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COUNTY OF MARIN

MCCSD
Marin City Community Services District

# MARIN CITY COMMUNITY SERVICES DISTRICT

## TECHNICAL MEMORANDUM OF FINDINGS AND ROUGH ORDER OF MAGNITUDE COST (ROM)

Manzanita Recreation Center · Marguerita C. Johnson Senior Center

630-640 Drake Avenue, Marin City, CA 94965

October 30, 2026

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# MARIN CITY COMMUNITY SERVICES DISTRICT

# CONDITIONS ASSESSMENT REPORT AND PHASE 1 MODERNIZATION

TECHNICAL MEMORANDUM OF FINDINGS
AND ROUGH ORDER OF MAGNITUDE COST (ROM)

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# 1. Executive Summary




*MCCSD Campus, 630–640 Drake Avenue*

## 1.1 Overview

The Marin City Community Services District (MCCSD) campus at 630 and 640 Drake Avenue serves as Marin City's primary community gathering place and civic resource. The campus includes the Manzanita Recreation Center, the Marguerita C. Johnson Senior Center, and the recently opened Southern Marin County Services Annex. Together, these facilities support recreation, wellness, education, social services, and community programs of all ages. For many residents, the campus serves as both a neighborhood gathering place and a center of community life.



*Southern Marin Services Annex Opening*

Marin City was established during World War II to support the Marinship shipyards and quickly became home to a diverse workforce and their families. Over the decades, residents built a resilient and close-knit community rooted in civic participation, mutual support, and local leadership. Since 1958, the MCCSD has provided a safe gathering place for community events including the Boys Club, communitytalent shows, teen center, outdoor concerts, gospel singing, midnight basketball, music festivals, food pantry, yoga classes, weddings, and opportunities to meet idols and celebrities. The stakeholders we've met with, remind us that these community spaces are deeply connected to the lives, memories, and experiences of nearly all Marin City residents.



*Youth Activities at the MCCSD Campus*

The significance of the campus extends beyond its buildings. The vision underlying this assessment is rooted in the belief that Marin City's future should be built upon its existing strengths and community assets and functions as a central gathering place where recreation, social services, education, wellness, and community life intersect. As Marin City continues to evolve, the campus presents an opportunity to strengthen and expand that role. Rather than replacing facilities that have served generations of residents, this assessment explores how thoughtful reinvestment, modernization, and campus-wide improvements can preserve the site's history while creating a more accessible, welcoming, and resilient community destination for future generations.



*Community Gathering at MCCSD Campus*

As a living document, this assessment is intended to evolve alongside the needs and aspirations of the community. Future updates may reflect changing priorities, additional stakeholder input, emerging funding opportunities, and evolving programmatic goals. The report is intended to serve as a roadmap for ongoing conversations among community members, MCCSD leadership, public agencies, and funding partners regarding the future of the campus. Through continued collaboration and investment, the campus can continue to serve as a welcoming, accessible, safe, and vibrant community resource for generations to come. This assessment provides a foundation for future improvements while preserving the community values that have shaped the campus over time.




*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, and mechanical 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.



*Covered Porch at the Recreation Center*



*Entry Hall at the Recreation Center*



*Main Entrance at the Recreation Center*



*Envelope Detail at the Recreation Center*

Prior to this Conditions Assessment, no measured drawings existed for the Manzanita Recreation Center buildings. Additionally, no drawings existed for the fire life-safety, plumbing, mechanical and electrical systems nor a significant catalogue of code deficiencies.

## 1.2 Key Findings

The numerous meetings, consultant evaluations, and site observations confirmed that the Marin City Community Services District facilities continue to provide important community services despite decades of deferred maintenance. While significant deficiencies were identified, the assessment also revealed meaningful opportunities to preserve valued community assets, improve safety and accessibility, enhance building performance, and support expanded programming for future generations. Key findings and investment priorities are summarized below.

**Manzanita Recreation Center**

- Fire / Life Safety:

The building is not sprinklered. Full sprinkler installation is required to bring the existing first-floor area of 15,412 SF into compliance with CBC 2022 Table 506.2 for Type V-B construction. The fire alarm system is not connected to a monitoring service and does not include horn-strobe notification devices or smoke detectors throughout; a full upgrade to a monitored system is required. Exit signage and egress lighting require upgrading to current code. Linking the Senior Center fire alarm system to the Recreation Center system as part of campus-wide life safety upgrade should be considered.

- ADA / Accessibility:

All exterior doors do not meet current ADA requirements and are identified for full replacement. The entrance deck to the Manzanita Center presents tripping hazards; handrails, guardrails, and contrast stripe detailing do not meet current code. Men's and women's restrooms have numerous access deficiencies. The stage has no ADA access and no accessible means of egress. Accessibility improvements offer an opportunity to create a more welcoming and inclusive environment for residents of all ages and abilities.

- Hazardous Materials:

Per conversations with the contractor working on the adjacent Annex building, the Rec Center has lead-containing paint, asbestos-containing flooring mastic, asbestos-containing exterior building paper, and asbestos-containing drywall compound are. A more formal hazardous materials survey will be required prior to any demolition or renovation work.



*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-hoc repairs observed in the building.



*Rec Center Kitchen*



*Marguerita C. Johnson Senior Center*



*Senior Center ADA Entrance*



*Elevated Walkway behind the Senior Center*

- Kitchen:

The kitchen is partially constructed with new appliances still in packaging. As currently built, the kitchen does not meet current health department code requirements nor has a Type 1 hood with a proper fire-suppression system. The kitchen electrical panel has no spare capacity and no GFCI protection. Modernization of the Manzanita kitchen would support expanded community programming, events, food service activities, and emergency preparedness functions while addressing current code deficiencies.

**Marguerita C. Johnson Senior Center**

- Fire / Life Safety:

The fire alarm system is monitored and automatically notifies the fire department upon activation. The system includes a fire alarm control panel (FACP), manual pull stations, smoke detectors, and horn/strobe devices. The existing fire alarm system was most recently inspected in January 2026. The building is not protected by an automatic fire sprinkler system and the installation of a complete NFPA 13 fire sprinkler system is recommended as part of future building modernization.

- ADA / Accessibility:

The entry door hardware requires further verification. Interior door knob-type hardware is not compliant with CBC 11B-404.2.7. A transition between asphalt and concrete paving within the accessible parking stall and access aisle does not meet vertical level change tolerances per CBC 11B-302.1 and requires remediation. The accessible path of travel from the ADA parking space and loading zone serves the back door and should lead to the primary entrance per code - i.e., the front door.

- Hazardous Materials:

Given the age of the facility, some hazardous materials may be present. However, the facility did undergo a significant remodel in 1987 and abatement work may have been completed. A formal hazardous materials survey is required prior to any demolition or renovation work.

- Structural:

The building is in generally good condition per visual observations. Targeted repairs are required at beam tails at the entry porch and at the rear siding due to earth-wood contact and at community garden elevated walkway supports. Water stains are evident at non-structural redwood soffit panels due to rainwater leader leaks. Localized dry-rot may be present due to the age of the building.



*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.



*Senior Center ADA Parking Spot*



*Aging Utility Infrastructure*



*Rec Center Deteriorated Exterior Cladding*

**Campus-Wide Observations**

- ADA / Accessibility:

The site has three ADA accessible parking spaces; two on Phillips Drive and one at the Senior Center. No accessible path of travel exists between the Senior Center and the Recreation Center. There are also no accessible curb ramps or sidewalks along Drake Avenue or Phillips Drive connecting the campus to public transportation. There is no ADA directional signage and there are numerous trip and fall hazards throughout the campus. This is a significant campus-wide deficiency and should be a priority for Phase 1 or Phase 2 site improvement work. All exterior doors campus-wide do not meet current ADA requirements and are identified for full replacement.

- Plumbing / Sewer:

Both Manzanita and Senior Center bathrooms have a documented history of overflows. Sewer laterals were camera scoped and dye tested on 03/18/2026. Videos of the testing have been provided to the MCCSD on Flash drives for their records.

The campus sewer system is a shared line that flows from the Senior Center; behind the Manzanita Recreation Center stage; and then combining with the Rec Center kitchen and boys and girls restrooms; through the Entry Courtyard; combining with and adjacent to the Annex building; and finally discharges to the sewer main in Phillips Drive. The sewer lateral was found to reduce from a 5-inch to a 3-inch pipe behind the Rec Center stage, which does not meet current code, and is identified as a probable contributing cause of the documented overflow history at both buildings.

Additionally, the former Wellness Center sewer line crosses the Entry Courtyard where it joins the combined sewer lateral. Special attention should be noted that several “Christy Boxes” are labeled with “water” on their lids, when in fact they are open sewer lines. This issue was brought to the direct attention of facilities staff and the boxes were marked accordingly. It is recommended that the entire sewer lateral be replaced to the Phillips Drive curb line.

- Hazardous Materials:

Prior to any demolition or construction activities, it is recommended that MCCSD engage a qualified hazardous materials consultant to perform a comprehensive survey of all facilities to document the presence of asbestos-containing materials, lead-containing paint, and other regulated hazardous materials. Survey findings shall be used to prepare project-specific abatement specifications, where required, and to establish appropriate handling and disposal procedures before construction begins.

## 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.

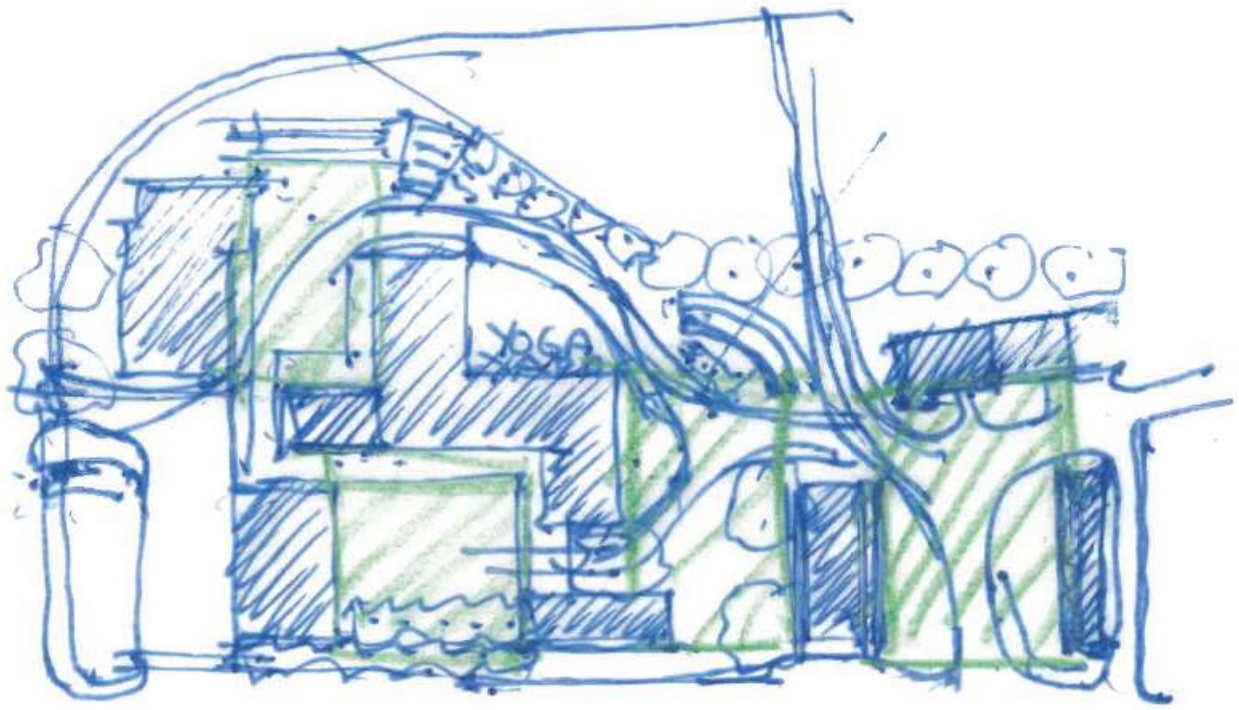


*Figure 1-3-1. Early Vision Sketch Exploring Campus Connectivity, Community Spaces, and Future Improvements*

The Marin City Community Services District campus has the potential to become a thriving and vibrant community living room for the Marin City community, from the youngest to the oldest of residents. Its rich history and importance to the community will help to usher it into a new era, with new generations learning and absorbing the experiences of the older generations who grew up learning, playing and socializing on the campus. With a cohesive vision, the buildings and landscape spaces should support activities that community members already take part in while creating opportunities for new events and activities to take place that weren't possible before. We envision the MCCSD campus to be used year round supporting multi-generational activities; its outdoor spaces have the potential to draw community members to the site for activities like annual festivities and celebrations; musical performances; outdoor educational programming, weekly farmers markets; fitness, health and wellness; daily visits for catching up with friends and neighbors, outdoor movie nights, and more.

## VISION FOR THE CAMPUS BUILDINGS & OPEN SPACES

1. Re-envision the entire site from the Senior Center to George Rocky Graham Park as a single campus and community living room with a series of courtyards created by the built fabric.
2. Prioritize pedestrians: Create a strong pedestrian circulation system with accessible routes across the campus; minimize vehicular circulation in the landscape spaces.
3. Create flexible courtyard spaces that are comfortable, adaptable, and usable for daily activities, weekly gatherings, and annual celebrations and events.
4. Create a welcoming, comfortable and flexible entry plaza, or "Town Square", with spaces for small gatherings, markets and festivals, performances, indoor outdoor connections to the possible Performing Arts building, and other activities. Provide shade and a variety of gathering and seating areas.
5. Make environmental comfort a priority for all spaces - consider shade, micro-climates, types of seating and furnishings for different users and activities, and visibility.
6. Re-envision the Senior Center Courtyard to become a place of fitness, celebrations, and a place to gather with friends and neighbors. Minimize vehicular circulation in the courtyard.
7. Re-envision the early childhood education centers to provide the next generation with opportunities for outdoor learning, open-ended play, and exposure to nature that will stimulate their curiosity, senses, minds, and bodies.
8. Move waste management away from the Community Center to allow the hillside and spaces around the community center to be used for outdoor classrooms, a hillside orchard, a the greenhouse for the community gardens, outdoor yoga or tai-chi, and a performance amphitheater. Provide a safe, illuminated and accessible pedestrian connection behind the stage area for these additional uses.
9. Reinvigorate the Harriet Tubman House - the historic location could house a museum/gallery space to showcase local artists alongside an arts/crafts center for the community. An indoor-outdoor connection to a sculpture garden could activate the courtyard space to the south.




1 Single Connected Community Campus

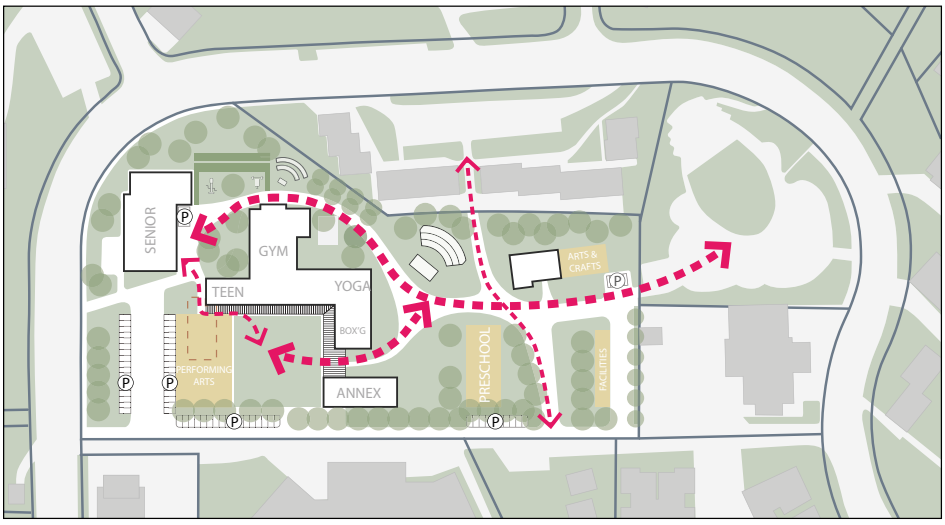
Yoga and Boxing Terraces

Wellness Community Gardens

Preschool Entry Gardens

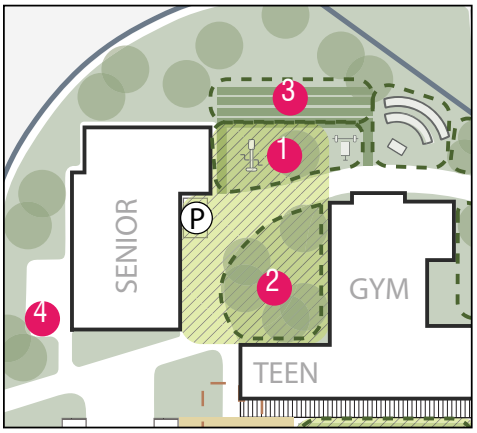
Preschool Play Yards

Facilities Yard




2 Main Pedestrian Circulation

## SENIOR CENTER COURTYARD AND LANDSCAPE






1 Outdoor Fitness Center for Seniors with shade trees and gathering and resting areas



2 Barbecue courtyard and spill out for Senior Center event space

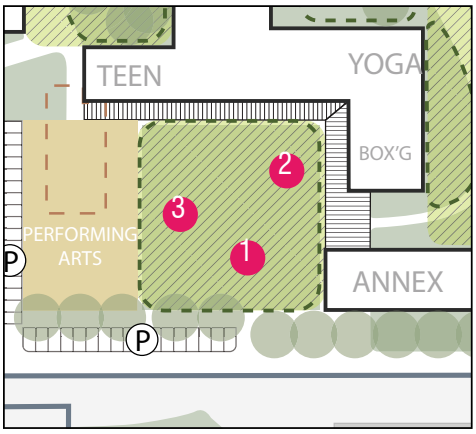


3 Existing Community Garden with any required improvements for accessibility, irrigation or other needs



4 Barbecue Corner

## ENTRY PLAZA






1 Flexible Entry Plaza with shade trees

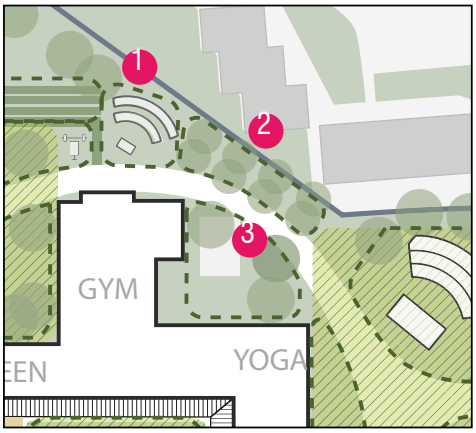


2 Shade Sails or other shade structures



3 Indoor Outdoor Performance Space

## HILLSIDE BEHIND COMMUNITY CENTER






1 Outdoor Classroom



2 Terraced Orchard



3 Greenhouse and Potting Area for Community Gardens

## COURTYARD BETWEEN COMMUNITY CENTER ANNEX AND PRESCHOOL







1 Yoga and Boxing Terraces



2 Amphitheater

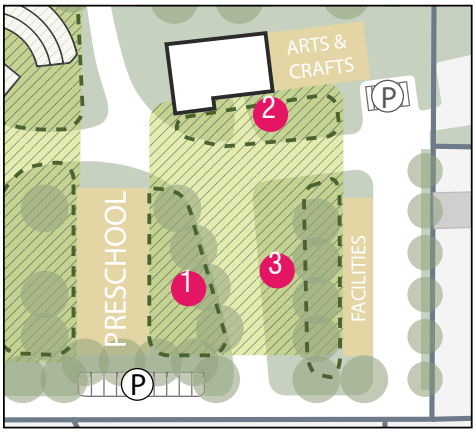


3 Wellness Community Garden



4 Preschool Nature Play Yards

## HARRIET TUBMAN HOUSE COURTYARD






1 Preschool Entry Garden



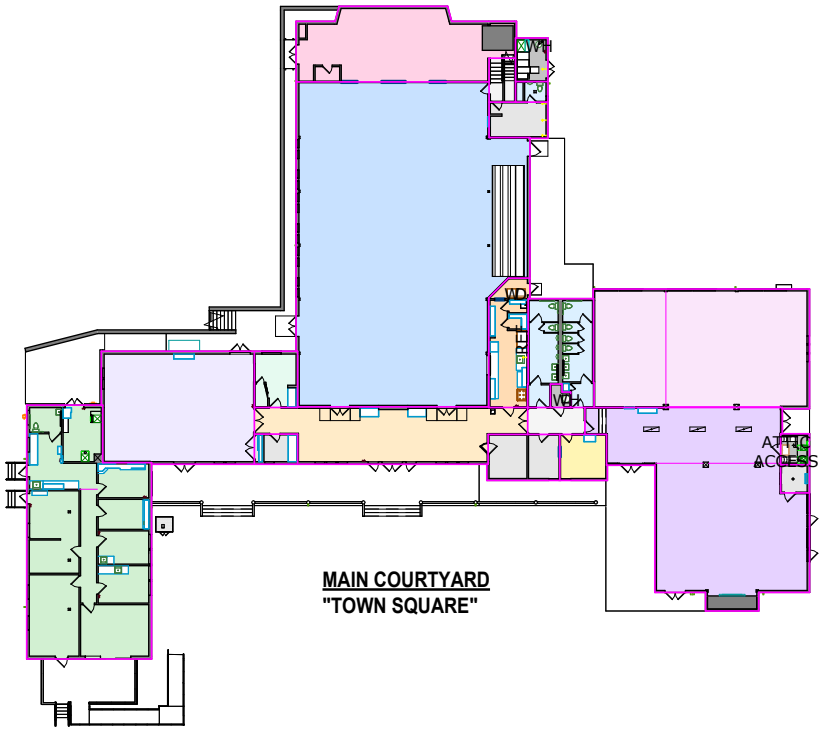
2 Sculpture Garden



3 Flexible Lawn Space

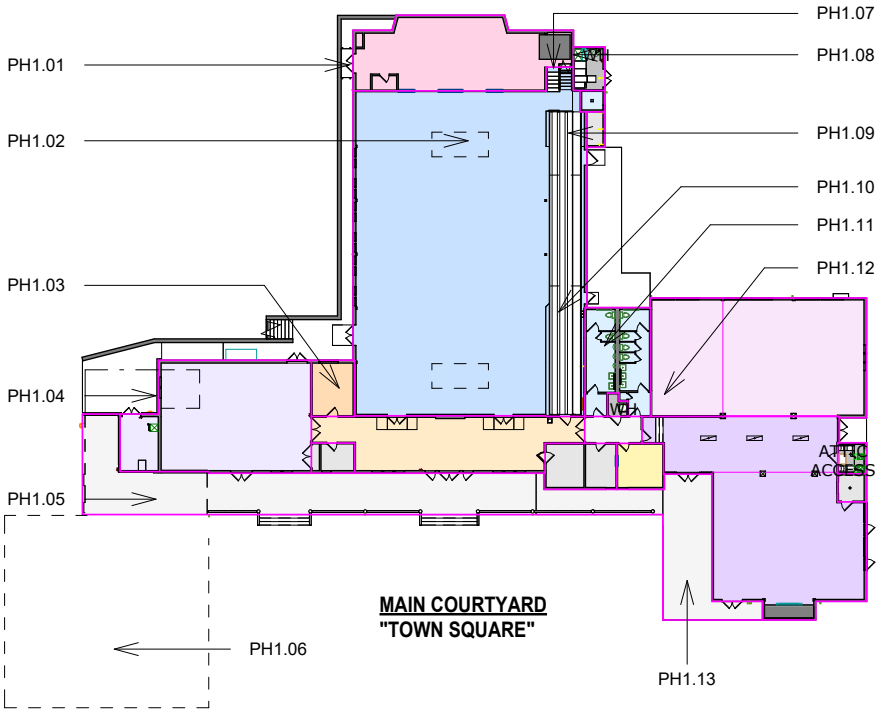
## PROGRAM AREA LEGEND

- 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**

# 2. Introduction & Project Approach

## 2.1 Purpose of Assessment

The Marin City Community Services District (MCCSD) commissioned this Conditions Assessment to evaluate the current physical condition of its facilities and supporting site infrastructure and to identify priorities for repair, modernization, accessibility improvements, and long-term capital investment. The assessment provides a snapshot of existing conditions and serves as a planning tool to guide future decision-making, funding strategies, and phased implementation of facility improvements.

