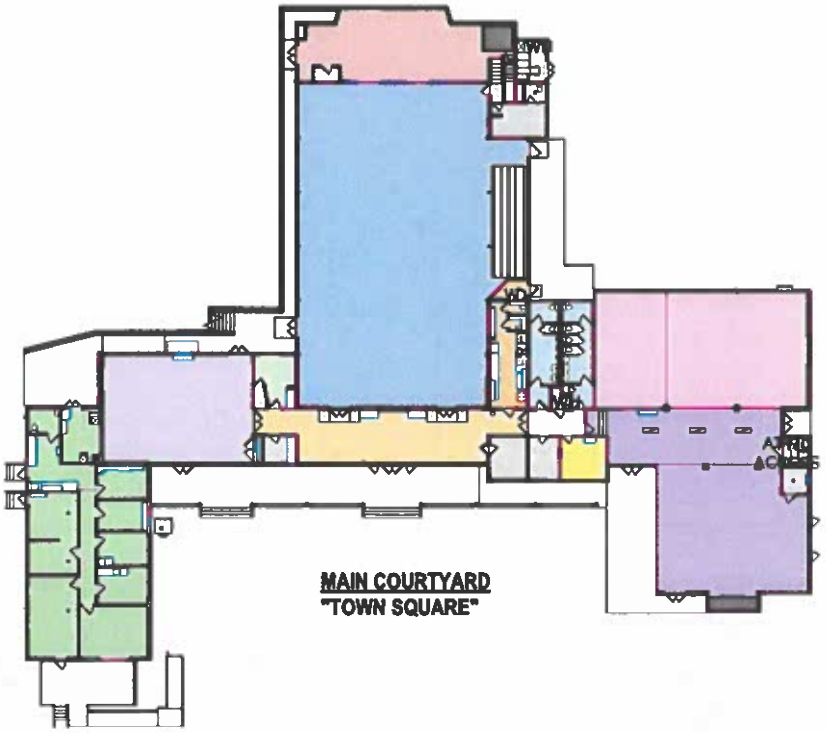


Figure 2-1. High-Performance Building Framework. The WBDG approach evaluates facilities through multiple interconnected performance criteria, including safety, accessibility, sustainability, functionality, historic value, and long-term community benefit. Source: National Institute of Building Sciences (NIBS)

PLAN OVERVIEW

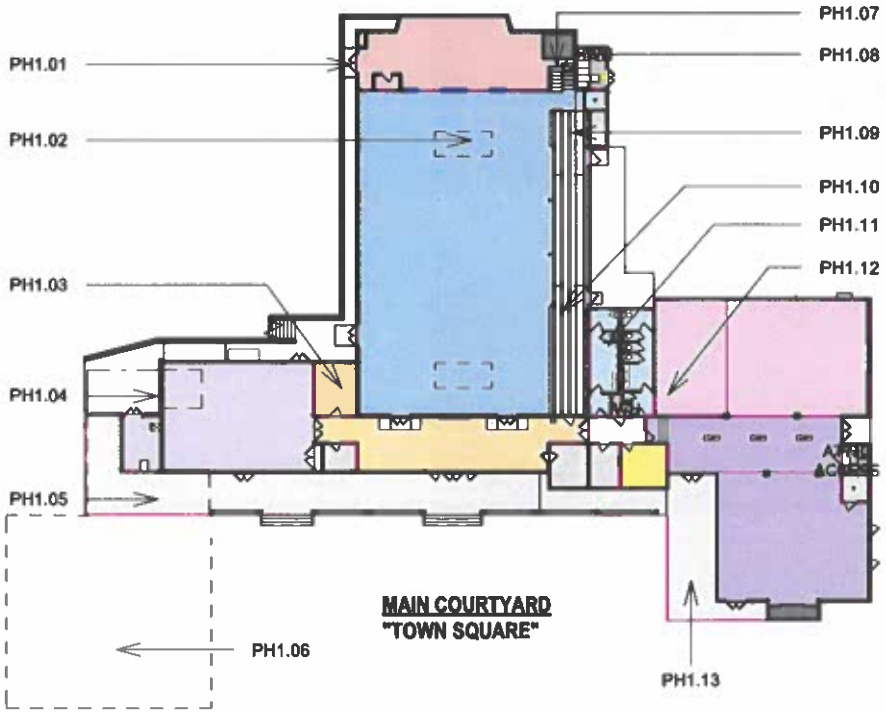
PROGRAM AREA LEGEND

- BOXING GYM
- CIRCULATION
- ENTRY HALL
- GYMNASIUM
- HEALTH/WELLNESS CENTER
- KITCHEN
- MECH
- OFFICE
- RESTROOM
- STAGE
- STORAGE
- TEEN CENTER
- WEIGHTLIFTING & YOGA



EXISTING PLAN

PHASE 1 KEYNOTES	
Key Value	Keynote Text
PH1.01	ADA EGRESS - UPGRADE ALL ENTRY & EXIT DOORS FOR ADA COMPLIANCE
PH1.02	BASKETBALL HOOPS - REPLACE W/ NEW BASKETBALL HOOPS & SCOREBOARD
PH1.03	OPTION 2 - RELOCATE KITCHEN & STAFF OFFICE
PH1.04	TEEN CENTER W/ NEW LARGE ROLL-UP DOOR TO OUTDOOR COURTYARD
PH1.05	FRONT PORCH - EXTEND FOR ADA CONNECTION TO SENIOR CENTER
PH1.06	NEW ADDITION - FUTURE BLDG FOR ADDITIONAL PROGRAM SPACE
PH1.07	NEW ADA STAGE ACCESS
PH1.08	NEW ADA ACCESSIBLE DRESSING ROOM AT STAGE LEVEL
PH1.09	ADDITIONAL SEATING - RELOCATE DRESSING ROOM & MECHANICAL EQUIP FOR ADDITIONAL SEATING IN GYM
PH1.10	ADDITIONAL SEATING - RELOCATE KITCHEN FOR ADDITIONAL SEATING IN GYM
PH1.11	BOYS & GIRLS RESTROOMS - UPDATE ALL FIXTURES & FINISHES
PH1.12	NEW ADA RAMP CONNECTING GYM & BOXING CENTER
PH1.13	UPGRADE FRONT PORCH FOR SAFETY & ADA ACCESS



PROPOSED PLAN

COURTYARD BETWEEN COMMUNITY CENTER ANNEX AND PRESCHOOL





1 Yoga and Boxing Terraces



2 Amphitheater

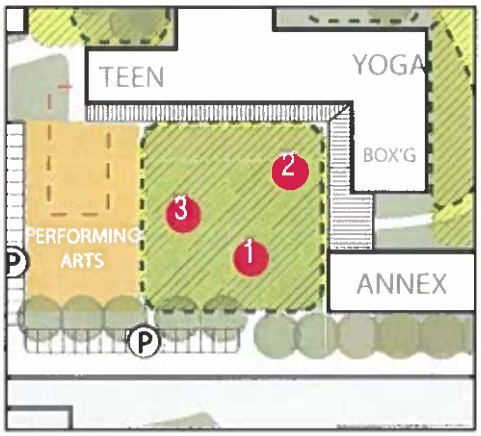


3 Wellness Community Garden



4 Preschool Nature Play Yards

ENTRY PLAZA

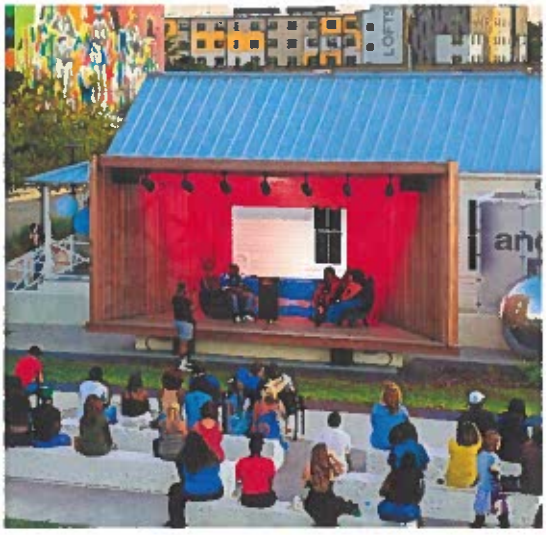




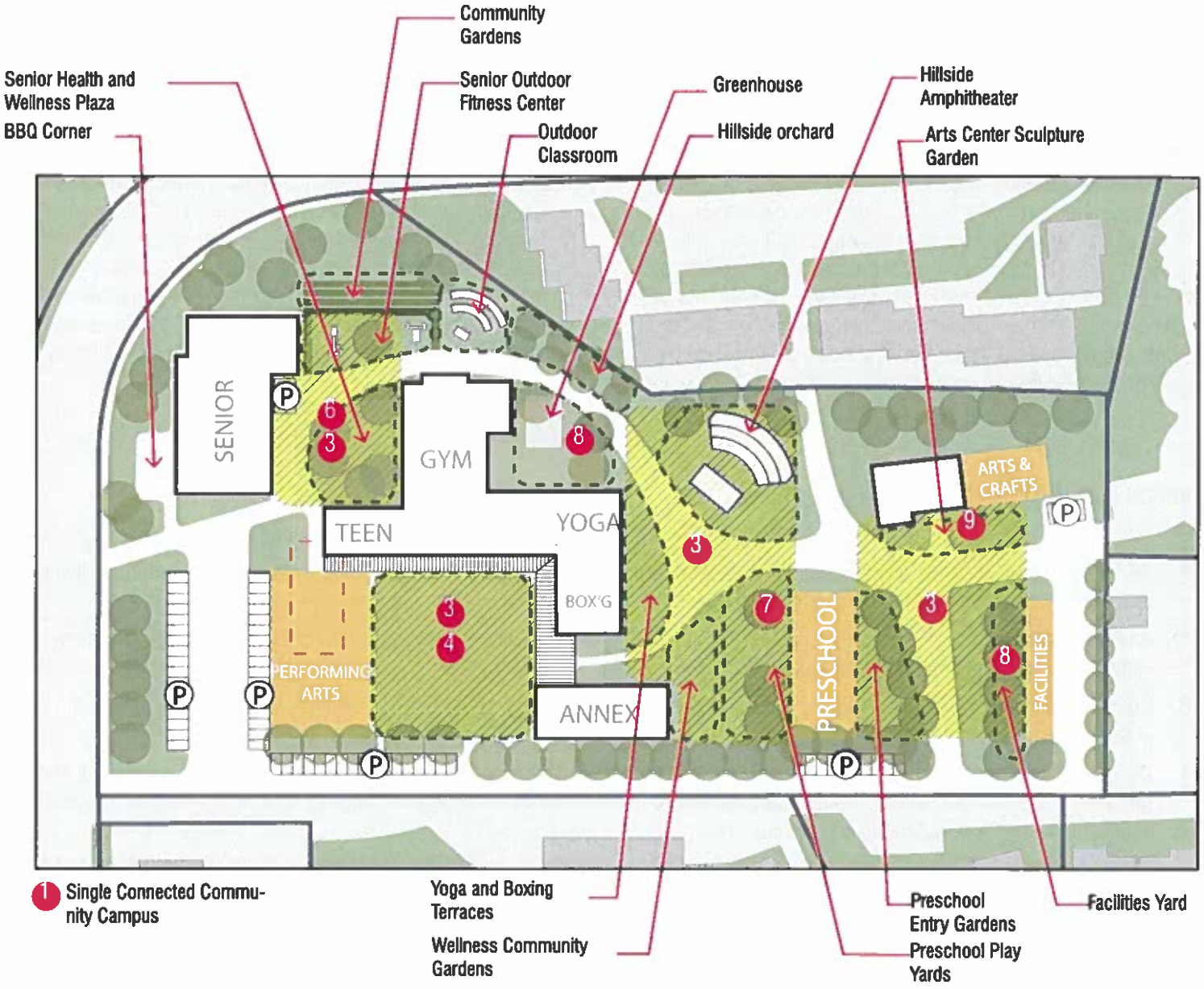
1 Flexible Entry Plaza with shade trees



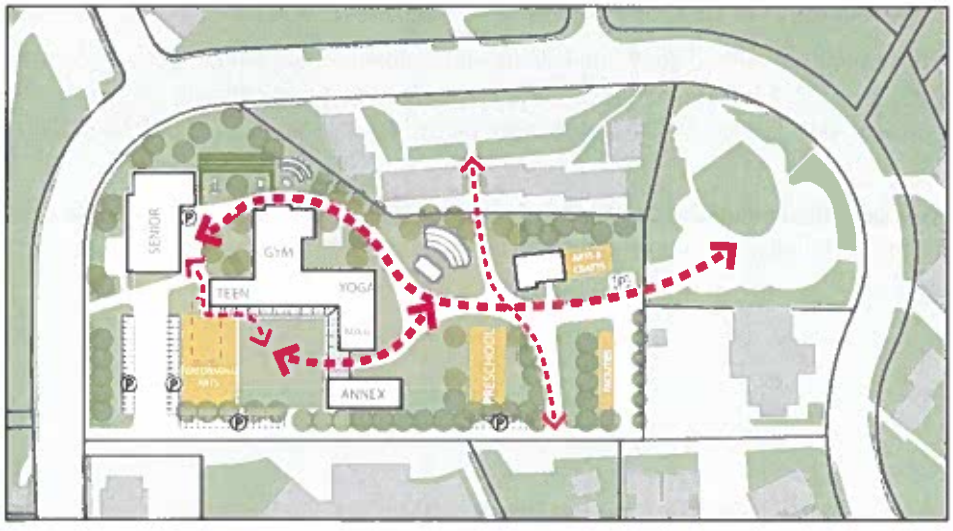
2 Shade Sails or other shade structures



3 Indoor Outdoor Performance Space



1 Single Connected Community Campus



2 Main Pedestrian Circulation

1.3 Vision for the Future

The vision for the Marin City Community Services District campus is to build upon the site's existing strengths and transform it into a vibrant civic and community destination for Marin City residents and visitors alike. Rather than replacing the campus with an entirely new development, this approach preserves the buildings, history, and community identity that have shaped the site for generations while strategically reinvesting in facilities, outdoor spaces, and campus connections.