The report documents observed deficiencies, deferred maintenance items, code and accessibility concerns, building systems issues, and opportunities to improve functionality and user experience. Findings are intended to assist MCCSD in establishing project priorities and developing a strategic approach to facility modernization.

The assessment is guided by the belief that successful modernization begins with understanding and valuing what already exists. The MCCSD campus embodies decades of community history, civic engagement, and shared experience. Rather than viewing the facilities solely through the lens of deficiencies and replacement needs, this report considers how existing buildings and spaces can continue to evolve, serving the needs of current residents while creating opportunities for future generations. In this way, the assessment is both a technical evaluation and a framework for community stewardship, reinvestment, and long-term resilience.

## 2.2 Scope of Facilities Evaluated

The Conditions Assessment included all primary buildings, recreational facilities, site improvements, parking areas, pedestrian circulation routes, and supporting infrastructure located within the Marin City Community Services District campus. Each facility was evaluated to document existing conditions, identify maintenance and accessibility concerns, and establish priorities for future capital improvements.

- Marguerita C. Johnson Senior Center (MJSC) — 4,618 SF, single-story wood frame
- Manzanita Recreation Center building complex — 15,413 SF, wood frame, including:
  - Gymnasium
  - Teen Center
  - Boxing Gym
  - Weightlifting
  - (Former) Health and Wellness Center
- Southern Marin County Services Annex — 2,700 SF, renovated leased wing within the Manzanita Recreation Center building. This facility was not evaluated as part of this conditions assessment.
- Campus Site and Outdoor Areas, including:
  - Parking lots and accessible parking areas
  - Pedestrian circulation routes and accessible paths of travel
  - Courtyards, gathering spaces, and covered walkways
  - Site utilities, drainage infrastructure, and landscape elements

## 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)*

## 2.5 Documents Reviewed

- Marin City Community Center Master Plan Executive Summary, 2014
- Marin City Center for Community Life Master Plan Application (Resubmittal), February 2, 2017 — Group 4 Architecture Research + Planning, Inc.
- Marin City Center for Community Life Schematic Design Report, June 2017 — Group 4 Architecture (incl. structural narrative by Degenkolb Engineers; MEP narrative by Lefler Engineering; civil narrative by CSW/Stuber-Stroeh; electrical by O'Mahony & Myer; landscape by RHAA; low-voltage by SFMI; hazmat by Ninyo & Moore; food service by The Marshall Associates)
- CFCL Cost Model / Option Matrix, July 17, 2017 — phasing and cost comparison across SD scope options
- Space Accounting & Management Report, September 8, 2021 — PACE Compumetrics
- Race Equity Action Plan (REAP), February 8, 2022 — Marin County Office of Equity
- MCCSD Request for Proposals: Modernization of MCCSD Facilities, 2024, including Addendum 1
- BASE Landscape Architecture — MCCSD Site Assessment, February 27, 2026 (Project #2604)
- McGinnis Chen Associates (MCA) — Building Enclosure and Waterproofing Assessment, March 31, 2026
- ZFA Structural Engineers — Structural Conditions Assessment, May 27, 2026
- BKF Engineers — Civil and Site Infrastructure Assessment, June 19, 2026 (Draft)
- EDesignC — MEP / Plumbing / Electrical Conditions Assessment (undated)

## 2.6 Building Permit History

Available permit records document the major alterations, tenant improvements, accessibility upgrades, and building system replacements completed over the life of the campus.

| Permit # | App. Date | Scope of Work | Architect/Contractor | Plans |
|---|---|---|---|---|
| **630 Drake Avenue - Manzanita Recreation Center - Main Building** | | | | |
| A9563 | 10.23.1968 | Owner Boys Club<br>Interior and Partial Exterior Remodel | | ● |
| 97348 | 08.04.2003 | Install 6 Gallon Water Heater | Burkell Plumbin | |
| 101724 | 01.14.2004 | Install Water Heater | Bill O'Callaghan Design | |
| 129302 | 01.14.2011 | ADA Restrooms | | ● |
| 136703 | 01.17.2013 | Multipurpose Room Remodel<br>(Yoga and Weightlifting Room) | Bill O'Callaghan Design | ● |
| 138647 | 06.27.2013 | Recreation Center Temporary Power Application | | |
| 141813 | 01.10.2014 | Install Furnace | Aaero Heating & Sheet Metal Co. | |
| 146114 | 03.09.2015 | Furnace Replacement Plumbing Permit | Aaero Heating & Sheet Metal Co. | |

| | | | | |
|---|---|---|---|---|
| **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.

## 2.7 Project Meetings and Stakeholder Engagement

The assessment process included coordination meetings with MCCSD staff, project stakeholders, and community partners. These meetings provided information regarding facility operations, maintenance history, program needs, accessibility concerns, capital improvement priorities, and future campus planning objectives. Key meetings and events that informed this assessment are summarized below.

| Date | Meeting / Event | Purpose and Key Outcomes |
|---|---|---|
| January 14, 2026 | MCCSD Working Meeting | |
| February 18, 2026 | Conditions Assessment Meeting No. 1 — Programming and Priorities | Initial project kickoff and facility review. Discussed building conditions, deferred maintenance priorities, ADA deficiencies, restroom and kitchen modernization needs, roofing concerns, sewer lateral issues, and potential funding strategies. Established priorities for the Conditions Assessment and Phase 1 improvements. |
| February 25, 2026 | MCCSD Site Visit<br>MCCSD Programming Site Meeting | Follow-up field investigation and documentation of existing conditions to support facility assessments and consultant coordination. |
| February 27, 2026 | Landscape Assessment Walkthrough | Evaluation of site accessibility, circulation, drainage, paving, site furnishings, gathering spaces, tree canopy, and landscape improvement opportunities. |
| March 4, 2026 | MCCSD Site Walk - MCA, ZFA &<br>MCCSD Programming Site Meeting | Joint site assessment with building-envelope and structural consultants to evaluate roofing, exterior wall assemblies, waterproofing, accessibility conditions, structural deterioration, water intrusion, and long-term facility rehabilitation needs. |
| March 18, 2026 | MCCSD Site Visit<br>MCCSD Programming Site Meeting | |
| March 30, 2026 | PPM - MCCSD Site Measurement<br>LiDAR Scans | Existing building measurement and documentation of 630 & 640 Drake Avenue. Collection of as-built dimensions, floor plans, roof geometry, ceiling information, elevations, and building area data to support existing conditions documentation and future planning efforts. |
| April 29, 2026 | MCCSD - Programming Site Meeting | |
| May 20, 2026 | MCCSD - Priorities Meeting | Reviewed draft assessment findings, existing building documentation, space utilization, accessibility improvements, building systems, and campus circulation. Presented preliminary assessment findings and planning recommendations to MCCSD staff and leadership, and discussed priorities for future campus improvements, recreation programming, and community-serving spaces. |
| June 11, 2026 | Southern Marin County Services Annex Ribbon Cutting Ceremony | Attended ribbon-cutting for the new Southern Marin County Services Annex. Discussions emphasized bringing government to where the people live, improving access to County services in Marin City, strengthening connections between community facilities, public services, and supporting long-term investment in the MCCSD campus as a community resource. |

# 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.

## MCCSD Formation and Community Services



*Community meeting in Marin City, circa 1963. For generations, residents have worked collectively to strengthen local services, programs, and opportunities for future generations. Source: Marin County Free Library Historical Collections.*

In response to its unique needs, Marin City residents established a local special district to manage essential community services. The Marin City Community Services District (MCCSD) was incorporated on January 27, 1958. Its inaugural Board of Directors, including community leaders such as Jesse E. Berry Sr. and Juanita Cobb, was charged with overseeing refuse collection, fire protection, street lighting, recreation services, and coordination with law enforcement.

Over the decades, MCCSD's role has expanded significantly. Today, the District operates the Marin City Community Center campus and adjacent facilities at 630 and 640 Drake Avenue, providing recreation programs, fitness classes, youth activities, senior services, and community gathering spaces. The District's mission continues to reflect Marin City's longstanding tradition of civic engagement, self-determination, and collective investment in the well-being of future generations. Through the Community Center campus, that legacy remains visible today, serving as a place where residents gather, connect, and build upon the work of those who came before them.

## Geographic and Urban Conditions

Geography has profoundly shaped Marin City's connectivity. The site is bounded by Richardson Bay on the northeast, but U.S. Highway 101 runs along that edge. The freeway opened in the 1950s as part of the regional highway system; it now forms a physical barrier between Marin City and the waterfront. Unlike neighboring Sausalito (which faces the bay across Bridgeway), Marin City's shoreline is cut off by 101 and a narrow strip of wetlands. In practice this isolates Marin City: the community has no direct bay-front access of its own. This infrastructural barrier has reinforced Marin City's separation from the tourist and economic activity along the Sausalito shoreline.

## Timeline

| Year | Event |
|---|---|
| 1937 | Golden Gate Bridge opens, linking San Francisco and Marin County |
| 1942 | Marin shipyard was established in Sausalito (former Northwestern Pacific RR yard) and Marin City was founded with housing for ≈6,000 shipbuilders. |
| 1944 | James v. Marinship: Thurgood Marshall argues landmark case (CA Supreme Court) securing union rights for African-American shipyard workers. |
| 1958 | Jan 27: MCCSD formed to provide local services (refuse, fire, recreation, etc.). |
| 1970s | Marin City becomes ≈75% African American as many WWII-era Black residents remain (white families had moved away). |

| 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. |

## 3.2 Prior Studies & Modernization Efforts

In the 21st century, MCCSD has pursued long-range planning efforts to improve and expand its community facilities. Public outreach, community workshops, and master-planning initiatives have helped identify priorities and define a shared vision for the future of the campus. Among these efforts was the 2014–2017 Community Center Master Plan process and the subsequent "Center for Community Life" initiative, which explored the construction of a new community center facility.

By 2017, planning studies estimated the cost of a new facility at approximately $50–60 million. However, by 2024, construction cost escalation, inflation, and post-pandemic market conditions had increased projected costs to well over $100 million, placing a new facility beyond the District's financial reach. In response, MCCSD shifted its focus toward preserving, modernizing, and reinvesting in its existing facilities. To support this effort, MCCSD retained 450 Architects to evaluate opportunities for adaptive reuse and phased modernization of the current campus.

This shift represents more than a response to changing economic conditions. It reflects a commitment to preserving community assets, extending the life of existing buildings, and ensuring that facilities which have served generations of Marin City residents can continue to support the community for generations to come.

### 3.2.1 Early Studies - 2005 to 2008

A series of foundational technical studies were completed beginning in 2005 as part of the 2008 Community Center Master Plan process. The findings remain directly relevant to the current Phase 1 Modernization effort and are summarized below.

**Biological Constraints Analysis — Lucy Macmillan, September 2005**

The site was found unlikely to support special-status plant species given its disturbed character and existing hardscape coverage. However, the existing large trees on campus may provide suitable nesting habitat for birds and raptors. If construction activity occurs between February and August, pre-construction surveys of all potential nesting habitats within 500 feet of the project site are recommended. A non-disturbance buffer should be established around any confirmed nest trees during the breeding season. The site may also support special-status bat species, and a similar pre-construction survey protocol applies. No wetlands were identified on-site. Given that site conditions have not substantially changed since 2005, an updated biological assessment should be anticipated as part of the permitting process.

**Geotechnical Investigation Report — Miller Pacific Engineering Group, November 29, 2005 (reaffirmed February 19, 2008)**

Miller Pacific concluded that the site is feasible for a community center complex, but identified several geotechnical hazards with direct cost and design implications. The site is located approximately 18 kilometers from the San Andreas Fault and is classified as Seismic Design Category D, Site Class D, with a short-period MCE spectral response acceleration of 1.503g. Underlying soils vary across the site: the northwest end is underlain by four to ten feet of stiff sandy clay, transitioning to 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 primary concerns for any construction on this campus are: strong seismic ground shaking, settlement risk from loose fill soils, and high groundwater complicating deep foundation work and utility trenching. Miller Pacific noted that careful consideration of final building layout could help mitigate some of the more significant hazards, specifically recommending that structures with heavy foundation loads be sited outside the deep loose-soil zone to the south. The report also identifies expansive

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

work, Senior Center kitchen improvements, repairs, MEP work, and accessibility/code-related upgrades across multiple options.

The 2017 design team included Degenkolb Engineers (structural), Lefler Engineering (MEP), CSW/Stuber-Stroeh (civil), O'Mahony & Myer (electrical), RHAA (landscape), SFMI (low-voltage), The Marshall Associates (food service), Ninyo & Moore (hazmat), and Leland Saylor Associates (cost estimating). The master planning and schematic design work did not result in implementation of the full campus modernization scope.

### 3.2.4 2026 - Current Effort

The MCCSD secured a $3,000,000 California State Parks' Office of Grants and Local Services grant to renovate the existing community center and gymnasium. The grant deadline, originally December 31, 2025, has been extended through June 30, 2030. Grant funds are expended by the District and reimbursed by the State upon completion.

450 Architects was engaged under a Professional Services Contract executed February 11, 2026 for the Conditions Assessment phase. Construction Documents and Bidding Documents for Phase 1 are subject to a subsequent contract amendment. The 450 Architects team held its first Programming and Priorities Meeting with MCCSD staff on February 18, 2026, which included same-day crawl space, attic, and roof observations at the Manzanita Recreation Center.

## 3.3 MCCSD and the Community Center Campus today

Today, the MCCSD campus at 630 and 640 Drake Avenue serves as an important community hub for Marin City. The campus includes two primary buildings (the Manzanita Recreation Center and the Marguerita C. Johnson Senior Center) along with outdoor gathering spaces that support a wide range of programs and services. The Manzanita Recreation Center houses the gymnasium, Teen Center, Boxing Gym and Fitness Center, and the recently completed Southern Marin County Services Annex. The Senior Center provides dedicated programming and services for Marin City's older adult population.

Weekly activities include youth sports, boxing training, senior programs, fitness classes, a Monday food pantry, and Thursday Market Day. The recent addition of the Southern Marin County Services Annex has further expanded the campus's role by bringing workforce development programs, health and human services, public-benefit assistance, and other County resources directly into the community. For many residents, the campus provides a vital place for recreation, social connection, access to services, and community gathering. As Marin City continues to evolve, the campus remains central to MCCSD's mission of serving residents and strengthening community life.

# 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.

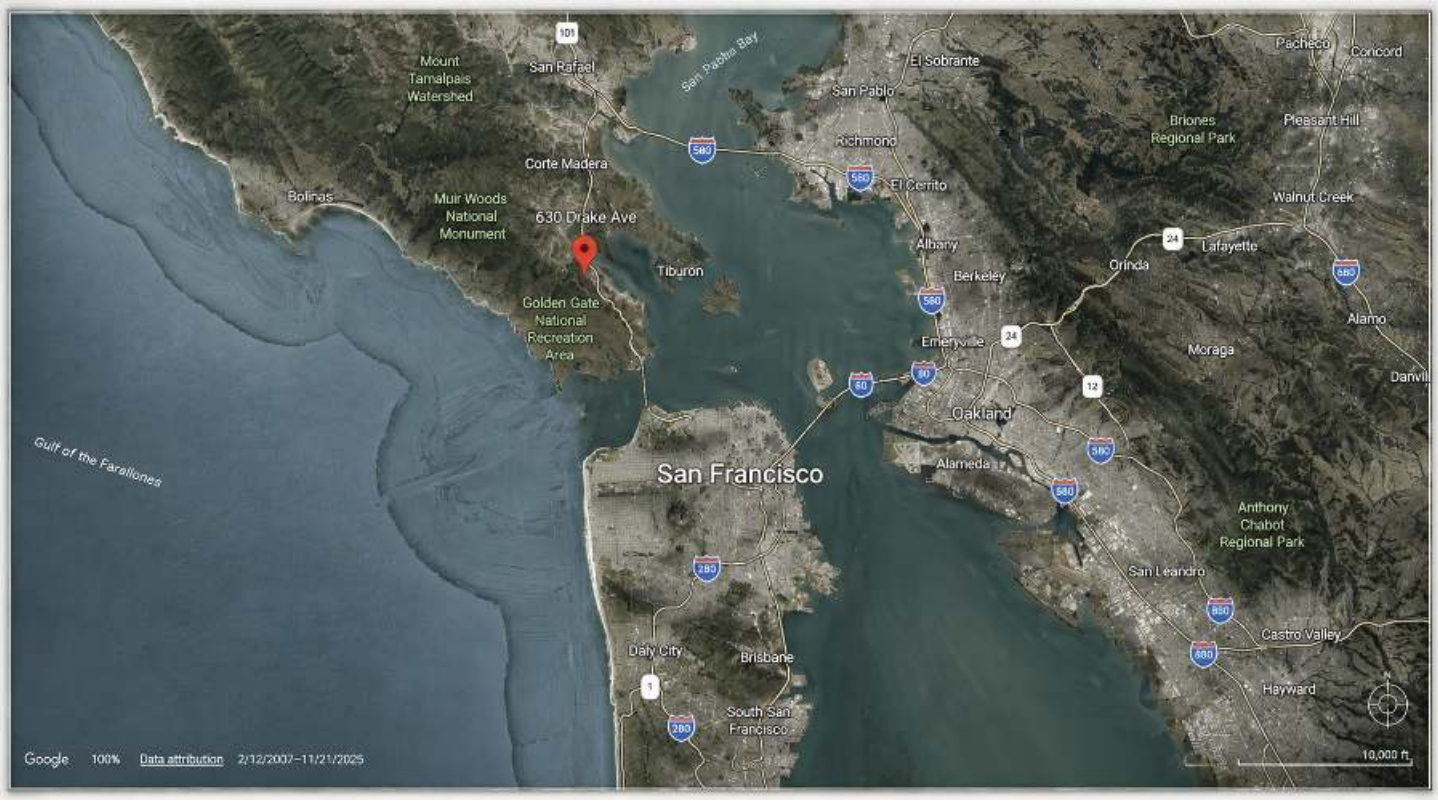



*Figure 4-1-1. Project location map identifying the Manzanita Recreation Center campus within southern Marin County and its regional relationship to San Francisco, Oakland, and the greater Bay Area. Source: Google Earth.*

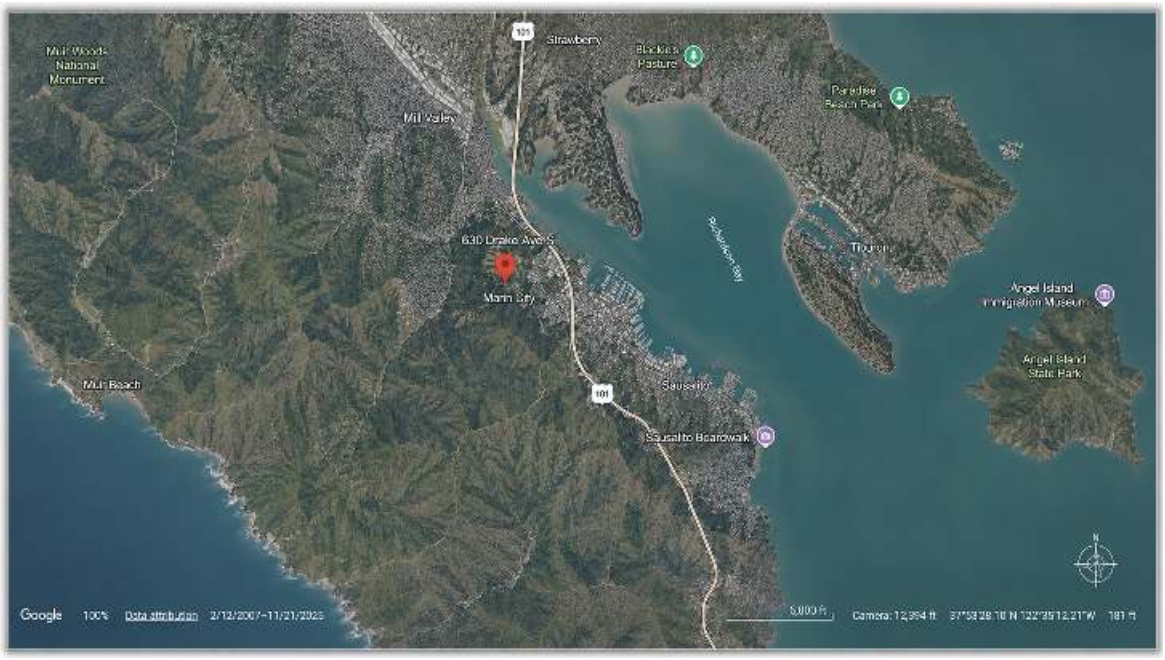



*Figure 4-1-2. Regional aerial map showing the location of the Manzanita Recreation Center campus (630 Drake Avenue) within Marin City, California, and its relationship to surrounding communities, transportation corridors, and San Francisco Bay. Source: Google Earth.*




*Figure 4-1-3. Aerial map showing the Manzanita Recreation Center campus, surrounding neighborhood context, nearby public transit stop locations, and regional access via U.S. Highway 101, the primary north-south transportation corridor connecting Marin County to San Francisco and the North Bay. Source: Google Earth.*

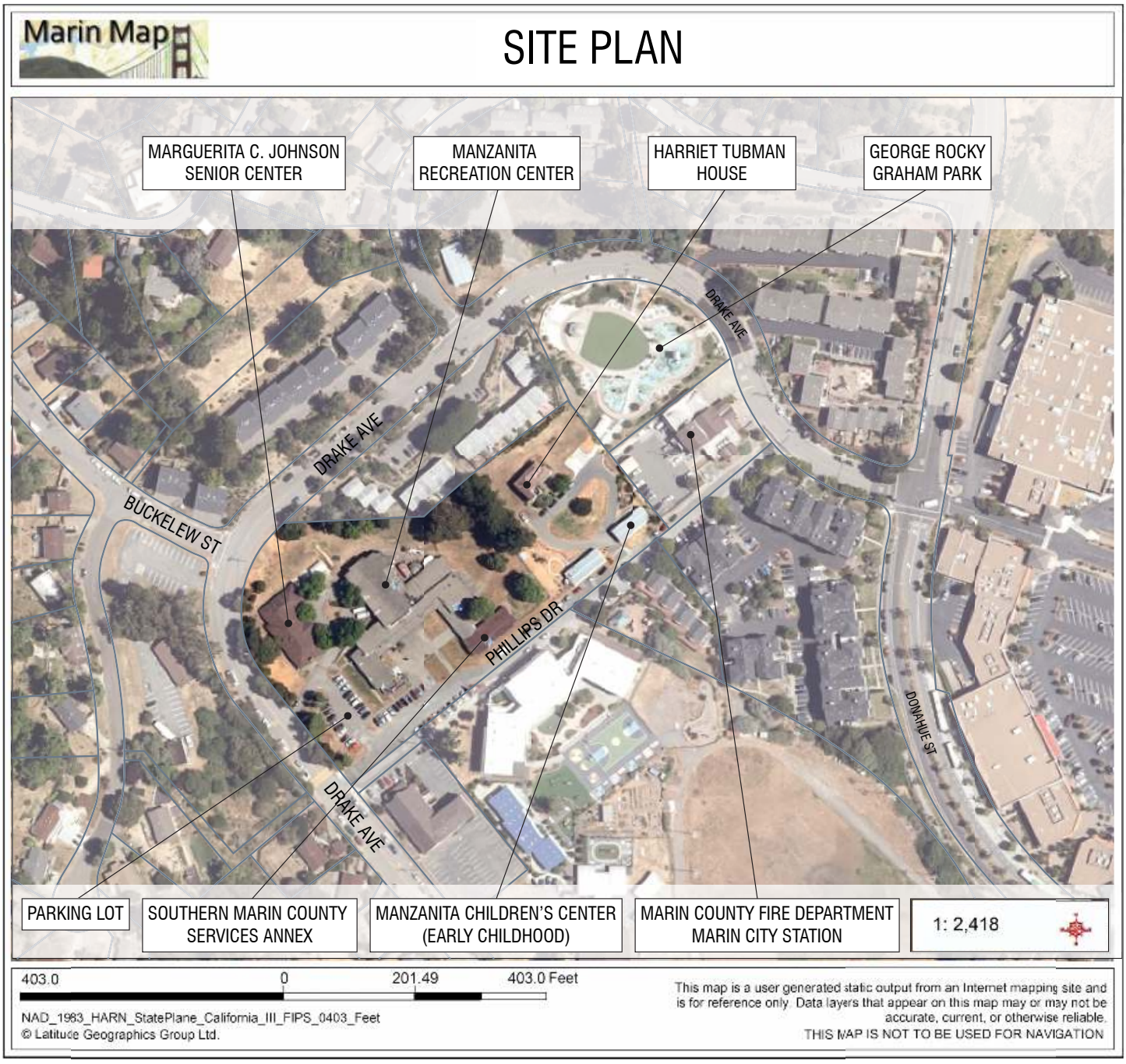



*Figure 4-1-4. Overall site plan showing the Senior Center, Manzanita Recreation Center, Harriet Tubman House, parking areas, and adjacent community facilities.*

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.




*Figure 4-1-5. Overall view of the MCCSD campus demonstrating the site's public orientation toward Phillips Drive despite the official building addresses on Drake Avenue.*

Although the campus is officially addressed as 630 and 640 Drake Avenue, its primary public presence and visitor experience are oriented toward Phillips Drive. The building entrances, pedestrian access, and overall site organization create the perception that the campus fronts Phillips Drive, while Drake Avenue functions primarily as the official address and vehicular access. This disconnect presents an opportunity to strengthen the campus identity through improved wayfinding, signage, and a more clearly defined public arrival sequence.

## 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.

The parcel at 640 Drake Avenue (APN 052-113-07) has a total area of approximately 179,618 SF (4.12 acres) and falls within Supervisor District 3 and the Marin City Community Plan area. The parcel carries an average slope of 14.8%, which affects site drainage, circulation, and the design of any accessible path of travel or new site construction.

The site is located in Flood Zone X and is outside the 1% annual chance floodplain. Flood insurance is not federally required. No stream conservation area or Alquist-Priolo fault zone designations apply to this parcel.

The site carries a Wildland Urban Interface (WUI) designation, which has direct implications for any new construction or exterior renovation work on the campus. Under California Building Code Chapter 7A, WUI-designated sites require ignition-resistant construction for exterior walls, roof assemblies, eaves, vents, and glazing. Any Phase 1 scope involving exterior work, including siding replacement, window and door replacement, and new roof assemblies, will need to be evaluated for Chapter 7A compliance.

Fire service is provided by County Service Area No. 31 (County Fire).

## 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

# 5. Manzanita Recreation Center

## 5.1 Existing Conditions Overview

The Manzanita Recreation Center (MRC), 630 Drake Avenue, is a wood-framed community recreation facility. The building is part of the MCCSD campus on a single parcel shared with the Marguerita C. Johnson Senior Center. The main building was constructed ca. 1970 and encompasses approximately 15,693 SF total: 15,413 SF on the first floor and 280 SF of second-floor area, per current Revit documentation.

The facility is the primary recreational hub for Marin City and accommodates multiple community-oriented programs including a gymnasium with stage, teen center, boxing gym and fitness area, a partially constructed commercial kitchen, administrative and lobby spaces, men's and women's restrooms, associated mechanical and storage areas, and former Health & Wellness Center. A covered exterior logia wraps portions of the building perimeter and defines the central courtyard, which serves as the primary outdoor gathering and transition space for the facility.

The former Wellness Center occupies the westernmost wing and is physically connected to the main building and part of the same wood-framed structure. The wing is currently vacant following the relocation of the Wellness Center program to a new dedicated building elsewhere on the campus. Per ZFA Structural Engineers (May 27, 2026), this wing is confirmed to be in poor structural condition with extensive water damage and differential settlement; rehabilitation is not cost-effective. ZFA recommends demolition of this wing.



### 5.1.1 Space Program and Area Schedule

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

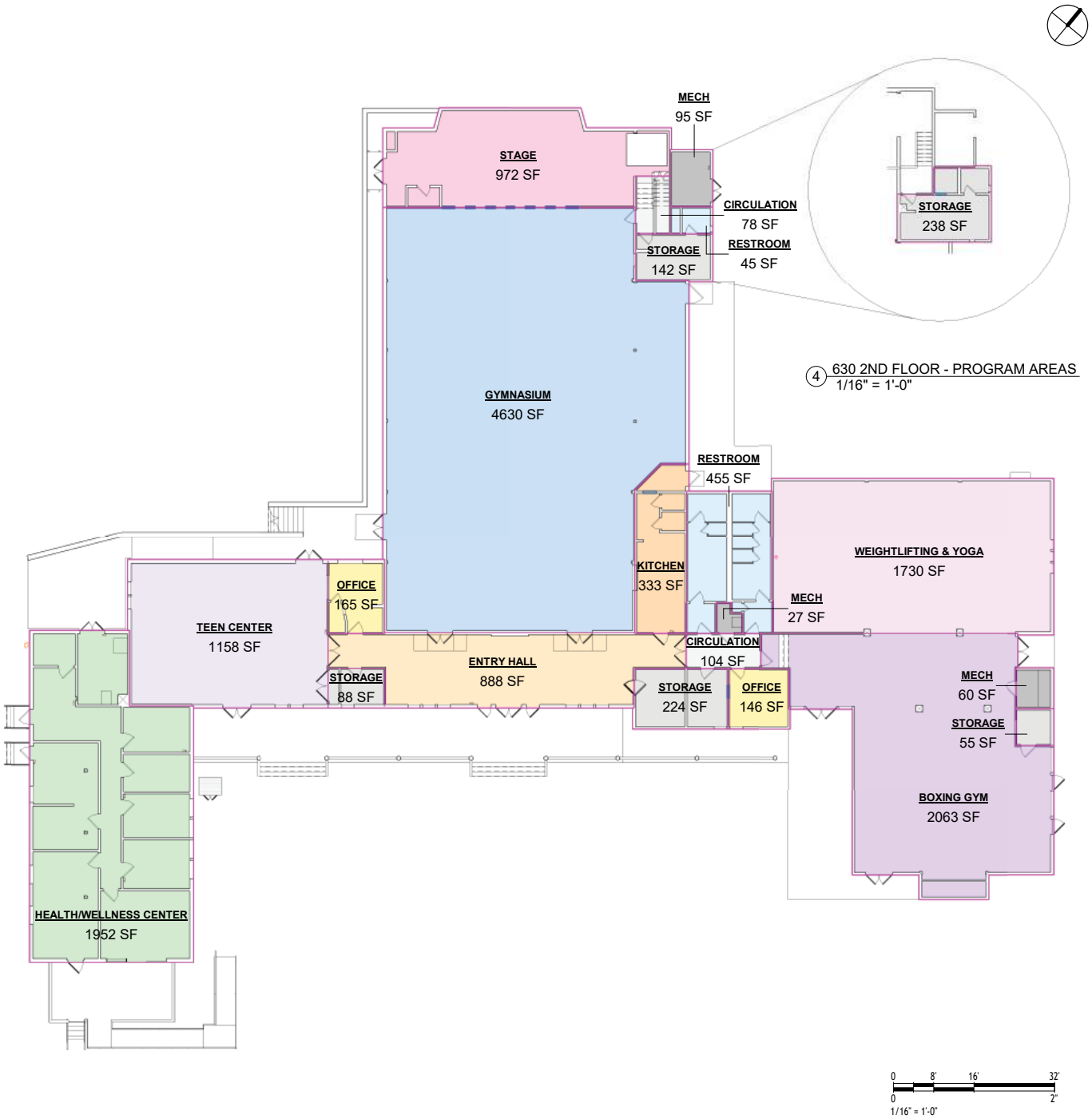



*Figure 5-1. Existing Manzanita Recreation Center floor plan showing program areas and square footage.*

| Program Area | Area (SF) | % of Total | Notes |
|---|---|---|---|
| **1st Floor** | | | |
| Boxing Gym | 2,063 SF | 13% | |
| Circulation | 183 SF | 1% | Hallways, corridors, and circulation areas |
| Entry Hall | 88 | 7% | |
| Gymnasium | 4630 SF | 30% | Main gym floor and stage |
| Health / Wellness Center | 1,952 SF | 12% | Existing attached building; recommended for demolition in Phase 1 |
| Kitchen | 333 SF | 2% | |
| Mechanical | 183 SF | 1% | Mechanical, utility, and service spaces |
| Office | 311 SF | 2% | |
| Restroom | 500 SF | 3% | Men's and women's restrooms |
| Stage | 972 SF | 6% | |
| Storage | 509 SF | 3% | |
| Teen Center | 1158 SF | 7% | Community youth programming space |
| Weightlifting & Yoga | 1730 SF | 11% | |
| | 15,412 SF | 98% | |

| | | | |
|---|---|---|---|
| **2nd Floor** | | | |
| Storage | 238 SF | 2% | |
| | | | |
| **TOTAL** | **15,649 SF** | **100 %** | **Per PPM as-built drawings, dated April 1, 2026** |

### 5.1.2 Occupancy Classification and Construction Type

**Occupancy Classification**

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

- Primary: Group A-4 (Assembly for Indoor Sporting Activities) for the gymnasium, consistent with CBC Section 303.1.
- Secondary: Group A-3 (Assembly, Other) for the Teen Center, Boxing Gym, Weightlifting & Yoga spaces.
- Business: Group B for administrative and office spaces.
- Kitchen: Accessory occupancy to the A-3 use. If the kitchen serves 50 or more persons in a dining capacity, Group A-2 classification may apply. Confirm with Marin County CDA.

The occupancy classifications identified above are preliminary and based on observed existing use and available documentation. Final occupancy classifications, occupant loads, mixed occupancy provisions, and associated code requirements should be confirmed during design development and permitting and are subject to review and approval by the Authority Having Jurisdiction (AHJ).

### 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.



*Manzanita Recreation Center Main Entry*



*Rec Center Covered Logia and Walkway*



*Deteriorated Wood Support Post*



*Rec Center Logia and Courtyard Edge*

## 5.2 Site Context, Access, and Circulation

### 5.2.1 Site Relationship and Building Access

The Manzanita Recreation Center is the primary building on the MCCSD campus and sits at the lower portion of the hillside site, below and to the north of the Senior Center. The main building entry faces east toward the surface parking lot shared with the Senior Center. The building's relationship to site topography, the surrounding residential neighborhood, and Drake Avenue creates a campus that is difficult to navigate for first-time users.

The primary public approach is from the surface parking lot on the east side of the campus. A covered entry deck and stair lead to the main lobby entry. The entry deck presents tripping hazards; handrails, guardrails, and required contrast stripe detailing do not appear to meet current code.

### 5.2.2 Covered Walkways (Logia) and Courtyard

A covered exterior logia wraps a significant portion of the building perimeter and defines the central outdoor courtyard. This structure consists of painted round wood posts supporting wood beams and roof framing, with soffit surfaces visible from below. The logia is a defining architectural element of the building and provides covered circulation between building entries. It is also a zone of significant deterioration and deferred maintenance.

#### Structural and Exterior Wood Components

Multiple wood support posts exhibit visible deterioration at their bases, including splitting, cracking, moisture-related decay, and material loss. The base zones where wood meets the concrete paving surface appear to have experienced prolonged moisture exposure in several locations, resulting in wood rot and loss of structural section. One post was observed with a significant vertical split extending along a substantial portion of the member height. Additional posts exhibit surface checking, cracking, peeling paint, and localized surface deterioration.

The posts appear to be connected to beams above using exposed steel plate and angle bracket connections. Surface corrosion and weathering were observed at exposed metal connection components in multiple locations. The structural adequacy of the deteriorated wood posts and their anchorage was not evaluated as part of this visual assessment. Further review by ZFA Structural Engineers is recommended.

An integrated concealed downspout and drainage leader system appears to run vertically adjacent to or within portions of the wood support framing. At several locations, deterioration was observed near the base of posts and adjacent drainage elements, suggesting prolonged moisture concentration in these zones. This



*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**

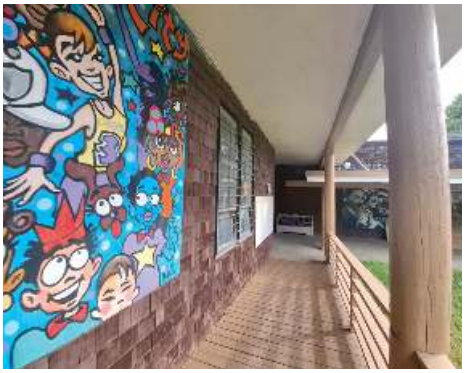
The underside of the logia roof assembly consists of painted soffit surfaces. Localized staining, discoloration, and weathering were observed at several ceiling and soffit locations. Multiple light fixtures mounted at the soffit appeared incomplete, damaged, or missing protective covers and lenses. Exposed 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.



*Rec Center Wood Deck at Main Entrance*



*Gymnasium Exit Bridge Condition*



*Vegetation / Moisture at North Service Yard*



*Drainage and Gutter Deficiencies*

### 5.2.4 Pedestrian Circulation and Accessible Routes

ADA-designated parking stalls with access aisles are provided within the shared surface parking lot. Stall dimensions, slopes, surface conditions, van-accessible designations, and signage require field verification per CBC 11B-502.

No accessible path of travel currently connects the Manzanita Recreation Center to the Marguerita C. Johnson Senior Center without traversing the surface parking lot, which does not constitute a compliant accessible route. This is a significant campus-level accessibility deficiency. The Senior Center assessment addresses the same condition from the perspective of that building in Section 6.2; resolution will require a coordinated campus-wide approach.

The stage has no ADA lift and no accessible means of egress, representing a significant accessibility deficiency for a public assembly space. Additional concerns observed during the site assessment include narrow door openings at several interior spaces, mounting heights of switches and fire alarm pull stations that appear inconsistent with current accessibility requirements, and deficiencies associated with the northeast gymnasium exit bridge and related egress route. The northeast gymnasium exit utilizes a deteriorated wood bridge spanning a below-grade light well. The route includes damaged decking, guardrail deficiencies, and accessibility concerns that warrant replacement or substantial modification.

Per discussions during the May 20, 2026 meeting, replacement of exterior doors throughout the campus has been identified as a Phase 1 priority to address accessibility, security, and operational concerns.

### 5.2.5 Site Drainage and Moisture Management

Site drainage conditions appear to be contributing to ongoing moisture-related deterioration of the Recreation Center building envelope and adjacent site features. Evidence of prolonged moisture exposure was observed at multiple locations around the building perimeter, including biological growth, moss accumulation, staining, deterioration of wood cladding, and deterioration of window assemblies at grade-level conditions.

At the north service yard, boxing gym perimeter, and other shaded building edges, site conditions remain persistently damp and exhibit significant moss and vegetation growth. Organic material and vegetation were observed in direct contact with portions of the building envelope, limiting drying potential and accelerating deterioration of adjacent materials.

Several roof drainage deficiencies were observed throughout the facility, including vegetation-filled gutters, deteriorated drainage components, and at least one disconnected downspout. At multiple locations, uncontrolled roof runoff appears



*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.



*Site Circulation and Landscape*



*Former Eucalyptus Grove*

### 5.2.7 Civil / Landscape / Site Infrastructure

Landscape and site infrastructure were evaluated by BASE Landscape Architecture as part of the campus-wide assessment dated February 27, 2026. The assessment found that the campus benefits from a mature tree canopy, established outdoor gathering spaces, and a clear overall site organization that provide a strong foundation for future improvements. Opportunities were identified to enhance accessibility, strengthen pedestrian circulation, improve drainage and stormwater management, replace aging site furnishings, and revitalize outdoor spaces while preserving the campus's landscape character and community function.

The campus landscape consists of paved walkways, parking areas, planted landscapes, retaining features, fencing, site furnishings, exterior lighting, and outdoor recreation and gathering spaces. Many of these elements exhibit conditions consistent with the age of the facilities and long-term deferred maintenance, including deteriorated site furnishings, aging fencing, localized drainage concerns, and deficiencies in exterior lighting. These findings informed the site-wide improvement recommendations summarized throughout this assessment.

Eucalyptus trees previously identified as life-safety hazards were removed prior to the current assessment phase. Refer to the BASE Landscape Architecture Site Assessment dated February 27, 2026 for complete findings and recommendations regarding landscape, civil, and site infrastructure improvements.

The following utility providers serve the MCCSD campus, per BKF Engineers' civil assessment (June 19, 2026):

- Storm Drainage: City of Novato, Department of Public Works / Engineering
- Water: Marin Water District — 2-inch domestic service lateral from Drake Avenue main
- Sewer: Sausalito/Marin City Sanitary District
- Gas and Electric: PG&E
- Trash: Bay Cities Refuse



*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.



*Gymnasium Interior Overview*



*Stage Obstructed by Basketball Hoop*



*Non-Operational Gym HVAC*



*Stage and Performance Area*

**Gymnasium and Stage | ~5,602 SF**

The gymnasium is the primary programmatic element of the building and supports community sports, recreational programming, community events, and public gatherings. It is the largest single space in the building.

It is located at the northeast end of the building and is accessed from the main interior corridor through two doors measured in the field at approximately 31 inches of clear width, which does not meet the minimum 36-inch accessible clear width required per CBC Section 11B-404.2.3. The gymnasium opens directly to the stage at its north end, and an exterior egress door serves as the secondary means of egress at the north-east elevation.

The gymnasium measures 83'-10½" by 49'-1" from wall surface to wall surface, per the PPM as-built drawings. Based on field observation, the painted court boundary lines are set back from the perimeter walls by an estimated minimum of approximately 3 feet on all sides, placing the active playing surface at approximately 77'-10" in length and 43'-1" in width. These dimensions fall within the range of a junior high or middle school court and are well below the 84 by 50 foot minimum required for regulation NFHS/CIF high school play. The room dimensions themselves are insufficient to accommodate a regulation high school court even at zero clearance, as both the length (83.83 ft) and width (49.08 ft) fall short of the required 84 by 50 foot playing surface. In its current configuration the gymnasium supports recreational, drop-in, and youth programming but cannot accommodate regulation high school or tournament-level competition.

| Standard | Court Size |
|---|---|
| Existing Room (wall to wall) | 83'-10½" × 49' |
| Existing Painted Court (est.) | 77'-10½" × 43' |
| Junior High | 74' × 42' |
| NFHS / CIF High School | 84' × 50' |
| NCAA | 94' × 50' |
| NBA | 94' × 50' |

Reconfiguring the gymnasium to meet regulation court dimensions would substantially expand the range of programs the facility can support. Meeting the NFHS/CIF standard of 84 by 50 feet would enable the facility to host interscholastic sports, adult leagues, and tournaments, uses that are not currently possible at this location. A full-size court also supports multi-sport programming through court overlay configurations, including volleyball, and accommodates regulation 3-on-3 and 5-on-5 league play. Improved bench spacing, sideline clearances, spectator seating, and lighting would address current safety and capacity limitations.

Expanding the court area to regulation dimensions would likely require extending the gymnasium footprint, as the existing room dimensions cannot accommodate a regulation court even at minimum clearances. Structural, ceiling height, and site



*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.



*Teen Center Interior*



*Recreational Equipment and Furnishings*



*Teen Center Crawlspace Duct Installation*



*Teen Center Damageg Duct Installation*

### Teen Center | ~1,158 SF

The Teen Center is located within the Manzanita Recreation Center building complex and serves youth programming functions, making it one of the primary community-serving spaces in the building. It is accessed from the primary interior corridor. The space is actively used and generally well-maintained relative to other areas of the building. Interior furnishings and recreational equipment were observed including seating areas, televisions, gaming and recreation equipment, and pool tables. The interior finishes include decorative wood paneling or wood-finish wall treatments that appear generally intact and functional.

No major interior finish deficiencies comparable to those observed in the building envelope were apparent from the available observations. The primary concerns in this space are building-wide rather than space-specific: roof deterioration, the absence of fire sprinklers and fire alarm devices, inadequate mechanical systems, and ADA non-compliance at doors and accessible routes. Recreational equipment or furnishings were observed positioned in proximity to an exit door; potential obstructions within egress paths should be evaluated to maintain clear access during emergencies.

Mechanical systems serving the Teen Center are distributed through the crawl space below the floor. Conditions observed in the crawl space are documented separately below.

### Teen Center Crawl Space

The crawl space below the Teen Center contains mechanical distribution systems, including large ductwork serving the Teen Center and formerly the Health and Wellness Center via underfloor distribution. At least one duct connection was observed to be disconnected from an adjacent duct fitting or branch connection at a T-fitting. The disconnected section may affect system performance, airflow distribution, and conditioning of the occupied spaces above. Evaluation by EDesignC is required to determine the extent of disconnection and the impact on system operation.

Remnants of duct insulation were observed on portions of the ductwork, with detached insulation material and debris on the crawl space floor. Portions of the duct insulation appear damaged, deteriorated, or missing; the extent of insulation loss could not be determined from visual observation alone. Multiple piping systems and utility lines are present throughout the crawl space. Miscellaneous debris and construction materials were observed, and general housekeeping conditions are poor in several areas.

The wood floor framing and subfloor structure appeared generally intact based on visible conditions, with no obvious structural distress or major framing failure noted during the site observation. No continuous insulation was visible from the crawl space side of the floor assembly. It is possible that insulation is located above the subfloor or within concealed floor cavities; continuity of the floor insulation system could not be verified from the available photographs. Coordination with EDesignC and ZFA is recommended during the design phase to evaluate the full extent of duct disconnection and any associated structural implications.



*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-



*Administrative Office*



*Office Work Area*



*Storage / Utility Room*



*Mechanical Equipment Room*

ities, including updated layouts, fixtures, clearances, grab bars, accessories, and finishes. Existing faucets and flush valves are manually operated and should be replaced with water-efficient, hands-free operated fixtures. Several plumbing fixtures were observed covered in plastic at the time of the site visit, presumably to prevent use pending replacement.

Sewer lateral camera scoping and dye testing was completed on March 18, 2026. In addition to deficiencies within the restrooms themselves, there was a reduction in the campus sewer line from a 5-inch to a 3-inch pipe identified, which does not meet current code requirements and is considered a probable contributing factor to the recurring overflow issues. As a result, restroom replacement should be coordinated with planned campus-wide sewer lateral infrastructure improvements.