The proposed improvements would ideally create a network of welcoming and safe gathering places, both indoors and outdoors, that include educational spaces, wellness amenities, cultural destinations, and recreational opportunities that serve residents of all ages. By strengthening connections between the Recreation Center, Senior Center, Health and Human Services Annex, the Harriet Tubman House, preschool and outdoor community spaces, the campus can function as a cohesive whole rather than a collection of separate facilities.

The goal is to create a unified campus that honors Marin City's past while celebrating new opportunities for community life, health, education, culture, and civic engagement for many generations to come.

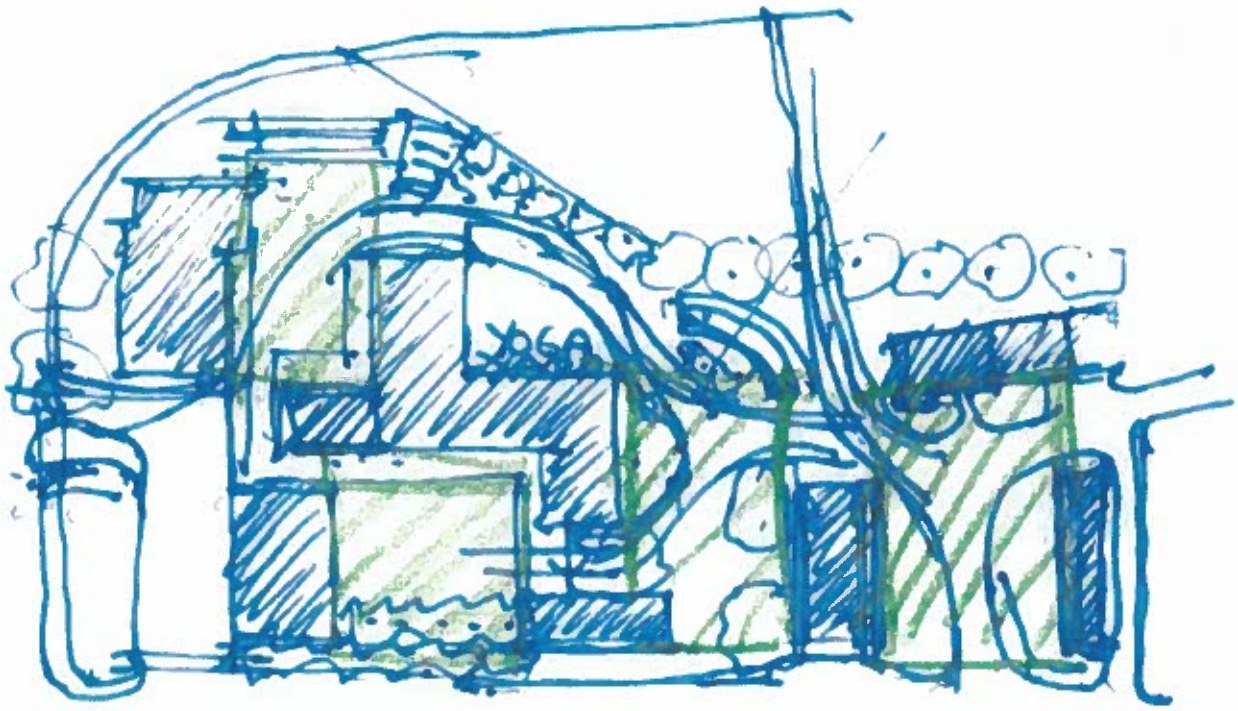


Figure 1-3-1. Early Vision Sketch Exploring Campus Connectivity, Community Spaces, and Future Improvements



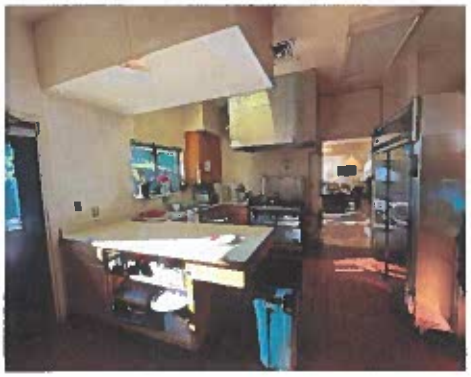
Senior Center Roof and Rear Facade



Senior Center Facade Deterioration



Senior Center Mechanical Room



Senior Center Kitchen View

- Roofing:

The existing roof assembly was reportedly renovated circa 2024-2025 and is in good condition. The concealed gutter and downspout drainage assembly should be field-verified to confirm current performance. Debris should be cleared from the internal gutters on an annual basis.

- Exterior Envelope:

The Senior Center exterior wood siding shows sun exposure weathering, particularly on the south, and localized moisture-related deterioration on the north and west elevations due to earth wood contact. Existing single-glazed aluminum window assemblies do not meet current Title 24 energy performance requirements. Complete exterior restaining, targeted siding repair, full window replacement, and exterior door replacement should be considered in Phase 1. The underlying weather-resistive barrier is assumed to be asbestos-containing building paper and may need to be abated as part of any siding replacement work.

- Mechanical:

The Senior Center appears to be served by a gas-fired forced-air heating system consisting of multiple furnace units with galvanized sheet metal duct distribution routed through attic spaces. One exterior furnace unit was observed in a wood-framed enclosure on the south elevation and does not provide the required 30-inch service clearance per California Mechanical Code. Numerous items were stored in close proximity to the furnace units and should be cleared. Interior ductwork and attic distribution showed age-consistent conditions including localized patching, field-fabricated joints, and aged insulation. The kitchen mechanical system, including a new Type 1 hood, should be replaced as part of the kitchen renovation in phase 1.

- Electrical:

The Senior Center has two electrical panels, both fully occupied with no spare circuit capacity available for future expansion. This directly affects the kitchen renovation scope, which will require additional dedicated circuits for commercial kitchen equipment. Low-voltage and communications wiring observed within the electrical room and adjacent areas appeared disorganized and unsupported. Within the attic, electrical conduits and junction boxes were observed routed adjacent to duct systems, consistent with incremental system expansion over time.

- Commercial Kitchen:

The kitchen requires complete replacement to meet current programmatic, code, and health department requirements including a new Type 1 hood. A new stove is still in its shipping carton in the building entry lobby awaiting installation.



Former Wellness Center



Roof Assembly at the Recreation Center



Deteriorated Exterior Envelope



Mechanical Room at the Rec Center

- Structural:

Overall, the Manzanita Rec Center appears to be structurally sound. Our crawl space observations did not find significant foundation issues. It can be assumed that there may be isolated cases of dry-rot in structural framing due to the age of the building. The former Wellness Center, southwest of the gymnasium, is confirmed to be in poor structural condition with extensive water damage and differential settlement and demolition is recommended as rehabilitation is not cost-effective. Three unreinforced masonry brick structures across the Rec Center campus are confirmed earthquake hazards and should be demolished. The covered walkway posts to the new Health Center Annex have confirmed dry rot at the base plates and should be replaced.

- Roofing:

The existing roof assembly has reached the end of its service life. Conditions include observed membrane holes, ponding water, rusted-through flashing, rotted wood fascia, clogged drainage, and minimal, if any, insulation above the roof deck. Roof replacement at Manzanita represents a critical investment opportunity to improve weather protection, energy performance, and long-term building resilience.

- Exterior Envelope:

The exterior cedar shake siding has deteriorated beyond serviceable life and requires full replacement. The underlying weather-resistive barrier is understood to be asbestos-containing building paper and must be abated as part of the siding replacement scope. The exterior windows and skylights are single-paned, aluminum-frame, with no thermal breaks and should be replaced with Title 24 code compliant windows and skylights with proper flashings.

- Mechanical:

The gymnasium has no functioning mechanical system since the HVAC units have been disconnected and are non-operational. Two gas-fired furnaces serving the boxing gym and fitness areas appear serviceable but only 80% efficient. The Teen Center is served by underfloor ductwork, where a disconnected duct and deteriorated insulation were observed in the crawl space. A newer heat pump water heater serves the gymnasium boys and girls restrooms and kitchen, however, it is not properly vented. A complete replacement of the mechanical systems is recommended to comply with code.

- Electrical:

The main switchboard is in poor condition and requires full replacement. Multiple panelboards are in poor condition and should be replaced. The stage lacks data connectivity, speaker connections, and a PA system. A complete electrical upgrade is recommended due to the numerous ad-hock repairs observed in the building.



Welcome Area at the Recreation Center



Manzanita Recreation Center Gymnasium



Community Courtyard and Gathering Space



View Across the MCCSD Campus

The assessment found that both the Manzanita Recreation Center and the Marguerita C. Johnson Senior Center remain well utilized and continue to provide critical community services. While the buildings retain significant value as community assets, the assessment identified opportunities for reinvestment and modernization to better support current programs, improve the user experience, and extend the long-term usefulness of the facilities. The facilities are also a missed opportunity for revenue generation to enhance their long-term viability.

The Manzanita Recreation Center exhibits more substantial modernization needs than the Senior Center and represents the campus's highest priority for future investment. Many building systems and major building components have reached or exceeded their expected service life. Opportunities exist to improve accessibility, safety, functionality, energy performance, and the overall user experience while preserving the building's role as a vital community resource.

The Recreation Center also houses the recently completed Southern Marin County Services Annex, which has expanded the campus's role as a provider of health, social, and workforce development services. Because the Annex shares building infrastructure, circulation systems, and site resources with the Recreation Center, future planning efforts should consider the long-term integration of both programs and facilities.

The Marguerita C. Johnson Senior Center was found to be generally serviceable from a structural and building-envelope standpoint, particularly following the recent roof renovation. Future modernization efforts should focus on improvements to the kitchen, restrooms, accessibility features, windows and doors, electrical infrastructure, andmechanical systems to better support current and future programming for Marin City's senior population.

Beyond individual building improvements, one of the key findings of this assessment is the opportunity to strengthen the MCCSD campus as a unified community destination. While the Recreation Center, Senior Center, Services Annex, and outdoor spaces each serve important functions, the campus does not currently function as a fully connected environment. Accessible routes between facilities are limited, site circulation can be improved, and opportunities exist to strengthen the relationship between buildings, gathering spaces, and community programs. By approaching the site as an integrated campus rather than a collection of separate facilities, MCCSD can unlock its full potential as Marin City's civic and cultural center.

This perspective reflects 450 Architects' community-centered approach: preserving the history and character of existing places while building upon those assets for future generations. Future investments should strengthen the campus's role as a welcoming and resilient community resource.



Ecterior Mechanical Room



SC Mechanical Equipment



SC Mechanical Equipment

Interior Ductwork and Distribution

Interior mechanical observations were conducted during a subsequent site visit. The building appears to be served by a gas-fired forced-air heating system with galvanized sheet metal duct distribution routed primarily through attic and utility spaces. Observed interior conditions included galvanized ductwork at multiple transitions and branch connections, field-fabricated sheet metal assemblies, and localized patched and sealed duct joints utilizing mastic, foil tape, and sealant materials. These patched joints are consistent with incremental maintenance repairs conducted over an extended service period.

The mechanical room and utility areas appeared compact and congested, with multiple systems routed through confined spaces. Utility and mechanical areas were partially occupied by stored materials at the time of observation, limiting clear service access around portions of the equipment.



Interior Finish Conditions



Chimney in the Large Multipurpose Room



Large Chimney at the South End of the Bldg

Interior Finishes

Interior finish conditions vary by space. The kitchen and restrooms exhibit the most significant finish deterioration. The community room appeared to be in generally serviceable condition. Office finishes exhibited conditions consistent with the building's age and use, including painted gypsum board walls with localized patching, aging flooring, and utility penetrations with varied finish quality. Ceiling finishes in the mechanical and utility areas showed evidence of age-consistent wear and access-related disturbance.

6.4.2 Structural

Per the ZFA Structural Engineers Structural Condition Assessment Report (May 27, 2026), the Senior Center is in generally good condition. The building is a single-story wood-framed structure supported by shallow foundations with a slab-on-grade. No significant structural distress was observed during the ZFA site visits, and there were no obvious signs of significant water ingress throughout the building. The hip roof appeared to be in serviceable condition, consistent with the reportedly completed roof renovation.

The building has a slab-on-grade foundation; there is no crawl space. Two targeted structural conditions were identified by ZFA requiring action: deteriorated exposed beam tails at the building entry extending past the roof line, and a chimney at the south end of the building constructed of what appears to be unreinforced masonry (to be verified). ZFA recommends repair of the beam tails with a waterproof cap on exposed wood. The chimney poses a potential earthquake falling hazard and should be evaluated and addressed; if confirmed as unreinforced masonry, ZFA recommends demolition.

ZFA notes that the site is in an area of very high liquefaction potential. The Senior Center is assumed to have been constructed without seismic retrofit. Single-story wood-framed buildings typically perform relatively well during earthquakes; the building is not expected to pose a significant hazard to occupant safety but may experience damage after a major event. No regulatory retrofit requirement currently applies unless significant structural modifications, alterations, or changes in occupancy are made. Voluntary improvements to structural performance, including new plywood sheathing at exterior walls when siding is replaced and improved connections from roof to wall framing and from wall framing to foundations, are recommended by ZFA and should be incorporated into the Phase 1 scope where applicable.