**Offices / Administrative Support Spaces**

Dedicated office and administrative support spaces are located within the lobby and administrative area of the building. Specific interior finish conditions within the office areas shows signs of usual wear and tear and should be refinished. Building-wide deficiencies including electrical, lighting, fire-life safety, and accessibility deficiencies documented in Section 5.4 apply to these spaces.

**Storage Rooms / Utility Spaces**

Storage and utility spaces are distributed throughout the building to support programming and operational functions. Building-wide deficiencies documented in Section 5.4 apply. The janitor's closet service sink has significant staining and visible floor damage, as noted above. Storage areas should be cleared and organized as an early Phase 1 activity, prior to design document preparation, to allow confirmation of equipment locations, service access clearances, and utility routing. Creating additional storage opportunities has been requested by stakeholders.

**Mechanical / Utility Spaces | ~1,113 SF**

The main electrical service room is located at the south end of the building. A mechanical closet in the workout area houses two gas-fired 80% efficient furnaces serving the boxing and fitness areas, documented in the previous section. A mechanical room associated with the gymnasium contains an additional HVAC unit. Clearing and organizing mechanical and utility spaces and confirming equipment locations, labels, and service access clearances is recommended as an early Phase 1 activity, prior to design document preparation.



*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



*Flashing at existing Masonry Chimney*



*Deteriorated Fascia Board*



*Flashing at Skylights*



*Wood Shake Siding Deterioration*

roof is in overall good condition and recently had conduit linesadded for the Annex building and placed on rubber feet. While the same underlying built-up asphalt and elastomeric coating assembly is present, no significant active deterioration was observed at this section during the MCA assessment.

The roof of the former Wellness Center includes a chimney-to-roof intersection with randomly arranged surface wiring, and roof-to-wall flashing interfaces that require remediation in conjunction with cladding replacement.

Based on measurement of fascia and flashing profiles and depths at the time of the site assessment, no insulation appears to have been installed above the roof deck. This is a significant energy code deficiency. Full roof replacement, including new membrane, flashing, gutters, downspouts, fascia, insulation above the deck, and vapor barrier as required, is a Phase 1 priority. Per ZFA Structural Engineers, it is likely that wood sheathing and roof framing beneath the membrane has been damaged by water intrusion at multiple locations; the full extent of damage is not known without exploratory demolition.

### Soffits / Fascia

Wood fascia boards at the roof perimeter are rotted at multiple locations throughout the building. Nail fastener heads at the fascia were observed pulling through the board surface, consistent with dimensional shrinkage of the fascia material due to age and weathering exposure. This condition indicates that the fastening system has lost effectiveness and that the fascia assembly requires replacement as part of the reroof scope.

### Skylights and Interior Light Shafts

Skylights are present at multiple roof levels throughout the building. Skylights serving the boxing gym area lack proper flashing and are in poor condition per ZFA Structural Engineers; ponding water at the corresponding roof location correlates to confirmed interior water intrusion in the boxing gym. At the roof over the Fitness Center, a skylight assembly appears to be single-glazed, providing minimal thermal performance and contributing to interior condensation and moisture buildup. At the roof over the graded seating in the gymnasium, four skylights are covered and their current glazing condition could not be directly assessed.

Where skylights penetrate the roof and extend downward through the ceiling plane as interior light shafts, the shaft assemblies should be field-verified for condition, lining material, and potential hazardous material content. Replacement or infilling of existing skylights, with new flashing assemblies where new skylights are retained, is included in the Phase 1 roof replacement scope.

### Exterior Walls / Siding

The exterior wall assembly of the Manzanita Recreation Center consists of cedar wood shake shingles installed over building paper and an original lapped siding substrate. The cedar shake cladding has deteriorated beyond its serviceable life at



*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



*Joint Sealant between Adjacent Buildings*



*Damaged Exterior Wall Siding*



*Door Skin Deterioration & Biological Growth*



*Spalled Concrete Ramp at Secondary Exit*

pronounced where site drainage and grade conditions direct moisture toward the building perimeter. The observed conditions may contribute to air infiltration, water intrusion, and reduced thermal performance.

The building expansion joint between adjacent building volumes was observed to have missing or failed joint sealant material. This condition represents an open pathway for water intrusion and should be addressed as part of the exterior envelope remediation scope. Additional water intrusion vulnerabilities include orphaned wall penetrations from removed equipment, deteriorated flashing conditions, and improperly sealed exterior openings.

Efflorescence was observed on brick elements at the building exterior, consistent with water infiltration through masonry and associated salt migration. A boarded-up fenestration opening was observed at one location; the boarding is improperly sealed, with biological growth accumulation at the perimeter, and represents a potential water intrusion point. Localized maintenance efforts, including recent paint application at portions of the entry deck and adjacent siding, do not address the underlying deterioration of the wall assembly.

Per ZFA Structural Engineers, exterior wall siding is confirmed damaged in multiple locations, with missing shingles and exposed building paper. ZFA notes that it is likely that wood sheathing and wall framing have been damaged by long-term water intrusion, though the full extent of deterioration cannot be determined without exploratory demolition. Based on the building age, construction type, and findings documented during the February 18, 2026 site assessment, the exposed building paper layer should be assumed to contain asbestos-containing materials (ACM). Refer to Section 5.4.7 for hazardous materials discussion and abatement considerations.

### Exterior Doors

All exterior doors at the Manzanita Recreation Center do not meet current ADA requirements, per the February 18, 2026 site assessment. Full replacement of all exterior doors is identified as a Phase 1 priority consistent with the campus-wide door replacement scope.

In addition to ADA non-compliance, door assemblies throughout the building exhibit significant physical deterioration. Door skins at multiple locations are rusting and corroding, particularly at the boxing gym entries where corrosion was observed across the full door face. Wood door trim and frame elements are deteriorating at most exterior openings, with splitting, rot, and paint failure at the base of trim elements in contact with or near grade. Biogrowth was observed accumulating at several door thresholds and surrounding siding. At the gymnasium entry, a wood entry deck spanning between the exterior flatwork and the door has deteriorated significantly; Removal and replacement of this deck is a priority repair.

The main entry doors were noted as non-ADA compliant during site observations. At a secondary exit, a ramp was observed with concrete that is spalled at the corners with open gaps, and a linear drainage channel element runs along the face of the building directly in front of the exit door, creating a potential accessibility and safety



*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.



*Rec Center Attic Framing*



*Rec Center Roofing Coating Deterioration*



*Former Wellness Center Structural Framing*



*Damaged Round Timber Support Post*

### 5.4.2 Structural

Per the ZFA Structural Engineers Structural Condition Assessment Report (May 27, 2026), the building is in fair to poor condition overall, with varying levels of damage throughout due to compromised waterproofing and deterioration. The concrete foundation and crawl space framing appeared structurally sound during the ZFA site visits, with no significant evidence of rodent infestation, wood-destroying organisms, or dry rot observed. No insulation or vapor barrier was observed beneath occupied spaces. The attic framing also appeared structurally sound; evidence of prior roof leaks was visible, consistent with the documented roof deterioration.

The roofing of the Recreation Center consists of an original asphalt layer with gravel that was subsequently overlain with an elastomeric coating without removing the gravel, resulting in numerous penetrations in the coating. Ponding was confirmed at multiple locations across the roof surface. Holes were observed in the elastomeric coating, with mold present at some locations. Skylights east of the gymnasium lack proper flashing and are in poor condition. It is likely that wood sheathing and framing beneath the roof surface has been damaged by water intrusion; the full extent of damage is not known without more detailed destructive investigation.

The exterior wall siding is confirmed damaged in multiple locations, including missing shingles and exposed building paper. The exterior finish is cedar wood shake siding. Signs of water intrusion and damage were observed throughout the building due to the compromised building envelope. The boxing gym ceiling exhibits confirmed water damage. The former Wellness Center is in the worst condition of any area in the building, with extensive water damage and apparent differential settlement likely attributable to continuously wet soil conditions on the north side. It is likely that wood sheathing and framing in the Wellness Center is extensively damaged; the full extent requires destructive investigation.

The former Wellness Center west of the gymnasium is confirmed to be in poor structural condition and is not cost-effective to rehabilitate. Demolition of this structure is recommended. This determination resolves the previously pending evaluation and has direct implications for Phase 1 site strategy and spatial programming.

A small wood deck at the northwest corner of the gymnasium, spanning the gap between the exterior flatwork and the gym door, is significantly deteriorated. ZFA recommends complete removal and replacement of the deck, including removal and replacement of any damaged sheathing and framing encountered.

Deterioration was also identified at the covered walkway connecting the Recreation Center and the adjacent Health Center/Annex building. Several round timber support posts exhibit dry rot at their bases due to prolonged moisture exposure. ZFA recommends shoring the covered walkway canopy as necessary, removing deteriorated wood, and repairing or replacing affected post bases with appropriate moisture-resistant detailing. Continued deterioration of these elements may affect the long-term serviceability of the covered walkway structure.

Three brick chimneys were confirmed as unreinforced masonry construction: two large chimneys outside the building footprint and one smaller mechanical exhaust shaft located between the Teen Center and the former Wellness Center. Unreinforced



*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)

#### 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.



*Roof-Mounted HVAC Package Unit*

#### 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.



*Gas-Fired Furnaces in Mechanical Closet*

#### 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.



*Crawl Space underneath Teen Center*



*Heat Pump Water Heater*



*Main Electrical Switchboard*



*Electrical Disconnect Switch*



*Existing Electrical Panelboard*

**Water Heater**

A heat pump water heater mounted outside the gymnasium between the men's and women's restrooms appears to be a newer installation and is in generally good condition per the EDesignC assessment. A separate gas-fired water heater serves the restrooms and shower room adjacent to the stage. Per EDesignC, replacement of the existing gas-fired water heater is recommended if these spaces are retained as part of future facility improvements.

### 5.4.4 Electrical

The main electrical service is located at the south end of the main building adjacent to the former Wellness Center. The main switchboard is in poor condition and has experienced water intrusion over time. A water heater is mounted adjacent to and above the main switchboard, an arrangement that does not provide appropriate separation from electrical equipment and should be addressed as part of future electrical upgrades. Complete replacement of the main switchboard is recommended.

Multiple panelboards throughout the facility are in poor condition and require replacement. Future panelboard installations should be coordinated to provide dedicated electrical equipment clearances and avoid conflicts with water piping, sanitary piping, gas piping, and ductwork. It is also noted that interior lighting systems throughout the building are in fair to poor condition and should be evaluated for suitability within their respective spaces. Exterior lighting should be reviewed comprehensively and replaced with a coordinated campus-wide lighting system. Weatherproof and while-in-use covers are missing at multiple exterior receptacles and should be provided.

The stage area currently lacks modern audiovisual infrastructure, including data connectivity, speaker connections, and a dedicated public-address system. These systems should be incorporated into future modernization efforts if the stage is to support community events and programming.

Fire alarm horn-strobe devices are not present throughout the facility and additional notification devices may be required to achieve current code compliance. Exit signage and emergency egress lighting should be reviewed and upgraded as necessary to meet current life-safety requirements. The kitchen electrical panel is fully occupied with no identified spare circuit capacity and lacks GFCI protection. Campus-wide review and modernization of the fire alarm control panel (FACP), notification devices, emergency lighting, and associated life-safety systems is identified as a Phase 1 priority.



*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.



*Asbestos-Era Exterior Assembly*



*Suspected ACM Floor Mastic in Lobby Area*

### 5.4.7 Hazardous Materials

Based on the building's construction era (ca. 1970) and per discussion at the May 20, 2026 meeting, the following materials are identified as likely hazardous and should be assumed present until a formal survey is completed:

- Lead-containing paint (LBP)
- Asbestos-containing flooring mastic
- Asbestos-containing exterior weather barrier (black building paper behind facade)
- Asbestos-containing drywall compound

No formal hazardous materials survey has been completed for the Manzanita Recreation Center as part of this assessment phase. Abatement specifications shall be prepared prior to any construction activity. Given the scale of the proposed Phase 1 scope, including roof replacement, full sprinklering, restroom replacement, and kitchen completion, the extent of hazardous materials encountered is likely to be substantial. A qualified abatement consultant should be engaged to survey and document the extent of hazardous materials prior to the start of any construction.

## 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.<br>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 |

| | | | |
|---|---|---|---|
| 8 | Courtyard flatwork exhibits uneven walking surfaces and settlement-related level changes that should be repaired as part of the site accessibility scope. (ADA) | CBC 11B-302.1 “Floor and ground surfaces shall be stable, firm, and slip resistant”; 11B-303 “Changes in Level”; 1003.4 “Floor Surface”; 1003.5 “Elevation Change.” | Phase 1: repair or replace as part of site scope |
| 9 | Drainage grate orientation at courtyard: field verify if bar openings are parallel to pedestrian travel direction (ADA) | CBC 11B-302.3 “Openings.” | Replace grate |
| 10 | Stored packages and items were observed within the primary egress path and should be removed to maintain a clear means of egress. (ADA) | CBC 1003.6 “Means of Egress Continuity.” | Facility operations to clear the path. |
| 11 | Combustible storage and trash bins beneath the eaves should be relocated away from the building perimeter in accordance with operational fire-safety requirements. | Southern Marin Fire - Widland Urban Interface (WUI) requirement. | Facility operations to relocate trash bins and storage 5 feet minimum away from building. |
| | **Architectural / Envelope** | | |
| 12 | Roof membrane: confirmed holes, ponding, membrane peeling, re-emulsification, and mold at multiple locations; skylights east of gymnasium lack proper flashing (per ZFA and MCA). Existing roof assemblies exhibit widespread membrane deterioration and drainage deficiencies consistent with full roof replacement. | CBC 1502 “Roof Drainage”; 1503.1 “Weather Protection”; 1503.2 “Flashing.” | Phase 1 full roof replacement. |
| 13 | ZFA observed no insulation above the roof deck; reroof design should incorporate California Energy Code-compliant insulation as applicable to the project scope. | California Energy Code, Title 24 Part 6 | Energy code analysis for reroof scope. Confirm climate zone and prescriptive vs performance compliance path. |
| 14 | Galvanized metal flashing rusted through at multiple roof edge and chimney locations (per ZFA and MCA) | CBC 1503.2 “Flashing”; if wall-interface flashing is involved, 1404.4 “Flashing.” | Phase 1: full roof and flashing replacement |
| 15 | Existing skylights and associated flashing assemblies are deteriorated and should be replaced or infilled as part of roof modernization; energy-performance compliance should be addressed under the California Energy Code. | CBC 1503.2 “Flashing”; 2405 “Sloped Glazing and Skylights”; California Energy Code for fenestration performance. | Coordinate skylight replacement with daylighting and energy strategy. |
| 16 | Exterior cedar-shake siding and underlying weather-resistive layers are deteriorated and no longer provide reliable weather protection; replacement is recommended, with hazardous-materials survey/abatement handled separately. | CBC 1402.2 “Exterior walls shall provide the building with a weather-resistant exterior wall envelope.” | Full siding replacement; abate ACM building paper prior to demolition |

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|---|---|---|---|
| 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. |

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|---|---|---|---|
| | **Mechanical (HVAC)** | | |
| 27 | Existing rooftop package unit and exposed rooftop ductwork serving the gym/lobby/hallway areas are rusted and recommended for replacement per EDesignC. | CMC | Phase 1: replace roof-mounted unit and exposed stage ductwork |
| 28 | Teen Center crawl space: A disconnected duct branch was observed in the crawl space and should be evaluated and repaired. | | Evaluate and repair per EDesignC; verify airflow impact and extent of repair. |
| 29 | Duct insulation damaged and partially missing in Teen Center crawl space; insulation debris on floor | | Replace damaged duct insulation; confirm full extent of loss |
| 30 | Kitchen HVAC not completed; commercial grease hood, exhaust fan, and makeup air system absent | CMC | Phase 1: provide complete commercial kitchen exhaust and makeup air system |
| 31 | Furnace enclosure service clearance appears less than 30 inches required | CMC | Evaluate and confirm per EDesignC mechanical assessment |
| | **Electrical** | | |
| 32 | Per EDesignC, the main switchboard is in poor condition, has a history of water intrusion, and should be replaced; the adjacent/overhead water heater arrangement should also be corrected. | CEC / NFPA 70 | Phase 1: replace main switchboard; relocate water heater |
| 33 | Multiple panelboards are reportedly in poor condition and should be replaced with compliant dedicated equipment clearances. | CEC / NFPA 70 | Phase 1: replace all panelboards; confirm dedicated equipment clearance |
| 34 | Kitchen electrical distribution should be evaluated for spare capacity and required GFCI protection as part of kitchen completion. | CEC / NFPA 70 | Phase 1: panel replacement and GFCI installation |
| 35 | Exterior receptacles lacking weatherproof/while-in-use covers should be corrected. | CEC 406.9 | Provide weatherproof covers at all exterior outlets |
| 36 | Stage lacks modern AV/data infrastructure needed for intended programming functions. | N/A (programmatic) | Phase 1: provide data, speaker, and PA infrastructure at stage |
| | **Plumbing** | | |
| 37 | Both restrooms: numerous code, sanitary, and health deficiencies; documented overflow history; fixtures aged | CBC 11B-603 “Toilet and Bathing Rooms,” 11B-604 “Water Closets and Toilet Compartments,” 11B-606 “Lavatories and Sinks,” and 11B-609 “Grab Bars.” | Phase 1: complete restroom replacement, fully ADA-compliant |

| | | | |
|---|---|---|---|
| 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 |

| | | | |
|---|---|---|---|
| | **Hazardous Materials** | | |
| 49 | Potential lead-containing paint may be present based on building age; formal hazardous-materials survey is required before disturbance. | Cal/OSHA / EPA | Formal hazardous materials survey before demolition or surface disturbance. |
| 50 | Potential asbestos-containing flooring mastics may be present and should be confirmed by hazardous-materials survey before disturbance. | Cal/OSHA / EPA | Asbestos survey and abatement planning before demolition. |
| 51 | Potential asbestos-containing exterior building paper/weather barrier is exposed at multiple locations and should be surveyed and abated as required before cladding demolition. | Cal/OSHA / EPA | Abatement required prior to any cladding demolition; survey to confirm extent |
| 52 | Potential asbestos-containing drywall joint compound may be present in original interior wall assemblies and should be surveyed before disturbance. | Cal/OSHA / EPA | Formal hazardous materials survey required prior to any Phase 1 construction |

## 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.

- Repaint exterior building surfaces following repairs.
- Address grade-to-siding clearance deficiencies to achieve minimum 6-inch clearance per CBC/CRC throughout the building perimeter.

**5 Structural and Site Repairs**

- Remove and replace the deteriorated northwest gymnasium deck, including damaged sheathing and framing.
- Repair covered walkway post supports by removing deteriorated wood at column bases and providing new galvanized steel stand-off bases with adhesive anchors to foundations.
- Demolish two unreinforced masonry brick chimneys per ZFA recommendation.
- Repair or replace cracked, displaced, and vegetation-damaged concrete paving within the courtyard and logia areas.

**6. Mechanical (HVAC)**

- Replace existing roof-mounted packaged unit serving the gymnasium.
- Replace and locate on roof new package unit serving the stage area.
- Repair disconnected ductwork in Teen Center crawl space.
- Verify condition and remaining service life of HVAC systems throughout the facility per EDesignC assessment.
- Repair or replace equipment as required.

**7. Electrical**

- Verify capacity and condition of the main electrical service and distribution equipment per EDesignC assessment.
- Upgrade or replace equipment as required.
- Provide data, speaker, and PA system infrastructure at the stage.
- Coordinate electrical scope with sprinkler, HVAC, fire alarm, and accessibility improvements.

**8. Kitchen**

- Complete kitchen build-out including all mechanical, electrical, and plumbing systems.
- Provide commercial grease hood, exhaust fan, makeup air system, and associated controls.
- Replace kitchen electrical panel as required.
- Install GFCI protection and dedicated circuits for all required equipment.
- Install and place into service all appliances currently stored on site.
- Coordinate scope with Marin County Department of Health and complete pre-application review prior to finalizing design.

**9. 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.

**10. Gym Equipment**

- Remove existing basketball hoops, backboards and scoreboard and replace with new motorized units with remote scorer's location.

**11. Wellness Center Demolition**

- Demolish the former Wellness Center building and complete associated site remediation.

## 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 |

# 6. Marguerita C. Johnson Senior Center

The Marguerita C. Johnson Senior Center (MJSC), Building 640, is a single-story wood-framed building located at the northwestern corner of the MCCSD campus at 630 Drake Avenue, Marin City, California. Although functionally integrated with the adjacent Manzanita Recreation Center, the Senior Center appears to have been constructed during a different period and exhibits a distinct architectural character, roof form, building configuration, and detailing. Over time, the building has undergone several renovations and changes in use. The total gross area is approximately 4,618 SF per documentation by Precision Property Measurements (PPM) in the as-built drawings dated April 1, 2026.

Today, the building serves as both a community facility and an administrative center for the Marin City Community Services District. Primary functions include administrative offices, board and community meeting room, a multipurpose lounge, classroom, kitchen, storage, and men's and women's restrooms. The Senior Center serves as a daily gathering place for older residents while also accommodating MCCSD Board meetings and a variety of community programs and events, making it one of the campus's most consistently occupied facilities.

The building is set into the hillside and surrounded by mature trees along its northern and western edges, creating a shaded microclimate that influences exterior building conditions. A community garden is located uphill to the north of the building, further reinforcing the site's role as a neighborhood gathering place. The primary public entrance is accessed from the surface parking lot via a covered entry porch on the east-facing façade. No accessible pedestrian route currently exists between the Senior Center and the Manzanita Recreation Center without passing through the surface parking lot.

While the building continues to effectively support its intended functions, the current assessment identifies targeted improvements to the exterior envelope, accessibility, building systems, drainage, and selected interior spaces to address deferred maintenance, improve code compliance, and support the facility's continued role as an important community resource.





*Senior Center Entry and Porch*



*Senior Center Exterior View*



*Senior Center Site Approach*



*Senior Center Rear Elevation*

## 6.1 Existing Conditions Overview

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.

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.

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.