Senior Center Hip Roof View



Roof Detail



Gutter and Drainage Detail



Wall-Mounted Rectangular Downspout

6.4 Conditions Assessment by System

6.4.1 Architectural / Envelope

Roof

The Senior Center roof is a hip-form assembly clad in architectural/dimensional asphalt shingles. The overall shingle field appeared to be in fair condition from available exterior vantage points, with no widespread missing tabs, membrane breaches, or significant ponding areas visible. Localized shingle tab lifting and cupping were observed at eave edge locations, consistent with thermal cycling and normal aging of a shingle assembly.

Debris and leaf accumulation was noted in roof valleys and along the eave edges, attributable to the heavily treed site environment and a pattern of deferred maintenance. The roof was reportedly renovated ca. 2024-2025. Several penetrations including a vent stack/chimney element are visible at the roof surface. No ridge ventilation was readily identifiable from available vantage points.

Soffit and Concealed Roof Drainage Assembly

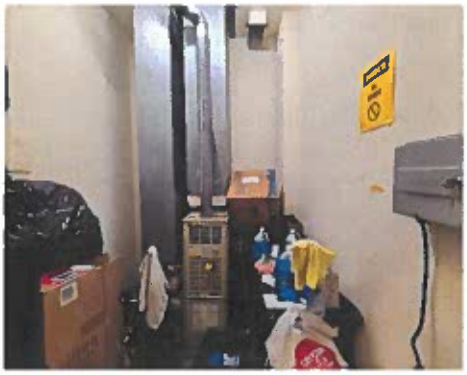
The building eaves incorporate a concealed internal gutter and downspout drainage system in which roof runoff is collected within the eave cavity and routed via internal pipes to wall-mounted rectangular downspout leaders. Screened openings along the soffit-to-wall transition accommodate drainage pipe routing and eave ventilation. Screens were reportedly removed and not replaced.

Multiple locations along the exposed plywood soffit exhibited moisture staining and discoloration concentrated in areas associated with the concealed drainage assembly and internal downspout transitions. Given the reportedly recent roof renovation, observed staining is likely attributable to prior conditions predating the replacement rather than active ongoing leakage. Field verification of the concealed drainage system is recommended to confirm the assembly is currently performing as intended.

A vent screen associated with the eave ventilation system was observed to have been damaged or cut, leaving a gap that may allow rodent or pest entry into the eave cavity. All damaged or open vent screens should be replaced with vermin-resistant screening material. This work is included in the Phase 1 scope.

Exterior Walls / Wood Siding

The exterior wall cladding consists of horizontal wood siding boards. The siding exhibits widespread weathering, surface graying, and localized discoloration consistent with age and long-term exposure, particularly on the shaded northern and rear elevations. The siding surface appears to lack a current protective coating or paint



Mechanical Equipment Access



Elevated Water Heater Serving Restrooms



SC Storage Space



SC Storage Space

Mechanical Rooms and Storage | 148 SF mech + 163 SF storage

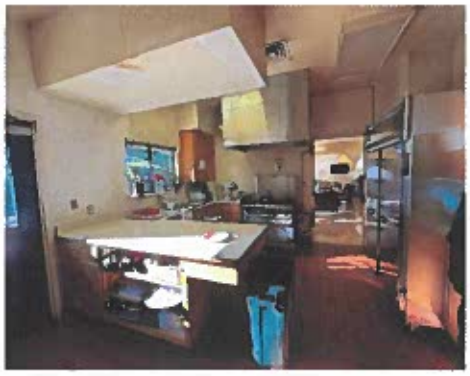
Mechanical rooms total approximately 148 SF across three spaces . Adjacent storage areas total approximately 163 SF. Despite the availability of these storage areas, the mechanical rooms themselves are also being used to store supplies, equipment, and miscellaneous materials, reducing access to critical building systems and limiting maintenance operations. Together, these compact spaces support the building's mechanical, electrical, plumbing, and life-safety systems while also accommodating general facility storage.

The mechanical rooms contain the building's HVAC equipment, domestic water heater, electrical panels, fire alarm control panel, and communications equipment. The three HVAC units have been replaced over time and do not appear to be original to the building. While currently operational, they are approaching the end of their expected service life, are less energy efficient than current equipment, and provide limited service access within the existing mechanical closets.

At the time of the assessment, the mechanical and utility rooms appeared congested, with multiple building systems routed through confined spaces and storage materials limiting access to equipment. Observed deficiencies included:

- Fire alarm control panel and communications equipment with restricted access due to stored materials.
- Electrical panels fully occupied with no identified spare circuit capacity.
- Exposed and disorganized low-voltage and communications wiring.
- Limited maintenance clearances around mechanical equipment.

As part of future modernization, consideration should be given to reorganizing both the building's storage strategy and its mechanical infrastructure. Consolidating or relocating mechanical equipment (potentially utilizing available attic space as a dedicated mechanical zone) would improve equipment access and serviceability while freeing valuable ground-floor space for storage. Separating storage functions from mechanical and electrical rooms would also improve safety, maintenance access, and long-term facility operations.



Kitchen View



Kitchen Equipment and Plumbing View



Kitchen Relationship with Exterior Space



Kitchen Adjacent to Small Meeting Room

Kitchen | 250 SF

The kitchen is located at the southwest portion of the building, measuring approximately 250 SF per the PPM as-built drawings. It is positioned between the two primary gathering spaces: the lounge (566 SF) to the north and the larger multipurpose room (1,282 SF) to the south, with the central circulation corridor forming its eastern boundary. The kitchen occupies an interior location with no direct exterior window exposure on the southwest exterior wall. This configuration supports a service relationship to both common areas but limits natural light and ventilation to the space.

The space appears to have been in active use for an extended period without significant renovation or systems upgrades since the 1990s interior remodel. Full kitchen replacement and modernization are confirmed as a Phase 1 priority per MCCSD direction. At the time of observation, the kitchen appeared dated and generally worn. Water staining and discoloration were observed at wall and ceiling surfaces. Accumulated dirt and grime were visible on multiple surfaces consistent with long-term use without deep maintenance. Existing cabinetry and finish materials showed wear associated with age and heavy use. Areas of sealant and patch material were visible around penetrations and utility interfaces, indicative of incremental repair over time.

Beyond replacement of aging finishes and building systems, the kitchen presents an opportunity to better support community programming. Future improvements should consider opening the space toward adjacent outdoor gathering areas to introduce additional natural light and create a stronger indoor-outdoor relationship. A direct connection to an outdoor patio or community barbecue area would expand the kitchen's usefulness for events, shared meals, and neighborhood gatherings while strengthening the Senior Center as a community destination.



Senior Center Circulation Access



Senior Center Rear Path

scope. Design of this connection should be coordinated between BASE Landscape Architecture, BKF Civil Engineers, and the accessibility review process.

6.2.6 Civil / Landscape / Site

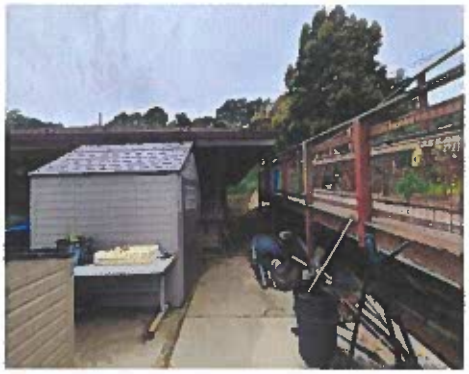
The Senior Center site consists of pedestrian circulation areas, exterior gathering spaces, landscaped areas, retaining walls, stairs, and site furnishings connecting the building to adjacent campus facilities. Site observations indicate that many exterior improvements are aging and have experienced deferred maintenance typical of long-term public facility use.

Site circulation surfaces exhibit localized cracking, settlement, and deterioration at various locations. Existing site drainage patterns and stormwater management features should be further evaluated during design to confirm positive drainage away from building foundations and pedestrian pathways.

Landscape, accessibility, retaining wall, pedestrian bridge, and site safety observations were evaluated separately by BASE Landscape Architecture. Refer to the BASE Landscape Architecture Site Assessment Report for detailed findings and recommendations. Site-related Phase 1 improvements include accessibility upgrades, retaining wall repairs, guardrail installation, handrail improvements, pedestrian bridge evaluation, and drainage improvements where required.



Covered Entry Porch Detail



Rear Elevated Walkway



ADA-designated parking stalls



Cast iron bar grate

6.2.2 Exterior Circulation and Covered Walkways

The covered entry porch at the east facade provides the primary covered exterior circulation element at the building entry. Structural wood columns on concrete bases support the porch roof. The pedestrian clearance between the columns and the building facade should be field-verified to confirm compliance with the minimum 36-inch accessible route width per CBC 11B-403.5.

The rear elevated walkway is a wood-framed structure supported on wood posts, with wire mesh infill panels serving as guardrails. The walkway deck and framing members appear weathered, with significant biological growth (moss, algae) accumulation on the guardrail panels, consistent with extended periods without maintenance. The walkway represents both a life safety concern and a maintenance liability.

The walkway runs in close proximity to the roof eave overhang. The vertical clearance between the walkway deck surface and the underside of the eave should be field-verified to confirm compliance with the minimum 80-inch headroom requirement per CBC 1003.3. Additionally, the walkway appears to be oriented in a manner that may allow incidental access to the roof surface, which should be evaluated and a barrier provided if needed.

Repair or replacement of the rear elevated walkway is a Phase 1 priority. Per ZFA Structural Engineers, shoring and reframing of the walkway supports with new foundations will be required as part of the grading work to address the soil-to-siding condition documented above. This confirms the scope as full structural reframing with new foundations rather than a preliminary evaluation.

6.2.3 Pedestrian Circulation and Accessible Routes

Two ADA-designated parking stalls with a striped access aisle are provided adjacent to the Senior Center backdoor entry. The CBC requires ADA accessible path of travel to the primary entrance. The parking surface exhibited localized cracking and surface wear consistent with age.

The accessible route from the parking area to the building entry passes beneath the covered porch between a structural wood column and the building facade. The clear width at this constriction should be field-measured to confirm compliance with CBC 11B-403.5 (minimum 36 inches). The existing entrance door hardware should be field-verified; knob-type hardware is not compliant with CBC 11B-404.2.7, which requires lever or loop handles.

A cast iron bar grate surface drainage inlet is located within the paved area adjacent to the building entry. The bar openings appear oriented parallel to the dominant direction of pedestrian travel, which may present a hazard for wheelchair users, cane tips, and narrow wheels. Field verification of grate orientation is recommended per CBC 11B-402.4.3.

6.1.2 Occupancy Classification and Construction Type

Occupancy Classification

Based on building use and the PPM space program, the probable occupancy classification is as follows.

- Primary: Group A-3 (Assembly, Other) — applicable to the common area and multipurpose assembly spaces (combined 1,877 SF) used for senior gatherings, meals, programming, and community events. This classification is consistent with California Building Code (CBC) Section 303.1 for community halls and recreation centers.
- Secondary: Group B (Business) — applicable to the administrative office spaces (combined 1,069 SF).
- Accessory: The kitchen (250 SF) is likely classified as an accessory occupancy to the A-3 use given its limited size. If the kitchen regularly serves meals to 50 or more persons, Group A-2 classification may apply to the dining area. This should be confirmed with Marin County CDA.

Construction Type

The Senior Center is classified as Type V-B (wood-frame, non-rated construction). Per CBC 2022 Table 506.2, the maximum allowable area for Type V-B non-sprinklered construction is 6,000 SF for Group A-3 and 9,000 SF for Group B.

Mixed Occupancy

The building contains A-3 and B occupancy groups and is subject to mixed occupancy provisions under CBC Section 508. Under the nonseparated occupancy method, the most restrictive allowable area applies to the building as a whole. The existing building area of 4,618 SF falls within the non-sprinklered allowable area of 6,000 SF for Group A-3, the most restrictive occupancy present. The building therefore appears to comply with allowable area requirements under current non-sprinklered conditions, subject to field verification of construction type and occupancy loads. Final mixed occupancy calculations, separation requirements, and applicable frontage increases per CBC Section 506.3 should be confirmed during design development.

6.1 Existing Conditions Overview



Senior Center Entry and Porch

The conditions assessment found the Marguerita C. Johnson Senior Center to be generally serviceable and well suited to continue supporting its current community and administrative functions. Recent roof replacement has addressed one of the building's most significant envelope deficiencies, and the overall structural system remains in generally good condition. However, many building systems and interior components have reached the end of their useful service life and require modernization to improve accessibility, code compliance, operational efficiency, and long-term performance.



Senior Center Exterior View

The most significant deficiencies identified during the assessment include aging exterior windows and doors, deferred maintenance of the exterior envelope, accessibility barriers at building entrances, outdated electrical and plumbing systems, and deteriorated interior finishes in select areas. The kitchen and restroom facilities require comprehensive renovation to support current programming and meet modern accessibility and health standards. Building-wide improvements to life-safety systems, including fire alarm upgrades and full automatic fire sprinkler installation, are also recommended as part of the Phase 1 modernization program.



Senior Center Site Approach

Beyond individual building systems, the assessment identified opportunities to strengthen the Senior Center's connection to the broader MCCSD campus through improved pedestrian accessibility, site circulation, and coordinated exterior improvements. Collectively, these investments will extend the useful life of the facility while supporting its continued role as a welcoming, accessible, and resilient community resource.



Senior Center Rear Elevation

5.7 ROM Construction Cost Estimate

Rough Order of Magnitude (ROM) construction cost estimates will be provided by Leland Saylor Associates (LSA) following review of conditions assessment findings. Note that the Manzanita Recreation Center Phase 1 scope is substantially larger and more complex than the Senior Center scope; ROM estimates should reflect the full sprinkler installation, complete roof replacement, restroom replacement, kitchen completion, and associated abatement. The table below will be updated upon receipt of LSA estimates.

System	Phase 1 Scope Description	Priority	ROM Cost (LSA)
Architectural / Site	[Scope description to be completed by LSA]	High	$TBD
Structural	[Scope description to be completed by LSA]	TBD	$TBD
Mechanical (HVAC)	[Scope description to be completed by LSA]	High	$TBD
Electrical	[Scope description to be completed by LSA]	High	$TBD
Plumbing	[Scope description to be completed by LSA]	High	$TBD
Civil / Sewer	[Scope description to be completed by LSA]	Med.	$TBD
Hazardous Materials	[Scope description to be completed by LSA]	High	$TBD

5.6 Preliminary Scope of Work — Phase 1

Based on conditions assessment findings and per MCCSD direction from the February 18 and May 20, 2026 meetings, the following items are recommended for Phase 1 construction, organized in recommended execution sequence.

1. Hazardous Materials Abatement (First)

- Lead-containing paint, asbestos-containing mastic, exterior weather barrier, and drywall compound.
- Formal survey by qualified abatement contractor required prior to any construction activity.
- Given the scale of Phase 1 work, abatement exposure is expected to be substantial; early engagement with an abatement contractor is recommended.

2. Life Safety and Code Compliance

- Full fire sprinkler installation throughout the Recreation Center building, including new 6-inch fire service, sprinkler riser, and distribution system per NFPA 13.
- Fire alarm system upgrades, including FACP review, horn-strobe devices throughout, and confirmation of monitoring requirements.
- Campus-wide emergency egress lighting and exit signage upgrades to current code requirements.
- Repair tripping hazards at entry decks and walkways.
- Upgrade handrails, guardrails, and stair elements to current code requirements.
- Repair or replace defective exterior fire alarm devices.

3. Accessibility Improvements

- Provide ADA-compliant accessible means of egress from the stage, including an ADA lift as required.
- Complete demolition and replacement of existing men's and women's restrooms.
- New restrooms to be fully ADA compliant.
- Replace all exterior doors with new ADA- and code-compliant assemblies, including hardware, thresholds, and required clearances.
- Implement accessible path-of-travel upgrades at ramps, stairs, walkways, and site circulation routes per BASE and BKF assessments.
- Evaluate and design an ADA-compliant pedestrian connection between the Recreation Center and Senior Center per BASE Landscape Architecture recommendations.

4. Building Envelope, Roof, and Water Intrusion Repairs

- Complete roof replacement throughout the Recreation Center building, including roofing membrane, flashing, gutters, downspouts, fascia, insulation above roof deck, and vapor barrier as required.
- Replace or infill existing skylights and provide new flashing assemblies.
- Address all vegetated gutters, damaged downspouts, ponding locations, and deficient roof drainage conditions.
- Repair water intrusion conditions associated with roof penetrations, skylights, and roof edges.
- During demolition, inspect all exposed roof sheathing and framing for water damage and replace deteriorated components in kind. Repair or replace deteriorated siding throughout the facility.
- Remove deteriorated siding as necessary to expose concealed wall framing and sheathing.
- During demolition of exterior wall assemblies, inspect exposed wall framing and sheathing for water damage and replace deteriorated components in kind.
- Repair or replace damaged framing identified around exterior glazing, doors, and other areas affected by long-term water intrusion.
- Repair or replace water-damaged floor sheathing and framing where identified during construction.
- Repair or replace all concealed structural components found to be damaged during exploratory demolition.
- Repair or replace logia drainage components and soffit assemblies as required.
- Replace all exterior windows with new thermally broken, double-pane assemblies.
- Seal open exterior wall penetrations.
- Provide new joint sealant at building expansion joints.

38	Kitchen: partial construction only; confirmed MEP and finish code deficiencies	CMC / CPC / CEC / Marin DOH	Phase 1: complete kitchen construction; DOH pre-application review required
39	Janitor closet service sink and adjacent floor finishes are deteriorated and should be repaired or replaced.		Verify whether floor damage is moisture-related and whether concealed damage exists.
	Fire Life Safety		
40	No automatic fire sprinkler system was identified in the main building; sprinkler trigger analysis under CBC Chapter 9 and applicable existing-building provisions should be completed during design.	CBC 903 "Automatic Sprinkler Systems"; CBC Table 506.2 Type V-B Allowable Area	Required per CBC 2022 Table 506.2 for Type V-B construction at existing building area of 15,412 SF; Phase 1 full sprinkler installation per NFPA 13.
41	Fire alarm notification appliance coverage and accessibility should be evaluated building-wide; additional horn-strobe devices may be required depending on the final fire alarm scope.	CBC 907 "Fire Alarm and Detection Systems"; 907.5 "Occupant Notification Systems"; 11B-702 "Fire Alarm Systems."	Fire alarm engineer/contractor evaluation and device inventory.
42	Fire alarm system is not connected to a monitoring service and does not automatically notify the fire department in the event of an alarm. System does not include horn-strobe notification devices or smoke detectors throughout.	NFPA 72	Phase 1: upgrade to fully monitored fire alarm system with code-compliant horn-strobe notification devices and smoke detectors throughout.
43	Stored materials were observed near the fire alarm control equipment and should be removed to maintain access.	NFPA 72	Clear access immediately.
44	A ceiling-mounted smoke detector was observed detached from its mounting plate and should be repaired and functionally tested.	NFPA 72 / CFC	Qualified fire alarm service/testing.
45	Emergency egress lighting not to current code	CBC 1008 "Means of Egress Illumination."	Phase 1: upgrade campus-wide
46	Exit signage not to current code	CBC 1013 "Exit Signs."	Phase 1: upgrade campus-wide
47	Fire separation between A-4, A-3, and B occupancies not verified	CBC 303 "Assembly Group A"; 304 "Business Group B"; CBC Table 506.2 Type V-B (allowable area tied to mixed occupancy method)	Verify with Marin County CDA during design phase
48	Stage: no ADA lift and no accessible means of egress (ADA)	11B-206.2.6 "Performance Areas"; 1009 "Accessible Means of Egress."	Phase 1: provide ADA lift and accessible means of egress at stage

17	Grade-to-siding clearance is insufficient at multiple locations and should be increased to reduce moisture exposure and decay risk to exterior wood wall assemblies.	CBC 2304.12.1.5	Remove excess grade material; regrade to achieve minimum 6-inch clearance throughout
18	Exterior building expansion joints lack effective sealant/weatherproofing and should be resealed as part of the envelope remediation scope.	CBC 1402.2 "Exterior walls shall provide the building with a weather-resistant exterior wall envelope."	Provide new joint sealant at all expansion joints as part of cladding scope
19	Existing single-pane window assemblies are thermally obsolete and physically deteriorated; replacement work should address both Energy Code performance and Chapter 14 weatherproofing integration.	Current energy-performance standards for fenestration are governed by Title 24, Part 6. Deteriorated frames/trim also implicate envelope weatherproofing under CBC Chapter 14 when replacement work occurs.	Phase 1: replace all windows with thermally broken double-pane assemblies
20	All exterior doors do not meet current ADA requirements (ADA)	CBC 11B-404 "Doors, Doorways, and Gates."	Phase 1: full door replacement campus-wide
21	Exterior fire alarm notification equipment should be repaired or replaced as part of a qualified fire alarm system evaluation.	CBC 907 "Fire Alarm and Detection Systems"; 907.5 "Occupant Notification Systems."	Qualified fire alarm contractor/engineer to inspect, test, and document device status.
	Structural		
22	Two URM brick chimneys at the Recreation Center were identified by ZFA as earthquake falling hazards and are recommended for demolition.		Phase 1: demolish the URM brick chimneys per ZFA recommendation
23	NW gymnasium deck is significantly deteriorated per ZFA and should be removed and replaced, including any damaged sheathing and framing revealed during demolition.		Phase 1: remove and replace deck including damaged sheathing and framing
24	Brick chimney mortar joint missing at one location. Localized mortar/joint deterioration is consistent with ZFA's finding that the URM chimneys present an earthquake falling hazard and should be demolished.		Demolish per ZFA recommendation; do not delay
25	Former Wellness Center wing is in poor structural condition with extensive water damage and apparent settlement, and ZFA recommends demolition rather than rehabilitation.		Phase 1: demolish former Wellness Center wing; complete site remediation
26	ZFA identified dry rot at the covered walkway posts between the Rec Center and new Health Center		Shoring and repair of covered walkway posts.

5.5 Code Compliance and Conditions Summary

The following table consolidates potential code-related concerns and observed conditions identified during visual observations, organized by report section. All items require field verification unless otherwise noted. Items marked (ADA) are highlighted for grant and county review purposes. A full code compliance review will be conducted during the design phase.

#	Concern / Observed Condition	Code Reference	Action Required
	Site Context, Access, and Circulation		
1	ADA parking: stall dimensions, slopes, van-accessible signage (ADA)	CBC 11B-502 "Parking Spaces"; 11B-216 "Signs."	Field-measure stall width, access aisle width, running/cross slope, and sign height/location. Confirm number of required accessible/ van spaces if parking count is in scope.
2	Accessible route from parking to building entry not fully compliant (ADA)	CBC 11B-206.2.1 "Site Arrival Points"; 11B-206.4 "Entrances"; 11B-402 "Accessible Routes"; 11B-403.5 "Clear Width."	Verify route continuity, slope, width, cross-slope, surface condition, protruding objects, and entrance accessibility.
3	Entry deck walking surfaces, edge protection, and any stair/handrail elements should be repaired and evaluated for applicable CBC 11B and CBC Chapter 10 requirements. (ADA)	CBC 11B-302.1 "Floor and ground surfaces shall be stable, firm, and slip resistant"; 11B-303 "Changes in Level"; 11B-504 "Stairways"; 11B-505 "Handrails"; 1015 "Guards."	Phase 1: repair entry deck; upgrade handrails, guardrails, and contrast stripe
4	Entry ramp should be reconstructed or regraded to provide a compliant landing and required door maneuvering clearance at the doorway. (ADA)	CBC 11B-405.7 "Landings"; 11B-404.2.4 "Maneuvering Clearances at Doors, Doorways and Gates."	Reconstruct ramp with compliant level landing at door
5	Secondary exit ramp: spalled concrete, open gaps, linear drainage channel at door face (ADA)	CBC 11B-405 "Ramps"; 11B-302.1 "Floor and ground surfaces shall be stable, firm, and slip resistant"; 11B-302.3 "Openings"; 11B-303 "Changes in Level."	Field verify; repair ramp; address drainage channel
6	NW gymnasium exterior deck/bridge is significantly deteriorated per ZFA and should be removed and replaced, (ADA)	CBC 11B-405 "Ramps"; 11B-302.1 "Floor and ground surfaces shall be stable, firm, and slip resistant"; 11B-302.3 "Openings"; 11B-303 "Changes in Level."	Remove and replace damaged sheathing/framing as required; Phase 1 priority
7	No accessible path of travel between Recreation Center and Senior Center without crossing parking lot (ADA)	CBC 11B-206.2.2 "Within a Site"; 11B-402 "Accessible Routes."	Phase 1 / Phase 2: design and construct accessible pedestrian connection



Existing Restroom Fixtures



Janitor's Closet Service Sink



Abandoned Fire Hose Cabinet



Kitchen Fire Extinguisher

5.4.5 Plumbing

The campus sewer system flows from the Senior Center through the Manzanita Recreation Center and discharges to the sewer main in Phillips Drive. Sewer cleanouts are located at the southeastern and southwestern corners of the building. The assessment identified a reduction from a 5-inch to a 3-inch sewer line that does not meet current code and may contribute to the documented history of restroom overflows.

The building contains men's and women's restrooms located near the center of the building. The men's restroom includes 2 toilets, 3 urinals, and 2 sinks; the women's restroom contains 4 toilets and 3 sinks. A drinking fountain is located in the lobby adjacent to the kitchen. An additional set of restrooms adjacent to the stage contains 1 toilet, 1 urinal, and 1 sink but is currently out of service. If retained, these facilities will require new plumbing fixtures and a dedicated water heater.

The primary restrooms exhibit numerous code, sanitary, and operational deficiencies and have a documented history of overflow events. Several plumbing fixtures were observed out of service during site visits. Complete restroom modernization is recommended as a Phase 1 priority, including replacement of fixtures with water-efficient, ADA-compliant models.

Kitchen plumbing consists of a single sink; no dishwasher was identified. A laundry room immediately north of the kitchen contains a washer and dryer. The janitor's service sink is deteriorated and appears ready for replacement, with visible floor damage adjacent to the sink.

5.4.6 Fire Life Safety

The Manzanita Recreation Center does not currently have a fire sprinkler system. Full sprinklering of the main building is required to bring the building into compliance with CBC allowable area requirements for its occupancy classifications (Groups A-4, A-3, and B) and Type V-B construction.

The fire alarm system is not connected to a monitoring service and does not automatically notify the fire department in the event of an alarm. The system does not include horn-strobe notification devices or smoke detectors throughout the facility. Upgrading to a fully monitored fire alarm system with code-compliant notification devices, including horn-strobe units and smoke detectors throughout, is required for code compliance. Exit signage and emergency egress lighting require upgrading to current code throughout.

The Recreation Center and Senior Center fire alarm systems operate independently and do not communicate with one another; integration into a campus-wide monitored life safety system is recommended.

Furthermore the Recreation Center and Harriet Tubman House do not appear to have a fire apparatus (fire truck) access route within 150 feet of every corner of the building exterior. Current code requires a minimum 20-foot clear width, all-weather surface, and compliance with fire apparatus turning radii.



Masonry Chimney Deterioration

masonry chimneys pose a confirmed earthquake falling hazard. ZFA recommends demolition of the two unreinforced brick chimneys as a priority action.