### 6.1.1 Space Program and Area Schedule

The following area schedule is derived from the PPM as-built drawings (Sheet 18, April 1, 2026).

| Program Area | Area (SF) | % of Total | Notes |
|---|---|---|---|
| Common Area / Assembly | 1,848 SF | 41% | Great room and lounge |
| Office / Administration | 640 SF | 14% | Four office spaces |
| Classroom | 433 SF | 9% | Also known as “computer room” |
| Circulation | 730 SF | 16% | Corridors, lobby, and entry areas |
| Restrooms | 374 SF | 8% | Men’s and women’s restrooms |
| Kitchen | 250 SF | 5% | Existing kitchen |
| Mechanical + Elec Cl | 182 SF | 3% | Mechanical + electrical closets |
| Storage | 163 SF | 4% | Three storage areas |
| **Total** | **4,620 SF** | **100%** | **Per PPM as-built drawings, dated April 1, 2026** |

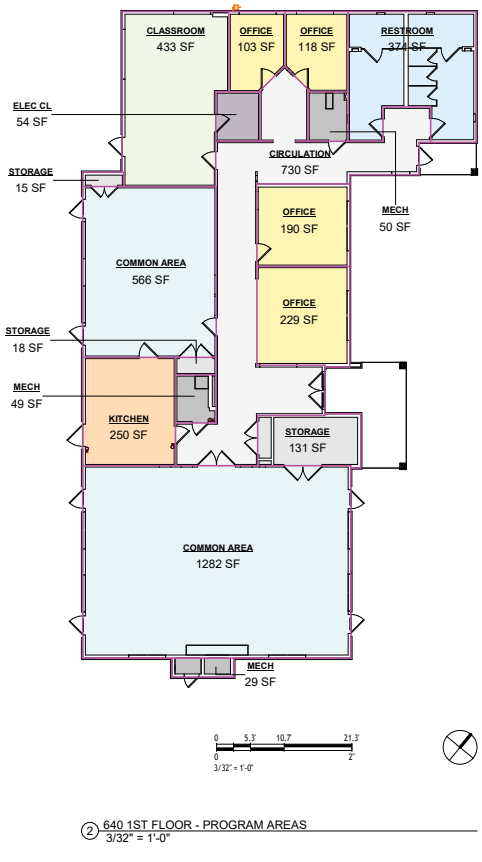



*Figure 6-1-1. Existing Senior Center floor plan showing program areas.*

### 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.



*Senior Center South-East View*



*SC West View and Slope Conditions*



*SC ADA Parking Stalls and Entrance Area*

## 6.2 Site Context, Access, and Circulation

### 6.2.1 Site Relationship and Building Access

The Senior Center is located on the upper western portion of the MCCSD campus, elevated above and set back from Drake Avenue. The building sits into the hillside with the primary entry facing east toward the surface parking lot. Per BKF Engineers' civil assessment (June 19, 2026), the Senior Center entry is at approximately elevation 65 feet, compared to approximately elevation 27 feet at the Recreation Center plaza below, which is a grade difference that is the primary driver of the campus-wide accessible circulation deficiency documented below. Mature trees on the northern and western sides of the building create a persistently shaded and moist micro-environment at those elevations, directly influencing exterior envelope conditions.

The north and west sides of the building are bounded by a hillside slope that rises directly behind the building. Soil and organic material accumulation at the base of the building on these elevations has resulted in direct contact between grade and the wood siding assembly, confirmed by ZFA Structural Engineers. The slope condition limits access to these elevations and contributes to the persistently moist micro-environment noted above. These conditions should be addressed as part of the Phase 1 grading and site work scope.

Due to its setback location and surrounding vegetation, the Senior Center has limited visual presence from Drake Avenue and the main campus parking area. The building entry is not immediately legible from the primary parking approach, particularly for first-time visitors. Wayfinding signage, entry identification, and arrival sequence improvements should be considered as part of any Phase 1 or Phase 2 site scope.



*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.



*Accessible Parking surface*



*Facade directly in contact with soil material*



*Facade directly in contact with soil material*



*Existing Parking on Site*

At the time of the site visit, multiple trash bins and miscellaneous stored equipment were observed within the blue-striped accessible access aisle. This obstruction should be corrected immediately through facility operations management.

A transition between asphalt and concrete paving materials occurs within the accessible parking stall and access aisle. The apparent change in surface elevation at this joint is visible in field photographs and may not meet the vertical level change tolerances required for accessible routes per CBC 11B-302.1. Field measurement and verification are required to confirm compliance

No accessible path of travel currently exists between the Senior Center and the Manzanita Recreation Center without passing through the surface parking lot, which does not constitute a compliant accessible route. This is a significant campus-level ADA deficiency. A dedicated accessible pedestrian connection between the two buildings is recommended as a Phase 1 scope item, to be evaluated as part of the BASE Landscape Architecture site assessment. Refer also to Section 6.2.5 below.

### 6.2.4 Exterior Site Drainage and Paving

Downspout leaders from the concealed roof drainage system discharge at grade level with no visible splash blocks or dispersal elements at termination points. Direct discharge into unprotected soil contributes to localized erosion, soil saturation adjacent to the foundation, and long-term moisture concerns at the building base.

Soil and organic material was observed in direct contact with the base course of wood siding at multiple locations around the building perimeter, particularly at the north end of the building adjacent to the community garden. Removal of excess soil to establish a minimum 6-inch clearance between grade and siding, with grading sloping away from the building, is a recommended priority to minimize potential termite infestation, dry rot, and damage to the building structure.

Localized cracking and surface wear were observed at paved areas adjacent to the building entry. The cast iron drainage grate noted in Section 6.2.3 above is located within the pedestrian circulation zone and requires orientation verification.

### 6.2.5 Relationship to Adjacent Buildings and Shared Use Areas

The Senior Center (Building 640) and the Manzanita Recreation Center (Building 630) are located on a single campus parcel and serve the same community population. Despite this, no code-compliant accessible pedestrian connection exists between the two buildings. The only available connections are through the surface parking lot, which is not a compliant accessible route, or down an exterior stair along the facade of the Senior Center, which is not accessible.

This campus-level ADA deficiency is particularly significant given the population served, the shared site ownership, and the public-serving nature of both facilities. An accessible pedestrian path connecting the two buildings should be treated as a Phase 1 or early Phase 2 priority, independent of individual building renovation



*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.



*SC Lobby and Entry Conditions*



*SC Lobby - 2 Workstations for Staff*



*SC Large Multipurpose Room*



*SC Small Multipurpose Room*

## 6.3 Interior Program Areas

The following section documents observed conditions within each program area of the Senior Center, organized spatially for reader orientation and photo coordination.

**Lobby and Hallway | 730 SF**

The lobby serves as the primary public entrance and reception area for the Senior Center, providing access to the community room, administrative offices, and other program spaces. It forms the building's central circulation spine, connecting the northeast entrance with the two common areas, kitchen, offices, restrooms, and classroom. The space accommodates two staff workstations and serves as the primary point of visitor orientation. Existing displays, including portraits of community members and the building's trophy collection, reflect the history and identity of the Marin City community. As the first space experienced by visitors, the lobby presents opportunities to improve wayfinding, community information displays, and the overall arrival experience. Interior finishes exhibit age-related wear consistent with long-term public use, including worn flooring, damaged ceiling tiles, and finishes that would benefit from repainting and selective modernization.

**Lounge and Multipurpose Rooms | 1,877 SF (combined)**

The lounge area and multipurpose room together comprise the largest program area within the Senior Center, totaling approximately 1,877 SF and divided into two primary spaces (approximately 1,311 SF and 566 SF). The rooms are separated by the kitchen and circulation spine but both open toward the south-west exterior wall, which has the primary exterior glazing and outdoor exposure.

These rooms serve as the primary gathering spaces for the facility, accommodating daily senior programming, meals, community events, educational activities, and the weekly "Tea and Talk" social program. The large community/multipurpose room also functions as a flexible meeting space that is regularly used for MCCSD Board meetings and is rented for community events, making it one of the building's most heavily utilized spaces. Located directly off the main lobby, the room serves as a central destination for visitors and plays an important role in the day-to-day operation of the Senior Center.

At the time of the site assessment, the lounge and multipurpose rooms appeared to be in generally serviceable condition with no significant evidence of active water intrusion or major interior deterioration. The community room features a raised ceiling with perimeter soffit and recessed lighting, contributing to an open and flexible gathering space. Interior finishes exhibited normal wear consistent with long-term community use but remain functional for their intended purpose.



*Kitchen View*

## 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.



*Kitchen Equipment and Plumbing View*

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.



*Kitchen Relationship with Exterior Space*

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.



*Kitchen Adjacent to Small Meeting Room*



*SC Office and Admin Area*



*SC Office and Admin Area*



*SC Women's Restroom*



*Women's Restrooms - ADA Restroom*

**Office / Administrative Areas | 1,069 SF (combined)**

Administrative office spaces are distributed across five rooms totaling approximately 1,069 SF. These spaces accommodate MCCSD senior center program staff and administrative functions. Two administrative offices are facing the community garden on the north side of the building, while two are facing the Senior Center parking and entrance area towards North-East.

The offices exhibit conditions consistent with the building's age and use: painted gypsum board walls with localized patching, aging flooring, and utility penetrations with varied finish quality.

Office areas will be affected by building-wide Phase 1 work including electrical panel upgrades, fire alarm system upgrades, emergency egress lighting, and hazardous materials abatement. Coordination of office use and phased occupancy during construction should be addressed in the construction management plan.

**Restrooms (Men's and Women's) | 374 SF combined**

The building contains men's and women's restrooms with a combined area of approximately 374 SF. The men's restroom is equipped with three urinals, one toilet, and two lavatories, while the women's restroom contains four toilets and two lavatories. A drinking fountain is located in the shared corridor between the two restrooms.

The restrooms have been remodeled according to the available building permit documentation in 1987 to accommodate initial ADA requirements.

While the renovations introduced accessibility improvements for their time, the facilities no longer meet current expectations for accessibility, functionality, user comfort, or appearance. Interior finishes, plumbing fixtures, accessories, and overall layouts are dated and exhibit age-related wear consistent with long-term use. The restrooms also lack many of the amenities expected in contemporary public facilities, including improved ventilation, modern fixtures and accessories, and finishes that promote a clean, welcoming environment.

Both restrooms have a documented history of overflow events. During the site visit, one or more toilets in the women's restroom appeared to drain slowly or exhibit signs of partial clogging, consistent with the reported maintenance history. Existing plumbing fixtures appear aged and worn, and accessibility compliance, including required clearances, grab bars, mounting heights, and fixture locations, should be verified during design in accordance with CBC Chapter 11B.

Complete replacement of both restrooms is identified as a Phase 1 priority. Modernization should include a full ADA-compliant redesign, replacement of all plumbing fixtures and accessories, updated interior finishes, and coordination with planned campus-wide sewer infrastructure improvements.



*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.



*Senior Center Attic Roof Framing*



*Attic Mechanical Distribution*



*Attic Piping and Insulation*



*Attic Utility Conduits*

## Attic

The attic is accessible through two existing access hatches and was visually observed during the interior site visit. The attic consists of wood-framed roof construction with exposed rafters and purlins, roof sheathing, insulation, mechanical ductwork, electrical conduit, plumbing distribution piping, and the domestic water heater serving the Senior Center kitchen. The attic is not a habitable or program space but contains significant building systems infrastructure that supports overall building operations.

Observed attic conditions included:

- Exposed wood roof framing (rafters and purlins) and roof sheathing visible from accessible areas; framing appeared intact from available vantage points with no obvious signs of major structural distress or active leakage.
- Fiberglass batt and loose-fill insulation installed at attic floor level; portions appeared disturbed, compressed, or displaced, consistent with prior service access activity.
- Mechanical ductwork routed extensively throughout attic cavities, including rectangular and round galvanized sheet metal trunks and branches with multiple transitions and field-fabricated connections with likely leaks, flow reduction.
- Duct insulation wrapping portions of the distribution network appeared aged, displaced, or partially detached at several observable locations.
- Water supply piping observed in attic space; pipe insulation appeared partially ripped, displaced, or deteriorated at several locations.
- Electrical conduits and junction boxes visible within attic areas, partially routed within insulation.
- Walk boards/platforms installed over portions of insulation to facilitate limited service access.
- Localized debris, dust accumulation, and disturbed insulation consistent with ongoing service access over time.
- Limited accessibility due to low clearances, framing geometry, and mechanical distribution obstructions.

No active water intrusion was clearly visible within the photographed accessible areas at the time of observation. However, the attic was only partially accessible and visibility was limited in several locations. ConcealedConcealed conditions within inaccessible areas should be further evaluated.



*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



*Siding Weathering*



*Siding Moisture Conditions*



*Exterior Window Sill Cap Flashing*



*Exterior Entrance Door*

finish at multiple locations.

On the north-facing elevation, siding weathering patterns differ noticeably from the shaded elevations, with darker coloration, more pronounced UV exposure effects, and some variation in board color suggesting localized replacement or repair at an undetermined time. Wood siding boards below window assemblies exhibit localized warping, displacement, and separation from the wall plane at several locations, consistent with chronic moisture exposure from window runoff and inadequate sill protection.

Soil and organic material in direct contact with the siding base course is documented above. Complete exterior repainting and targeted siding board repair or replacement are included in the Phase 1 scope.

### Exterior Windows

The existing window assemblies appear to be older aluminum-framed units consistent with the building's late-1980s construction era. Window frames exhibit visible weathering, surface deterioration, and localized coating wear. The overall assembly appearance is consistent with deferred maintenance and reduced performance relative to current energy standards. Single-glazed units of this vintage do not meet current Title 24 energy performance requirements.

Window sill cap flashing was observed at several locations. At multiple windows, the flashing exhibited visible weathering, localized deformation, open joints at flashing transitions, and minor separation at adjoining components. These conditions may allow localized moisture intrusion at sill and wall transitions.

A metal gate/fence element adjacent to the exterior facade appears to contact portions of the window sill flashing assembly when opened. Localized physical deformation and wear of the flashing were observed at this location, likely associated with repeated contact over time.

Full window replacement is included in the Phase 1 scope.

### Exterior Doors

Existing exterior entrance doors are equipped with lever-style hardware and provide direct access from adjacent exterior circulation routes and accessible parking areas.

One exterior door was observed with damaged or non-functional lever hardware. Accessibility compliance, including door operation, maneuvering clearances, thresholds, and opening forces, was not verified as part of this visual assessment and should be field-confirmed.

Per project discussions, campus-wide exterior door replacement is included in the Phase 1 scope to improve accessibility, security, and operational performance.



*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.



*SC Furnace Unit*




*SC Furnace Unit*



*SC Furnace Enclosure*



*SC Natural Gas Meter*

### 6.4.3 Mechanical (HVAC)

Based on field observations, available documentation, and discussions with facility staff, the Senior Center appears to be served by a gas-fired forced-air HVAC system consisting of multiple furnace units and associated duct distribution networks. Three mechanical equipment locations were identified within the building, generally corresponding to separate service zones. Although the zoning configuration was not verified, the system appears to be arranged such that one unit serves the primary community room area, a second unit serves the kitchen and adjacent office spaces, and a third unit serves the restroom areas and northern portion of the building. Existing distribution is provided through a combination of attic-mounted galvanized sheet metal ductwork, branch ducts, and ceiling diffusers.

The apparent zoning arrangement and service areas should be verified by EDesignC as part of the mechanical assessment. Mechanical systems were not tested or operated during this visual conditions assessment.

**Exterior Equipment / Furnace Units**

One gas-fired forced-air furnace unit was observed in an exterior wood-framed enclosure. The unit is a Bryant model 310JAV042090, manufactured March 2016, rated at 88,000 BTU/hr input and 71,000 BTU/hr output, natural gas-fired, 115V/60Hz single phase. At approximately nine years of age, the unit is within its expected useful service life. Per the February 18, 2026 meeting minutes, three gas-fired furnaces are recorded in the Senior Center based on the 2017 Lefler Engineering report. The current field status of the remaining units should be confirmed by EDesignC during their mechanical assessment.

The furnace enclosure does not provide the required 30-inch clearance on the service side of the unit. This condition may not meet current California Mechanical Code requirements and should be evaluated as part of the EDesignC mechanical assessment.

A natural gas meter, regulator, and associated service piping are located at the exterior of the building at grade level. The gas meter and piping appear aged. Service piping penetrates through the exterior wood siding without visible weatherproofing or flashing at the penetration points, which may allow moisture infiltration at those locations. MEP consultant review is recommended.



*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.



*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.



*SC Attic Conditions*

Within the attic, several electrical conduits and junction boxes were observed partially buried within or routed adjacent to insulation materials. Wiring pathways appeared to have been incrementally expanded over time, with multiple conduit runs and junction boxes visible at varying locations between framing members and duct systems.

**Kitchen Electrical / Lighting**



*Kitchen Interior View*

Kitchen electrical code deficiencies were identified at the February 18, 2026 site visit and are addressed as part of the planned complete kitchen replacement. The kitchen electrical panel serving the space reportedly lacks GFCI protection in addition to having no spare capacity. All kitchen electrical work will be addressed as part of the Phase 1 kitchen renovation scope.

### 6.4.5 Plumbing

**Domestic Water Service**



*SC Men's Restrooms*

A 2-inch domestic copper water service line enters the building through the mechanical closet adjacent to the community room and fireplace, where the primary shutoff valves are located. The domestic hot water heater for the kitchen is located within the attic, while the domestic hot water heater for the restrooms is located in a mechanical room adjacent to the restrooms.

**Fixtures**



*SC Women's Restrooms*

The building contains men's and women's restrooms. The men's restroom is equipped with 3 urinals, 1 toilet, and 2 sinks. The women's restroom is equipped with 4 toilets and 2 sinks. A drinking fountain is located in the shared corridor between the two restrooms.
Existing restroom fixtures appear aged and worn, consistent with long-term use. At the time of observation, one or more toilets in the women's restroom appeared to drain slowly or showed signs of partial clogging. Both restrooms have a documented history of overflow events. The restrooms have been remodeled according to the available building permit documentation in 1987 to accommodate initial ADA requirements; however, modernization of fixtures, ventilation, accessibility clearances, and amenities is required.



*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 Fire Alarm Control Panel*



*SC Alarm Dialer and Wiring*




*SC Fire System Documents*



*Smoke Detector Condition*

### 6.4.6 Fire Life Safety

**Fire Alarm and Notification Systems**

The Senior Center is equipped with a monitored fire alarm system, including exterior notification devices, manual pull stations, smoke detectors, audible notification devices, and a fire alarm control panel (FACP). The system is connected to a monitored service that automatically notifies the fire department upon activation. Field observation confirmed the presence of a dialer unit, associated wiring, and telephone connection within the fire alarm control equipment area.

Fire alarm control and communication equipment are located within an interior electrical closet. Adequate clearance should be maintained around all fire alarm equipment to facilitate inspection, testing, maintenance, and emergency access.

Fire alarm inspection records affixed to the fire alarm control equipment indicate that the system has received periodic testing by Redwood Security Systems over multiple years. The most recent inspection tag observed during the site visit was dated September 25, 2024, with earlier inspection records dated June 12, 2023, June 9, 2021, April 22, 2020, and 2019. No inspection documentation dated 2025 or 2026 was observed on the equipment at the time of the assessment.

Several fire alarm and detection devices observed throughout the facility exhibited signs of age, deferred maintenance, or physical damage. Functional testing was not performed as part of this assessment. Existing fire alarm systems should be reviewed by a qualified fire alarm contractor during subsequent design phases to confirm operational status, remaining useful life, and compliance with current code requirements. Fire alarm system upgrades may be required to accommodate the proposed kitchen renovation, including any commercial cooking equipment and hood suppression system. In addition, the existing fire alarm device layout, notification coverage, and initiating device loops should be verified during design to confirm that the system configuration remains appropriate for the renovated building and complies with current code requirements.

The Senior Center and Manzanita Recreation Center fire alarm systems are independent and do not communicate with each other. Linking the two systems as part of a campus-wide life safety upgrade is identified as a Phase 1 priority.



*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.

## 6.5 Code Compliance Summary

The following table summarizes potential code-related concerns identified during visual observations. 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 | CBC 11B-502 “Parking Spaces”; 11B-216 “Signs” | Field-measure stall width, access aisle width, running and cross slopes; confirm van-accessible signage |
| 2 | Transition between asphalt and concrete paving within accessible parking stall and access aisle may not meet vertical level change tolerances | CBC 11B-302.1 “Floor and ground surfaces” | Field-measure vertical level change; remediate if exceeding 1/4 inch |
| 3 | Access aisle obstructed by stored items at time of visit | CBC 11B-502.3 “Access Aisle” | Clear access aisle immediately; maintain clear at all times |
| 4 | Accessible route clear width between entry porch column and building facade not field-verified | CBC 11B-403.5 “Clear Width” | Field-verify minimum 36-inch clear width; remediate if non-compliant |
| 5 | Entry door hardware: knob-type hardware not compliant if present | CBC 11B-404.2.7 “Door and Gate Hardware” | Phase 1: replace with lever or loop hardware campus-wide |
| 6 | Drainage grate bars appear parallel to pedestrian travel direction at paved entry area | CBC 11B-402.4.3 “Openings” | Field-verify orientation; replace grate if non-compliant |
| 7 | No accessible path of travel between Senior Center and Manzanita Recreation Center | ADA / CBC 11B-206.2.2 “Within a Site”; 11B-402 “Accessible Routes” | Phase 1 / Phase 2: design and construct compliant accessible route between buildings |
| 8 | Rear elevated walkway guardrail height and infill panel opening dimensions unconfirmed | CBC 1015 “Guards” | Field-verify guardrail height and infill opening dimensions; upgrade per ZFA recommendations |
| 9 | Rear elevated walkway headclearance at eave overhang unconfirmed | CBC 1003.3 “Headroom” | Field-verify minimum 80-inch headroom clearance; remediate if non-compliant |
| 10 | Rear elevated walkway orientation may allow unintended access to roof surface | | Evaluate and provide barrier if needed |
| 11 | Stored packages and compressed gas items observed obstructing egress clearances | CBC 1003.3 “Required Capacity”; CFC | Clear access immediately; maintain clear at all times |
| 12 | Combustible storage and trash bins observed beneath building eaves | CFC | Facility operations to relocate storage away from building perimeter |

| | | | |
|---|---|---|---|
| | **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 |

| | | | |
|---|---|---|---|
| | **Electrical** | | |
| 25 | Both electrical panels fully occupied with no spare circuit capacity available for future expansion | CEC / NFPA 70 | Phase 1: panel upgrade required; provide additional capacity for kitchen renovation scope |
| 26 | Low-voltage and communications wiring disorganized and unsupported in electrical room and attic | CEC / NFPA 70 | Organize and secure per EDesignC recommendations |
| | **Plumbing** | | |
| 27 | Kitchen plumbing requires full replacement; existing installation does not meet current code | CPC / Marin County DOH | Phase 1: full kitchen plumbing replacement as part of kitchen renovation scope |
| 28 | Restroom ADA compliance unconfirmed: clearances, grab bar placement, fixture heights | CBC 11B-603 “Toilet and Bathing Rooms” | Field-verify; upgrade fixtures, clearances, grab bars, and accessories as required |
| | **Fire Life Safety** | | |
| 29 | No automatic fire sprinkler system present | CBC 903 “Automatic Sprinkler Systems” | Installation recommended during future renovation; evaluate feasibility with AHJ |
| 30 | Fire alarm system is monitored and automatically notifies fire department; annual testing by qualified contractor recommended | NFPA 72 | Annual testing and inspection by qualified fire alarm contractor |
| 31 | Fire alarm control panel access obstructed by stored materials | NFPA 72 | Clear access immediately; maintain 36-inch clear zone at FACP |
| 32 | Ceiling-mounted smoke detector observed hanging and disconnected from mounting surface | NFPA 72 / CFC | Immediate repair by qualified fire alarm contractor |
| 33 | Manual pull station mounting height above finished grade unconfirmed | CBC 11B-309.4 | Field-verify mounting height; adjust if non-compliant |
| 34 | Mixed occupancy A-3/B separation requirements to be verified during design | CBC Chapter 5 “General Building Heights and Areas” | Verify with Marin County CDA during design development |
| | **Hazardous Materials** | | |
| 35 | Potential lead-containing paint (LBP) based on building age; presence to be confirmed by hazardous materials survey. | Cal/OSHA / EPA Lead in Construction Standard | Engage a qualified hazardous materials consultant to perform a pre-construction survey and identify lead-containing materials, if present, prior to renovation or demolition. |
| 36 | Potential asbestos-containing materials (ACM) based on building age; presence to be confirmed by hazardous materials survey. | Cal/OSHA / EPA Asbestos NESHAP | Engage a qualified hazardous materials consultant to perform a pre-construction survey and identify ACM, if present. Prepare abatement specifications and complete any required abatement prior to construction. |

## 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.

- Evaluate existing appliances for reuse where appropriate.

**5. Electrical and Mechanical**

- Main electrical panel: confirm capacity per EDesignC and evaluate for replacement.
- Confirm field status of all three furnaces per EDesignC; replace as required.
- Address attic duct insulation and pipe insulation conditions.

**6. Exterior Envelope and Accessibility**

- Replace all exterior doors with ADA- and code-compliant door assemblies, frames, glazing, hardware, and thresholds.
- Replace all exterior windows.
- Prepare and repaint exterior wood siding and trim.
- Replace gutters, downspouts, gutter guards, and rain leader screens.
- Repair deteriorated siding, trim, fascia, and exposed framing as required.
- Remove grade-to-siding contact and establish a minimum 6-inch clearance around the building perimeter.

**7. Site**

- Replace the elevated rear walkway, including demolition, new foundations, framing, decking, guardrails, and accessible walking surface.
- Repair exposed beam tails at building entry: repair damaged members and provide waterproof cap on all exposed wood at roof line per ZFA recommendation.
- Brick chimney at south end: evaluate masonry type; if confirmed unreinforced masonry, demolish per ZFA recommendation. ZFA assessment. Coordinate with grading/soil removal scope.
- Install guardrail at concrete retaining wall; repair retaining wall and fence at northeast corner.
- Install splash blocks or dispersal elements at downspout terminations.
- Evaluate and design accessible pedestrian connection between Senior Center and Manzanita Recreation Center per BASE Landscape Architecture site assessment.

## 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 |

# 7. Southern Marin County Services Annex



*Annex Street View*



*Annex Entry Viewed from Courtyard*



*Annex Building Exterior*



*Annex Exterior Siding*

The Southern Marin County Services Annex occupies a wing of Building 630 at the southeast portion of the MCCSD campus, facing Phillips Drive. The Annex is a recently renovated tenant space within the Manzanita Recreation Center building that has been leased to Marin County for delivery of public services. The 2,700 SF facility was completed following approximately $1.2 million in renovation work funded by Marin County's general fund, and officially opened on June 11, 2026 and represents a significant recent investment in community-serving infrastructure within Marin City. The Annex was not evaluated as part of this assessment. As a recently completed renovation, the interior was outside the conditions assessment scope. Observations were limited to exterior envelope conditions visible during site visits.

Although physically housed within the Recreation Center building, the Annex serves a distinct function within the campus. The facility was developed through a partnership between Marin County and the Marin City Community Services District to provide a permanent and accessible location for County services within Southern Marin. Marin County entered into a long-term lease agreement with MCCSD in 2024 and funded the renovation and tenant improvements necessary to establish the facility. County planning documents describe the Annex as a multipurpose community service hub modeled after the West Marin Service Center and intended to consolidate multiple public services in a single accessible location. During the June 2026 ribbon-cutting ceremony, County representatives described the Annex as a direct response to long-standing requests from residents, community organizations, and local leaders for services that are easier to reach and more closely integrated with daily community life. The project reflects a broader commitment to improving access to public resources and reducing transportation barriers that have historically affected residents seeking assistance, health services, employment resources, and family-support programs.

The establishment of the Annex reinforces the role of the MCCSD campus as one of Marin City's principal civic and community gathering places. In addition to recreation, youth programming, wellness activities, and senior services already provided on the campus, the Annex expands the range of public services available within a single community-centered location. Services available through the Annex include public-benefit enrollment assistance, health and human services programs, workforce development resources, aging and adult services, nutrition assistance programs, and referrals to additional County and community-based services. This concentration of services strengthens opportunities for collaboration among agencies and organizations while improving convenience and accessibility for residents. The facility also demonstrates how existing community assets can be adapted and repurposed to support evolving community needs without requiring the development of new stand-alone facilities. By co-locating public services within the MCCSD



*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.

# 8. Appendix

### Subconsultant Reports and Supporting Documentation

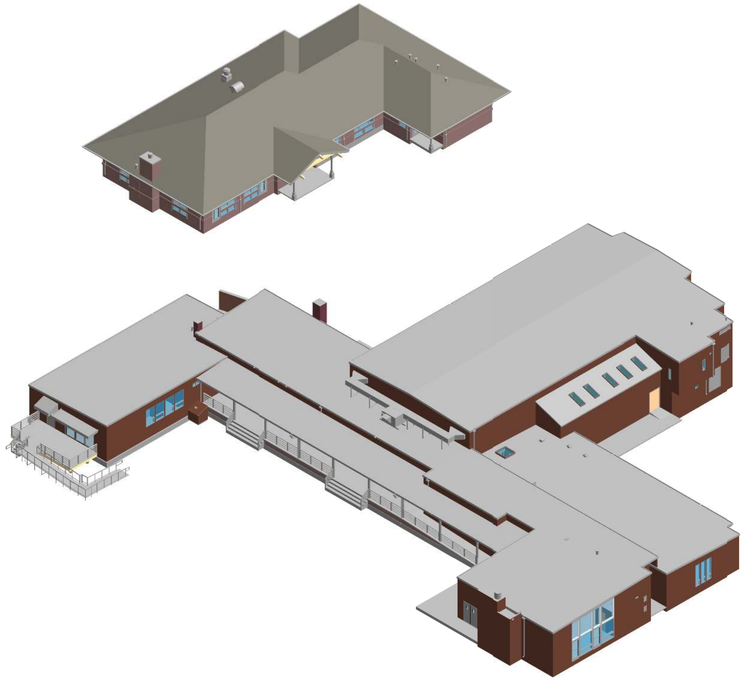
| No. | Title | Author / Source | Date |
|---|---|---|---|
| A | LiDAR Scan - As-Built Drawings | PPM - Precision Property Measurements | April 1, 2026 |
| B | Site and Landscape Assessment | BASE Landscape Architecture | February 27, 2026 |
| C | Building Enclosure and Waterproofing Assessment | McGinnis Chen Associates (MCA) | March 31, 2026 |
| D | Structural Conditions Assessment | ZFA Structural Engineers | May 27, 2026 |
| E | Civil and Site Infrastructure Assessment | BKF Engineers | June 19, 2026 |
| F | MEP / Plumbing / Electrical Conditions Assessment | EDesignC | Undated |

| | | | |
|---|---|---|---|
| G | Southern Marin County Services Annex Ribbon Cutting | Marin Independent Journal | June 15, 2026 |

# CIVIC/GOVERNMENT

640 & 630 DRAKE AVENUE
SAUSALITO, CA 94965

# AS-BUILT DOCUMENTATION

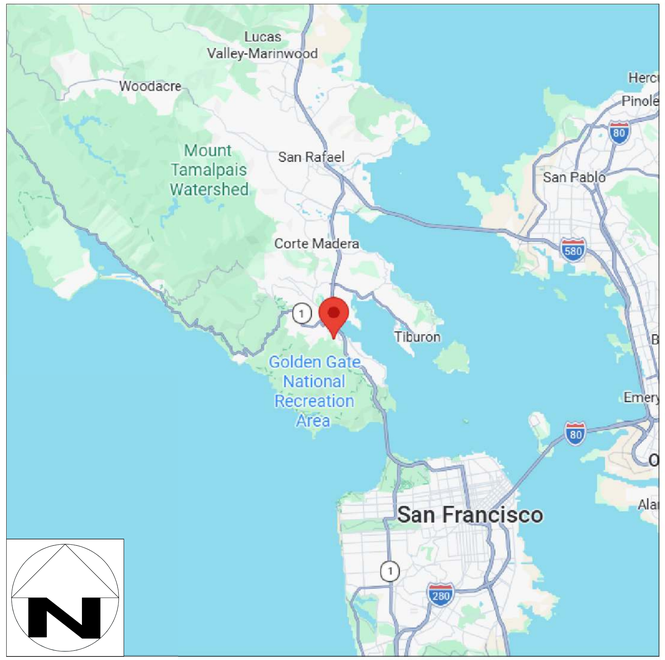


| Level | Area |
|---|---|
| 630 1ST FLOOR | 15413 SF |
| 640 1ST FLOOR PLAN | 4620 SF |
| 630 2ND FLOOR | 280 SF |
| TOTAL SF | 20313 SF |

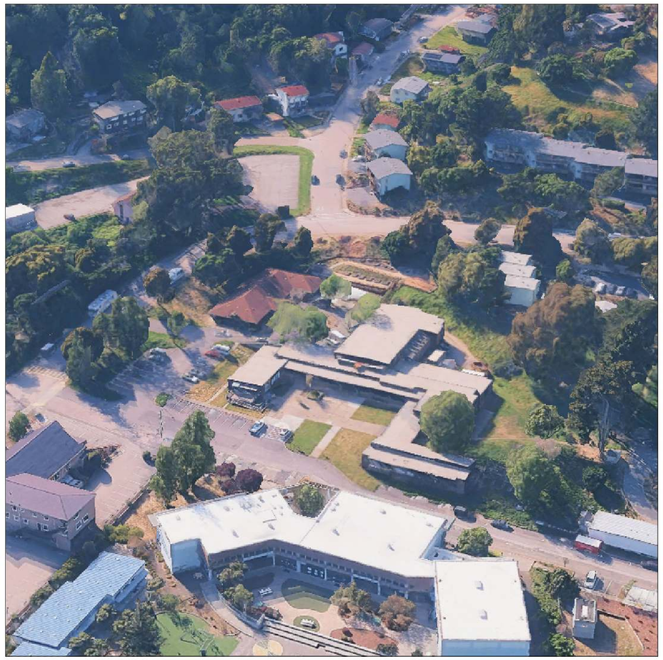
PROJECT LINKS

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


| SHEET | NAME |
|---|---|
| 1 | COVER PAGE |
| 2 | 630 1ST FLOOR PLAN |
| 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 |
| 12 | 640 ROOF PLAN |
| 13 | 630 EXTERIOR ELEVATIONS |
| 14 | 630 EXTERIOR ELEVATIONS |
| 15 | 640 EXTERIOR ELEVATIONS |
| 16 | 640 EXTERIOR ELEVATIONS |
| 17 | ISOMETRIC VIEWS |



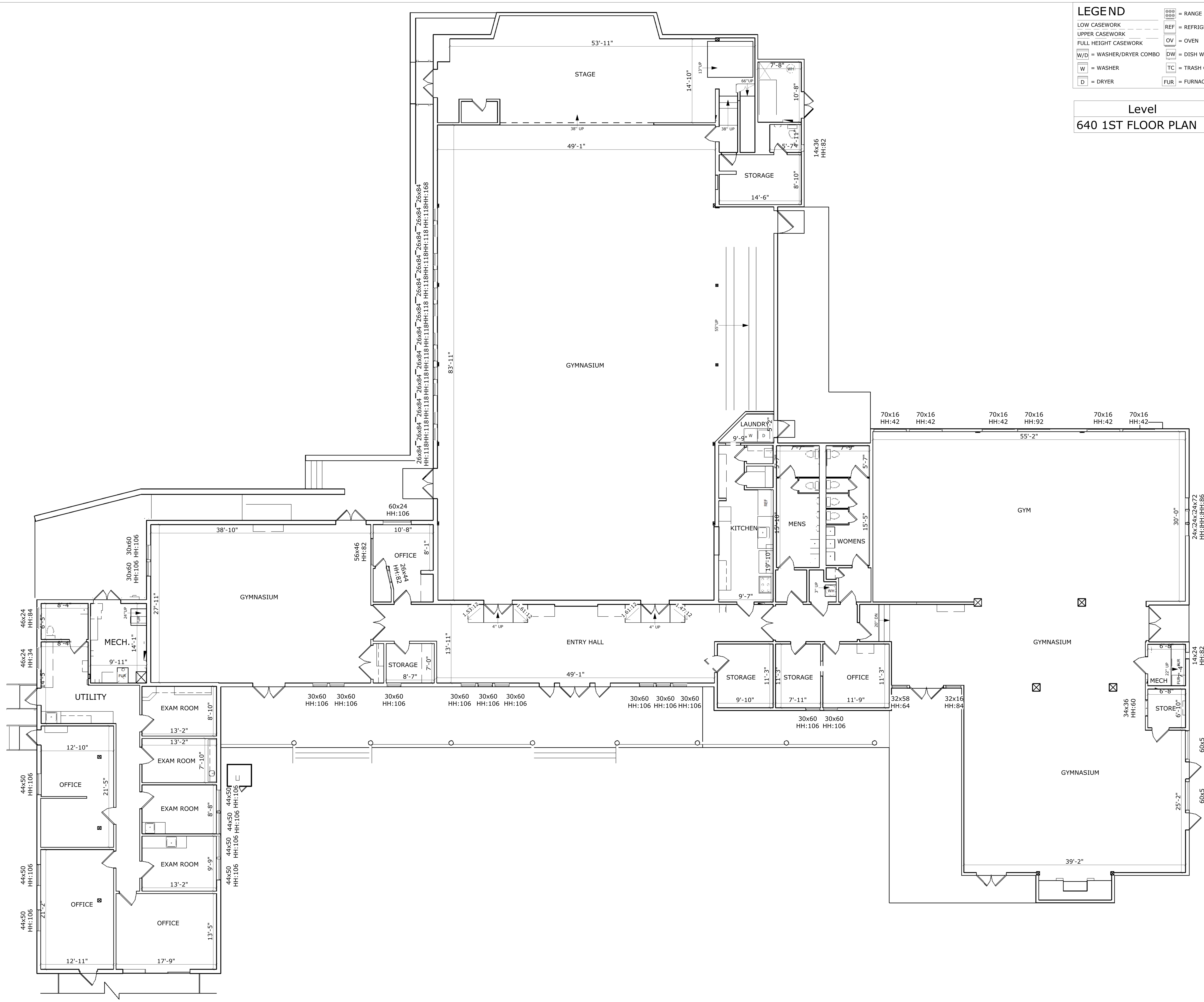


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LEGEND

- LOW CASEWORK
- UPPER CASEWORK
- FULL HEIGHT CASEWORK
- W/D = WASHER/DRYER COMBO
- W = WASHER
- D = DRYER
- = RANGE
- REF = REFRIGERATOR
- OV = OVEN
- DW = DISH WASHER
- TC = TRASH COMPACTOR
- FUR = FURNACE
- TWH = TANKLESS WATER HEATER
- WH = WATER HEATER
- WS = WATER SOFTNER
- = FLOOR DRAIN
- = GAS METER
- = ELECTRIC METER
- PV = SOLAR COMPONENTS
- = ELECTRICAL PANEL
- = WALL HEATER
- CLG = CEILING HEIGHT
- HH = HEADER HEIGHT

| Level | Area |
|---|---|
| 640 1ST FLOOR PLAN | 4620 SF |




PPM PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

PREPARED FOR: RICHARD PARKER

PROJECT NAME: MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

PLAN TYPE: 630 1ST FLOOR PLAN

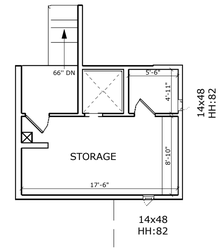
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PROJECT NUMBER: 8050_BA

DATE: 04-01-2026

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

1ST FLOOR OUTLINE




LEGEND

| | | | |
|---|---|---|---|
| LOW CASEWORK | RANGE | TANKLESS WATER HEATER | SOLAR COMPONENTS |
| UPPER CASEWORK | REFRIGERATOR | WATER HEATER | ELECTRICAL PANEL |
| FULL HEIGHT CASEWORK | OVEN | WATER SOFTNER | WALL HEATER |
| W/D = WASHER/DRYER COMBO | DW = DISH WASHER | FLOOR DRAIN | |
| W = WASHER | TC = TRASH COMPACTOR | GAS METER | CLG = CEILING HEIGHT |
| D = DRYER | FUR = FURNACE | ELECTRIC METER | HH = HEADER HEIGHT |

| Level | Area |
|---|---|
| 630 2ND FLOOR | 280 SF |

PRECISION PROPERTY MEASUREMENTS
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PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

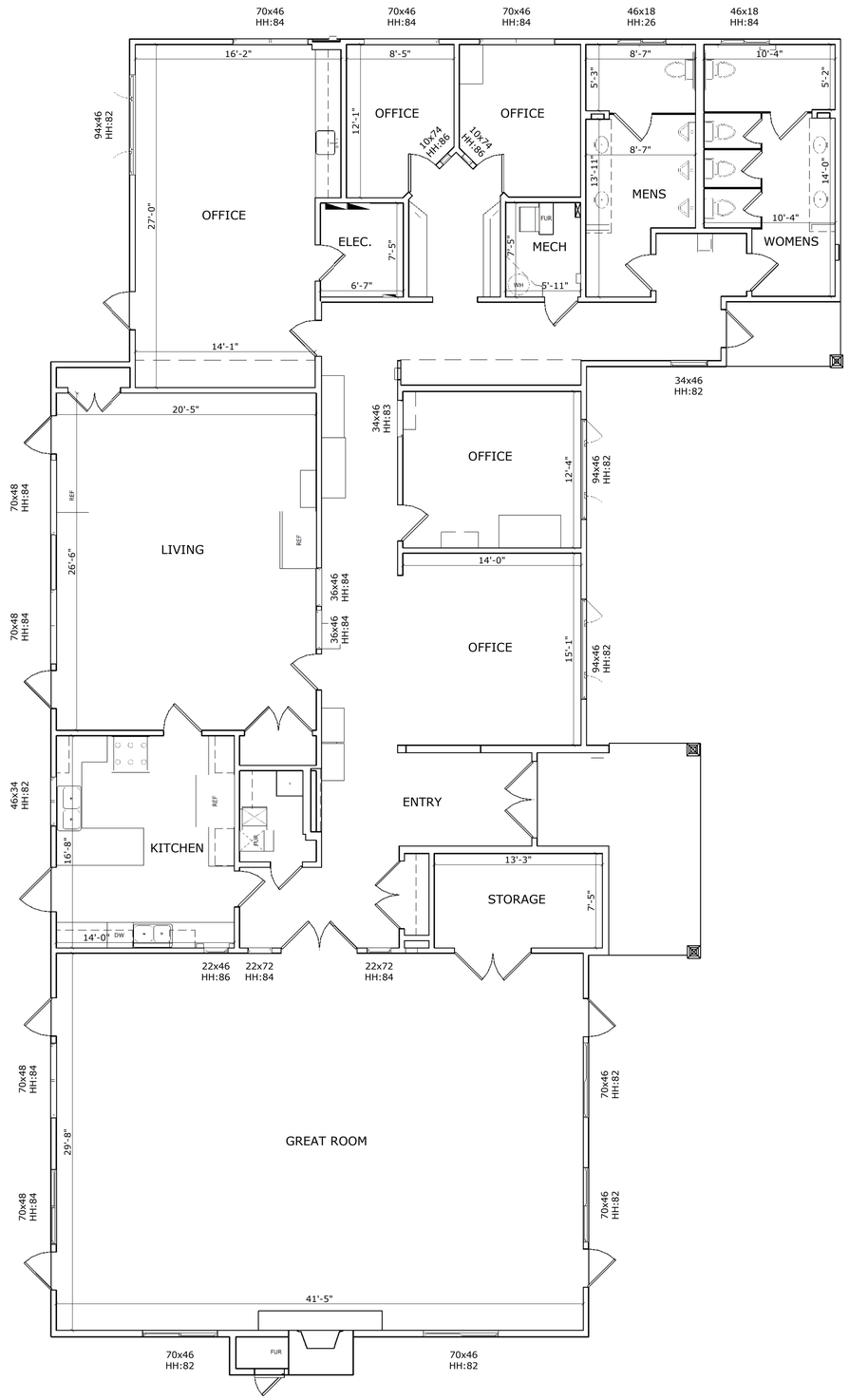
PLAN TYPE
630 2ND FLOOR PLAN

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PROJECT NUMBER
8050_BA

DATE
04-01-2026

SCALE
1/8" = 1'-0"




LEGEND

| | | | |
|---|---|---|---|
| LOW CASEWORK | RANGE | TANKLESS WATER HEATER | SOLAR COMPONENTS |
| UPPER CASEWORK | REFRIGERATOR | WATER HEATER | ELECTRICAL PANEL |
| FULL HEIGHT CASEWORK | OVEN | WATER SOFTNER | WALL HEATER |
| WASHER/DRYER COMBO | DISH WASHER | FLOOR DRAIN | |
| WASHER | TRASH COMPACTOR | GAS METER | CLG = CEILING HEIGHT |
| DRYER | FURNACE | ELECTRIC METER | HH = HEADER HEIGHT |

| Level | Area |
|---|---|
| 630 1ST FLOOR | 15413 SF |

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PROJECT NAME
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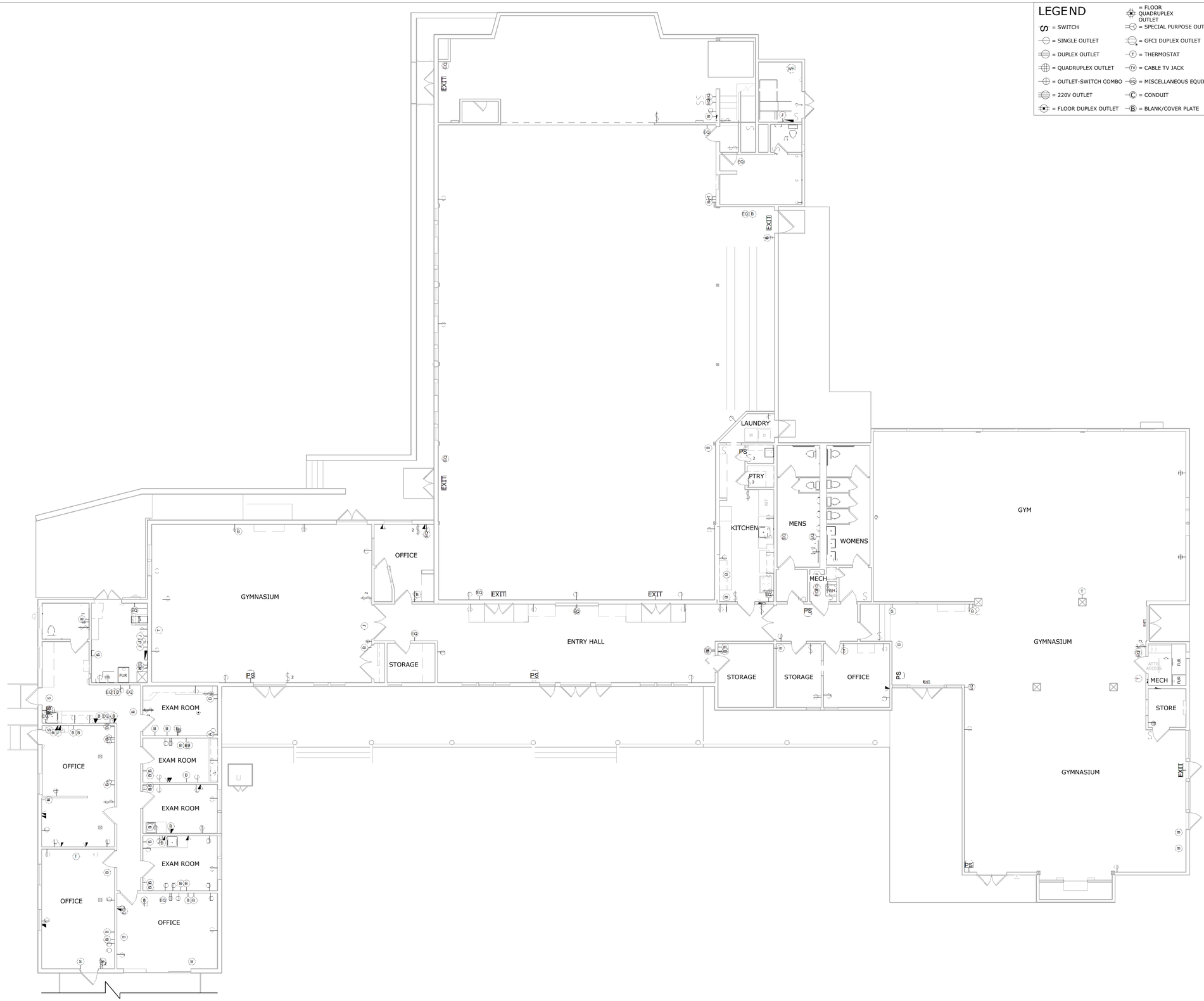
PLAN TYPE
640 1ST FLOOR PLAN