It is worth noting that the site is located in an area of very high liquefaction potential. The buildings are assumed to have been constructed with wood shear walls and roof diaphragm sheathed with 1x straight sheathing, which is significantly less robust than current code requirements. Based on the current knowledge no seismic retrofit has been performed since original construction. Single-story wood-framed buildings typically perform relatively well during earthquakes and do not pose a significant hazard to occupant safety, but the buildings may experience significant damage after a major seismic event.

5.4.3 Mechanical (HVAC)



Roof-Mounted HVAC Package Unit

Gymnasium HVAC

The gymnasium currently has no functioning mechanical system. A roof-mounted package unit serving the gymnasium appeared rusted and ready for replacement at the time of the February 18, 2026 site assessment. Exposed ductwork above the stage also requires replacement. Per the 2017 Lefler Engineering report, the proposed HVAC solution for the gymnasium was gas-fired air handling units with economizers, each sized for approximately 5,000 CFM; this scope was not implemented and remains outstanding.



Gas-Fired Furnaces in Mechanical Closet

Boxing Gym and Fitness Areas

Two gas-fired furnaces are installed in a mechanical closet in the workout area, one serving the boxing area and one serving the weightlifting area. Supply ducts are mounted in a soffit with return grilles low on the wall on either side of the mechanical closet door. These systems appear to be in reasonable condition and are probably not old, but should be replaced if the overall HVAC strategy is changed to a different system type such as VRV. The systems do not appear to be set up to utilize an economizer cycle for free cooling. Per the 2017 Lefler Engineering report, these systems were identified for demolition as part of the proposed 2017 construction scope, which was not implemented.



Crawl Space underneath Teen Center

Teen Center and Other Building Areas

Air is supplied to the Teen Center and the former Health and Wellness Center via underfloor ducts, with return grilles in the walls. During the site assessment, a large mechanical distribution duct was observed within the crawl space beneath the Teen Center. At least one duct connection appeared disconnected from an adjacent duct fitting or branch connection. Remnants of insulation were observed on portions of ductwork, with detached insulation materials and debris on the crawl space floor, indicating that portions of the duct insulation have deteriorated or become dislodged. The disconnected duct connection may affect system performance and airflow distribution to occupied spaces.



Weathered Window Frame and Trim



Deteriorated Single-Pane Window



Interior View of the Lobby Area



Rec Center Kitchen Area

concern that warrants field verification.

Replacement of all exterior doors campus-wide for ADA compliance and security as a Phase 1 priority is recommended.

Exterior Windows

Existing windows throughout the Manzanita Recreation Center are predominantly older single-pane assemblies. Single-pane glazing provides limited thermal performance compared to current energy code requirements and does not meet the performance standards typically associated with contemporary building envelope systems. Window frames and trim at multiple locations throughout the building exhibit significant weathering, deterioration, splitting, and biogrowth accumulation, particularly at lower portions of assemblies exposed to prolonged moisture.

At the boxing gym, multiple window assemblies were documented with deteriorated wood frames and trim requiring replacement. Biogrowth was observed at the base of several window assemblies located adjacent to grade. At the former Wellness Center wing, glazed assemblies exhibit advanced deterioration with visible frame failure and separation of components. Single-pane windows were also documented at the Health Center side of the building and at the main entry flanking windows. At several locations, gaps were observed between glazing and frame components, indicating deterioration of the window assembly and potential pathways for water intrusion and air infiltration.

Full window replacement is recommended as part of the Phase 1 scope. New thermally broken, insulated glazing assemblies should be coordinated with the cladding replacement program to ensure continuity of the water-resistive barrier, integration of new flashing systems, and long-term weatherproofing performance.

Interior Finishes

Interior finish conditions vary substantially by space. In general, the primary program spaces (including the gymnasium, teen center, boxing gym, and weightlifting areas) remain functional and actively used but exhibit varying degrees of age-related wear, localized damage, and deferred maintenance. Interior finish deterioration is generally less severe than the building envelope deficiencies documented in this report.

Localized evidence of moisture intrusion was observed at several locations, including staining, ceiling deterioration, mold growth, and finish damage associated with known roof and building-envelope deficiencies. Damaged wall protection systems, deteriorated trim, unfinished repair locations, and localized finish failures were observed throughout the facility.

The kitchen area appears to have undergone recent renovation or equipment replacement; however, portions of the work remain incomplete. Restroom facilities exhibit significant wear and require modernization and accessibility improvements. Lobby, administrative, storage, and support areas generally exhibit age-consistent wear, deferred maintenance, and localized finish deterioration.



Weathered Cedar Shake Siding



Siding Deterioration on N-E Facade



Clogged Roof Gutter



Moisture at Window Base

multiple locations throughout the building perimeter. The outermost layer exhibits widespread splitting, warping, cupping, loose and detached elements, missing shingles, and advanced weathering. Per McGinnis Chen Associates (MCA), building paper beneath the shake layer is exposed and deteriorated at numerous locations, and the original lapped siding beneath the paper is visible in some areas. The condition of the underlying substrate and wall framing cannot be determined without exploratory demolition.

Deterioration is not uniform across the building. The north and northeast elevations exhibit the most severe moisture-related distress observed during the site assessment. Extensive biological growth, moss accumulation, staining, and discoloration were observed on wall surfaces, particularly in shaded locations with limited solar exposure. Cedar shakes at multiple corners and transitions are separating from the wall assembly, exposing underlying materials and creating potential pathways for water intrusion. In several locations, cedar shingles were observed to be loose or partially detached, indicating failure of attachment methods and deterioration of supporting materials.

The north corner of the building functions as the primary refuse collection and service area for the facility. Waste containers, equipment, and miscellaneous materials are stored immediately adjacent to the building envelope, limiting maintenance access and contributing to localized deterioration. Ground surfaces in this area remain persistently damp, and vegetation, organic debris, and soil are in direct contact with portions of the wall assembly. A disconnected downspout was observed at this location, allowing uncontrolled roof runoff to discharge directly adjacent to the building foundation and exterior wall. The adjacent concrete retaining wall exhibits heavy moss accumulation, biological growth, and moisture staining consistent with long-term water exposure.

Observed wall deterioration is closely associated with deficiencies in the roof drainage system documented elsewhere in this report. Vegetation-filled gutters, disconnected downspouts, deteriorated flashing, and uncontrolled roof runoff are contributing to excessive moisture exposure at the building perimeter. Evidence of prolonged moisture retention is visible throughout the wall assembly, particularly at lower wall areas, corners, window openings, and roof-to-wall transitions.

Grade-to-siding clearance is insufficient at multiple locations around the building perimeter. Code requires a minimum 6-inch clearance between finished grade and the bottom of exterior wall cladding per CBC/CRC. At several locations this clearance is not maintained, with soil, mulch, vegetation, and organic material contacting or approaching the base of the siding directly. This condition promotes moisture retention and accelerates deterioration of the cladding and underlying substrate. Biogrowth accumulation at the base of the siding was documented by MCA at multiple locations, consistent with inadequate grade clearance and drainage.

Existing window assemblies are predominantly older single-pane units exhibiting significant weathering and deterioration. Wood framing members show evidence of prolonged moisture exposure, including biological growth, localized decay, missing material, and separation between glazing and frame components. Gaps between glazing and framing were observed at several locations. Deterioration is most



Weathered Roof Surface



Ponding Water on Rec Center Roof



Biological Growth at Roof Drain



Gymnasium Graded Seating Bldg and Roof

5.4 Conditions Assessment by System

5.4.1 Architectural / Envelope

Roof

The Manzanita Recreation Center roof requires complete replacement. The existing roof assembly has been documented by McGinnis Chen Associates (MCA) as a complex of eight interconnected roof levels at varying elevations. In most areas, the original assembly is a built-up asphalt roof with a gravel ballast, over which an elastomeric coating was subsequently applied. The application of the elastomeric coating typically requires removal of all loose gravel; however, gravel was not removed prior to coating, resulting in widespread unprotected coating locations as gravel has continued to loosen over time. Per the February 18, 2026 site assessment, a prior coating was applied over the original tar-and-gravel roof without removing the gravel, resulting in numerous penetrations throughout the coating layer.

Ponding water was confirmed at multiple locations across the roof surface. Per MCA, prolonged ponding causes the elastomeric coating to re-emulsify and disbond, rendering the membrane ineffective. Membrane peeling and disintegration were directly observed and documented by MCA at Roof 1. Holes and disbonding were observed throughout multiple roof sections. Vegetation was observed growing in gutters, downspouts, and adjacent to skylights throughout the roof perimeter, indicating severely clogged drainage and extended periods without maintenance. The galvanized metal flashing is rusted through at multiple locations and wood fascia is rotted and failing at numerous perimeter locations.

The eight roof levels documented by MCA present varying conditions, summarized as follows:

The roofs on top of the Gymnasium, Boxing Gym, Teen Center Fitness Center and covered walkway are built-up asphalt with elastomeric overcoat and exhibit the most significant deterioration, including membrane peeling, ponding, holes, cable penetrations stapled into the membrane, and abandoned HVAC equipment. The roof over the Lobby Area, Boxing Gym and Teen Center includes a non-functioning chimney connection with insufficient flashing, a broken pipe penetration, and a skylight whose associated ponding correlates to a confirmed interior leak in the boxing gym. The roof over the Fitness Center includes a single-pane skylight with moisture build-up at the interior. The roof over the covered walkway has localized membrane holes and fastener heads pulling through the fascia board, with exposed and vulnerable building corners.

The roof over the graded seating in the Gymnasium area is the only sloped roof in the complex, finished with asphalt shingles, and has four covered skylights. The gutters are filled with biological growth, the downspout is disconnected, and the gutter, downspout, and dissipator are rusted. Sheet metal flashing along the roof rake is corroded. The entry-level access to the underside of the roof skylights also shows deteriorated siding and exposed building paper at the adjacent walls.

The roof on the entry porch is the best-performing section of the complex. This



SC Attic Duct and Framing



SC Kitchen Mechanical Ventilation Equipment



Electrical Panels



Electrical Panel Wiring

Attic Mechanical Systems

The attic contains extensive duct distribution systems consisting of rectangular and round galvanized sheet metal duct trunks and branch ducts routed between wood framing members. Multiple duct transitions and field-fabricated branch connections are visible throughout the attic volume. Existing duct insulation wrapping portions of the distribution network appeared aged and inconsistent in condition, with some sections appearing compressed, displaced, or partially detached at accessible observation points.

Walk boards/platforms installed over portions of the attic insulation facilitate limited service access. Electrical conduits and junction boxes were also observed adjacent to and between duct systems in the attic, documented further under Section 6.4.4 below.

Kitchen Ventilation

Existing kitchen mechanical ventilation equipment was not fully evaluated as part of this visual assessment. The planned complete kitchen replacement, identified as a Phase 1 priority, requires a new commercial-grade grease hood, exhaust fan, and makeup air system compliant with the 2025 California Mechanical Code. Existing kitchen ventilation equipment will be removed as part of the kitchen demolition scope.

6.4.4 Electrical

To be filled in:
- Service size and location
- What is the Panel Capacity?
- Where is the Building Disconnect located?
- Distribution panel
- Number of breakers, MPR (main panel rating)
- Is there more than one panel?

Two electrical panels were observed within a dedicated electrical room or closet area. Both panels appear fully occupied, with no spare circuit capacity available for future expansion or additional branch circuits. Per observation and confirmation from the project team, no vacant breaker positions were identified.

Exposed low-voltage or data/communications wiring was observed at multiple locations within the electrical room and adjacent areas. The wiring appeared disorganized and routed without consistent support or management. This wiring is likely associated with telecommunications or internet infrastructure; the specific system and its current operational status were not confirmed from visual observation alone.



Kitchen Plumbing Fixtures



SC Sewer Lateral Inspection Screenshot



SC Sewer Lateral Inspection Screenshot

Kitchen plumbing fixtures include a prep sink, handwashing sink, dishwasher, and the primary commercial sink. At the time of the site visit, the primary sink was observed to be out of service, limiting the kitchen's operational functionality. Existing plumbing piping, fixtures, and associated connections appear to represent multiple phases of modification and are generally dated. As part of the planned kitchen modernization, the existing plumbing installation should be removed and replaced with a new commercial-grade plumbing system. The renovation should include new domestic water distribution, sanitary waste and vent piping, floor drains as required, grease waste infrastructure where applicable, fixture connections, shutoff valves, and all associated piping necessary to support the renovated kitchen layout. The completed installation should comply with the 2025 California Plumbing Code and all applicable Marin County Department of Environmental Health requirements for commercial food service facilities.

Sanitary Sewer

The Senior Center has a documented history of restroom overflow events. The sewer lateral was camera scoped and dye tested on March 18, 2026 as part of this conditions assessment by 450 Architects and H2O. A flash drive of video files has been provided to MCCSD. The sewer lateral inspection found evidence of tree root growth, kitchen grease, and negative slope in a few locations. The lateral is made of ductile iron pipe.

The Senior Center lateral connects to a shared campus sewer line that flows through the Manzanita Recreation Center before discharging to the sewer main in Phillips Drive. The line reduces from a 5-inch to a 3-inch pipe along this run, which does not meet current code and is identified as a probable contributing cause of the documented overflow history. Remediation requires coordination across both buildings and should be addressed as part of the campus-wide sewer lateral upgrades.



SC Egress Consition

Fire Suppression System

The Senior Center does not currently have an automatic fire sprinkler system. While the existing building area of 4,618 SF falls within the non-sprinklered allowable area for Type V-B construction under current code, full installation of an automatic fire sprinkler system is recommended as a Phase 1 priority. The building's occupancy by a senior population, combined with its location within a Wildland-Urban Interface (WUI) zone, significantly elevates the life safety rationale for sprinklering independent of code minimums.