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PROJECT NUMBER
8050_BA

DATE
04-01-2026

SCALE
3/16" = 1'-0"




LEGEND

- S = SWITCH
- = SINGLE OUTLET
- = DUPLEX OUTLET
- = QUADRUPLEX OUTLET
- = OUTLET-SWITCH COMBO
- = 220V OUTLET
- = FLOOR DUPLEX OUTLET
- = FLOOR QUADRUPLEX OUTLET
- = SPECIAL PURPOSE OUTLET
- = GFCI DUPLEX OUTLET
- T = THERMOSTAT
- TV = CABLE TV JACK
- EQ = MISCELLANEOUS EQUIPMENT
- C = CONDUIT
- B = BLANK/COVER PLATE
- AV = AUDIO/VIDEO
- R = ROUTER
- K = SECURITY KEY PAD
- DR = REMOTE DOOR RELEASE
- S = SENSOR
- J = 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
- PS = FIRE ALARM PULLBOX

PRECISION PROPERTY MEASUREMENTS
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855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

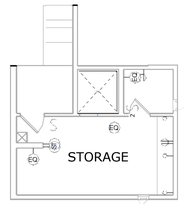
PLAN TYPE
630 1ST FLOOR ELECTRICAL PLAN

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PROJECT NUMBER
8050_BA

DATE
04-01-2026

SCALE
1/8" = 1'-0"




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

PRECISION PROPERTY MEASUREMENTS
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855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

PLAN TYPE
630 2ND FLOOR ELECTRICAL PLAN

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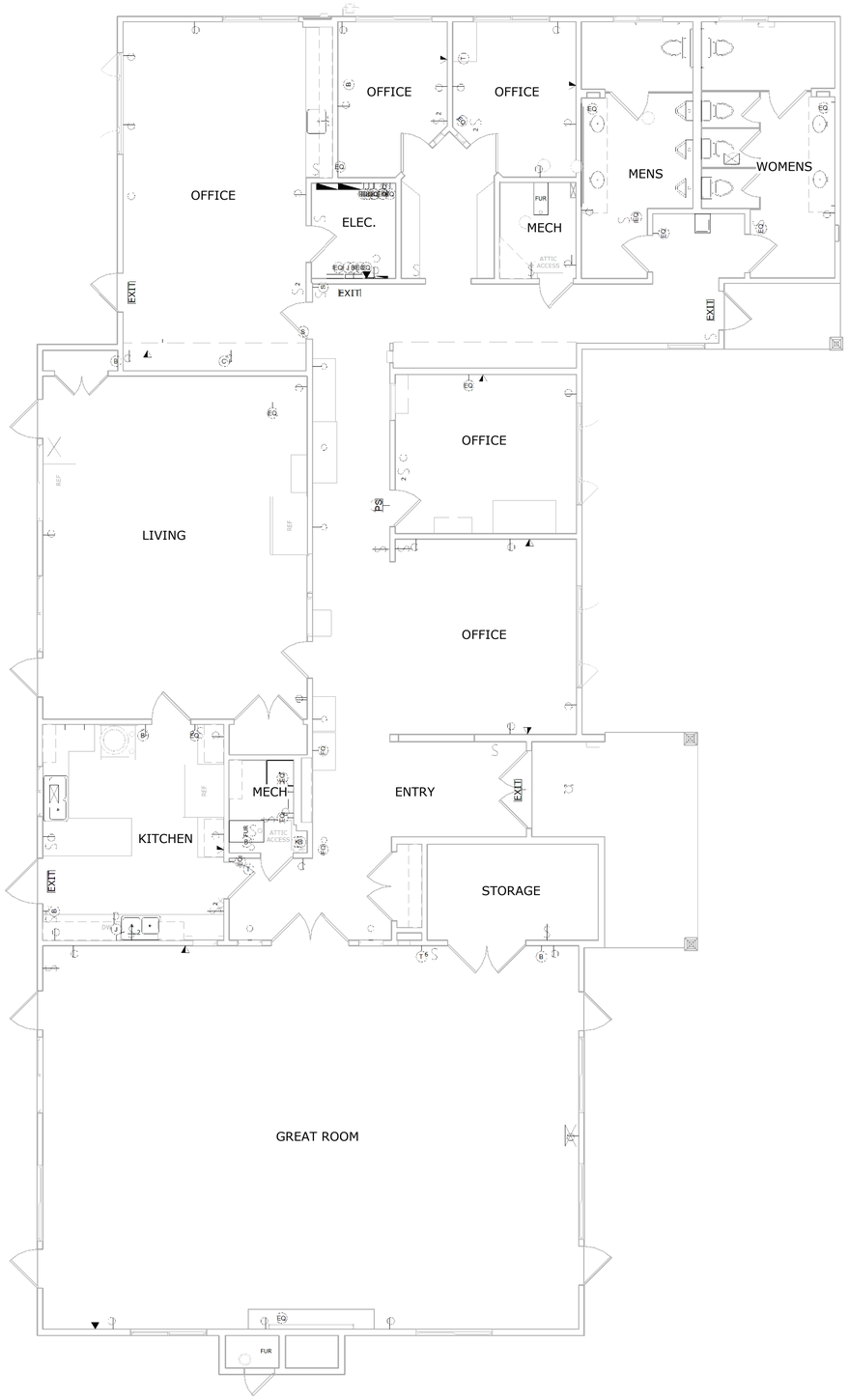
PROJECT NUMBER
8050_BA

DATE
04-01-2026

SCALE
1/8" = 1'-0"

## LEGEND

- = SWITCH
- = SINGLE OUTLET
- = DUPLEX OUTLET
- = QUADRUPLEX OUTLET
- = OUTLET-SWITCH COMBO
- = 220V 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




PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

PLAN TYPE
640 1ST FLOOR ELECTRICAL PLAN

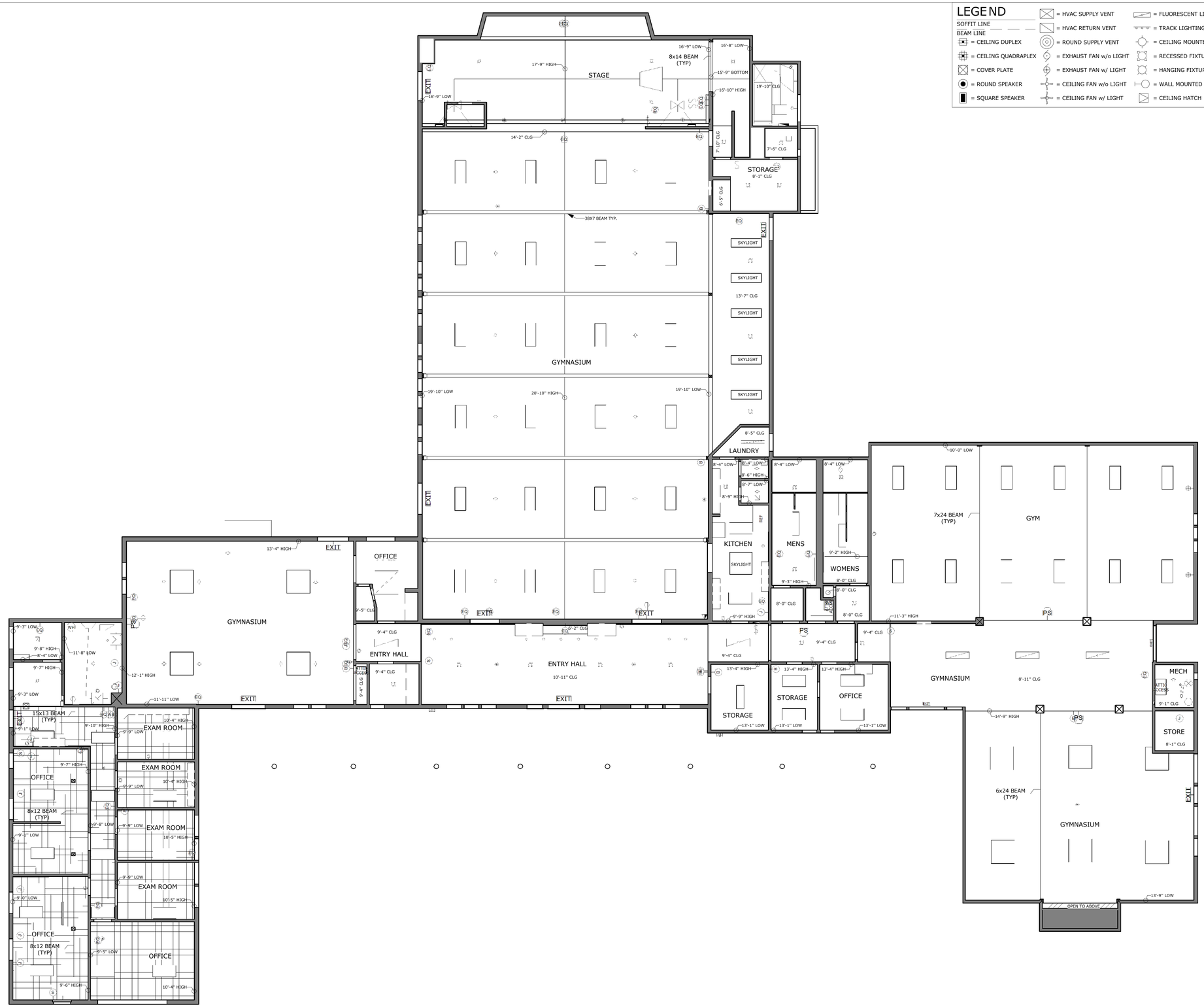
ALL SITE PLANS CREATED BY PRECISION PROPERTY MEASUREMENT LTD "PPM" ARE MADE EXCLUSIVELY FOR LANDSCAPING PURPOSES (CAL. BUS. & PROF. CODE §8727), AND DO NOT INVOLVE THE DETERMINATION OF ANY PROPERTY LINE, AND AS SUCH DO NOT CONSTITUTE LAND SURVEYING (CAL. BUS. & PROF. CODE §§8726-8727). IN ADDITION, PPM 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_BA

DATE
04-01-2026

SCALE
3/16" = 1'-0"

SHEET
7
OF
17




LEGEND

SOFFIT LINE
BEAM LINE

- = CEILING DUPLEX
- = CEILING QUADRAPLEX
- = COVER PLATE
- = ROUND SPEAKER
- = SQUARE SPEAKER
- = HVAC SUPPLY VENT
- = HVAC RETURN VENT
- = ROUND SUPPLY VENT
- = EXHAUST FAN w/o LIGHT
- = EXHAUST FAN w/ LIGHT
- = CEILING FAN w/o LIGHT
- = CEILING FAN w/ LIGHT
- = CEILING HATCH
- = FLUORESCENT LIGHT
- = TRACK LIGHTING
- = CEILING MOUNTED FIXTURE
- = RECESSED FIXTURE
- = HANGING FIXTURE
- = WALL MOUNTED FIXTURE
- (J) = CEILING J-BOX
- (M) = MOTION DETECTOR
- (EQ) = MISC. EQUIPMENT
- (C) = SECURITY CAMERA
- (W) = WIFI BOOSTER
- (GDO) = GARAGE DOOR OPENER
- (EXIT) = EXIT SIGN
- = EMERGENCY DETECTOR
- = STROBE LIGHT
- = SPRINKLER
- = EMERGENCY LIGHT w/o EXIT
- = EMERGENCY LIGHT w/ EXIT
- = CEILING SHOWER HEAD

PPM PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

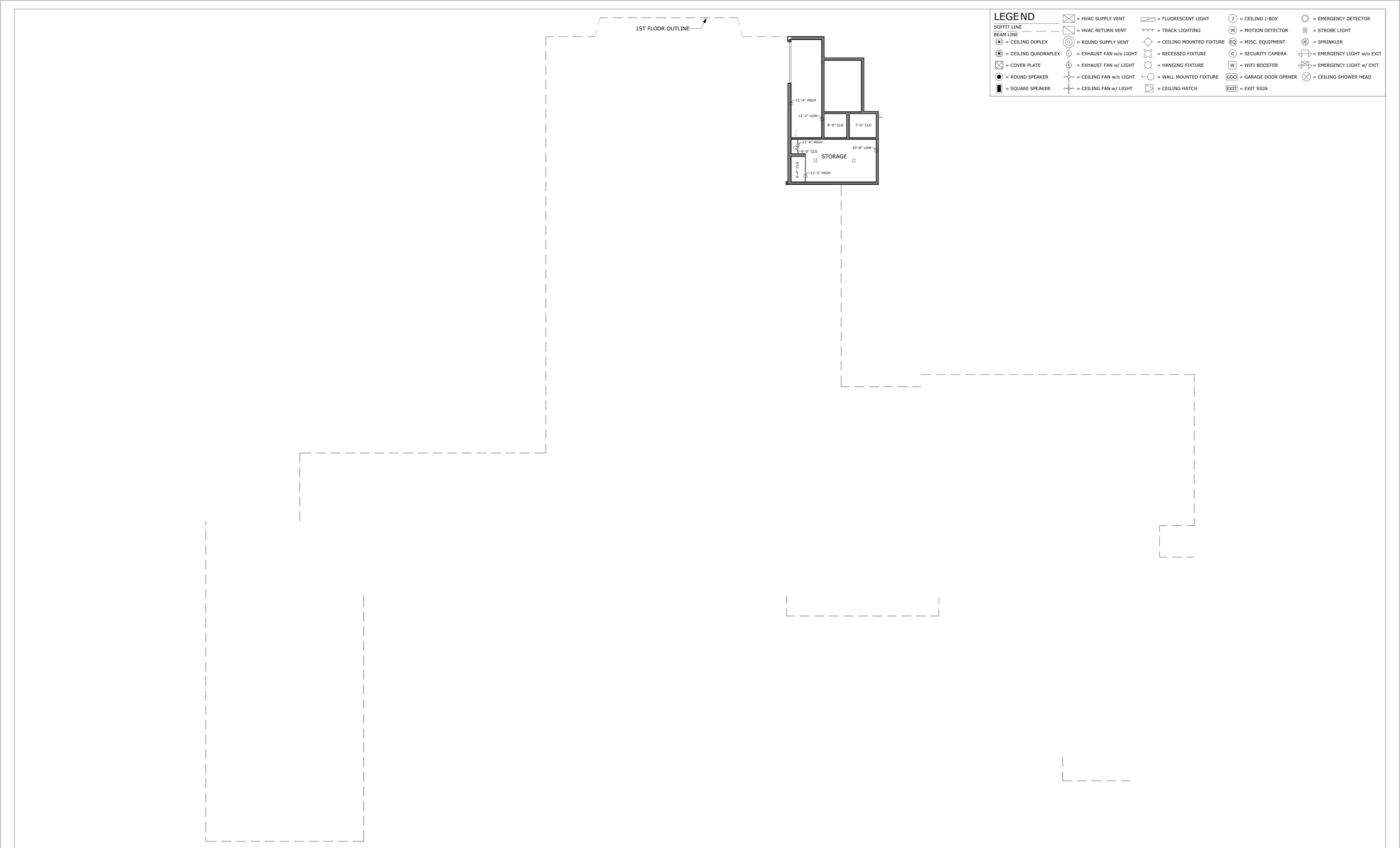
PLAN TYPE
630 1ST FLOOR RCP

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 §§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"




# LEGEND

SOFFIT LINE

BEAM LINE

- = CEILING DUPLEX
- = CEILING QUADRAPLEX
- = COVER PLATE
- = ROUND SPEAKER
- = SQUARE SPEAKER
- = HVAC SUPPLY VENT
- = HVAC RETURN VENT
- = ROUND SUPPLY VENT
- = EXHAUST FAN w/o LIGHT
- = EXHAUST FAN w/ LIGHT
- = CEILING FAN w/o LIGHT
- = CEILING FAN w/ LIGHT
- = FLUORESCENT LIGHT
- = TRACK LIGHTING
- = CEILING MOUNTED FIXTURE
- = RECESSED FIXTURE
- = HANGING FIXTURE
- = WALL MOUNTED FIXTURE
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- (J) = CEILING J-BOX
- (M) = MOTION DETECTOR
- (EQ) = MISC. EQUIPMENT
- (C) = SECURITY CAMERA
- (W) = WIFI BOOSTER
- (GDO) = GARAGE DOOR OPENER
- (EXIT) = EXIT SIGN
- = EMERGENCY DETECTOR
- = STROBE LIGHT
- = SPRINKLER
- = EMERGENCY LIGHT w/o EXIT
- = EMERGENCY LIGHT w/ EXIT
- = CEILING SHOWER HEAD

PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

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 §§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

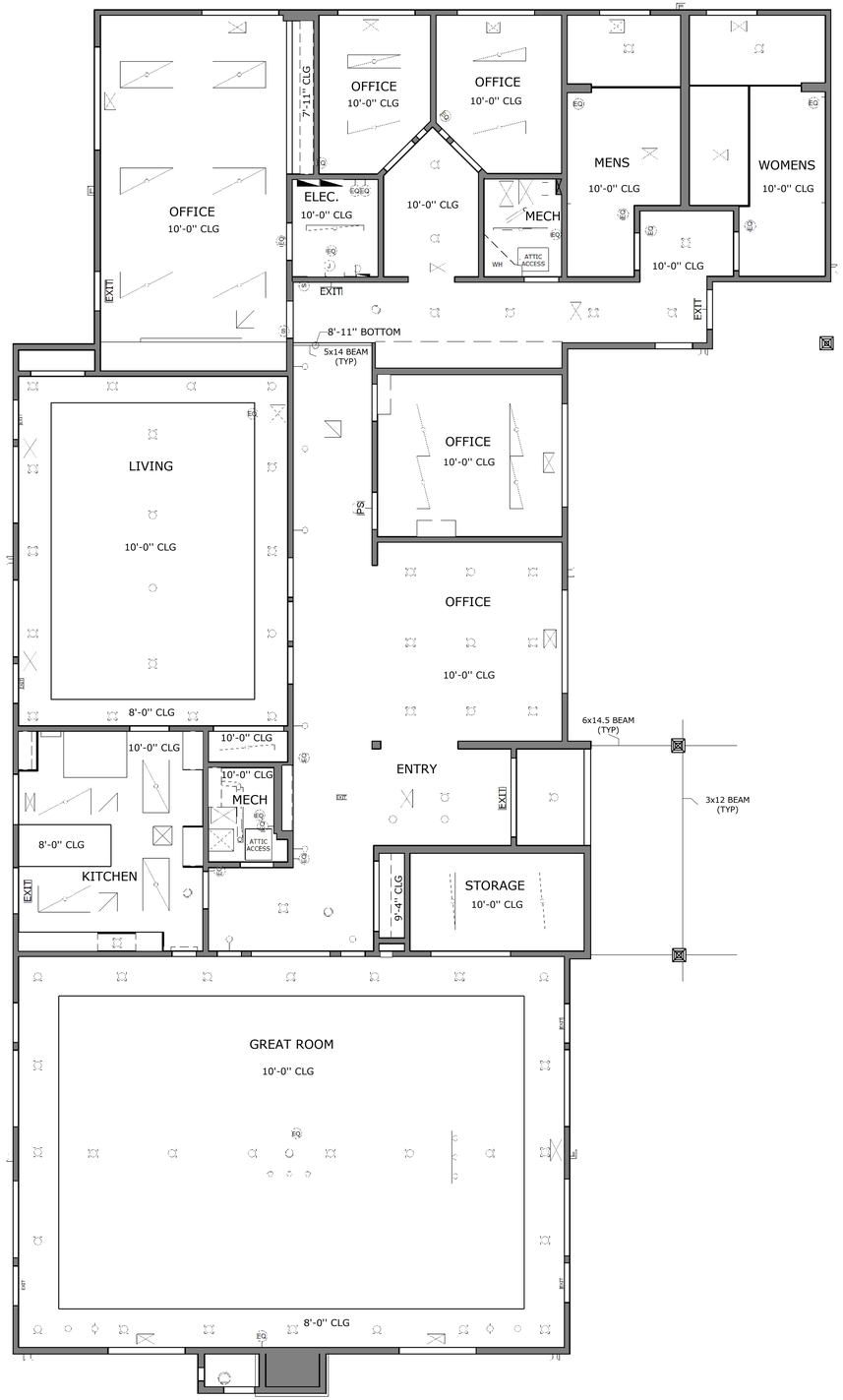
SCALE
1/8" = 1'-0"

SHEET
9
OF
17

LEGEND

SOFFIT LINE
BEAM LINE

= CEILING DUPLEX
= CEILING QUADRAPLEX
= COVER PLATE
= ROUND SPEAKER
= SQUARE SPEAKER
= HVAC SUPPLY VENT
= HVAC RETURN VENT
= ROUND SUPPLY VENT
= EXHAUST FAN w/o LIGHT
= EXHAUST FAN w/ LIGHT
= CEILING FAN w/o LIGHT
= CEILING FAN w/ LIGHT
= FLUORESCENT LIGHT
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= MOTION DETECTOR
= MISC. EQUIPMENT
= SECURITY CAMERA
= WIFI BOOSTER
= GARAGE DOOR OPENER
= EXIT SIGN
= EMERGENCY DETECTOR
= STROBE LIGHT
= SPRINKLER
= EMERGENCY LIGHT w/o EXIT
= EMERGENCY LIGHT w/ EXIT
= CEILING SHOWER HEAD




PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

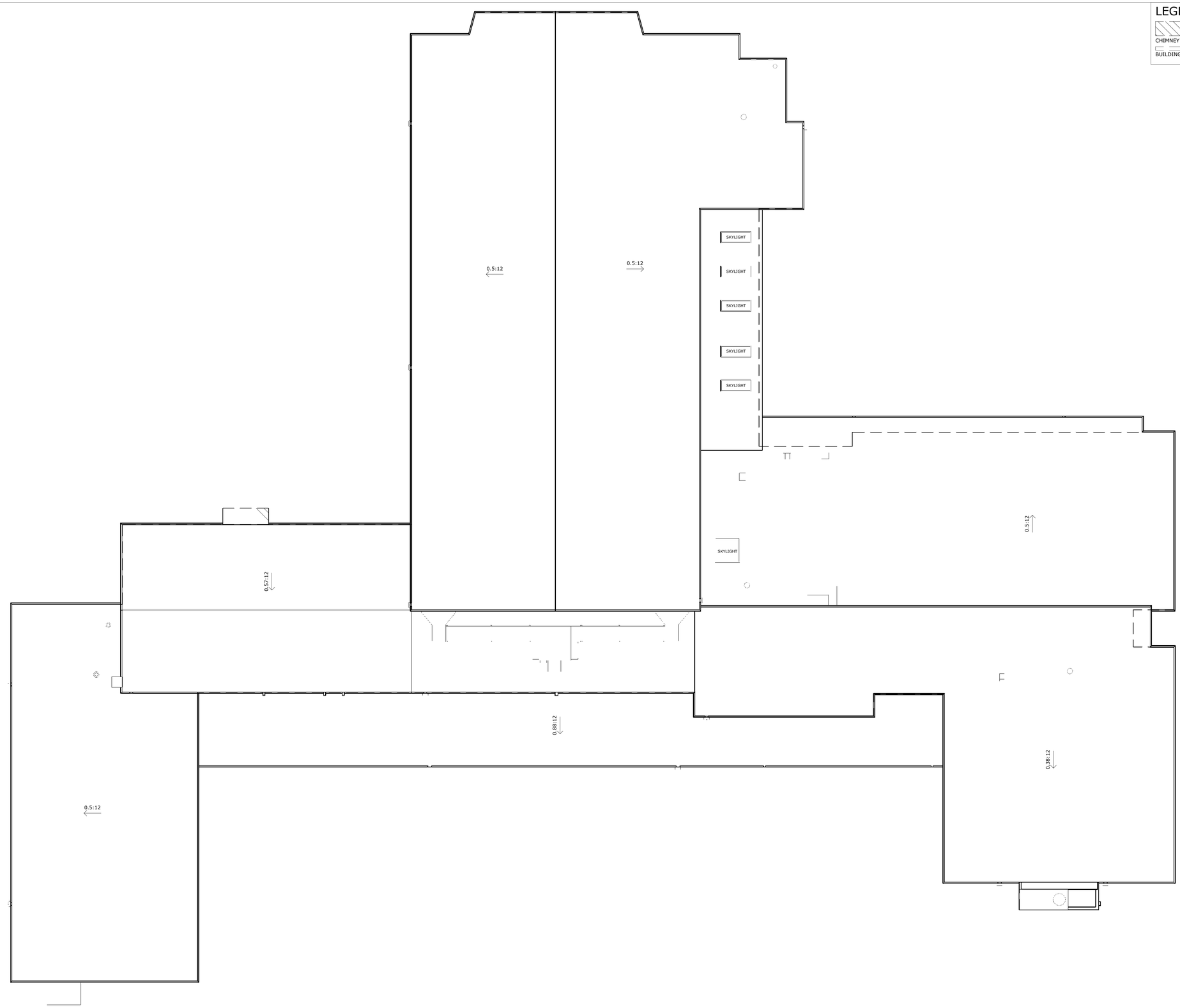
PLAN TYPE
640 1ST FLOOR RCP

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 §§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
3/16" = 1'-0"




PPM PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

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_BA

DATE
04-01-2026

SCALE
1/8" = 1'-0"

LEGEND

CHIMNEY OUTLINE

BUILDING FOOTPRINT

= AIR CONDITIONER

= ROOF DRAIN

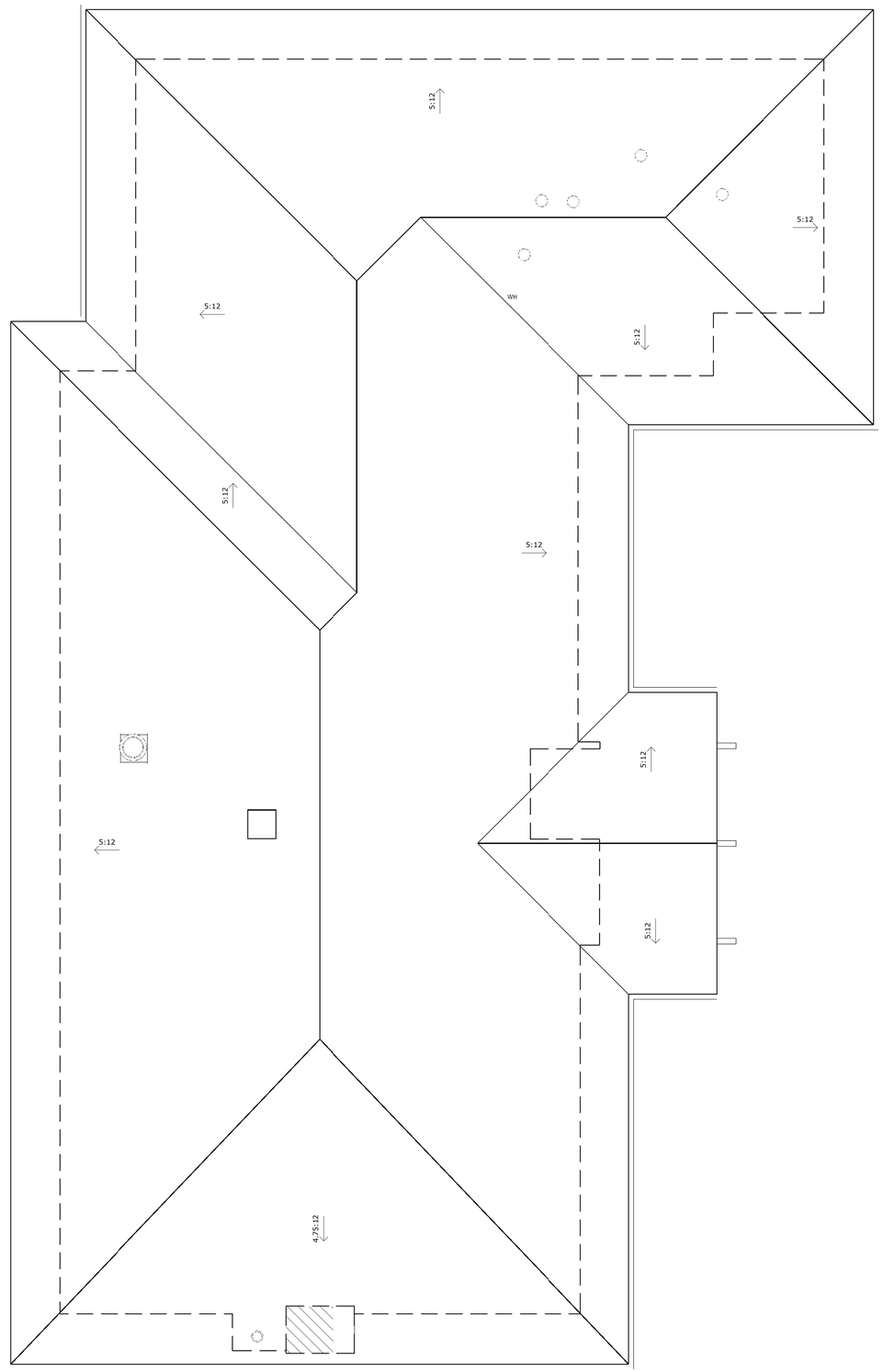
= DOWNSPOUT

RTU = ROOF TOP UNIT

= ROOF TOP HATCH

= UTILITY BOX

= ROOF VENT




PPM
PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

PLAN TYPE
640 ROOF PLAN

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PROJECT NUMBER
8050_BA

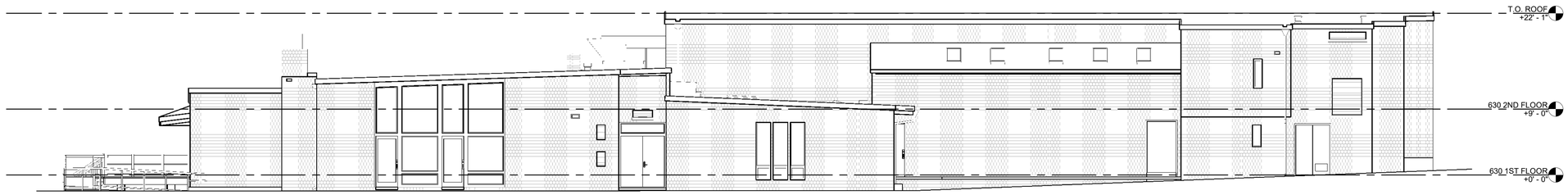
DATE
04-01-2026

SCALE
3/16" = 1'-0"

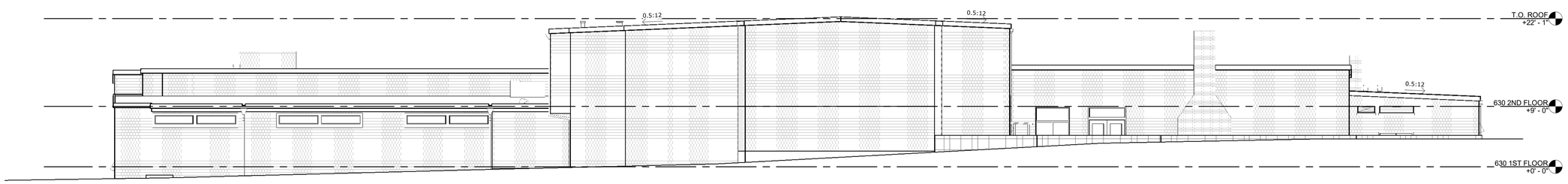
SHEET
12
OF
17

LEGEND

| | |
|---|---|
| FINISHED GRADE LINE | X:12 ROOF PITCH LABEL (RISE:RUN) |
| FINISHED FLOOR LINE | |




1 630 NORTHEAST
1/8" = 1'-0"




2 630 NORTHWEST
1/8" = 1'-0"

PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

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 §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.

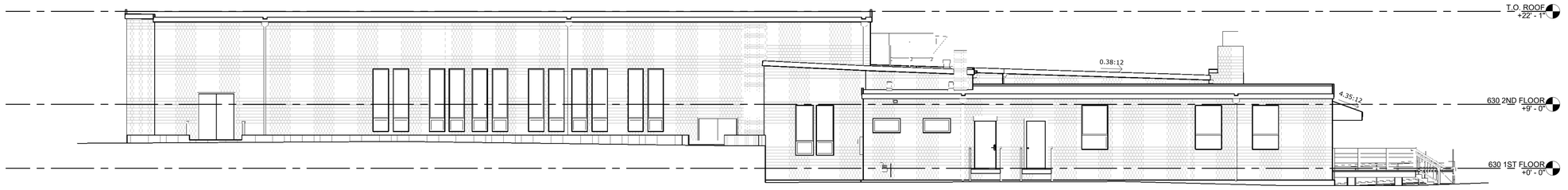
PROJECT NUMBER
8050_BA

DATE
04-01-2026

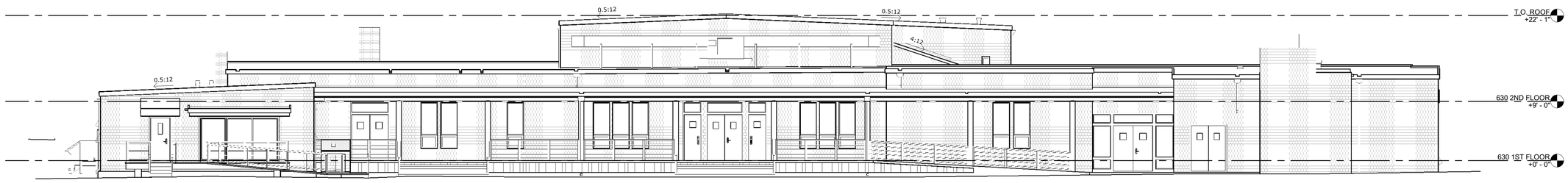
SCALE
1/8" = 1'-0"

LEGEND

| | |
|---|---|
| FINISHED GRADE LINE | X:12 ROOF PITCH LABEL (RISE:RUN) |
| FINISHED FLOOR LINE | |




1 630 SOUTHWEST
1/8" = 1'-0"




2 630 SOUTHEAST
1/8" = 1'-0"

PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

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 §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.

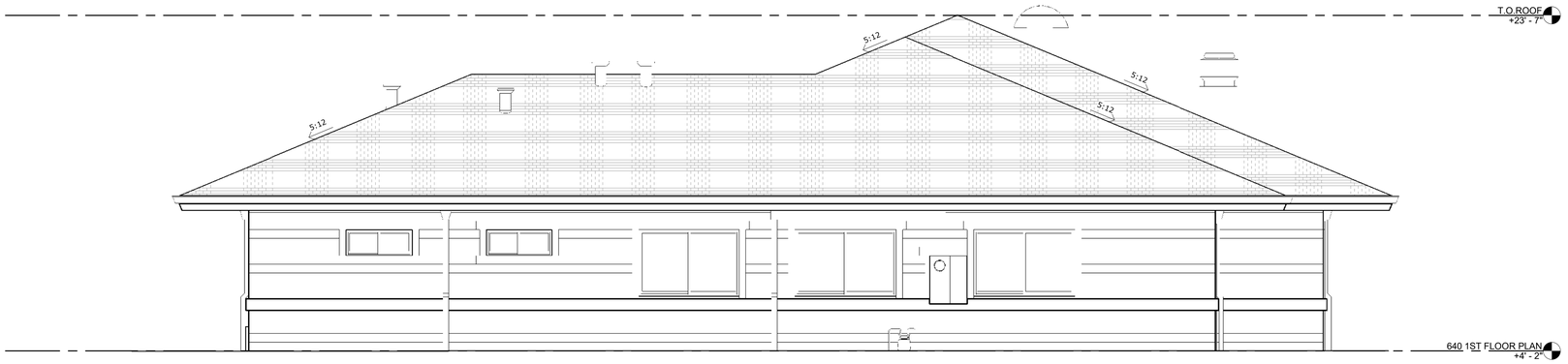
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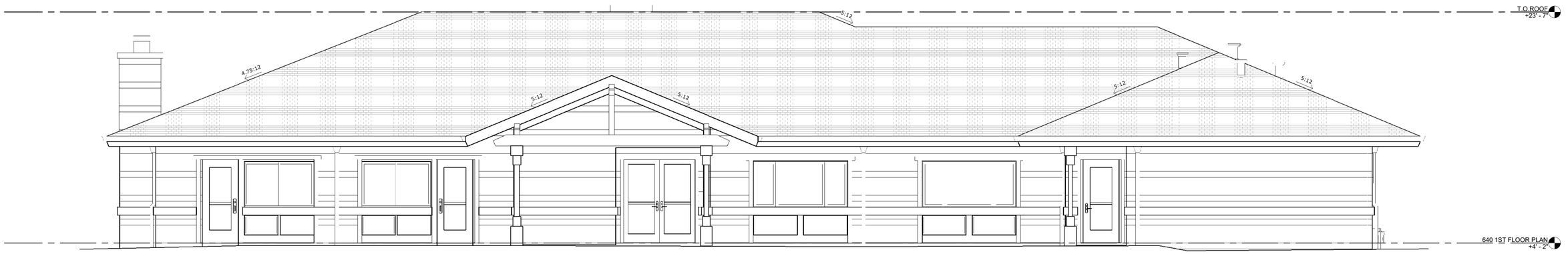
SCALE
1/8" = 1'-0"

## LEGEND

| | |
|---|---|
| FINISHED GRADE LINE | X:12 ROOF PITCH LABEL (RISE:RUN) |
| FINISHED FLOOR LINE | |




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




2 640 NORTHEAST
1/4" = 1'-0"

PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

PLAN TYPE
640 EXTERIOR ELEVATIONS

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.

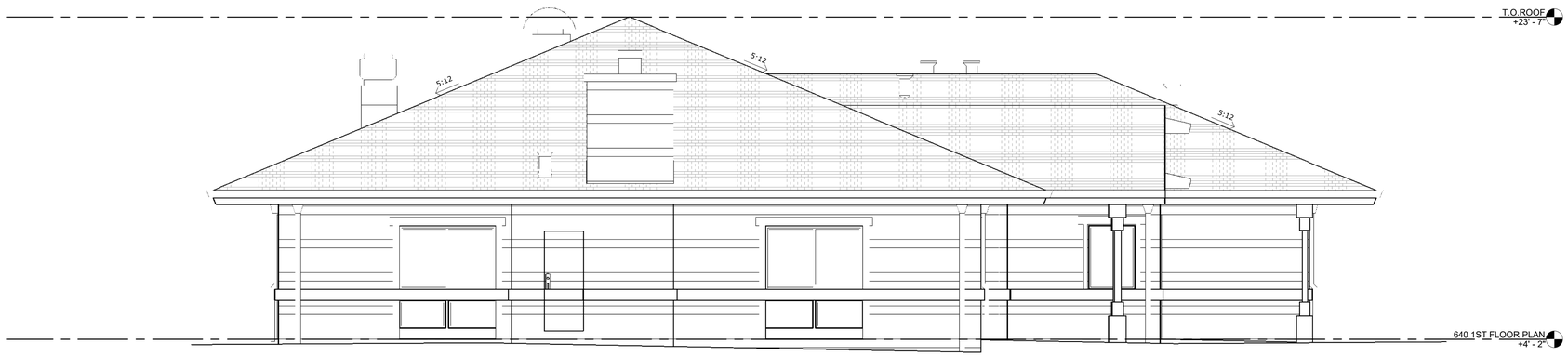
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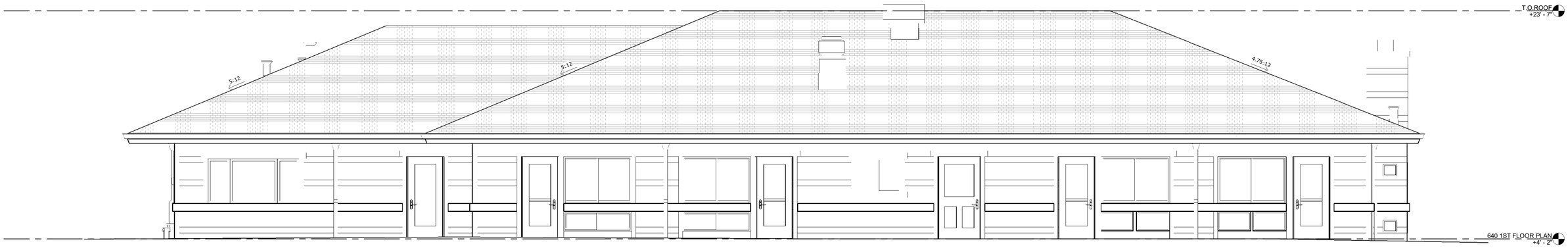
SCALE
1/4" = 1'-0"

LEGEND

| | |
|---|---|
| FINISHED GRADE LINE | X:12 ROOF PITCH LABEL (RISE:RUN) |
| FINISHED FLOOR LINE | |




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




2 640 SOUTHWEST
1/4" = 1'-0"

PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

PREPARED FOR
RICHARD PARKER

PROJECT NAME
MARIN CITY COMMUNITY SERVICES DISTRICT
*SAUSALITO, CA*

PLAN TYPE
640 EXTERIOR ELEVATIONS

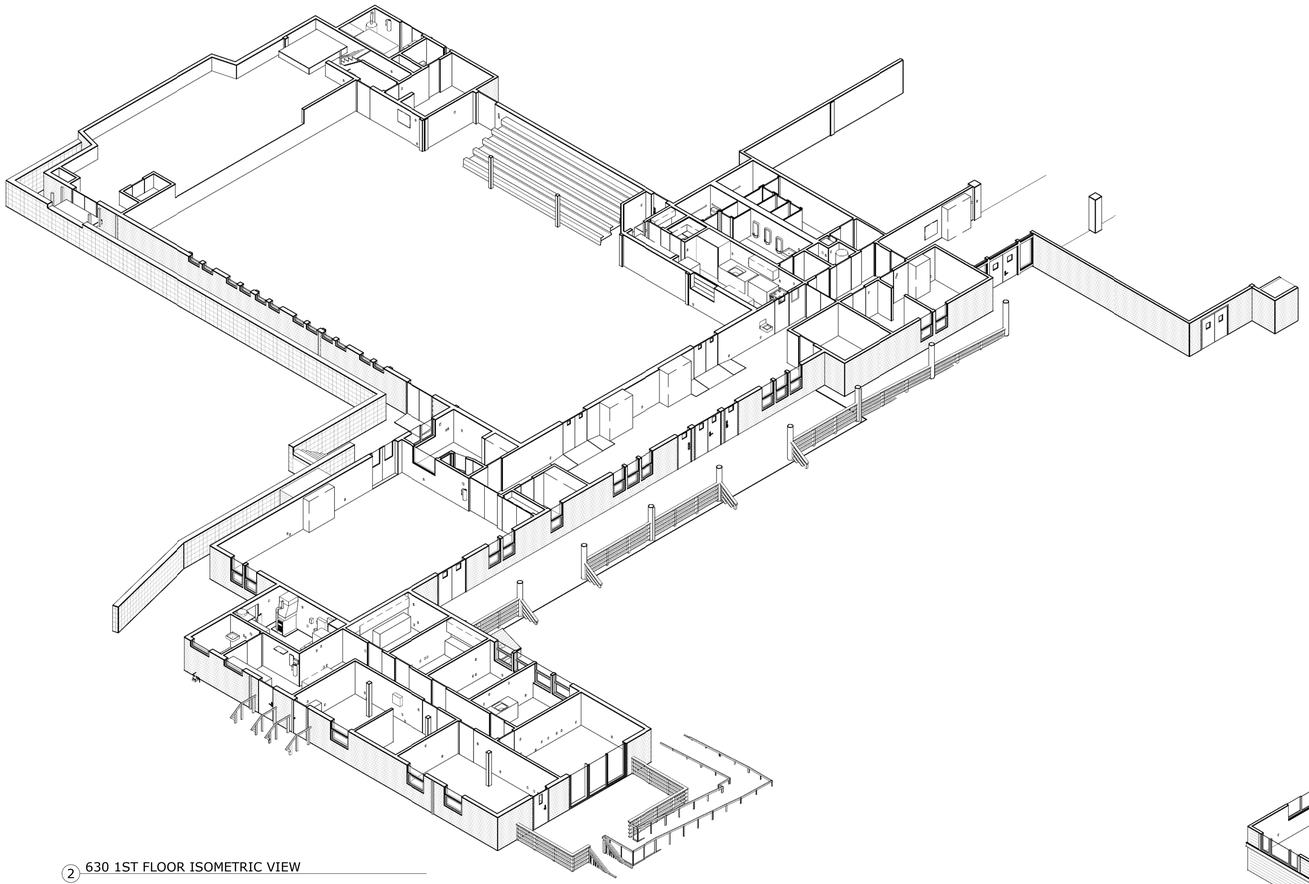
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PROJECT NUMBER
8050_BA

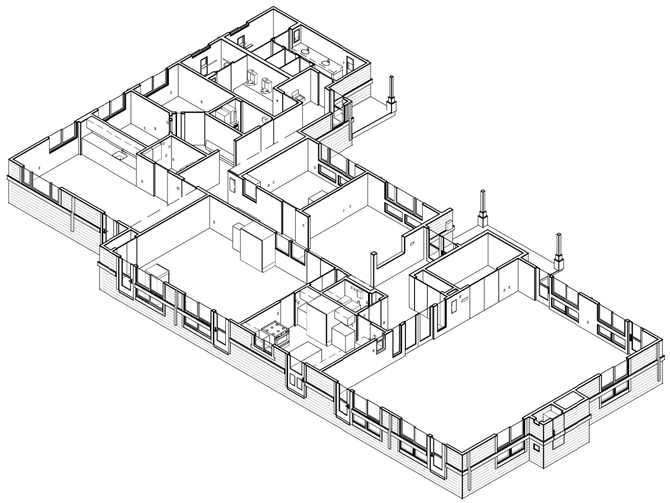
DATE
04-01-2026

SCALE
1/4" = 1'-0"

SHEET
16
OF
17



2 630 1ST FLOOR ISOMETRIC VIEW



1 640 1ST FLOOR ISOMETRIC VIEW

PPM
PRECISION PROPERTY MEASUREMENTS
ASBUILTDRAWINGS.COM
855-AS-BUILT

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 §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.

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