Installation of a fire sprinkler system will require the domestic water service to the building to be evaluated and likely upgraded to support fire suppression flow and pressure requirements. Water service capacity should be assessed by EDesignC and the civil engineer as part of the Phase 1 design scope.

Egress and Life Safety Conditions

The building generally appeared to maintain required means of egress; however, temporary storage of materials and equipment was observed in several egress areas during the site visit. In certain locations, stored materials reduced access to building systems and could impede emergency operations if allowed to remain long-term.

Storage containers, refuse bins, and other combustible materials were also observed adjacent to portions of the building exterior. Good facility management practices recommend maintaining clear separation between combustible storage and the building envelope to reduce fire risk and maintain access for emergency response personnel.

6.4.7 Hazardous Materials

No formal hazardous materials survey has been completed for the Senior Center as part of this assessment. Although the building has undergone multiple renovations over its service life, the presence and extent of hazardous building materials have not been confirmed.

Prior to any demolition or construction activities, a qualified hazardous materials consultant or abatement contractor should be engaged to perform a comprehensive survey and document the presence of asbestos-containing materials, lead-containing paint, or other regulated hazardous materials that may be present within the building. Survey findings should be incorporated into project-specific abatement specifications and completed before construction activities begin. Hazardous materials investigation and any required abatement is recommended for the Phase 1 implementation activity.

	Architectural / Envelope		
13	Finish grade in direct contact with wood siding at north and west building perimeter elevations	CBC 2304.12.1.5; CRC R317	Phase 1: regrade to provide minimum 6-inch clearance; coordinate with site work scope
14	Exterior wood siding weathered and deteriorated; moisture-related damage confirmed at north and west elevations per ZFA	CBC 1402.2 "Weather Protection"	Phase 1: targeted siding repair and full exterior repaint; evaluate WRB condition
15	Existing single-pane aluminum window assemblies do not meet current Title 24 energy performance requirements	Title 24 Part 6 (California Energy Code)	Phase 1: full window replacement with thermally improved assemblies
16	All exterior doors do not meet current ADA requirements	CBC 11B-404 "Doors, Doorways, and Gates"	Phase 1: full door replacement campus-wide
17	Concealed gutter and downspout drainage assembly performance unconfirmed following roof renovation	CBC 1502 "Roof Drainage"; 1503 "Weather Protection"	Field-verify concealed drainage system; repair or replace as needed
18	Eave vent screen damaged or cut; potential pest or rodent entry into eave cavity	CBC 1203 "Ventilation"	Repair or replace vent screens immediately
	Structural		
19	Beam tails at entry porch show moisture-related deterioration per ZFA Structural Engineers		Phase 1: targeted repair of deteriorated beam tails per ZFA recommendations
20	Rear elevated walkway posts confirmed with dry rot at base; full structural reframing with new foundations required per ZFA		Phase 1: shoring and reframing of walkway supports with new foundations per ZFA
21	Chimney at south end appears to be unreinforced masonry; structural adequacy unconfirmed	CBC 2109 "Unreinforced Masonry Bearing Wall Structures"	Field-verify chimney construction type; evaluate per ZFA; remediate or demolish if URM
	Mechanical (HVAC)		
22	Furnace enclosure service clearance appears less than 30 inches on service side	CMC (California Mechanical Code)	Evaluate and confirm per EDesignC; provide compliant clearance
23	Furnace combustion air provisions unconfirmed	CMC 701 "Combustion Air"	Confirm per EDesignC mechanical assessment
24	Duct and pipe insulation displaced, compressed, or deteriorated in attic	CMC / Title 24 Part 6	Replace damaged insulation; verify system performance per EDesignC

6.7 Preliminary Scope of Work — Phase 1

Based on conditions assessment findings the following items are recommended for Phase 1 construction, organized in recommended execution sequence.

1. Hazardous Materials Abatement (First)

- Engage a qualified hazardous materials consultant or abatement contractor to perform a pre-construction survey.
- Document the presence of asbestos-containing materials (ACM), lead-containing paint (LBP), and other regulated hazardous materials, if present.
- Prepare project-specific abatement specifications, as required, prior to construction or demolition.

2. Life Safety

- Evaluate, test, and upgrade the existing fire alarm system.
- Verify device layout, initiating device loops, monitoring, and code compliance.
- Connect the Senior Center fire alarm system with the Manzanita Recreation Center campus-wide system.
- Modify the fire alarm system to accommodate renovated spaces as required.
- Replace damaged or obsolete smoke detectors and notification devices.
- Upgrade exit signs and emergency lighting throughout.
- Install a complete NFPA 13 fire sprinkler system throughout the building.
- Upgrade the domestic water service as required to support sprinkler demand.
- Remove combustible storage from mechanical and electrical rooms.

3. Restrooms

Complete demolition and renovation of both men's and women's restrooms, including:

- Demolition to wall framing and floor structure.
- Removal of all plumbing fixtures, toilet partitions, accessories, doors, lighting, ceilings, flooring, and wall finishes.
- Reframe floor framing as required to provide proper plumbing slopes.
- Replace sanitary waste piping with new ABS piping.
- Install new waterproofing at floor assemblies.
- Reconstruct plumbing chase walls as required.
- Reconfigure the janitor's closet.
- Install new ceramic tile wall finishes, new floor tile, new ceilings, lighting, doors, hardware, accessories, grab bars, and mirrors.
- Install all new ADA-compliant plumbing fixtures and accessories.
- Replace the domestic water heater with a heat pump water heater.

4. Kitchen

Complete demolition and renovation of the commercial kitchen, including:

- Demolition of existing cabinetry, countertops, plumbing fixtures, finishes, equipment, lighting, and utilities.
- Provide a new commercial kitchen layout.
- Install new commercial cabinetry, countertops, sinks, plumbing fixtures, flooring, wall finishes, ceilings, and lighting.
- Install a new commercial grease hood, grease duct, exhaust fan, and makeup air unit.
- Upgrade plumbing, gas, electrical, and mechanical systems to serve new kitchen equipment.
- Provide dedicated electrical circuits and upgrade panel capacity as required.

6.8 ROM Construction Cost Estimate

Rough Order of Magnitude (ROM) construction cost estimates will be provided by Leland Saylor Associates (LSA) following review of conditions assessment findings. The table below will be updated upon receipt of LSA estimates.

System	Phase 1 Scope Description	Priority	ROM Cost (LSA)
Architectural / Site	[Scope description to be completed by LSA]	High	$TBD
Structural	[Scope description to be completed by LSA]	TBD	$TBD
Mechanical (HVAC)	[Scope description to be completed by LSA]	High	$TBD
Electrical	[Scope description to be completed by LSA]	High	$TBD
Plumbing	[Scope description to be completed by LSA]	High	$TBD
Civil / Sewer	[Scope description to be completed by LSA]	Med.	$TBD
Hazardous Materials	[Scope description to be completed by LSA]	High	$TBD



Annex Deteriorated Exterior Envelope



Annex Single Pane Glazing



Window Frame Separation



Deteriorated Cedar Shingles

campus, the Annex contributes to the evolution of the campus from a traditional recreation complex into a broader community services and civic resource center.

The Annex also introduces an important long-term planning consideration for the MCCSD campus. Under the current lease agreement, Marin County is expected to occupy and operate the facility through at least 2035. As a result, future renovations, expansions, or redevelopment efforts involving Building 630 will need to maintain continuity of Annex operations and preserve uninterrupted access to County services throughout construction activities. Any future modernization of the Recreation Center should therefore be planned in coordination with Marin County to ensure continued operation of this critical community resource. Given its growing role as a public-service hub and its integration within the broader campus, the Annex should be viewed as an integral component of the long-term modernization, preservation, and capital improvement strategy for the MCCSD campus.

Building Envelope and Exterior Conditions

The Annex was not included within the primary scope of this conditions assessment, and only limited exterior observations were conducted during site visits. Because the Annex occupies a portion of Building 630, it shares the primary structural system, roof assembly, utility infrastructure, and portions of the exterior building envelope with the Recreation Center. As a result, long-term performance of the Annex remains directly dependent upon the condition of the larger building complex.

The exterior cladding of the Annex wing consists of cedar wood shake shingles similar in appearance, age, and construction to those found throughout the Recreation Center building. The cladding exhibits widespread weathering, deterioration, and localized failure consistent with conditions documented elsewhere on Building 630. In several locations, cladding elements appeared loose and could be displaced with minimal force, suggesting deterioration of attachment systems and possible degradation of underlying substrate materials.

Existing windows within the Annex wing appear to be older single-pane assemblies. Visible deterioration of framing components was observed, including gaps between glazing units and frame members, weathering of exposed materials, and evidence of moisture-related deterioration. These conditions are generally consistent with those documented throughout the Recreation Center building and suggest that the Annex shares many of the same building-envelope deficiencies affecting the broader facility.

While the recently completed interior improvements substantially improve the functionality and service capacity of the Annex, continued performance of the facility will depend upon future investment in the larger Recreation Center building. As MCCSD advances campus-wide capital improvement projects, consideration should be given to including the Annex within any future roofing, exterior envelope, window replacement, accessibility, and site infrastructure improvements.

CIVIC/GOVERNMENT

640 & 630 DRAKE AVENUE
SAUSALITO, CA 94965

AS-BUILT DOCUMENTATION



Level	Area
630 1ST FLOOR	15413 SF
640 1ST FLOOR PLAN	4620 SF
630 2ND FLOOR	280 SF
TOTAL SF	20313 SF

PROJECT LINKS

CLICK HERE TO VIEW YOUR PLANS USING PPM'S WEB VIEWER POWERED BY AUTODESK

VICINITY MAP



AERIAL VIEW



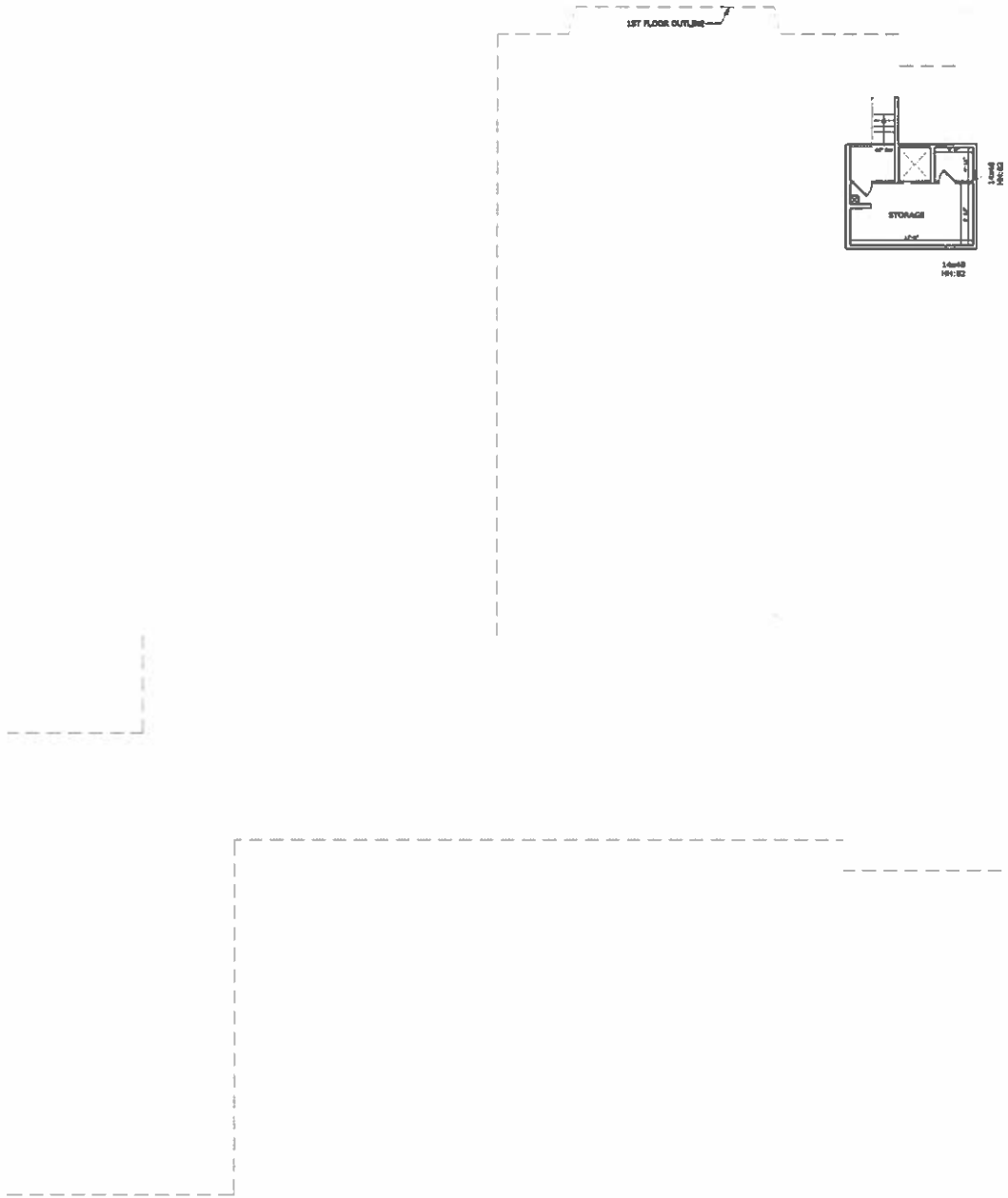
PPM PROJECT CONTACTS

CORPORATE OFFICE
OFFICE@PPMCO.NET
(855) 272-8458 EXT. 100
HTTPS://ASBUILTDRAWINGS.COM/

SHEET INDEX

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3	630 2ND FLOOR PLAN
4	640 1ST FLOOR PLAN
5	630 1ST FLOOR ELECTRICAL PLAN
6	630 2ND FLOOR ELECTRICAL PLAN
7	640 1ST FLOOR ELECTRICAL PLAN
8	630 1ST FLOOR RCP
9	630 2ND FLOOR RCP
10	640 1ST FLOOR RCP
11	630 ROOF PLAN
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17	ISOMETRIC VIEWS

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6700-6794), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.



LEGEND

Level	Area
630 2ND FLOOR	280 SF

PREPARED FOR: RICHARD PARKER

PROJECT NAME: MARIN CITY COMMUNITY SERVICES DISTRICT
SAUSALITO, CA

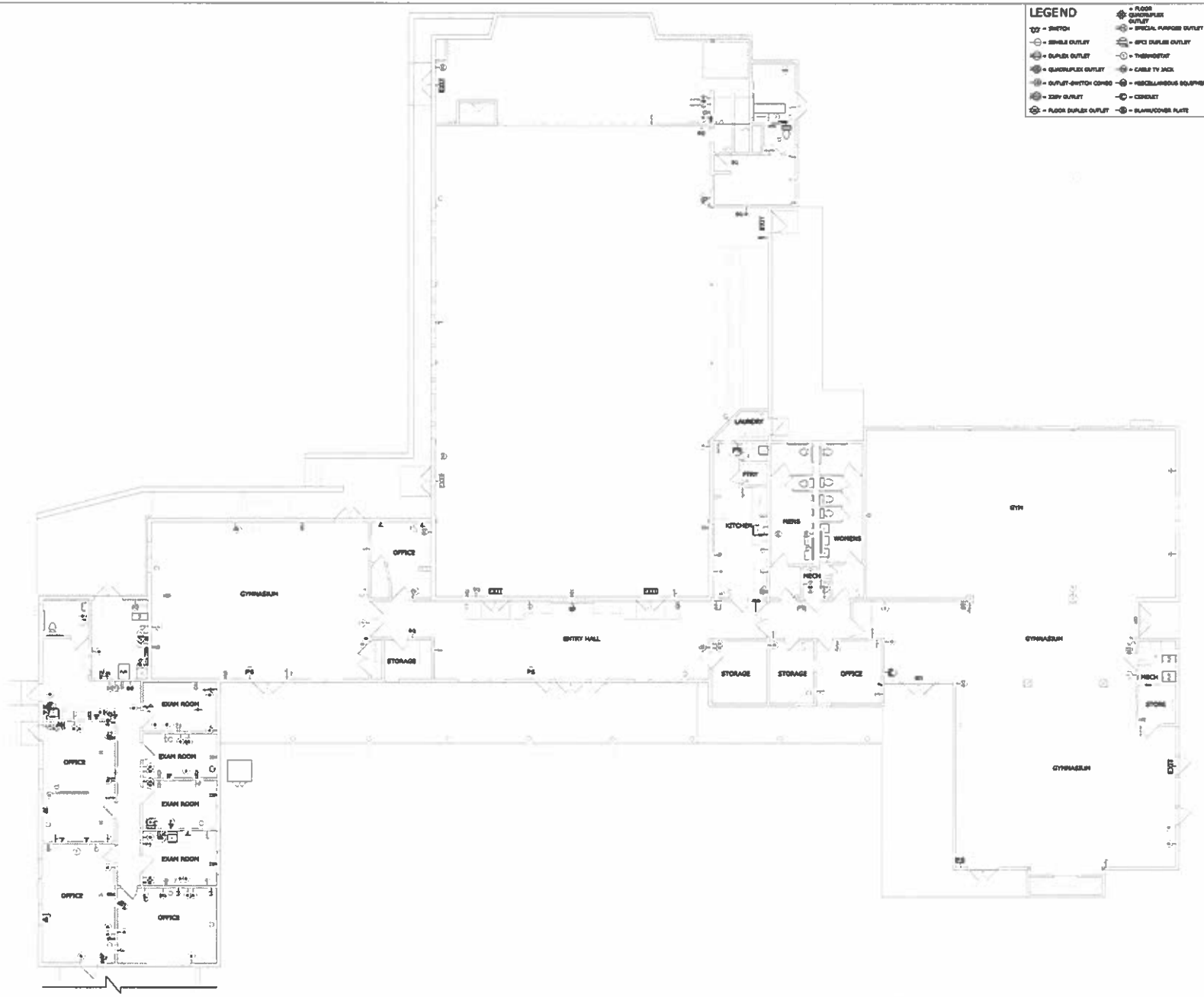
PLAN TYPE: 630 2ND FLOOR PLAN

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PROJECT NUMBER: 6050_BA

DATE: 04-01-2026

SCALE: 1/8" = 1'-0"



PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
SAUSALITO, CA

PLAN TYPE
630 1ST FLOOR ELECTRICAL PLAN

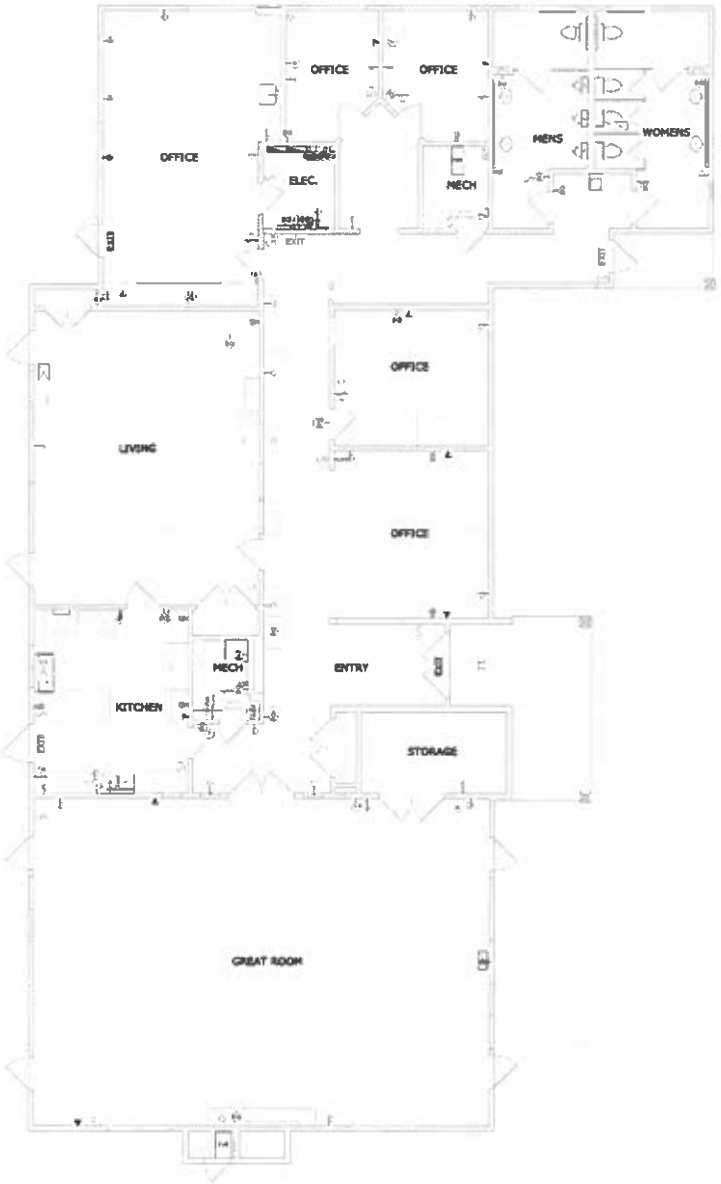
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PROJECT NUMBER
8050_BA

DATE
04-01-2026

SCALE
1/8" = 1'-0"

SHEET
5
OF
17



LEGEND

- SWITCH
- SINGLE OUTLET
- DUPLEX OUTLET
- QUADRUPLEX OUTLET
- OUTLET-SWITCH COMBO
- 220V OUTLET
- FLOOR DUPLEX OUTLET
- FLOOR QUADRUPLEX OUTLET
- SPECIAL PURPOSE OUTLET
- GFCI DUPLEX OUTLET
- THERMOSTAT
- CABLE TV JACK
- MISCELLANEOUS EQUIPMENT
- CONDUIT
- BLANK/COVER PLATE
- AUDIO/VIDEO
- ROUTER
- SECURITY KEY PAD
- REMOTE DOOR RELEASE
- SENSOR
- J-BOX
- TELEPHONE JACK
- DATA/INTERNET JACK
- ELECTRICAL PANEL
- ELECTRIC METER
- WALL MOUNTED CAMERA
- WALL MOUNTED SPEAKER
- WALL MOUNTED FIXTURE
- WALL MOUNTED FLUORESCENT
- DISCONNECT SWITCH
- FIRE ALARM PULLBOX

PREPARED FOR: RICHARD PARKER

PROJECT NAME: MARIN CITY COMMUNITY SERVICES DISTRICT
SAUSALITO, CA

PLAN TYPE: 640 1ST FLOOR ELECTRICAL PLAN

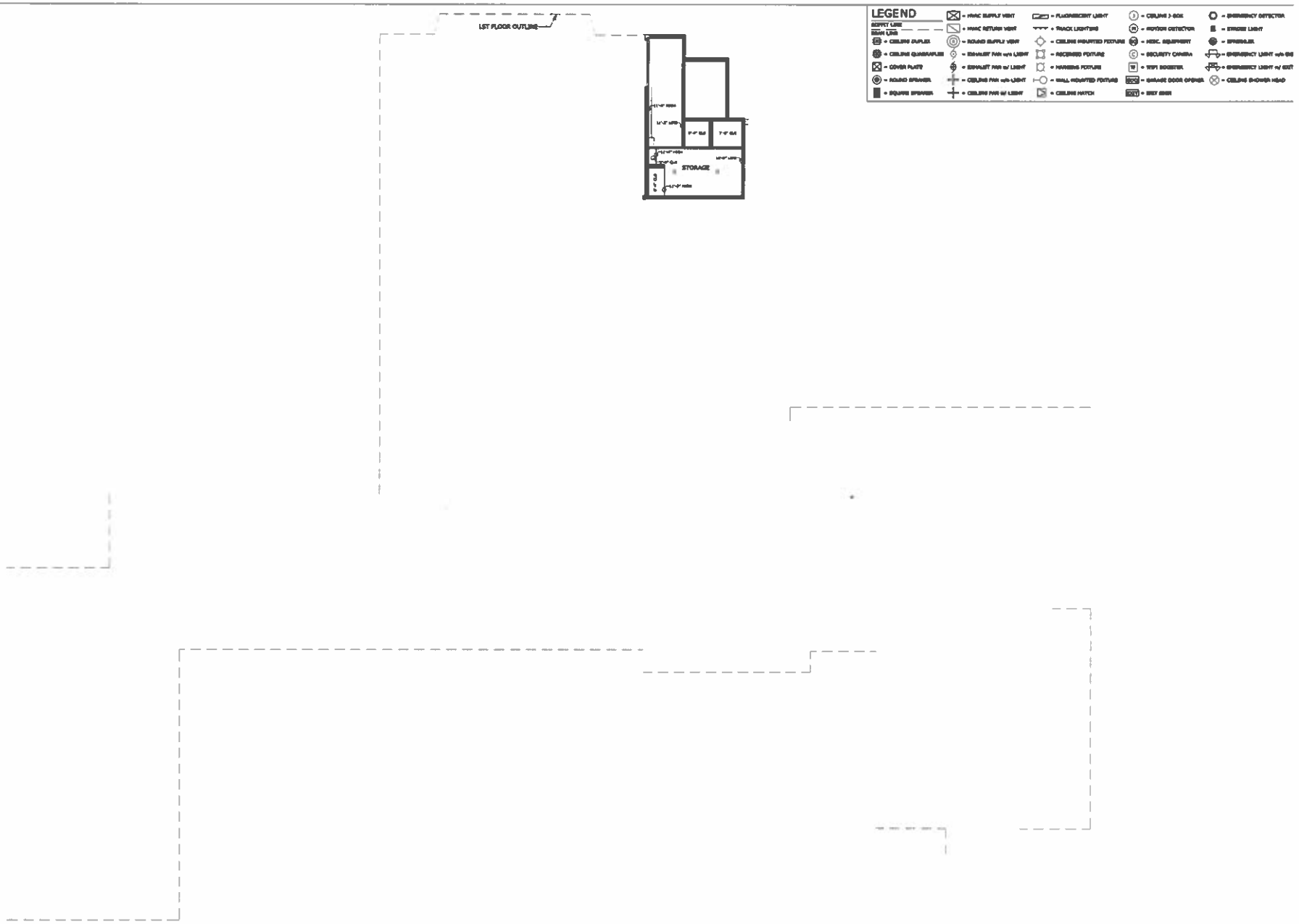
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PROJECT NUMBER: 8050_BA

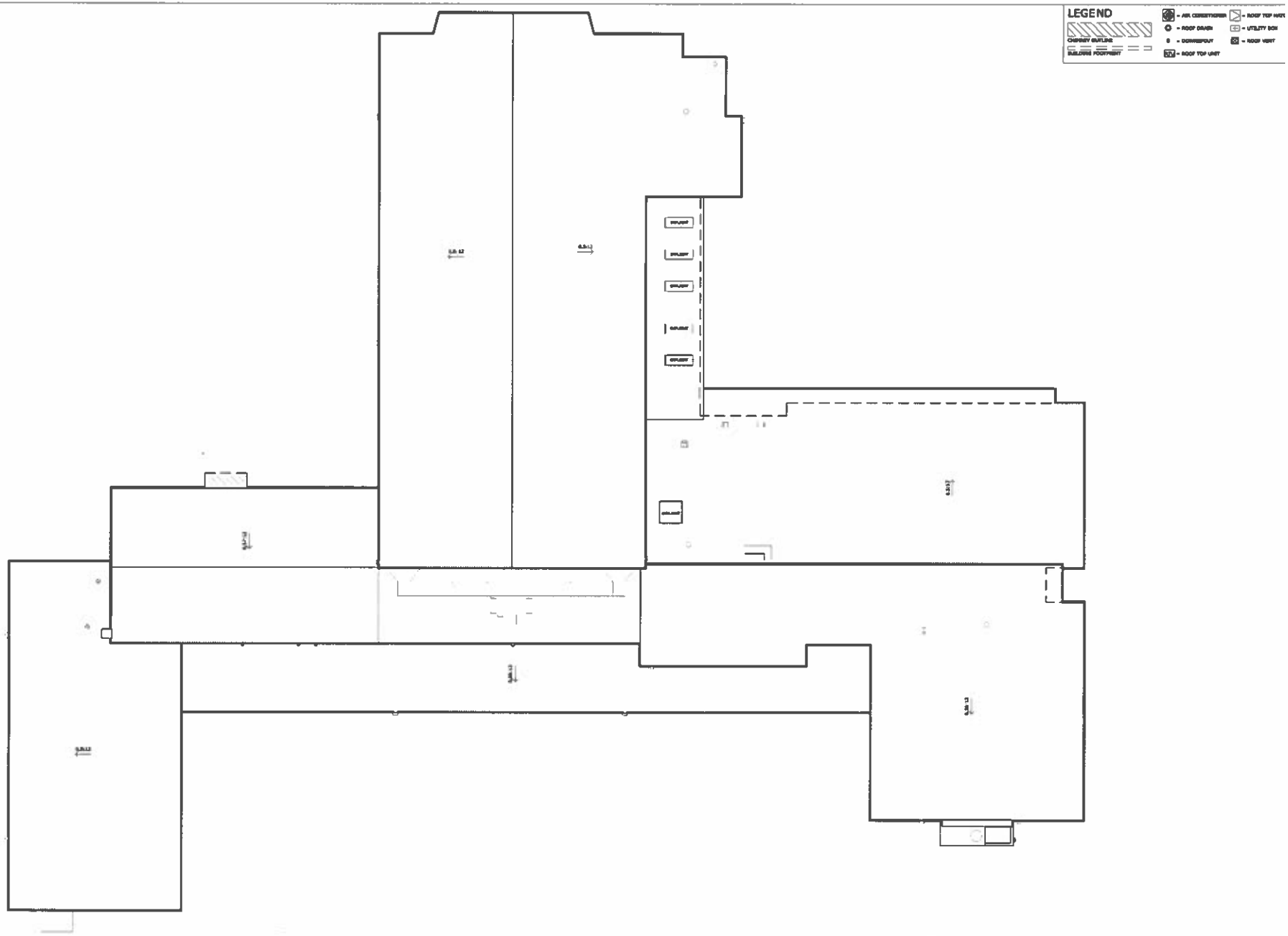
DATE: 04-01-2026

SCALE: 3/16" = 1'-0"

SHEET: 7 OF 17



PREPARED FOR: RICHARD PARKER	PROJECT NAME: MARIN CITY COMMUNITY SERVICES DISTRICT, *SAUSALITO, CA*	PLAN TYPE: 630 2ND FLOOR RCP	ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§8702-8704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.	PROJECT NUMBER: 8050_BA DATE: 04-01-2026	SCALE: 1/8" = 1'-0"	SHEET: 9 OF 17



PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
SAUSALITO, CA

PLAN TYPE
630 ROOF PLAN

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

PROJECT NUMBER
8050_SA

DATE
04-01-2026

SCALE
1/8" = 1'-0"

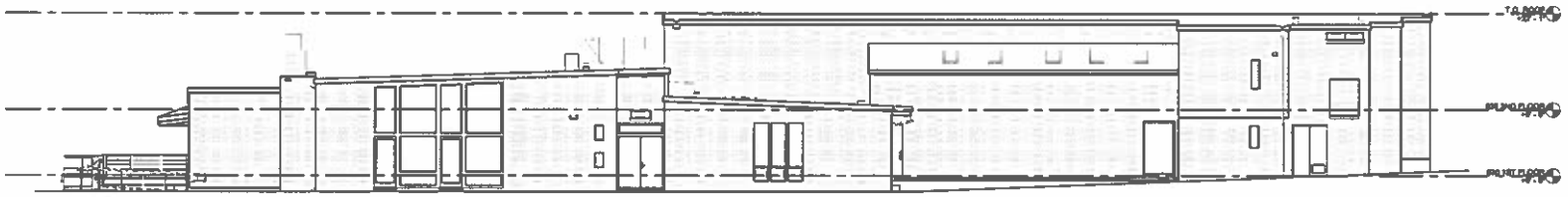
SHEET
11
OF
17

LEGEND

FINISHED GRADE LINE

FINISHED FLOOR LINE

5:12 → ROOF PITCH LABEL (RISE=RUN)



① 630 NORTHEAST
1/8" = 1'-0"



② 630 NORTHWEST
1/8" = 1'-0"

PREPARED FOR: RICHARD PARKER

PROJECT NAME: MARIN CITY COMMUNITY SERVICES DISTRICT
SAUSALITO, CA

PLAN TYPE: 630 EXTERIOR ELEVATIONS

ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §6727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§6726-6727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §6731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.

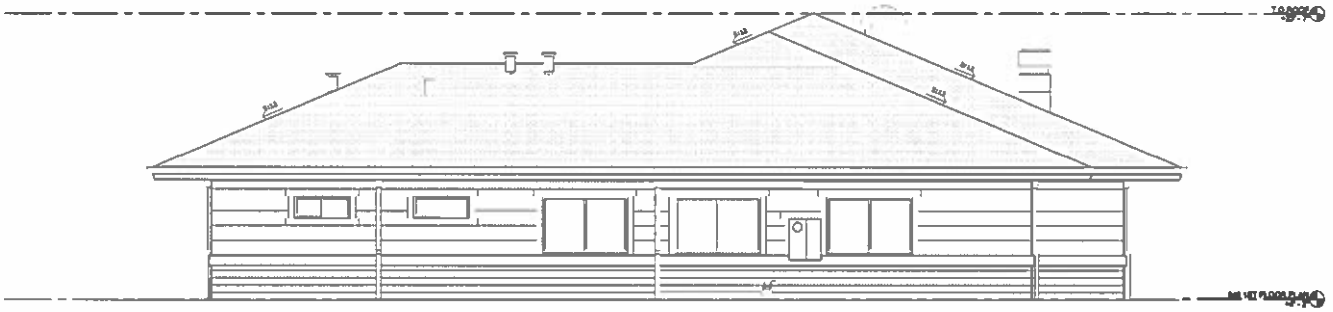
PROJECT NUMBER: 8050_BA

DATE: 04-01-2026

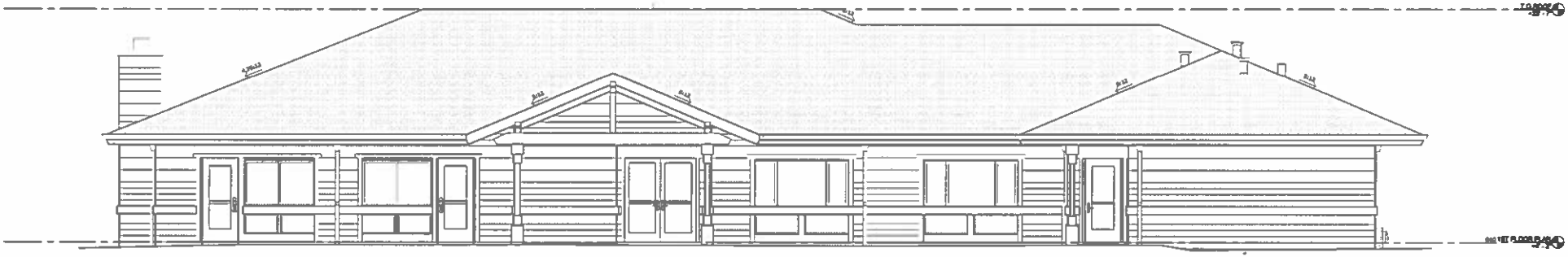
SCALE: 1/8" = 1'-0"

SHEET: 13 OF 17

LEGEND



640 NORTHWEST
1/4" = 1'-0"



640 NORTHEAST
1/4" = 1'-0"

PREPARED FOR: RICHARD PARKER

PROJECT NAME: MARIN CITY COMMUNITY SERVICES DISTRICT
SAUSALITO, CA

PLAN TYPE: 640 EXTERIOR ELEVATIONS

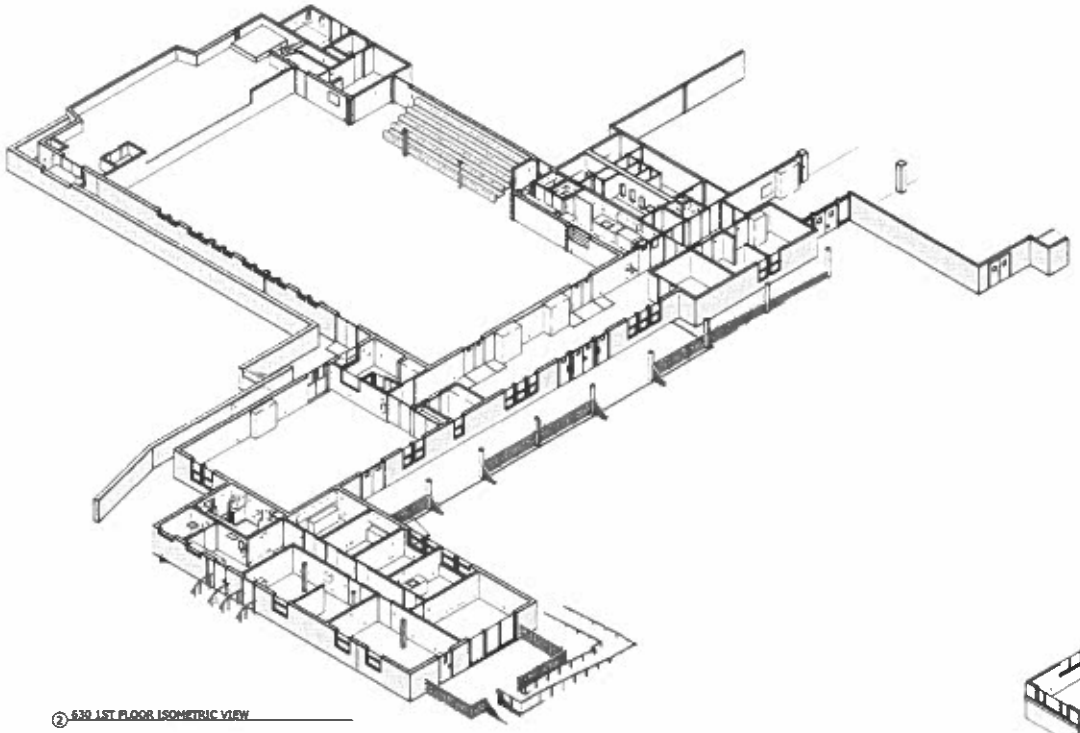
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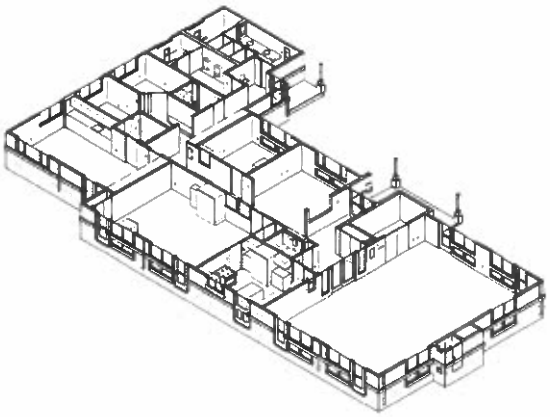
DATE: 04-01-2026

SCALE: 1/4" = 1'-0"

SHEET 15 OF 17



② 639 1ST FLOOR ISOMETRIC VIEW



① 640 1ST FLOOR ISOMETRIC VIEW

PPM	PREPARED FOR: RICHARD PARKER	PROJECT NAME: MARIN CITY COMMUNITY SERVICES DISTRICT, SAUSALITO, CA	PLAN TYPE: ISOMETRIC VIEWS	ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM SERVICES AND PLANS DO NOT CONSTITUTE CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §§6702-6704), AND THUS SHOULD NOT BE USED FOR ANY STUDIES OR ACTIVITIES DEFINED AS CIVIL ENGINEERING (CAL. BUS. & PROF. CODE §8731). ALL FLOOR PLANS CREATED BY PPM ARE INTENDED TO BE USED AS A REFERENCE FOR DESIGN AND CONSTRUCTION AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE SERVICES OF A LICENSED STRUCTURAL ENGINEER OR LICENSED ARCHITECT. PPM MAKES EVERY REASONABLE EFFORT TO ENSURE THE ACCURACY OF THE INFORMATION FOUND IN OUR PLANS. HOWEVER, EVERY AS-BUILT DRAWING INHERENTLY CONTAINS ERRORS TO SOME DEGREE. IT IS THE DUTY OF THE ARCHITECT, CONTRACTOR, DESIGNER OR OTHER LICENSED PROFESSIONAL, AS A CONSULTANT TO THE PROPERTY OWNER, TO DETERMINE THE SUITABILITY OF THE AS-BUILT PLANS PRIOR TO CONSTRUCTION. MEASUREMENTS SHOULD BE FIELD CONFIRMED BEFORE COMMENCING CONSTRUCTION.	PROJECT NUMBER: 8050_BA DATE: 04-01-2026	SCALE:	SHEET: 17 OF 17